SYSTEMS LTD

APPLICATION NO:
F/2000/1313

LOCATION:
44 Meadow Road, Wokingham.

APPLICANT:
Mr D Rawlins C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **02/06/2000**

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

CASE OFFICER: **Mrs B Polnik**

REFUSED

Appeal Decision

Site visit made on 2 May 2001

by M A Hillyer BSc MSc CEng MICE FCIWEM

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date 04 JUN 2001

Appeal Ref: APP/X0360/A/00/1055657
44 Meadow Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Rawlins against the decision of Wokingham District Council.
- The application (Ref. F/2000/1313), dated 18 April 2000, was refused by notice dated 29 November 2000.
- The development proposed is the erection of a new dwelling adjacent to No 44.

Summary of Decision: The appeal is allowed subject to conditions.

Procedural Matters

1. For the avoidance of doubt, I confirm that the drawings which were available to the Council in making its decision included Drawings Nos 1499/01B and 1499/02A, and I shall determine the appeal on the basis of those drawings.

Main Issue

2. From my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in this appeal is the effect of the proposed development on the character and appearance of the street scene.

Planning Policy

3. The development plan for the area is the Berkshire Structure Plan (1995) (SP) and the South East Area Local Plan (1994). Policy SBE1 of the LP says that new development should be of a standard of design appropriate to the character of the area, it should make a positive contribution to its setting, and it should contribute to a safe and attractive environment. LP Policy SBE2 states that development which would adversely affect the character of an area by virtue of its siting, scale, form or materials will not normally be permitted. There is an emerging plan, the Wokingham District Local Plan Deposit Draft (2000) (DDLP), which has been the subject of a public inquiry. Because that plan is at an advanced stage of development I shall give it significant weight. It includes policies which echo the principles of the LP Policies referred to above. I am required to decide the appeal having regard to the development plan and other material considerations.

Consideration

4. The site consists of the house and garden of 44 Meadow Road, on the right bank of the Emm Brook and immediately upstream of Meadow Road bridge, lying in a modern open plan residential estate. The garden is laid to grass; it has a mature evergreen tree within it and an

evergreen boundary hedge along the highway. On the far (west) side of the brook there is a grassed area of public open space (POS) some 60m wide which runs through the area as a streamside corridor.

5. Nos 44 and 42 are the only two properties on the block between the brook and Meadow Way. Their front faces are in alignment, with garages protruding about 2m forward of the houses. Some other blocks in Meadow Road have front faces generally in line but with slight variations, while other blocks have no alignment of frontages, reflecting the curving nature of roads on the estate. The open frontages afford views through the estate and across the POS. The site can be clearly seen from public viewpoints on Meadow Road, Curl Way and the POS, but through-views are inhibited to a degree by the site evergreens.

6. The proposed new house would be built in the garden of No 44, to a similar design and height as the existing dwelling. It would be smaller than, but not out of scale with, No 44, and separated by a gap of some 2m. The front faces of the garage and upper storey of the new property would be in line with the garage of No 44 and the façade of the ground floor would be about 1.5m forward of this line. In my view these distances would not be out of keeping in the context of façade variations and spaces between buildings on other parts of the estate. The drawings accompanying the application do not detail the proposed materials but they could match the existing building, and that match could be secured by condition.

7. The proposal includes for the removal of the evergreens, which would allow wider views through the site. The new house would encroach on these views to some extent, but most of it would be hidden by, or situated within the profile of, the existing building at No 44. The application drawings indicate a fence from the west end of the new house to the highway, which could introduce an adverse sense of enclosure to the area, depending on its type and size. No details or dimensions of the fence are given on the drawings but if it were to be low enough to maintain views through the site and across the POS it would not be out of keeping. With this condition the net reduction of openness and vista resulting from the development would be insignificant. I conclude on the main issue that the proposed development would not be harmful to the character and appearance of the street scene, nor would it conflict with the aims of Policies SBE1 and SBE2 of the LP.

8. The application drew a large body of opinion against the proposal on flooding grounds. That response is understandable, given the memory of recent flooding of homes, roads and gardens in the area of the site in late 2000. New development can exacerbate the effects of flooding, by:

   - impeding flow (if situated in a flooded area), and increasing upstream flood levels
   - reducing flood plain storage capacity (if situated in a flooded area), and increasing downstream flood levels
   - increasing the number of people directly at risk from flooding (if situated in a flooded area), and
   - increasing the amount of run-off from impermeable surfaces, with the consequent increase of upstream and downstream river levels.

9. The Environment Agency (EA) is the responsible authority for advising on flood risk areas. Within the Thames catchment the EA does not resist development which would be situated

within areas where the risk of flooding is less than the risk of a 1 in 100 year event. Indications are that the local flood event in late 2000 was more severe than that which occurred in 1968, which was the previous largest on record. The site itself was not flooded in late 2000. The EA are unable to provide return periods for either the 1968 event or the 2000 event, but they are of the opinion that the site is at a level such that development would not be contrary to flood plain policy. Therefore the proposal would only pose a threat of unacceptable exacerbation of flooding in the context of increasing run-off from impermeable surfaces. Such flows could be held in check by detention within the site, and approval of works to achieve that detention could be imposed within a planning permission. Subject to this condition this matter does not weigh against my findings on the main issue, and I shall therefore allow the appeal.

Conditions

10. The Council has suggested a number of conditions for imposition should planning permission be granted. I shall impose the standard time condition. Because of the need to maintain the appearance and vistas of the estate, and because of the absence of details on the drawings, I shall impose conditions for approval of materials and for landscaping and boundary treatment. I have no evidence of any permitted development restrictions on the estate, and because of the importance of views through to the POS I shall impose a condition to restrict front boundary structures which may otherwise be permitted. The intention regarding the bathroom fenestration details is not clear from the drawings, and I shall therefore impose a condition for approval of these to avoid overlooking of No 44.

11. Because of the potential proximity of high brook levels I shall include a condition for the control of floor levels. I saw on my site visit that Meadow Road is a busy traffic route which could suffer traffic congestion from kerbside parking, and I shall therefore include a condition that restricts use of the garage. That part of the site bordering the brook is a domestic garden and will not be changed by the development, so that there is no reason to impose conditions relating to wildlife. Other matters of access and visibility details, and of land drainage restrictions and discharge consents, are best dealt with by legislation other than the Town & Country Planning Act 1990. The Council has suggested other conditions but I do not believe that any of them are necessary in allowing planning permission.

12. I have taken into account all other matters raised in the written representations, including the letter from the Member of Parliament representing this constituency, but none is sufficient to override the considerations which have led to my conclusion.

Formal Decision

13. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a new dwelling adjacent to 44 Meadow Road, Wokingham in accordance with the terms of the application Ref. F/2000/1313 dated 18 April 2000, and Drawings Nos 1499/01B and 1499/02A, subject to the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces and details of the fenestration of the development hereby permitted have been submitted to and approved in writing by

the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment and landscaping. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the development forward of any wall of the dwelling which fronts onto a road, except that allowed by Condition 3 of this permission.

5) The garage hereby permitted shall be kept available for the parking of a vehicle at all times.

6) Prior to the commencement of development, details of ground floor levels of the proposed dwelling shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

7) Proposals for the discharge of roof drainage and surface water shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

Information

14. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

15. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Michael A. Hilyer.

INSPECTOR.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Rawlins
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1313

Parish: **WOKINGHAM**

Location: **44, Meadow Road, Wokingham.**

Proposal: **Proposed erection of detached 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 proposed dwelling by reason of its design and location would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, ST5 and SPS3.

Deposit Draft Wokingham District Local Plan Policies WSO2, WBE1, WT6 and WK16/WLL5.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/11/2000

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1313	BP
BUILDING CONTROL NUMBER.	FP 2001/2072	Andy Lee
~~APPLICANT~~/AGENT	Day Tanner	
ADDRESS OF SITE	44 Meadow Road WOKING/GU21	
DESCRIPTION OF PROPOSED WORK	new three bed detached dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1499/01C	1499/01B
ELEVATIONS	1499/02A	1499/02A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	4/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES? Andy Lee brought to my attention the encroachment onto the adjacent property. No mention was stated on the Appeal conditions	—	
DATE	25/7/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: 0118 974 6450

Date: 4.8.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/1313
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

I write to let you know that the above mentioned application has been recommended for

~~APPROVAL.~~ ☐ REFUSAL: ☑ under delegated powers.

on grounds of impact on streetscene

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14.8.00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Tel: 0118 974 6450

Date: 4.8.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

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John Mitchell
Development Control Manager

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Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Malvern

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

Tel: 0118 974 6450

Date: 4.8.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

POL
DC
APP
CS

Transfer: Yes ☐ No ☑

Reason for Transfer:
Pleased with proposed ehrad and garage

COPIES TO: ACK:
FILE:

Signed: K A Malvern Date: 6/8/00

Councillor Malvern

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

Tel: 0118 974 6450

Date: 4.8.00

My ref: F/2000/1313

PLANNING SERVICES DEPT
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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on grounds of impact on streetscene

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This form must be received no later than 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: ~~Yes~~ No ☐
Reason for Transfer: Fully Agree With Your Refusal. I Have Not Had Due Consideration Which Would Agree With The Considerations.

Signed: _____ Date: 8.8.2000

Councillor Eke

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

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 12 September 2000
My ref: BP/F/2000/1313

Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6~~JZ~~

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

WITHOUT PREJUDICE

Dear Mr Day

RE: PROPOSED DWELLING ADJOINING 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 30th August 2000 regarding the above mentioned planning application enclosing revised plans.

The revisions to the scheme ie. setting the 2 storey element 1.3m back so that it is in line with the single storey front projection at 44 Meadow Road, as shown on plan no. 1499/01B and 02A, is considered to be an improvement. In view of this I would be grateful if you could submit 6 copies of the revised plans so that consultations can be carried out on the revised scheme.as part of the current application.

I hope this is of assistance. Finally you should be aware that these comments are made "without prejudice" to the Council's normal decision making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

PLANNING SERVICES	HPT
POL	TLS
DC JRM	ENF
APP	
CS	33723
31 AUG 2000	
COPIES TO: BP	ACK: 31/8/00 SB
	FILE:

REPLY REQUIRED
14/9

AID/LC/1499

30 August 2000

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

For the attention of Mr J Mitchell, Development Control Manager

Dear Mr Mitchell

PROPOSED DWELLING ADJACENT 44 MEADOW ROAD, WOKINGHAM (F2000/1313)

Last week our client Mr Rawlins came to see you concerning the slow progress of this application and his frustration with the decision making process. Having talked the matter through you suggested that it may be worthwhile to present a modification of the plan showing the front of the house (the two storey section) set back to relate better to number 44 itself. It was suggested that approximately half way between the current front line and the line of number 44 may be acceptable.

In the circumstances please find enclosed a copies of our drawings numbers 1499/01B and 1499/02A showing this modification. Please note that we have still shown two external parking spaces for the proposed dwelling albeit that only two spaces are required for a 3-storey dwelling which this has become.

We would appreciate your advice as to how this solution can be dealt with to minimize any further delays, assuming of course it is acceptable.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES	HPT
POL	TLS
DC JRM	ENF
APP	
CS	33722
31 AUG 2000	
COPIES TO: BP	ACK:
	FILE:

REPLY REQUIRED
14/9

AID/LC/1499

30 August 2000

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

For the attention of Mr J Mitchell, Development Control Manager

Dear Mr Mitchell

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We would appreciate your advice as to how this solution can be dealt with to minimize any further delays, assuming of course it is acceptable.

Yours sincerely

A I Day

4/9

Would like to know whether the proposed changes ie set back & reduced to 3 beds is acceptable.
I think John must have the copies of the plans.

Natalie

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Application No. F/2000/1313

Conditions:

1. C001/R001 Full permission-5 years
2. C012/R012 External materials to be agreed
3. C044/R044 No windows to be inserted

   Insert 'side elevation facing 44 Meadow Road'
4. C045/R045 Obscure glazing

   Insert 'en-suite bathroom' ....'side elevation facing 44 Meadow Road'
5. C017/R017 Boundary Treatment

   Delete third and fourth sentences and insert 'The approved scheme shall be implemented prior to occupation of the dwelling.'
6. C150/R150 Landscaping details

   Delete' any of the buildings' and insert 'the dwelling'.'
7. C151/R151 Landscaping planting to be carried out
8. SC07/SR09 Open plan
9. C070/R070 Hours of construction
10. C100/R100 Site levels
11. C049/R049 Garage to be retained
12. C122/R122 Parking & turning
13. C125/R125 Construction of access and visibility splays

    Insert 2m x 45m

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

CONDITION: A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No development approved by this permission shall be commenced until a planting scheme and landscape management scheme for the site including the bank and buffer zone, has been approved in writing by the Local Planning Authority. The approved

table, and they shall not in any event exceed 3 metres in depth below existing g
REASON: To prevent pollution of groundwater.

Informatives

1. N16

   STV1, SBE1, SBE2, SPS3 & ST5 of SEALP

   WOS2, WBE1, WK16, WLL5 & WT6 of WDLP

2. N07

3. N02 1499/01B and 1499/02A received 19.9.00

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river. *Contact Amanda Reed on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

RECORD OF SITE VISIT

SITE ADDRESS: 44 Meadow Road Wokingham.

APPLICATION NUMBER: F/2000/1313

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Within settlement boundary. Linked detached 2s 1970's style dwellings.

3. DESCRIPTION OF SITE/BUILDING

Currently forms side garden of property adj. Ormbrook

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan.

5. SITE CONSTRAINTS

TREES refer to plan

ACCESS/PARKING -"-

LEVELS -"-

BOUNDARY TREATMENT -"-

OTHERS

Tel: 0118 974 6450

Date: 18.10.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Councillor

Application Number: F/2000/1313
44, Meadow Road, , Wokingham.
Proposed erection of detached 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 **Mrs B Polnik** on **0118 974 6450**. 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 27.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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

Tel: 0118 974 6450

Date: 18.10.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/1313
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

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

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John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Earnshaw

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

Tel: 0118 974 6450

Date: 18.10.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1313
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

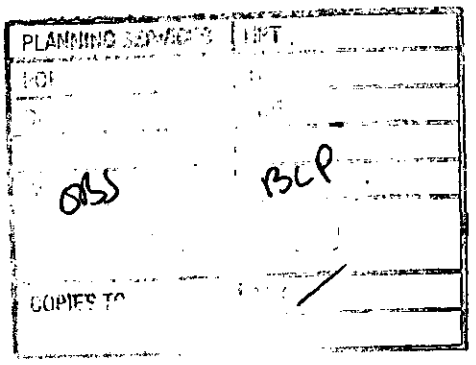
Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Malvern

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

By hand 24.7.00



15 Meadow Road
Wokingham
Berks RG41 2TE

0118 979 2872
20 July 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell,

Re: Application F/2000/1313 for proposed building of detached dwelling adjacent to 44 Meadow Road.

Thank you for your letter dated 4 July which notified us that you had received revised/additional plans in respect of the above application.

We have now had an opportunity to look at the "revised plan" submitted by the architects, together with their covering letter which purports to answer questions raised by Councillor Ray Eke. Their letter, which of course seeks to justify squeezing in another dwelling close to the bank of the Emm Brook, does nothing to reassure those of us who are concerned about the damage/erosion to the bank, the consequent risk of flooding for nearby houses, and the inherent road safety hazards from siting a house in the position planned.

All of our concerns were spelled out in our letter of objection of 22 May, copy enclosed for reference. We do not consider these concerns have been properly addressed. The architects' assertion that "the site is not within the flood plain" is at odds with a ruling made by the authorities less than two years ago: we cannot see how the environment has changed in that time. Indeed, only last week we and other neighbours received notification from the Environment Agency (National Flood Warning Centre) about new arrangements on flood warnings, as part of their service to properties at risk.

The efforts to shore up the bank with loose earth have been a transparent attempt to disguise its natural fall, but the inherent risk remains, and would be worse once foundations and sewers were excavated. We would ask that this fundamental concern - regarding flooding - should be properly addressed.

We would also ask that the traffic hazard is similarly considered. No dimensions to the "2 parking spaces and garage" are shown on the plan, but vehicles from the proposed property would still enter the road at a safety critical point, unseen from behind the bridge pillar. Cars parked outside No.44 already create a regular obstacle to traffic and additional vehicles at the adjacent property would add to this. It cannot be

overlooked that Meadow Road is becoming increasingly used as a rat-run to avoid the level crossing problems and of course is extremely busy at peak times because of school traffic to and from St Paul's, Walter County and the Holt. It is difficult to exit our property at these times because of the flow of traffic, and even more difficult when cars are parked on the road opposite.

We continue to believe that this proposal is fundamentally flawed and, if allowed, would present a considerable degree of risk to the neighbouring area from the heightened possibility of flooding and the road safety hazard. We hope that the Council will give due weight to our considerable anxieties about this planning application.

Yours sincerely

Malcolm Dunmore
Rosalind Dunmore

Malcolm and Rosalind Dunmore

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS 0755 | 15th
26 MAY 2000
COPIES TO: | ACK: | FILE:

15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

Re: Application F/2000/1313 for proposed building of Detached Dwelling adjacent to 44 Meadow Road

We have seen details of the above application, of which we were advised in your letter of 9 May, and wish to register strong objections to the proposed building on this site because of environmental, flood risk and safety concerns.

Our house is directly across the road from No.44 and we are thus probably most directly affected by the proposed construction. We are aware that an earlier application (98/67228/0) to build on the site was rejected by the Council on environmental grounds in 1998 because of the direct risk of flooding from the Emmbrook which runs alongside the property in question. We do not see how these factors can have changed. We were thus very surprised to see the sale of No.44 advertised as having the potential to accommodate another building in the available area ("subject to planning permission").

Although the builders have already imported several truckloads of earth in an attempt to build up the bank - before any application was registered - it still does not appear to be particularly stable or durable. We are extremely concerned that the bank's integrity will be further undermined by the building works on ground which is already liable to subsidence and will thus increase the danger of flooding because of the encroachment into the water run-off area when the Emmbrook is in full spate. Recent high water levels at this point of the brook, and lying surface water along this stretch of the bank, have increased worries on this score.

We are disturbed about the attempt to squeeze in another house in the small space available, and the danger to the banking of taking up natural garden space with further foundations, drainage and sewage installations. The Emmbrook already suffers from spillage, pollutants and waste tipping, and another property so close to the stream bank will risk further damage. We and our neighbours on the opposite side of Meadow

Road have already had subsidence and sewage problems, and this remains a considerable cause for concern.

Whilst we would have welcomed an improved appearance for the site from its unkempt state in recent years, we believe that the new property, if built, would have a detrimental effect in cramping the site. There would be minimal distance between it and No.44, and it would block the natural views and access to light for nearby properties. There would be very little garden space left around the property.

The plans do not appear to show how and where cars would exit from the new property, other than to say there will be a "new cross-over". This leads us to believe that this would present a considerable traffic hazard on what is a very busy thoroughfare. Cars would need to exit from the new house with no clear view from behind the bridge bollard and onto a road-hump. We consider that the plans should have spelled this out in order for the Council to assess this factor. There would also need to be adequate space on the drive for the purchasers to park as parking on the road presents a safety hazard at peak traffic times.

Safety hazards aside, our main anxieties are about flooding and damage to the bank affecting our own and our neighbours' properties. If the Council were to approve this speculative application from the builder, despite the concerns we have registered, we would be seeking reassurance and a guarantee from the Council that they will bear the heightened risk of flood damage to our properties, and the compensation involved. We do not believe that that real risk should be run.

We hope that the serious concerns which we have put forward will be taken into full account when the application is considered by the Council.

Yours sincerely

Malcolm Dunmore

Rosalind Dunmore

Malcolm and Rosalind Dunmore

48 Holmes Crescent
Wokingham
RG41 2SD
Tel:9775541

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2002	
COPIES TO	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir or Madam,

I am writing to make known my objection to the position of the building currently being constructed in Meadow Road, adjacent to number 44. It is being built forward of the building line of the nearby houses and detracts from the road and the open area at the side of the Emm Brook. From both the north and the south the street appearance has been badly changed. I could have understood more that permission was granted for the house if it was about 6 feet further from the road. Is it indeed being built contrary to the planning permission granted?

This development follows another nearby house which in my opinion was built too close to the pavement - 14a Meadow Road. I was astonished when this house appeared. Not only is it a few feet in front of one of its neighbours, it is entirely in front of its other neighbour. Every time I travel along this road 14a sticks out as an intrusion in the road.

I do hope that further planning applications intruding forward of the existing buildings will not be allowed.

Yours faithfully,

C Artus

Christine Artus

← ALLOWED ON APPEAL

F/2000/1313 - ALREADY DETERMINED

TRANSPARENCY NO 4.
(NOT USED)

TAKEN MONDAY OCT 30TH 2000



SHOWING THE EXTENT OF FLOODING IN MEADOW WALK, WHICH IS DIRECTLY BEHIND MR. DUNMORE'S HOUSE IN 15 MEADOW ROAD.

THE "LAKE RIVERSIDE" IS CLEARLY VISIBLE THROUGH THE TREES

J Hurcale 04/11/00

COPY

PLANNING SERVICES	DPT
POL	TLS
DC	ENF
APP	
CS	
5 DEC 2000	
COPIES TO:	ACK:
	FILE:

40 Meadow Road
Wokingham
Berks. RG41 2TD

4th December 2000

Your Ref: F/2000/1313

Mrs B. Polnik
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mrs Polnik,

Planning Application No.F/2000/1313

You may remember that I wrote to John Mitchell with some comments, regarding the F/2000/1313 part of the Development Control Committee report for 08/11/00. I was of the opinion that it was invalid to use my house as a straight-line building line reference, when it is on the start of a bend in Meadow Road. I still hold this opinion.

However, in your introduction to this planning application, at the Development Control Committee meeting on 29/11/00, you still seemed keen to pursue the straight-line approach. This has caused me to look further into the statements you made in the report, about the positioning of the houses in this part of Meadow Road.

Regarding the **first floor element**, you quite rightly say that the proposed dwelling projects 2.5m (8 feet) forward of 44 Meadow Road. Now, since 42 Meadow Road is situated similarly to No.44, the new dwelling will also project 2.5m forward of that house. You then say that the proposed dwelling would be in line with both 38 and 40 Meadow Road. This implies that these two houses both project 2.5m forward of Nos.42&44. I felt that this needed verification.

I first consulted the Ordnance Survey 1:1250 (50" to the mile) plan, deposited with HM Land Registry in connection with my property. This showed that No.40 was not forward of Nos.42&44, but that the front faces of Nos.44,42&40 formed a perfectly straight line and that No.38 was set back by a small amount. I then looked at the plan in the F/2000/1313 part of the Development Control Committee report for 29/11/00 (page 1515), which is also at a scale of 1:1250. This gave much the same

result as the Land Registry plan, except that No.40 was set forward by a very small amount. I then went outside and took a line of sight on Nos.44&42, in order to find out exactly how far forward my house was of the *de facto* building line established by the front faces of Nos.44&42. The answer was **0.3m** (1 foot), not the **2.5m** (8 feet) that you claim.

Regarding the **ground floor element**, I first discovered, using the 1:100 house plan 1499/02A, that the proposed dwelling is **2m** forward of No.44, not the **1m** that you quote in your report. Note that the garage of No.44 is only 1.5m (5 feet) forward of the house, not the 2m shown in the 1:200 site plan 1499/01B. It was then possible to deduce, that for the ground floor element, the proposed dwelling would be 1.7m (5.5 feet) forward of my garage.

It is therefore **completely untrue** to say "*... the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road*".

A **truly accurate** statement would read "*... the single storey element would project 1.7m (5.5 feet) forward of the garage at 40 Meadow Road and the first floor element would project 2.2m (7 feet) forward of 40 Meadow Road, and 3m (10 feet) forward of 38 Meadow Road*".

For your convenience, I have attached an appendix containing the various measurements, in tabulated form.

I would now like your assurance that these errors in the report will be drawn to the attention of the Planning Inspectorate, should this application go to appeal. I would also like to know, how errors of such magnitude came to be made in the first place.

Yours sincerely,

Ken Munday

Ken Munday

Copies: The Rt.Hon. John Redwood, M.P.
Councillor K.A.Malvern
Councillor R.F.N.Eke, M.B.E., D.F.C.
Mr John Mitchell, Wokingham District Council
Mr J. Kneale
Mr M. Dunmore

Appendix

Distances forward of the *de facto* building line, formed by the front faces of 44 & 42 Meadow Road:

1. Local to the proposed dwelling:

1.5m	(5 feet)	Existing garages of Nos.44 & 42
2.5m	(8 feet)	Proposed dwelling - first floor
3.5m	(11.5 feet)	Proposed dwelling - ground floor

2. Further afield, by floor element:

First floor elements:

Proposed dwelling	2.5m	(8 feet)
Nos.44 & 42	0.0m	(0 feet)
No.40	0.3m	(1 foot)
No.38	-0.6m	(-2 feet)

Ground floor elements:

Proposed dwelling	3.5m	(11.5 feet)
Nos.44 & 42	1.5m	(5 feet)
No.40	1.8m	(6 feet)
No.38	0.0m	(0 feet)

KJM
04/12/00

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY NO. 1.



THE FLOODED MEADOW ROAD BY THE BRIDGE.
NO 44 ON THE LEFT.
VEHICLES WASHING ADDITIONAL FLOODWATER
DOWN INTO NO's 13 AND 15 MEADOW ROAD
ON THE RIGHT

JGreenle 04/11/00

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY NO 2



SHOWING FLOODWATER AROUND AND ENTERING THROUGH THE FRONT DOOR OF MR. M. DUNMORE'S HOME AT 15 MEADOW ROAD.

J Greale 04/11/00

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY No. 3

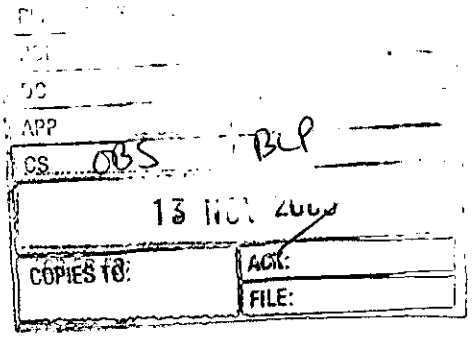


SHOWING - MEADOW RD. BRIDGE ON THE LEFT.
THE POOL OF FLOODWATER WITHIN A FEW INCHES OF THE BUILDING SITE, WHICH IS THE SUBJECT OF PLANNING APPLICATIO No F/2000/1313.
THE PRESENT No 44 MEADOW ROAD IN THE BACKGROUND

J Kneale 04/11/00

42 Meadow Road
Wokingham
Berks. RG41 2TD

10th November 2000



Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End, WOKINGHAM
Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

Further to the meeting of the Development Control Committee on Wednesday 8th November 2000, I enclose the colour photocopies of the transparencies which Mr.Malcolm Dunmore used in his presentation to the committee.

He used only three in his presentation, but I also enclose a fourth which had been prepared, but not used, due to time constraints, as you may find it useful when referring back the aforementioned planning application to the Environment Agency.

This fourth colour photocopy shows the extent of the flooding in Meadow Walk which backs onto Mr.Dunmore's house at 15 Meadow Road.

"Lake Riverside" is clearly visible through the trees.

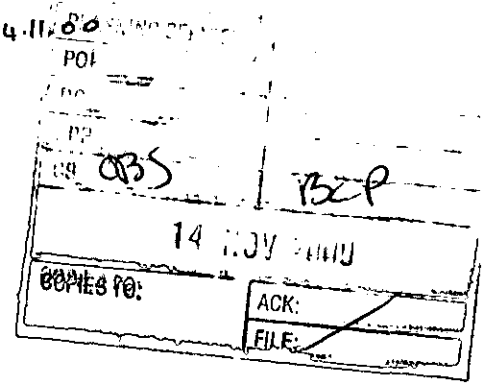
Yours sincerely,

John Kneale

John Kneale

c.c. Councillor R.F.N.Eke, M.B.E., D.F.C.
Mr.M.Dunmore

Recd 9.00AM 14.11.00



42, Meadow Road
Wokingham
Berks.
RG41 2TD

21st October 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

F/2000/1313

Dear Mr. Robertson,

Flood Warnings and Flood Protection Measures
Houses at Risk in my Neighbourhood

After receiving your advance notice about the changes in flood warnings in July 2000, and then your more detailed letter and information in September, we concluded we should seriously consider ways and means of providing our own flood protection measures for our houses.

Looking at stage two, 'Flood Warning', of your information schedule, the second item for action is :-

"Put sandbags or flood boards in place"

I rang the National Flood Warning Centre to enquire about the availability of a detailed information sheet, informing the public about what "floodboards" were, how they were to be constructed, where and how they should be placed etc., etc.

To my great surprise, I was informed that no such technical sheet was available, and no one could help me further! The only assistance available was a list of commercial suppliers of flood protection products!

The covering letter from Liz Cook, Marketing & Communications Manager, states "The Environment Agency does not endorse any individual product or company, and the list is provided on the basis of public information only".

This is a very laudable stance, and one which I trust is adhered to throughout the whole of your Agency, but it does mean that your Agency has washed its hands off

trying to ensure that the public buys the most effective flood protection equipment and at a realistic price!

We have been supplied with excellent help and advice by you on all aspects of flooding, but this particular area is a let-down! The crime prevention police can at least recommend the most effective anti-theft equipment; surely your Agency should be able to offer some general advice.

I have obtained information and one sample product from the suppliers on your list and there is quite a variation in both system and cost, ranging from a steel monstrosity so heavy I can hardly move it (costing £221 per door) to simpler and seemingly effective systems (costing £45 per door).

I have also been visited by a representative of one of the companies on your list. He surveyed my property and told me of the additional things that needed to be done to make sure that my house was as resistant to flooding as possible. For example, he advised me to ensure that all breaks in the brickwork and rendering caused by TV aerials, kitchen waste pipes, telephone cables etc. were sealed with a waterproof mastic. In addition he pointed out that air-bricks, tumble-dryer vents, overflow pipes and waste pipes would need to be sealed off, if flooding was imminent. I would have thought that the Environment Agency could provide the public with this sort of information in a technical leaflet. You must have a great deal of experience in this area.

I fear that one effect of the recent increase in the incidence of flooding will be an increase in house insurance premiums. Any increase in premiums, I feel, should be reduced for those householders who provide themselves with flood protection equipment, which meets specific standards. Perhaps the Environment Agency should be setting these standards.

I am sure your Agency can do better Mr. Robertson.

Yours sincerely,

John Kneale

J. Kneale.

Recd 9.00 AM 14.11.00

42, Meadow Road
Wokingham
Berks.
RG41 2TD

14th November 2000

Your Ref: EPG/REC/100-58

Mr. Ed Gallagher, Chief Executive
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr. Gallagher,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter of 31st October 2000 to the Rt.Hon.John Redwood, M.P. which he passed to me with his covering letter of 6th November 2000.

I must apologise for replying directly to you, but time has become important as the above application was considered by the Development Control Committee on 8th November, whose decision was deferred, pending a reference back to your Agency.

The committee had difficulty in reconciling your Agency's report on the application with our presentation , and the photographic evidence of the extent of the flooding which occurred on Monday 30th October 2000, near to and around the site covered in the application.

Mr Archie Robertson has been sent a set of our photographs, by Mr. K. Munday, and the Development Control Committee will be considering the application again in about two weeks!

Flood Risk Areas

Whilst your recent Floodline campaign is admirable, I do wonder, now, whether the subsequent consequences of this campaign had been thoroughly thought through.

Numerous people, especially the elderly were alarmed to be told that their properties were at risk of flooding, especially when some properties are about a couple of feet above the source of the flooding. By issuing these warning notices as a blanket exercise, it would seem that a lot of properties have suffered a diminution in value, perhaps unnecessarily, and we are now hearing of sales of houses collapsing, because the house had been identified by the Environment Agency as being in a flood risk area.

In your letter of 31st October 2000, you say the Floodline campaign targeted the properties you believe to be at risk, which had been identified using Indicative Flood Plain Maps, and were your current best estimates of flood risk. This I find strange as your individual identifications of flood risk would appear to be open to negotiation! You say that *"44 Meadow Road is one of those sites, which, because of the detailed ground levels provided to us, we do not now consider to be at risk"*.

In the original Sunley Homes Estate plan, my house (No.42) is at exactly the same level as No.44 (at 154 feet 9 inches), which can be confirmed by visual inspection, and 3 inches higher than No.15, which was flooded on 30th October 2000. If I provided the required ground levels, it would be reasonable to assume that your Agency should be in a position to issue me with a declaration that you no longer considered my property "at risk".

Having personally seen the extent of the flooding on 30th October (Mr Archie Robertson should now have the photographic evidence), seen the flood pool near the bridge within a few inches of lapping over onto the site at 44 Meadow Road, the extent of flooding in 15 Meadow Road, and floodwater 4-5 feet up my drive, I must graciously decline your invitation.

Your own staff on television have warned that the country is saturated, that it is only mid-November, and the likelihood of more floods to come throughout the Winter is high.

In these circumstances, I see no point in engaging a professional surveyor in order to obtain a piece of paper which I can show to rising floodwater entering my home, as I shout "Go back - the Environment Agency has said you will not come in here".

I now fully accept that my house is at risk of flooding, has declined significantly in value, and instead of spending money on a professional surveyor, I should use it to provide flood prevention measures to protect my home.

Flood Prevention Measures

Your Agency is very good at issuing flood warnings but very poor at providing the public with flood protection technical advice.

I have already written to Mr Archie Robertson on this subject (my letter of 21st October 2000 - copy enclosed) as I think it is a poor show that the only thing on offer is a list of commercial suppliers of flood protection products.

The general public should be able to look to your Agency for general technical advice in this area, and not have to rely on commercial suppliers for help. Your Agency should not need to endorse any individual product or company. The crime prevention police units can offer good advice on the most suitable and effective anti-theft equipment without endorsing specific products. Surely your Agency can do the same.

Yours sincerely,

John Kneale

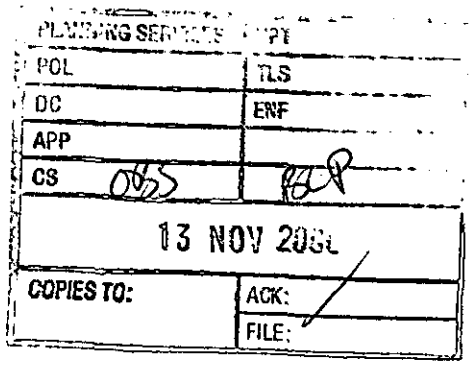
John Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham

- Mr John Mitchell, Development Control Manager, Wokingham District Council ✓

- Councillor R.F.N.Eke, M.B.E., D.F.C.

- Councillor K.A.Malvern



40 Meadow Road
Wokingham
Berks. RG41 2TD

10th November 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

Please find enclosed a copy of a letter to the Environment Agency, regarding the above application.

I have only enclosed for you, the two photographs directly concerned with this application. You may find them of some use in your dealings with the Environment Agency, following the deferment decision at the meeting of the Development Control Committee, which took place last Wednesday.

Yours sincerely,

Ken Munday

Ken Munday

40 Meadow Road
Wokingham
Berks. RG41 2TD

Your Ref: CAR/jp/1100-04

10th November 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

Thank you very much for your letter dated 28th October 2000, received on 4th November 2000. Your letter is the first response that I have had from your Agency regarding this matter, since I first contacted it in February this year, apart from acknowledgement cards and "we are passing it on" letters. If Agency staff were encouraged to respond to the valid concerns of the public, then we would not have to bother you. Their steadfast silence makes one suspicious.

Thank you for offering to review the position regarding my own property, but this will not be necessary. My property, according to the Sunley Homes estate plan, is at a level 6'9" (2.06 metres) above 44 Meadow Road, and so, for the time being, is well clear of any flooding risk.

I am involved with this matter because some of my neighbours, who are in their 70s and 80s, come to me when they see something that is not right. In this case they, and I, saw tons of soil being dumped right next to the Emm Brook, filling in the wide flood margin, which they, and I, knew had been dug out to protect them, after the 1968 floods, which some of them, and I, can remember.

My neighbours are not stupid, but they do not always have the confidence to write 'business' letters, neither do they have word processing facilities. They also know that I have plans and maps of the local area, and can use these to argue a case. They are also very concerned, because your Agency keeps sending them "You live in a flood risk area" letters.

You have asked for photographic evidence of flooding, and so I am enclosing four photographs which were taken on Monday 30th October 2000. I have labelled them A, B, C & D:

Photograph A This one shows the Emm Brook with the site of the proposed development beyond it, and the side of 44 Meadow Road beyond that. This is the site and house that you are saying are **not at risk of flooding**, which to me means you are saying that **it will never flood**!

The photograph also shows the infilled wide flood margin, where the vegetation on the surface is weedy and scrubby in appearance, which is quite different from the untouched land, which is covered by shorter grass. You can see this shorter grass, just this side of the house, in the photograph.

Photograph B This shows Meadow Road, with No.44 on the extreme left and water being washed towards the houses on the right, one of which, No.15, was flooded internally to a depth of a few inches. Most passing vehicles travelled at speed through the water, sending waves towards the houses, thus helping it to enter No.15, and almost No.13. These vehicles included an Agency 4-wheel-drive which cruised up and down, without stopping during the morning. Then, after the house had been flooded, it stopped, to offer the householders some sandbags.

Photograph C Shows the front door of No.15.

Photograph D This is Meadow Walk which is just downstream from No.15.

If, after seeing these photographs, and reading your own Agency's reports on our local flooding, you are completely confident that No.44, and the site between it and the Emm Brook, **are not** in the flood risk area and therefore **will never flood**, then please write to all the local houses at the same level as No.44, and at higher levels, to tell them that they are no longer in a flood risk area.

My elderly neighbours have other worries. There is one recovering from a heart attack, another is recovering from a cancer operation. They do not want your **Floodline** system ringing them up at 11:30pm with flood warnings, as happened to another one of them the other night, if they are **not in a flood risk area.**

I have also just heard of the case of a property sale collapsing because the house concerned, in nearby Tanhouse Lane, was described by your Agency as being in a flood risk

area. If your Agency is saying that households **are** in a flood risk area when they **are not**, then you are causing unnecessary hardship and expense to those households. So, are the properties at the same level as No.44, and above, at risk of flooding or not? It is your responsibility to do this, not the individual households. Don't you have any GPS equipment at the Agency?

Regarding the infilling of the wide flood margin, I have no quarrel with your statement regarding the base of the Emm Brook channel. The wide flood margin was dug out of land beside the natural Emm Brook channel, and was not quite as deep as the natural channel, so that it only came into use when the stream rose above its normal placid level. It was however several metres wide, about 5 metres I would estimate. Thus the developer moved the river bank by about 5 metres when he filled it in. Your officers have only asked for the bank to be pulled back by about half-a-metre.

This has all been explained to you before, and by effectively dismissing the protestations of the 16 local households who supported the letter written to you by John Kneale on 7th October 2000, you have branded them liars, and the developer and landowner as honest and truthful. I find this action odd to say the least. Is there some reason for this action?

In my dealings in this matter, I have noticed a growing mis-use of the English language by your Agency. We have already been told by one of your officers that the 1968 flood (*OED: "irruption of water over land"*) remained within the Emm Brook channel! You are now telling me that the restored (OED: *"bring back to original state"*) river bank is not being put back to its <u>original</u> position, but to one which satisfies your Agency, who appear to be easily satisfied. I fully expect you to tell me now that being 'not at risk of flooding' doesn't mean that you won't get flooded!

Your argument about there being no detailed survey of the wide flood margin, for you to restore the river bank to, is rather weak. If archaeologists can find river beds which were filled in some 4000 years ago, I am sure that an organisation like yours could find the extent of a wide flood margin which was filled in only last February. You could start at the surface level, where the vegetation on the surface of the new soil is quite different from the vegetation on the surface of the long established old soil. As a last resort, you could even ask local residents, several of whom have lived here since 1964, when the estate was built.

Your statement about the ultimate planning decision being with Wokingham District Council is, of course, true. However, it is

no good us going to them with these issues, because the planning officers there regard your Agency as the 'experts' and would believe that water ran uphill if you told them.

And my neighbours and I now regard as worthless your assurance that there has been no reduction in the standard of protection against flooding. We prefer to believe the evidence of our own eyes.

A few days ago I read the following in a national daily newspaper:

"The possible risk of a flood occurring in a particular area is determined by the Environment Agency using historical records and computer modelling. Any proposed development, within areas where flooding is likely, is routinely - and rightly - opposed by the Agency and, in the past decade, I have never come across such a development in a high-risk area being given consent. Sites next to flood plains are restricted, and cannot touch any land within 300mm above the 100-year flood plain. Thus houses can be built only 2 feet above the flood plain."

[I don't know how he equates 300mm with 2 feet. Anyway, 300mm and 1 foot will do for my purposes]

Before I write to the newspaper concerned, to challenge the above statement, using Photograph A as my initial evidence, do you have any comments to make about it? It certainly does not apply to 44 Meadow Road, where *historical records and computer modelling* have been put aside, in favour of some secret information provided by the developer. In addition, we know that 15 Meadow Road has recently flooded, and according to the Sunley Homes estate plan, No.44 is only 3" above No.15. We know for certain that No.44 is much less than 300mm above No.15.

Yours sincerely

Ken Munday

Copy: The Rt.Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 24 September 2001
My ref: BP/F/2000/1313

Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey GU19 5AF

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 Day

PROPOSED DWELLING ADJ 44 MEADOW ROAD, WOKINGHAM

Further to your client's submission of samples of external materials for the above-mentioned development pursuant to condition 2 of the appeal decision, I confirm that the following materials are considered to be acceptable:

Roof Tile: Redland 02 Brown

Brick: Secondhand wirecut orange/red brick

I hope this is of assistance.

Yours sincerely

M.THORP
Principal Development Control Officer

File:
materialsapprove1.do
c

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 10/9 Time 9.30.

WHILE YOU WERE OUT

Name Dave Rawlings.

Of

Phone No. 07930 540106 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 44 Meadow Rd.
Second hand Wirecut bricks orange/red. Redland 02 Brown roof tile
Brick & tile sample
How soon will letter re materials be sent?

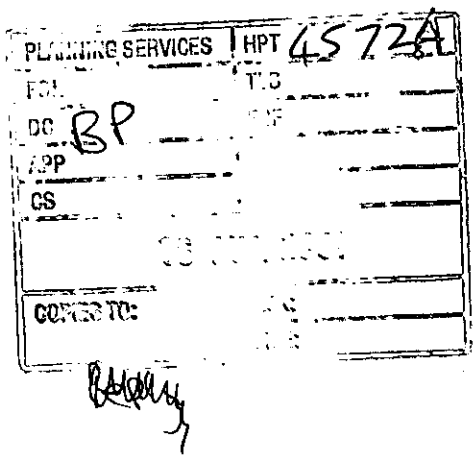
Signed

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1499

12 July 2001

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



Dear Sirs

44 MEADOW ROAD, WOKINGHAM (F2000/1313)

We refer to the above application which was allowed on appeal on 4 June 2001. With regard to the specific conditions we have the following comments for your consideration:

2 The applicant will be forwarding materials for your consideration shortly.

3. Two copies of our drawing number 1499/01D are enclosed for your consideration. Please find enclosed a copy of a letter written to the Environment Agency concerning the river bank planting. The planning inspector was keen to retain an open feel and to this extent with the exception of minimal fencing and hard landscaping no further details are enclosed for consideration.

6. Finish floor level of new house shown on the enclosed drawing.

7. Surface water drainage details shown on enclosed drawing.

We look forward to hearing from you.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

B. 20/8.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 24 November 2000
My ref. JRM/SB/F/2000/1313
Your ref.

36285

The Rt Hon John Redwood MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

PLANNING APPLICATION F/2000/1313
44 MEADOW ROAD, WOKINGHAM

Thank you for your letter of 7 November 2000 enclosing objections to the above planning application.

I will ensure that these are taken into account by the Development Control Committee when it considers the application at its meeting of 29 November.

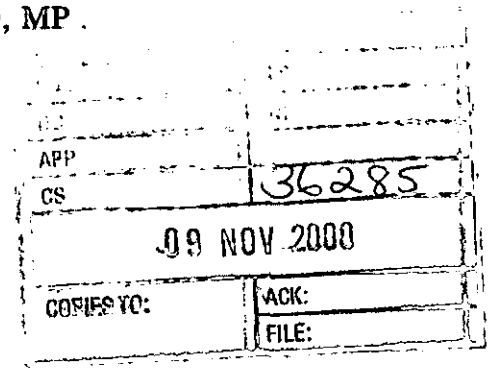
Thank you for drawing these matters to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

THE RT. HON. JOHN REDWOOD, MP .

HOUSE OF COMMONS
LONDON SW1A 0AA



07 November 2000

John Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

Dear Mr Mitchell

I have received the attached correspondence from my constituents in Meadow Road, Meadow Way and Curl Way who are very worried about planning application F/2000/1313 relating to land adjacent to their homes. I would be most grateful if this could be taken into account before the decision is taken by the Committee.

Yours sincerely

Encl

Email: redwoodj@parliament.uk

42, Meadow Road
Wokingham
Berks.
RG41 2TD

1st November 2000

The Rt Hon. John Redwood M P
House of Commons
Westminster
LONDON SW1A 0AA

Dear Mr Redwood,

****** URGENT ******

Wokingham District Council - Planning Application No.F/2000/1313

Whilst the sixteen householders directly affected by the above application have the greatest sympathy with everyone suffering from the flooding on Monday 30th October 2000 throughout the country and in Wokingham particularly in Emmbrook and the Emmbrook schools, we make no apology for our total self-interest in the quashing of the above planning application.

Our pleas for protection pale in comparison with the heinous pecuniary interests of the developer and owner of 44 Meadow Road.

Since February 2000 we have been warning the Environment Agency, and Mr.Archie Robertson in particular, of the increase in the danger of flooding from the Emm Brook, not only to our sixteen houses, but also to other properties and schools further along the river because of their acquiescence in the destruction of the wide flood margin, created in 1968 in the Emm Brook out of land abutting 44 Meadow Road, which was then owned by Wokingham District Council.

On Monday 30th October 2000, it came to pass that our worst fears were realised.

Of our sixteen houses, floodwater entered five of them to depths of between two to five inches, and a further five had floodwater up to the door cill level - 63% of the houses drawn into this planning application, and there is possibly more flooding to come.

On Monday 30th October 2000, Mr Michael Meacher, the Environment Minister, speaking on BBC Radio 4's *World at One*, said "The gales almost certainly have climate change as a contributory cause. Already it is the case that a lot of these climatic impacts are irreversible. We have to adapt to them."

In the House on Tuesday October 31st 2000, John Prescott made clear that power lines flood defences and drainage systems were no longer able to cope with the increasingly violent weather being experienced in Britain. He also said, that as a first step, the Government has issued **new guidance** that housing should **not** be built on flood plains where there was a **risk to properties.**

To the five householders who suffered the trauma of being flooded, it is no longer a theoretical question of flooding risk, because that risk has now become a reality.

Words of warning from ministers and poppy-cock from the Environment Agency's staff are no longer relevant as this planning application has now become **urgent**.

We have been informed that the above planning application has been **approved** by the planning officer at Wokingham District Council and will be considered by the planning committee on **Wednesday 8th November 2000**.

Mr.Redwood, can you please help us to quash this planning application, by whatever means you have available.

In conclusion, I believe that an impartial advocate would find as indefensible the approving of this planning application by both the Environment Agency and Wokingham District Council, when flooding of the Emm Brook had already occurred in May 2000 and on 30th October 2000, with floodwater actually invading five houses causing great distress, personal loss and a long drawn out cleaning up process to get back to normal.

The wishes of the applicants under application No.F/2000/1313 have now been **washed away** - the fears and interests of, not just the householders in this area, but of all property owners as far as Emmbrook itself and the Emmbrook school's, **should now be paramount.**

Many thanks.

Yours sincerely,

John Kneale

John Kneale

cc - Councillor R.F.N Eke, M.B.E., D.F.C

- Councillor K. A. Malvern.

- The sixteen households.

Our ref: SU86NW/16/20
Your ref: AID/LC/1499

Date: 29 August 2001

ENVIRONMENT AGENCY

A I Day
Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Dear Sir/Madam

NEW DWELLING ADJ 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 12 July 2001 regarding planting on the river bank adjacent to the above site.

The Environment Agency would only advise that any planting along the bank consists of locally native scrub only, such as Hawthorn and Blackthorn, in order to benefit local wildlife and prevent the spread of alien species within the region. The Agency would ask to see details of any planting scheme provided..

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

47312
BP
- 3 SEP 2001
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DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1499

31 August 2001

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

Dear Sirs

44 MEADOW ROAD, WOKINGHAM (F2000/1313)

We refer to our letter to yourselves dated 12 July 2001 concerning the conditions of this planning approval. Please now find enclosed a letter received from the Environment Agency confirming their requirements for the riverbank planting. We have advised our client accordingly.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
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tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

DAY • TANNER
PARTNERSHIP

AID/LC/1499

12 July 2001

Environment Agency
Southeast Area
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 5SQ

For the attention of Miss Amanda Reed

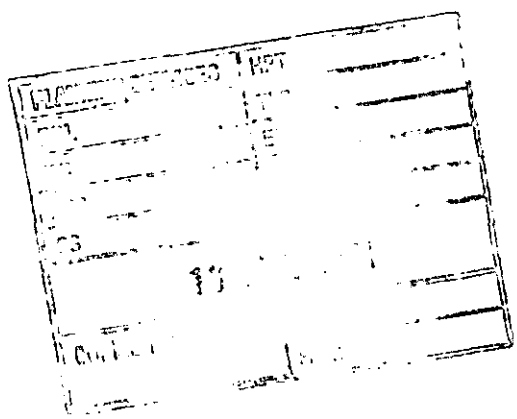
Dear Ms. Reed

NEW DWELLING ADJACENT 44 MEADOW ROAD, WOKINGHAM

During the course of last year we dealt with you concerning the river bank at this property and the need to replant it with native vegetation. The proposal has now received planning permission by a planning inspector and although there are no specific conditions we should welcome your advice as to what type of planting you wish to see on the river bank. A copy of the approved site plan is enclosed for your assistance.

Yours sincerely

A I Day



Enc

cc Client
Planning Department – WDC

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY SHAUN TANNER

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AE
TEL: 01276 451456 FAX: 01276 451553
tday@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner S E Day C H Tanner

Tel: 0118 974 6450

Date: 18.10.00

My ref: F/2000/1313

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1313
44, Meadow Road, , Wokingham.
Proposed erection of detached 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 **Mrs B Polnik** on **0118 974 6450**. 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 27.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1313**
44, Meadow Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☑ No ☐
Reason for Transfer:
The effect on the street scene.

Signed: K A Malvern Date: 18/10/00

Councillor Malvern

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

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 17 August, 2001
My ref. BC/DC/2000/1313

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) 977 8909
DX: 33506 – Wokingham

Mr D Rawlins
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION 2000/1313
SITE: 44 MEADOW ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1313 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

MRS B POLNIK
Senior Planning Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 8 NOVEMBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mrs DF Carpenter, Mrs ELM Siggery

151. MINUTES

Subject to the addition of the following paragraph in Minute No: 150, the Minutes of the meeting of the Committee held on 18 October 2000 were confirmed as a correct record and signed by the Chairman;

"The Chairman of Committee declared an interest in the following application and left the room for the duration of the item. The Vice-Chairman, Mrs JA Lissaman took the Chair."

152. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr BJS Patman.

157. APPLICATION NO: 2000/1313, PROPOSED ERECTION OF ONE DETACHED DWELLING, 44 MEADOW ROAD WOKINGHAM, FOR MR D RAWLINS

The Committee considered a report on this application as set out on Agenda pages 1400 to 1410.

In explaining the report, the Head of Planning and Transportation informed Members that an additional letter of comment had been received from the Environment Agency and this was distributed to Members.

Mr. Dunmore, a local resident attended the meeting, and spoke in opposition to the proposal.

In discussing the application, Members expressed concern that the comments of the Environment Agency did not take into account recent flooding problems close to this site, the cumulative effects of other planning permissions in the vicinity, and recent works carried out by the applicant at the site.

RESOLVED: That Application No:2000/1313 be deferred to seek definitive comments from the Environment Agency on the potential flood risk at the site.

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

   1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
   2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

   The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
   - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
   - ***Arboriculturalist:*** No objection to planning permission being granted.
   - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
   - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
   - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
   - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable.

C. Effect on amenities of neighbouring occupiers
The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues
No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse
Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents
Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting

that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

12. The dwelling hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4m buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

15. A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be reatined thereafter.

Reasons:

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

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

3.-5.To safeguard the amenities of neighbouring occupiers.

6.-8. In the interests of visual amenity.

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

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

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Informatives:

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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planing Authority on 19.9.00 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 45 4405 for further details.*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

BASIA POLNIK

PLANNING SERVICES	RPT 30053
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CS	
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	EHF
APP	
CS	
13 OCT 2000	
COPIES TO:	ACK:
	TLS:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

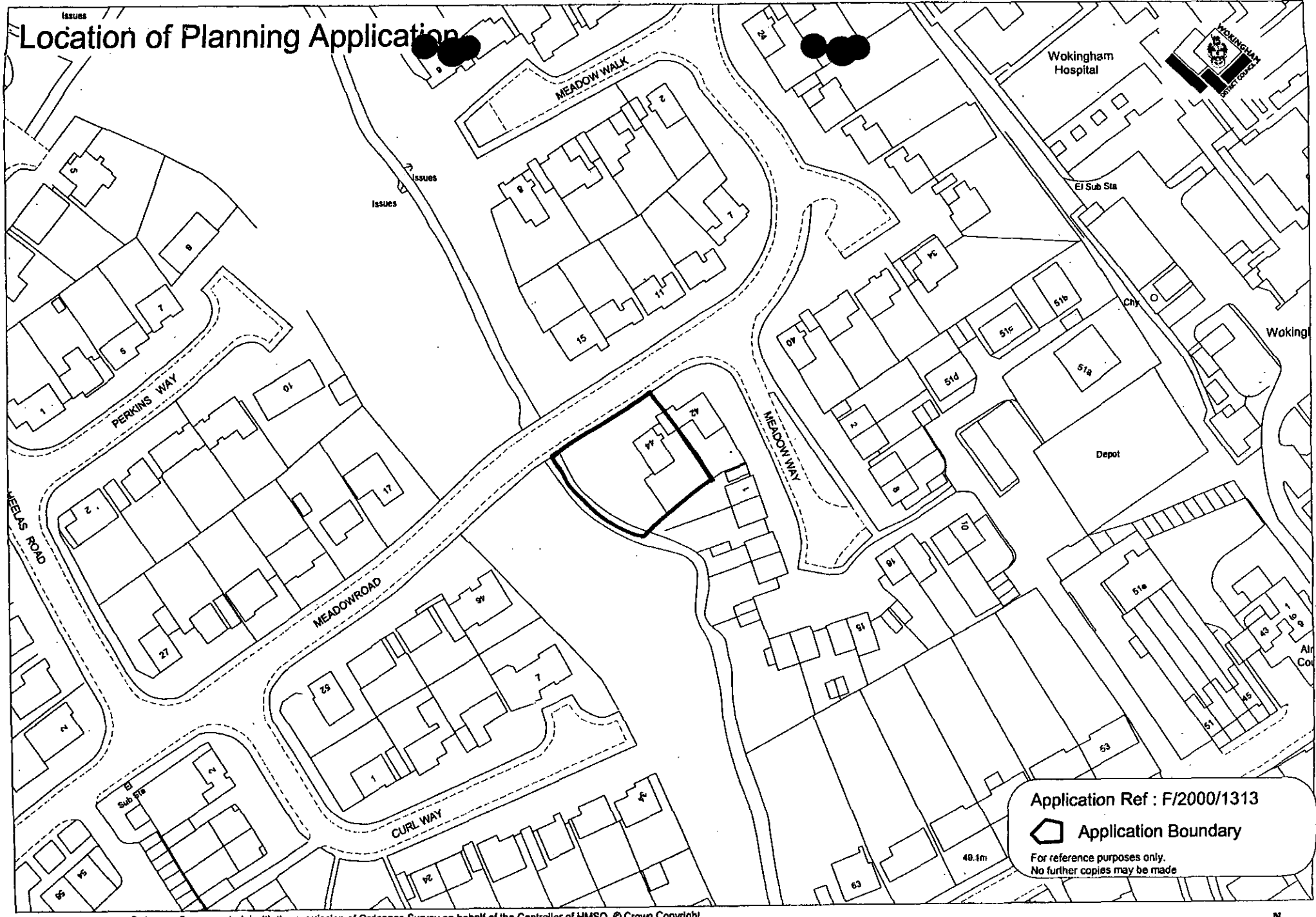
Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

Location of Planning Application



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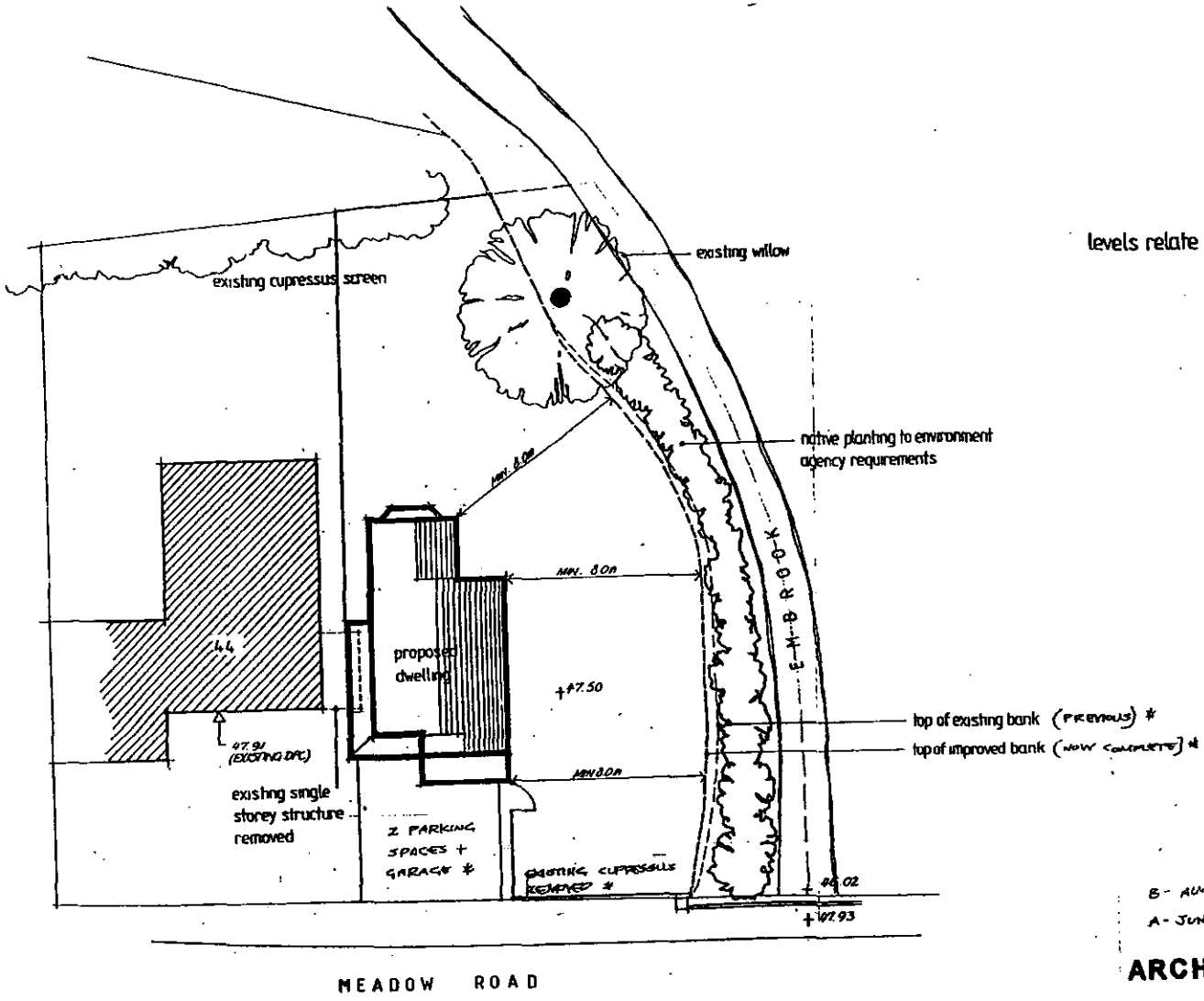
Development Control Section, Environmental Services, Wokingham District Council.

23 October 2000

N W E S

Scale: 1 : 1250



levels relate to os. bench mark

REVISED PLAN

13 13[redacted]

PLANNING SERVICES
HPT
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APP
CS
19 SEP 2000
AGK
FILE
COPIES TO:

B - AUG '00 - 2 STOREY REDUCED IN LENGTH
A - JUN. '00 - AMENDMENTS + CLARIFICATIONS *

DMT
THE·DAY·TANNED

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ, 01344 · 777143
5a PROSPECT ST, CAVERSHAM, READING RG4 8JA, 0118 · 946 1242

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG SITE PLAN

1499 / 01 B

SCALE 1:200 DRAWN MT DATE April 2000

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT. COMMENCING WORK OR MAKING ANY SHOP DRAWINGS REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.
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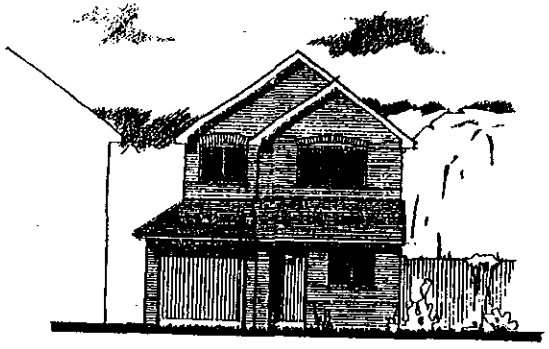
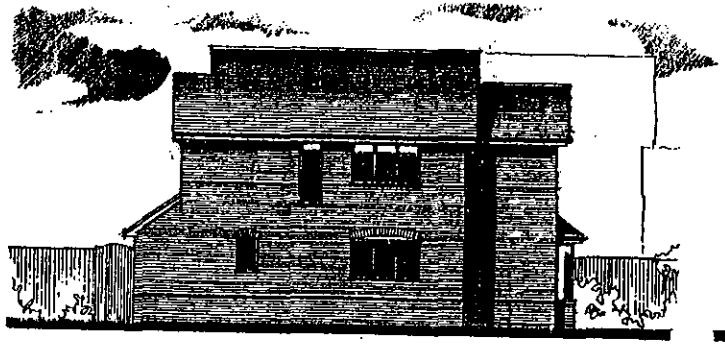


FRONT ELEVATION



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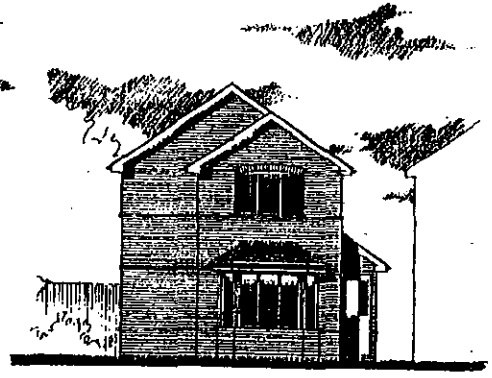
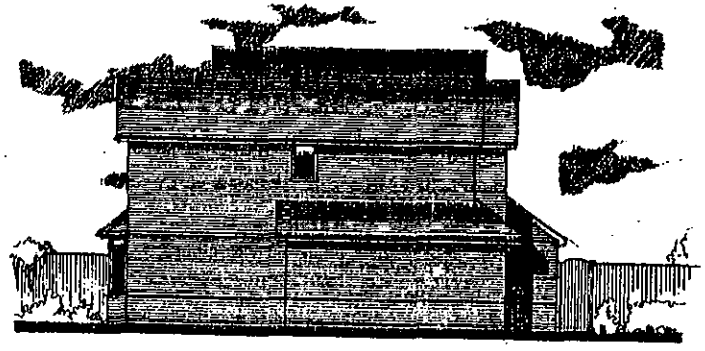
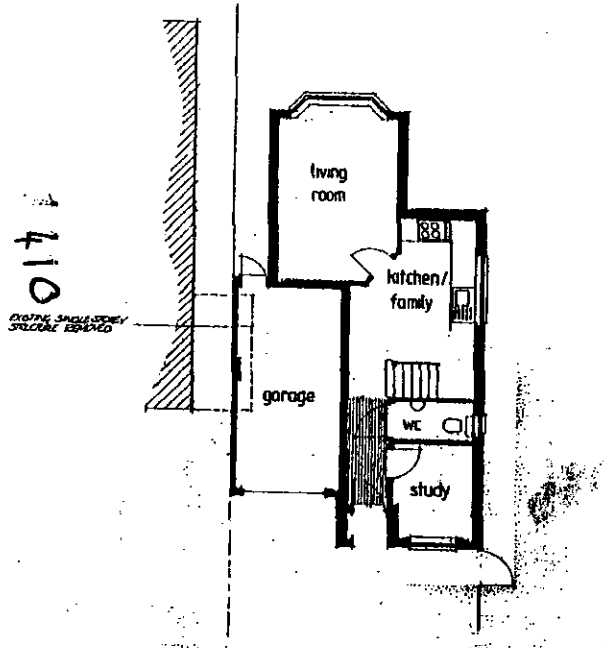


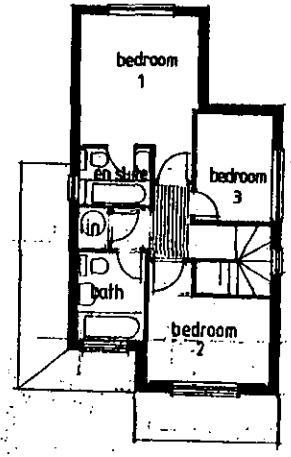
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR

410

REVISED PLAN
1313-1

A - AUG '00 - 2 STOREY REDUCED 1:2

DWT
THE•DAY•TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG PROPOSED HOUSE

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ
01344 - 777140
96 PROSPECT ST, CAVERSHAM, READING RG4 8JA
0118 - 946 1845

1499/02 A

SCALE 1:100 DRAWN MT DATE April 2000

Our ref: SU86NW/16/20
Your ref: AID/LC/1499

Date: 31 January 2000

ENVIRONMENT AGENCY

Tony Day
Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

19.APR.2000* 1313

Dear Mr Day

PROPOSED HOUSE, ADJACENT TO 44 MEADOW ROAD, WOKINGHAM

Further to your fax of 27 January 2000 regarding the flooding at the above site, I now have the following comments to make:

I can confirm that the upstream and downstream floodwater levels measured during the 1968 flood event along the Emm Brook are both below the ground levels quoted on your fax. Therefore this flood must have been confined within the channel, and as such the site is not considered within the 1968 floodplain of the Emm Brook.

Should you have any further queries regarding this matter please do not hesitate to contact me directly.

Yours faithfully

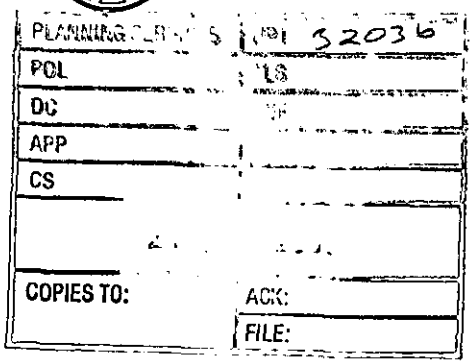
AMANDA REED
Development Planning Engineer

Direct dial 01276 454331
Direct fax 01276 454352

Our ref: SP\2000\002055\001
Your ref: F/2000/1313

Date: 18th July 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

PROPOSED ERECTION OF DETACHED DWELLING - 44 MEADOW ROAD, WOKINGHAM

I refer to the above planning application, dated 9 May 2000, and to the subsequent revised plans indicating the restoration of the river bank, dated 4 July 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/20**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No development approved by this permission shall be commenced until a planting scheme and landscape management scheme for the site including the bank and buffer zone, has been approved in writing by the Local Planning Authority. The approved

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The developer must not store materials within a 4m buffer zone to the top of the bank of the watercourse and should avoid gaining access in this zone There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

This site is not within the floodplain of the Emm Brook. The proposed dwelling is to be situated outside the 8 metre zone measured from the top of the restored bank. Therefore I have no objections to this proposal.

Should soakaways not be suitable for this development it will be necessary to control the surface water runoff from the site.

Cont/d..

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

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

ADVICE TO APPLICANT

Conservation: Contact Liz Baldwin on 01276 45 4430

The bank and part of the 8 metre buffer zone should not be maintained as formal gardens but managed for wildlife.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. The Environment Agency would ask to be consulted on any planting details.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

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

DECISION NOTICE

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

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully



Sarah Paxman
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire RG45 6LZ

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

COPIES TO:	FILE:
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PLANNING SERVICES	HPT

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 44 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Circulated at Ctte 8/11.

I hope that the above clarifies the Environment Agency's position in regard to this application, however please contact me on 01276 454323 if you require any further information.

Yours faithfully

Sarah Paxman
Development Planning Officer

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 9th October 2000

Location: 44 Meadow Road, Wokingham.

Proposal: Erection of one detached house.

Application Number: F/2000/1313

In response to your consultation dated 26th September 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposal will result in the loss of the Cypress hedge to the front of the site. This hedge is of little significance in the surrounding landscape. There is a Weeping Willow overhanging the rear garden. This has been reduced in size in the past and providing this is done again every few years it should not cause excessive problems for the future resident.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 25th July 2000

Location: 44 Meadow Road Wokingham

Proposal: Proposed erection of detached dwelling.

Application Number: F/2000/1313

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable now that the requirements of the Environment Agency are met.

Patricia Green

Patricia Green
Landscape Consultant

TO: DEVELOPMENT CONTROL
Mrs B Pollick

FROM: Environmental Design

DATE: 22nd May 2000

Location: 44 Meadow Road Wokingham

Proposal: Proposed erection of detached dwelling

Application Number: F/2000/1313

In response to your consultation dated 9th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable on landscape grounds, provided that the Environment Agency is satisfied with the proximity of the proposed dwelling to the Emmbrook and that the requirements of the Environment Agency are met for (a) the native bankside planting, and (b) the works to the bank of the stream.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | LMF
APP |
CB |
13 OCT 2000
COMMENTS TO: | ADC
| DPE

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

32421

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

COPIES TO: ACK: FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr & MrsD Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **25/07/2000**

Observation on new plans showing river bank restored –drawing no.1499/01A:
We stand by our previous objection to this development.

SIGNED: _____ DATE: 26/07/00

CLERK TO Wokingham Town Council

30053
APP
CS
COPIES TO:
ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 09 May 2000

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling.

Parish: WOKINGHAM TOWN

Site Address:
44, Meadow Road, , Wokingham.

Applicant:
Mr D Rawlins C/O Day Tanner Partnership.

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

✓ below as applicable;

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

"Before the development hereby permitted is commenced a vehicular access shall be formed and provided with visibility splays of 2.0m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6metres in height and so maintained at all times."
SR13
IN08

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

Date: 26 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1313

Location: 44, Meadow Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr D Rawlins C/O Day Tanner Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design and layout of proposed dwelling. Drawing nos 1499/01B and 1499/02A.

Comments are required by 17/10/2000.

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

CONDITIONAL APPROVAL.

C049 R049
C122 R122
C125 (INSERT: 2.0m x 45.0m) R125

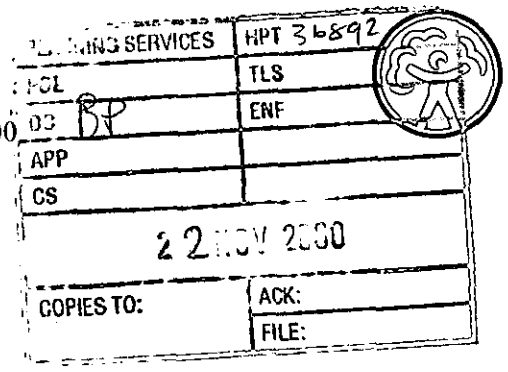
INFORMATIVE: NO7

Adam Coggins

28/9/00.

Our ref: SU86NW/16/20
Your ref: BP/F/2000/1313

Date: 20 November 2000



ENVIRONMENT AGENCY

Basia Polnik
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Mrs Polnik

PROPOSED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 10 November 2000 concerning the above site.

Further to my previous letter, I again confirm that it is the view of the Environment Agency that the bank adjacent to 44 Meadow Road has been restored to the same level as it was prior to the unconsented works to the bank being undertaken. This had been confirmed by site visits by Environment Agency officers before the infilling works had been done (site visited in January this year), and after the restoration works were completed, in June.

You mention in your letter that members were concerned about the impacts of other developments along the Emm Brook affecting this site. I would comment that when consulted on an application, the Environment Agency considers whether a site is within the floodplain (where the limits of the floodplain are defined as the greater of the 1 in 100 year return period flood or the highest known water level), and hence whether the proposal will impede flood flows, increase the risk of flooding elsewhere, or increase the number of people or properties at risk of flooding, in accordance with Environment Agency policy on development in flood plains. The application site, as stated previously, is not in the floodplain, and will therefore not increase the risk of flooding elsewhere. The Environment Agency therefore has no grounds of objection to the proposal.

I have also spoken to Environment Agency flood defence inspector Terry Hind about this site, and he has informed me that during the recent floods, a fallen tree in the flood channel was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream. However, even under these extreme conditions the application site did not flood. I understand that this blockage has now been cleared.

I hope that the Environment Agency's position regarding this application is now clear.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Our ref: SP\2000\002436\001
Your ref: F/2000/1313

Date: 9th October 2000

ENVIRONMENT AGENCY

35199

DC BP
APP
CS
COPIES TO: ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 26th September 2000 which was received on 27th September 2000. You are asked to quote the following reference in any correspondence: SU86NW/16/20.

I have no further comments to add to my previous letter dated 18th July 2000 regarding your consultation reference F/2000/1313.

If you have any further queries please do not hesitate to contact Sarah Paxman on 02176 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheahan

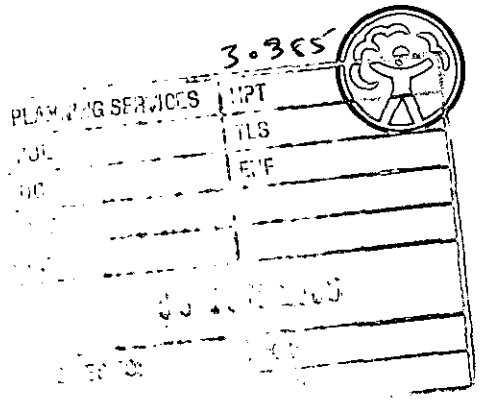
Sarah Paxman PP
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire, RG45 6LZ

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Our ref: SP/2000/001735
Your ref: F/2000/1313

Date: 5 June 2000



ENVIRONMENT AGENCY

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of: Mrs B Polnik

Dear Madam

44 MEADOW ROAD, WOKINGHAM - PROPOSED ERECTION OF DETACHED DWELLING

I write in regard to the above planning application, dated 9 May 2000. Please quote reference no., **SU86NW/16/20** in any correspondence.

Following a meeting on site today between the agent, myself, and my colleagues Amanda Reed and Liz Baldwin, it was determined that there is some dispute concerning the position of the original top of the bank of the Emm Brook at the site. The exact position needs to be determined, as the Environment Agency will be requiring an 8 metre buffer zone between the top of the bank, and any development. We will therefore be seeking, in the near future, to meet with the present owner, and agree the position of the original bank. This will need to be determined before the Environment Agency is able to respond to the consultation on the above application.

I will keep you informed of any further developments concerning the above, but if you require any further information, please do not hesitate to contact me on 01276 45 4323.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

1313

33721
33722 x

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 31 August 2000
My ref. JRM/SB/F/2000/1313 & F/2000/1935
Your ref. AID/LC/1192 & 1499

Mr A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Day

PROPOSED DWELLING ADJACENT 44 MEADOW ROAD, WOKINGHAM (F/2000/1313)
LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM (F/2000/1935)

I acknowledge receipt of your two letters dated 30 August regarding the above applications.

John Mitchell is on leave until 4 September but will be in touch with you on his return.

Yours sincerely

SB

Phone 18/10
n fn.

SANDRA BAYDEN
Management Support Assistant

PLANNING SERVICES	HPT
POL	TLS
DC JRM	ENF
APP	
CS	33721
COPIES TO: EC	ACK: 31/8/00 SB
	FILE:

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1192

30 August 2000

REPLY REQUIRED
14/9

J Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Mitchell

LAND AT HEATHLANDS, HEATHLANDS ROAD, WOKINGHAM (F2000/1935)

We understand that this application is likely to be delegated as it is for a single unit. We fully understand that nothing has significantly altered since the previous application was submitted and refused last year but the difference this time is that there is a political and local opinion will to have a new house developed on this site to finally tidy up the entrance to Heathlands Court and give the residents peace of mind.

In the circumstances and depending on your Officer's recommendation we should appreciate the opportunity for this application to be considered fully at Committee level based on the above reasons and the reasons which we cited at the time of application.

Yours sincerely

pp
h. Clarke

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Application Number F/2000/1313
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions/~~ Reasons for Refusal
1.			The proposed dwelling, by reason of its design and location, would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1/2 of SBALP and WBE1 of WOLP.
			N16.
			SBALP : ST1, SBE1/2, ST5 and SP3
			WOLP : WS02, WBE1, WT6 and WK16/WLL5.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1313

Applicant : Mr D Rawlins C/O Day Tanner Partnership.

Location : 44, Meadow Road, , Wokingham.
Proposal : Proposed erection of detached dwelling.

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 : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

Revised plans received 19.9.00 showing dwelling reduced to 3 bedrooms and reduced in length. (Plan nos. 1499/01B and 1499/02A)

- Highway Authority: no objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
- Arboriculturalist: no obj. to P.P being granted
- Landscape Architect: no objection subject to Environment Agency requirements being met.
- Environment Agency: no objection in principle subject to condition re: 8m buffer zone (details to be submitted), storage of materials with 4m buffer zone, surface water source control and soakaways.
  (Officer comment: condition re: soakaways is considered to be unenforceable and should not be applied)

~~Planning Issues :~~

- Town Council: Lies within floodplain. Close proximity to Emmbrook affecting character and conservation value of area with added risk of pollu. Fencing would detract natural beauty of area. Refusal recommended. No objection to revised plan
- Letters of representation: 18 letters received in respect of appln. as originally submitted and a further 8 letters in respect of revised plans (26 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current apply. and that in 1998.
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations (officer comment: dealt with under Building Regulations)

RELEVANT PLANNING HISTORY

98/67228/0 Outline apply. (all matters reserved except access) refused 27.5.98. Plan indicated house sited in line with 44 Meadow Rd.

CURRENT PROPOSAL

Full apply. for 3 bedroomed 2 storey house with integral garage located within garden area of 44 Meadow Rd 8m from riverbank. New dwelling would be located 1m from existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms)

Application Number: F/2000/1313

Appraisal:

Refer to DC Ctee 29.11.00

A. Principle of development

Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, amenities of neighbouring occupiers etc.

B. Impact on the visual amenity and character of area

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has been set 1m further back so that the projection forward of the adjoining property, 44 Meadow Road, is now 2.5m at first floor level and 1m at ground floor level. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would also be in line both 38 and 40 Meadow Road. In view of this it is considered that the impact of the proposal on the streetscene would not warrant a refusal.

C. Impact on amenities of neighbouring occupiers

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected so as to warrant refusal. Condition recommended regarding no additional windows in side elevation facing no. 44.

D. Highway Issues

Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

No highway objection raised to the proposal subject to conditions. Adequate on site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Impact on adjoining watercourse

Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. Therefore the Environment Agency raise no objection to the proposal subject to conditions regarding buffer zones etc. and thus overcoming the previous reasons for refusal (98/67228/O)

F. Concerns of residents

Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under building regulations.

RECOMMENDATION: Approval: ☑ **~~Refusal:~~** ☐

REFUSED AT DC CTTEE 29.11.00

ON GROUNDS OF IMPACT ON STREETSCENE

DC Cttee 29.11.00 – reported verbally

One additional letter, other than the submissions of photos., has been received from neighbours who have already objected to the appls., commenting on the report considered at the last Cttee.

It critises using 40 Meadow Rd (in para 8. of the appraisal) as a reference point as it is close to a bend. In response to this whilst it is accepted that it is close to a bend the houses in this area contrive in a straight line and Officers were trying to illustrate that there is not necessarily a well defined building line in Meadow Line and that there are some dwellings in the streetscene set further forward.

The letter also refers to the loss of light to 44 Meadow Rd. Whilst it is accepted that there would be some loss of light to this property it would not affect habitable rooms to such an extent to warrant refusal on these grounds. The lounge to the rear contains 2 other windows. Furthermore this was not an issue raised on the previous appln.

With regard to the changes to the flood margin this has been raised with the Env. Agency who are happy with the restoration works.

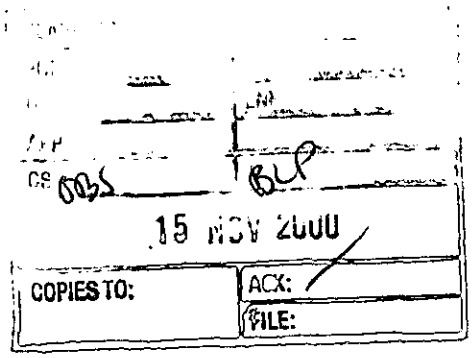
The objectors also refer to highway and flooding issues. In response the Highway Authority are not raising an obj. on highway safety grounds and the Env. Agency position is reiterated in their recent letter attached to the report.

40 Meadow Road
Wokingham
Berks. RG41 2TD

14th November 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR



Dear Mr Mitchell,

Planning Application No.F/2000/1313

Please find enclosed a copy of some comments that I, and a neighbour, made on the F/2000/1313 part of the Development Control Committee report for 08/11/00, which you may find of some interest.

I cannot say that I was overly impressed by this part of the report, or by some of the logic that it used.

For example, regarding the building line, the report tries to use my house as a straight-line reference point for the building line at 44 Meadow Road. This is obviously invalid because my house is on a bend in Meadow Road. If you carried this sort of logic further, you could build a house in the middle of the road, because it 'lined up' with a house half-way round the bend!

The overall impression that I got, was that the report lacked rigour and objectivity.

Yours sincerely,

Ken Munday

Ken Munday

Comments on F/2000/1313 part of committee report for 08/11/00

2. **Proposal** (Page 1400)

* The proposed dwelling only lies 8 metres from the current river bank because the developer, without the permission of the Environment Agency, filled in the wide flood margin which existed there before. If the river bank was restored to the position that it held at the start of this year, we estimate that the proposed dwelling would only be 4 metres from the river bank.

3. **Consultations** (Page 1400)

Letters of Representation (Page 1400)

* Objection (Page 1401) - *risk of flooding (this has been increased by filling in of wide flood margin)* --- This is never mentioned again, so how has it been "dealt with", as claimed in section 4F 'Concerns of residents'. (see below).

* Objection (Page 1401) - *discrepancy between site plans submitted on current application and that in 1998* ---- There is no further mention of this. Has it been "dealt with"?

4. **Appraisal** (Page 1401)

B. Effect on the visual amenity and character of area (Page 1401)

* The use of 40 Meadow Road, and beyond, as a straight-line building line reference is invalid, since Meadow Road has started to bend before this point. To illustrate the effect of this bend, the ground floor element of 40 Meadow Road, that is the garage, is over 6 metres (over 20 feet) from the highway boundary, whereas the ground floor element of the proposed new dwelling is shown as being only 4.6 metres (15 feet) from the highway boundary.

* Also, 40 Meadow Road is at a considerable distance (46 metres or 150 feet) from the proposed new dwelling, being separated by two houses and the turn-off for Meadow Way. Thus, 40 Meadow Road is visually quite separate from the site.

* If built, the proposed dwelling, with 42 & 44 Meadow Road would create a distinct and separate straight-line cluster of 3 houses. And, as confirmed by the report, the proposed dwelling would jut out 2.5 metres (8 feet) at first floor level, and 1 metre (over 3 feet) at ground floor level, in front of the existing building line of 42 & 44 Meadow Road. It is this which is important, and it is this which is unacceptable.

* The design of the proposed dwelling is poor, as no attempt has been made to harmonise it with the adjoining Sunley Estate houses. The squeezing in of this proposed dwelling would be so visually obvious, that it would greatly devalue the overall pleasing aspect of the estate and the environmental asset of the Riverside Walk.

C. Effect on amenities of neighbouring occupiers (Page 1402)

* The report fails to mention that the front door of 44 Meadow Road, which contains the only window for the hall, is also in the side elevation facing the application site. This front door and window will have the brick wall of the new garage 1 metre in front of it, and the rest of the two-storey house 2 metres in front of it. This will result in a significant loss of light.

D. Highway Issues (Page 1402)

* An additional house will mean more cars attempting to exit onto Meadow Road, and at a very dangerous location close to the bridge over the Emm Brook.

E. Effect on adjoining watercourse (Page 1402)

* The report agrees that the site is located within the floodplain as indicated by maps held by the LPA. All the houses surrounding the site, including 44 Meadow Road, fall within the flood risk area as outlined on the Environment Agency's Indicative Flood Maps. This includes 9 Meadow Road, which, according to the Sunley Homes site plan (1963), is at a level over 2 feet (61cm) higher than 44 Meadow Road.. (We know that these existing houses are in the flood risk area, because they have all recently received letters from the Environment Agency beginning *"As you may know, you live in a flood risk area".*)

* The plans deposited with Wokingham District Council show that the new dwelling is at exactly the same level as 44 Meadow Road, and it is of course situated between the stream and 44 Meadow Road. So, it is absurd for the Environment Agency to say, in their letter dated 18/7/00, that the site is not within the floodplain. The site is the same site that in 1998 the Environment Agency said was *"... within the area of land liable to flooding as shown by maps held by the Environment Agency."*. The Agency also said then that a development on the site *"... will be at direct risk of flooding and will increase the risk of flooding elsewhere."*.

* The photographs will show that the site came very close to flooding on Monday 30/10/00.

* An additional house would generate more surface water and sewage to further increase the load on the present drainage systems.

F. Concerns of Residents (Page 1402)

* One of the major concerns of local residents, is that a wide flood margin (or channel) was filled in, just prior to the planning application being made, without the consent of the Environment Agency, thus increasing the risk of flooding to properties adjacent to the stream. This wide flood margin had been created as part of several flood prevention measures taken after the floods of 1968. Apart from being listed in section 3 'Consultations', this major concern is not mentioned again. It has not, therefore, been "dealt with" as is claimed in this section.

* The wide flood channel was filled in by the developer so that he could gain the necessary 8 metres between the proposed new dwelling and the river bank.

5. **Conclusion** (Page 1402)

* The new dwelling is in fact forward of 44 (& 42) Meadow Road for both the first floor element (2.5m) and the ground floor element (1m), as stated earlier in the report, in section 4.B 'Effect on the visual amenity and character of area'.

* The statement that the new dwelling is "... in line with others in the street scene." is invalid, as explained above, because the "others" are on a bend in the road.

6. **Recommendation** (Page 1402)

12. The dwelling hereby permitted ... (Page 1404)

* A very strange condition! We think there is a 'not' missing somewhere.

15. A Buffer Zone 8 metres wide ... (Page 1404)

* See comments above about the original line of the river bank being only 4 metres from the proposed dwelling.

John Kneale
Ken Munday
04/11/00

3/11/00.

Mrs Polnik,

ENVIRONMENT AGENCY

please also see attached letter to residents 36129
& also letter to Mr Schofield confirming bank restoration was completed.
Please contact me if you require anything further.

RP — T. Brooks

with compliments

The Environment Agency
Thames Region, South East Area, Swift House, Frimley Business Park, Frimley, Surrey GU16 5SQ
Tel 01276 454300 Fax 01276 454301

Our ref: SU86NW/16/20
Your ref: -----

Date: 29 June 2000

ENVIRONMENT AGENCY

Mr Schofield
44 Meadow Road
Wokingham
Berkshire
RG41 2TD

Dear Mr Schofield

WORKS TO BANKS OF EMM BROOK ADJACENT TO 44 MEADOW ROAD, WOKINGHAM

Thank you for contacting me so promptly with regards to the remedial works to the banks of the Emm Brook. I can confirm that the banks have been regraded in accordance with the details of our agreement.

As promised I have discussed the site with Liz Baldwin who recommends that some planting be undertaken to ensure the long-term stability of the bank. The planting should consist of native willow species along the lower section of the bank and hawthorn, blackthorn or other native hedgerow species along the crest of the bank. Please contact Liz directly on 01276 454439 for any further information or advice you may require with regards to this.

Once this planting is completed the Agency will consider the unconsented works to be fully compensated for, therefore it is important that it be undertaken as soon as possible. I would request that you contact me once the planting has been completed so that we may close this matter. If you have any further queries please contact me directly.

Yours faithfully

AMANDA REED
Development Planning Engineer

Direct dial 01276 454331
Direct fax 01276 454352

cc Liz Baldwin - Conservation Officer, Environment Agency

Our ref:
Your ref:

Date: 18 October 2000

Mr K Munday
40 Meadow Road
Wokingham
Berkshire
RG41 2TD

Dear Mr Munday

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION F/2000/1313

I refer to your letter of complain, dated the 10th October. Please accept my apologies for our failure to reply to earlier correspondence and the consequent need for you to chase matters. This failure is in clear breach of our Customer Charter standards and is of great concern to me. We have now implemented procedures to ensure that this cannot happen again.

Turning to the substance of your letter regarding the above development, I have reviewed the position that we have taken and concluded that we indeed had no valid grounds to object to the proposals. I am further satisfied that the channel of the Emm Brook has been satisfactorily reinstated to meet flood defence protection standards. I appreciate that these conclusions will be of concern to you and I will therefore explain more fully the background to them:-

1. Flood Risk

The Indicative Flood Maps are our current best estimate of flood risk. They are based on small-scale risk maps produced by the Institute of Hydrology for the whole country, modified by local observations of historic flooding. Because they are "Indicative", the maps will be routinely updated as further information on flooding becomes available and, in the longer term, as detailed mathematical modelling studies for priority areas are completed.

Our primary purpose in issuing them to local authorities was to enable general areas of risk to be identified. Development falling within those areas is then referred to us for closer scrutiny. Our policy when considering development proposals is to request detailed ground levels from an appropriately qualified professional. We are then able to compare actual ground levels with recorded and calculated flood levels to determine more accurately the extent of the risk.

44 Meadow Road is one of those sites which, because of the detailed ground levels provided to us, we now know to not be "at risk". The flood risk area as identified on the Indicative maps is therefore conservative for this area. Although this may appear confusing, it is not

Cont/d..

Environment Agency
Rio House, Waterside Drive, Aztec Way, Almondsbury, Bristol, BS12 4UD
Tel: 01454 624400 Fax: 01454 624409

surprising, given the nature of those maps. I should emphasise that the levels provided were for the natural ground surface which, as you state in your letter is "much the same level" as the (existing) No. 44. Therefore our comment that the site is not now considered to be at risk applies to both No. 44 and the proposed new dwelling.

I regret that I am unable to provide details of the ground levels provided by the developer for No. 44, without the express approval of the landowner, because of the constraints of the Data Protection Act. However, in the interests of clarifying the situation, we would be pleased to review the situation for your own property on receipt of ground levels confirmed by a professional Surveyor. We would then incorporate any changes in the flood risk area in the next revision of the Indicative maps. Similarly, we would be pleased to receive copies of any photographic or other documentary evidence that residents may hold of historic flooding.

2. Infilling of Channel

Once we became aware of reported unconsented works to the river channel at No. 44, we carried out a thorough investigation. Our officers noted that a fence, along with vegetation, had been removed. Piles of spoil had been placed within 8m of the top of the bank and some filling of the upper part of the flood channel had occured. However, we found that the base of the channel was still the original, natural, material. Our officers marked out the extent and line of the required reinstatement works, in consultation with the landowner. The restoration of the banks to our specification was achieved entirely to our satisfaction. This is not, necessarily, synonymous with the restoration of the bank to "the position that it was in at the start of this year" as no detailed prior survey was available. However, I can assure you that there has been no reduction in the standard of protection against flooding.

I hope that this reply does clarify our position over 44 Meadow Road. Since we continue to have no objection to the proposed development, you will be disappointed by my reply. The ultimate Planning decision does rest, of course with Wokingham District Council and any broader concerns that you have over the development would be best addressed to them.

Yours sincerely

Archie Roberston
Director of Operations

Our ref: SP\2000\002451\001
Your ref: F/2000/1313

Date: 18th October 2000

Clive Elkington BSc MBCS
32 Curl Way
Wokingham
Berks
RG41 2TJ

Dear Sir

RE: Planning Application WDC F/2000/1313 for erection of 1 dwelling
44 Meadow Road, Wokingham

I refer to your letters dated 2 October and 15 October 2000 concerning the above planning application submitted to Wokingham District Council. I apologise for being unable to reply before now.

Planting

The Environment Agency's requirement for native planting along the river bank is not for the purpose of screening, but in order to restore and enhance the river corridor, and to provide refuges for wildlife using the river corridor.

With regard to the specific details of planting along the Emm Brook at the site, the Environment Agency has only suggested appropriate native species for planting, such as Hawthorn and Blackthorn. Exact planting specifications as mentioned in your letter, such as spacing and plant height are not generally requested, and have not been requested in this case. The Environment Agency has however asked to be consulted on, and to approve the details of the planting scheme to be provided.

Flooding and bank restoration

Following receipt of ground levels for the site, the site is no longer considered to be within the flood plain of the Emm Brook. The previously altered bank profile has also been restored to the satisfaction of the Environment Agency, confirmed by site visits by Environment Agency officers following the restoration works.

I attach for your information the Environment Agency's comments to Wokingham District Council concerning the above application.

I hope the above clarifies this matter, but if you have any further queries please do not hesitate to contact me on 01276 454 323.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Introduction** – This application was deferred at the last Development Control Committee on 8th November 2000 in order to reconsult the Environment Agency regarding the restoration works and cumulative impact of other permitted developments and the effect these could have in increasing the risk of flooding to other properties which could be exacerbated by the proposed development. A copy of the reply is attached.

   A copy of the previous report is also attached together with a letter from the Environment Agency, dated 3rd November 2000, which was circulated to Members at the last meeting.

2. **Recommendation** – GRANT planning permission subject to the conditions in the attached report.

BASIA POLNIK

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

    1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
    2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

    The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
    - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
    - ***Arboriculturalist:*** No objection to planning permission being granted.
    - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
    - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
    - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
    - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable.

C. Effect on amenities of neighbouring occupiers
The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues
No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse
Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents
Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting

that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

12. The dwelling hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4m buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

15. A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be reatined thereafter.

Reasons:

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

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

3.-5.To safeguard the amenities of neighbouring occupiers.

6.-8. In the interests of visual amenity.

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

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

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Informatives:

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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planing Authority on 19.9.00 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 45 4405 for further details.*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

BASIA POLNIK

PLANNING SERVICES | RPT 30053
FOL | TLS
APP | BHF
CS
01 JUN 2000
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FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 OCT 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

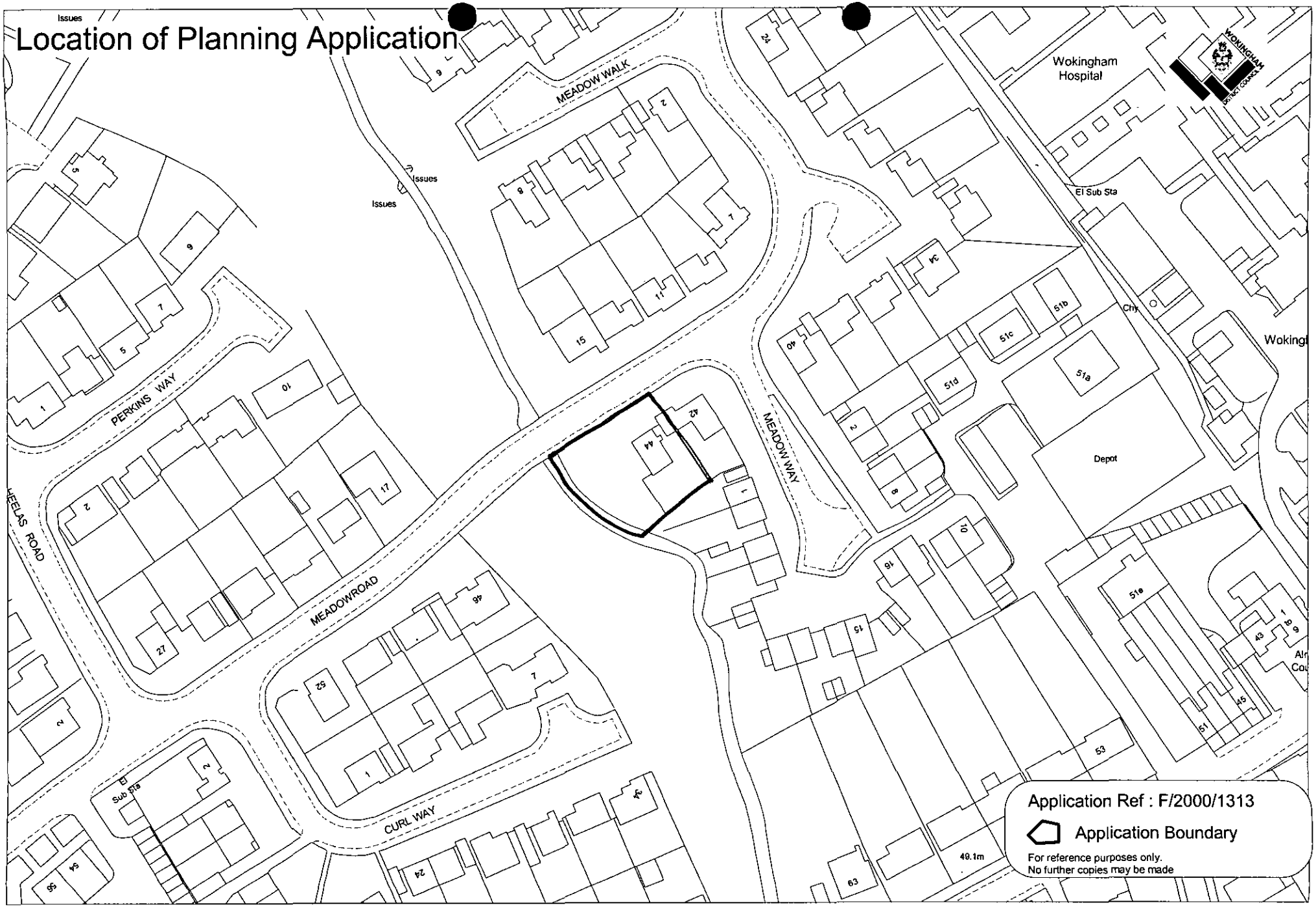
Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling
– Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

23 October 2000

Scale: 1 : 1250

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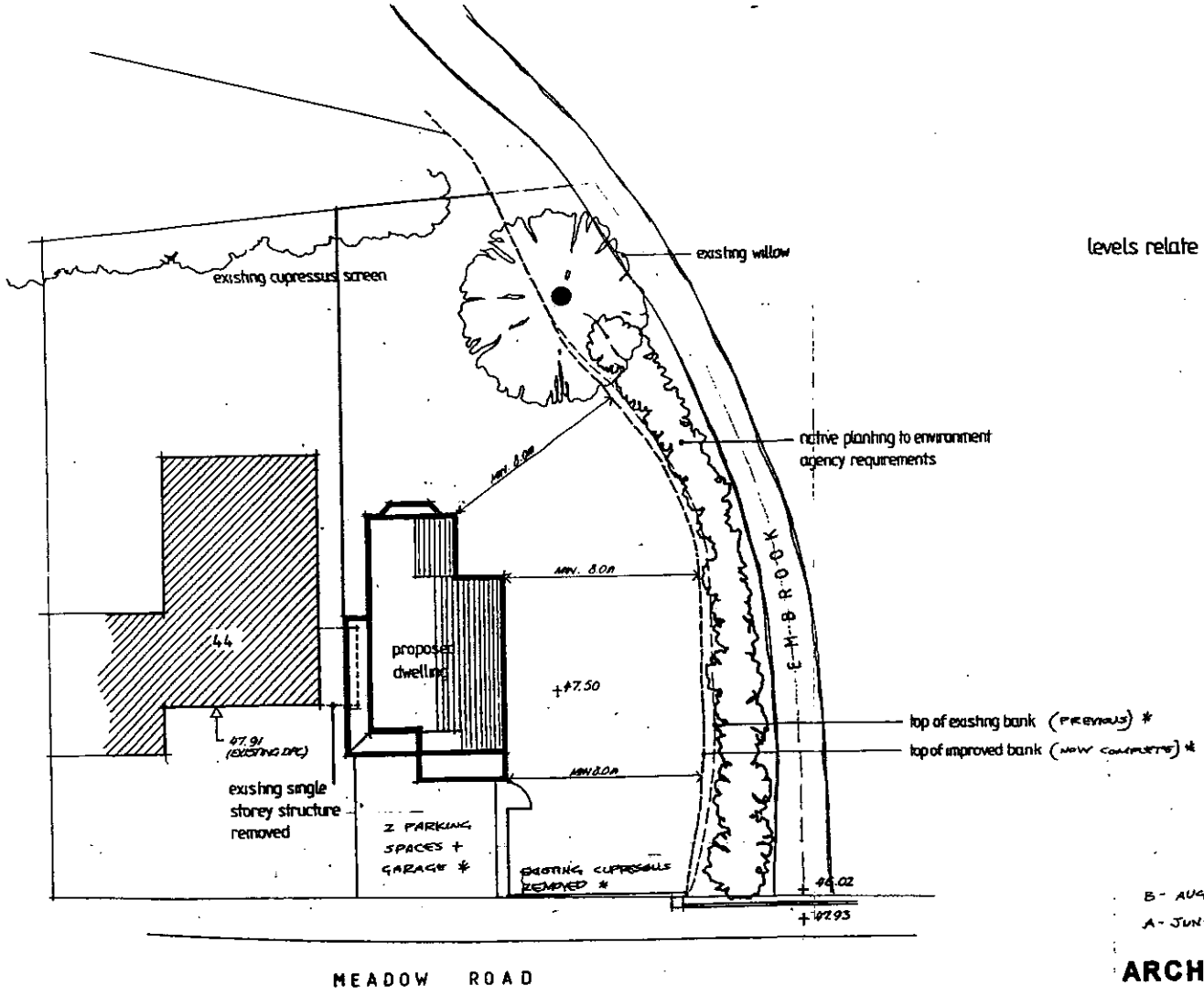

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REVISED PLAN

13 13

PLANNING SERVICES HPT
PDL TLS
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COPIES TO:

B - AUG '00 - 2 STOREY REDUCED IN LENGTH
A - JUN. '00 - AMENDMENTS + CLARIFICATIONS *

DMT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE 5a PROSPECT ST
CROWTHORNE CAVERSHAM
BERKSHIRE READING
RG11 6LZ RG4 8JA
01344 - 777143 0118 - 946 1242

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG SITE PLAN

1499 / 01 B

SCALE 1:200 DRAWN MTI DATE April 2000

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT. COMMENCING WORK OR MAKING ANY SHOP DRAWINGS REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER.
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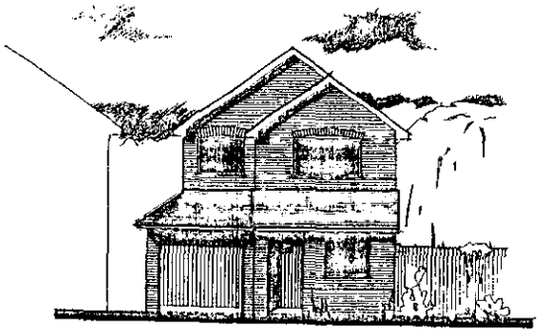

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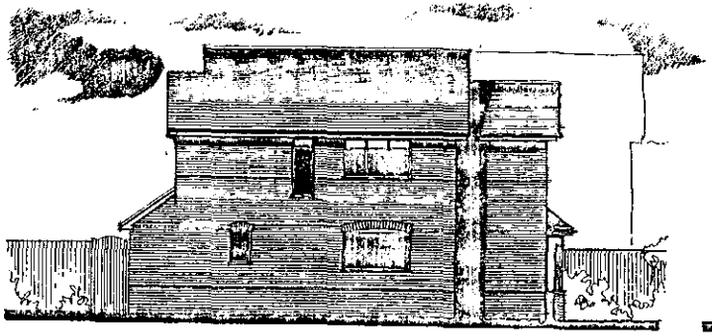

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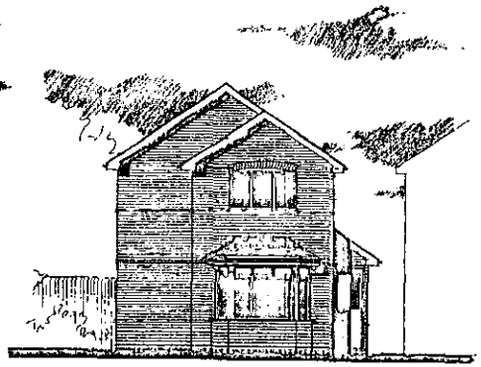

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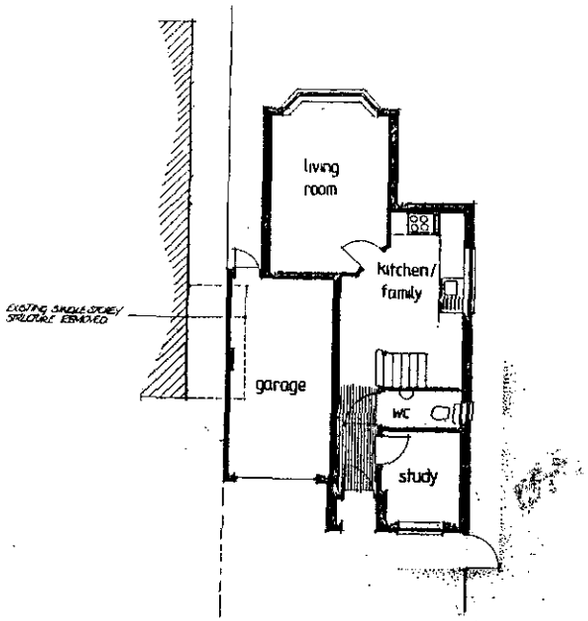
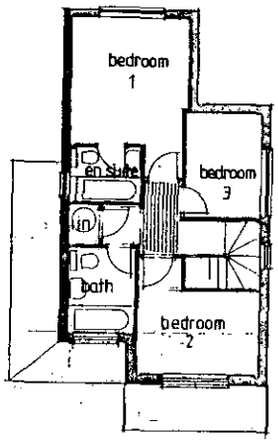
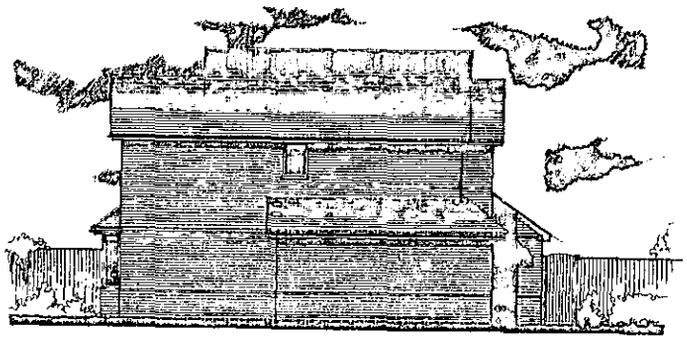


EXISTING SINGLE STOREY SPLICABLE REMOVED

GROUND FLOOR PLAN



FIRST FLOOR



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REVISED PLAN
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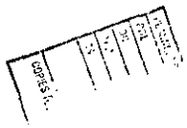

A - AUG '00 - 2 STOREY REDUCED 1-2...

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THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

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CROWTHORNE CAVERSHAM
BERKSHIRE READING
RG11 6LZ RG4 8JA
01344 - 777149 0118 - 946 1242

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG PROPOSED HOUSE

1499/02 A

SCALE 1:100 DRAWN MT DATE April 2000

TPR 151

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

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PLANNING SERVICES	HPT

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 44 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

I hope that the above clarifies the Environment Agency's position in regard to this application, however please contact me on 01276 454323 if you require any further information.

Yours faithfully

Sarah Paxman
Development Planning Officer

0118 9757090
PLANNING SERVICES
NOV 36834

Our ref: SU86NW/16/20
Your ref: BP/F/2000/1313

Date: 20 November 2000

ENVIRONMENT AGENCY

To: Basia Polnik
Company: Wokingham DC Fax No: 0118 9746484
From: Sarah Paxman
Company: EA Tel No: 01276 454323
No. of pages: 1 Date: 20/11/00
micodex fax notes No.122498

Basia Polnik
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Mrs Polnik

PROPOSED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 10 November 2000 concerning the above site.

Further to my previous letter, I again confirm that it is the view of the Environment Agency that the bank adjacent to 44 Meadow Road has been restored to the same level as it was prior to the unconsented works to the bank being undertaken. This had been confirmed by site visits by Environment Agency officers before the infilling works had been done (site visited in January this year), and after the restoration works were completed, in June.

You mention in your letter that members were concerned about the impacts of other developments along the Emm Brook affecting this site. I would comment that when consulted on an application, the Environment Agency considers whether a site is within the floodplain (where the limits of the floodplain are defined as the greater of the 1 in 100 year return period flood or the highest known water level), and hence whether the proposal will impede flood flows, increase the risk of flooding elsewhere, or increase the number of people or properties at risk of flooding, in accordance with Environment Agency policy on development in flood plains. The application site, as stated previously, is not in the floodplain, and will therefore not increase the risk of flooding elsewhere. The Environment Agency therefore has no grounds of objection to the proposal.

I have also spoken to Environment Agency flood defence inspector Terry Hind about this site, and he has informed me that during the recent floods, a fallen tree in the flood channel was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream. However, even under these extreme conditions the application site did not flood. I understand that this blockage has now been cleared.

I hope that the Environment Agency's position regarding this application is now clear.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 10 November, 2000
My ref. BP/F/2000/1313
Your ref. SU86NW/16/20

Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey GU16 7SQ

By fax and post

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) 977 8909
DX: 33506 – Wokingham

For the attention of Miss S Paxman

Dear Miss Paxman

PROPOSED DWELLING AT 44 MEADOW ROAD WOKINGHAM

I refer to the above-mentioned planning application which was considered by the Development Control Committee on 8th November 2000. The application was deferred, following circulation of your letter dated 3rd November 2000, in order to re-consult the Environment Agency.

Members asked whether the bank had been restored to the level it was previously. The view of local residents is that prior to the unauthorised infilling the bank was at a lower level and therefore the application site would have flooded during the recent floods. There is also concern that the restoration works carried out have had the effect of increasing risk of flooding to other properties which would be exacerbated by the proposed development.

Finally, has the cumulative impact of developments permitted along other sections of the Emm Brook, eg Molly Millars Lane, been taken into account as this could also increase the risk of flooding to other properties which could be further exacerbated by the erection of a dwelling in this location?

I would be grateful for your comments on the above and look forward to receiving your reply.

Yours sincerely,

MRS B POLNIK
Senior Planning Officer

Rev P1.

Tel: 0118 97[illegible]

13 Meadow Road
Wokingham
Berkshire
RG41 2TE

PLANNING SERVICES | HPT
POL M. Pickett | TLS
DC | ENE
APP | —
CS | BLP
12 OCT 2000
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To: Mr Jan[illegible]
Development Control Manager

Dear Sir, 9 October 2000

Ref. Your ref: BPlick/F/2000/1313. 26Sep00.

Thank you for your letter advising me of the revised plans for the proposed dwelling adjacent to No 11 Meadow Road. I have made myself aware of the subject alterations, but must record that they in no way modify the objections raised in my previous letters, which were mainly concerned with the flooding, drainage and subsidence problems associated with the area.

COMMENTS ON
REVISED PLANS
1499/01B and
1499/02A

Yours faithfully

D. Derek Gillam

L. Smith
9 Meadow Rd.
Wokingham
Berks
RG41 2TE.

Your Ref: Mrs B. Polick/F/2000/1313

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Dear Madam,

Application No. F/2000/1313

Site Address 44 Meadow Rd

Thank you for your letter of the 2nd Sep in connection with the proposed erection of a dwelling on the above site.

I have inspected the revised plans which do not change my previous objections.

1. The new house is completely out of keeping with others on the estate.
2. It is on the absolute limit for size on a plot that is far from desireable.
3. The plot itself has been the subject of earth moving etc in order to accomodate the aforementioned house. Whether this was done before or after the house was sold is anybody's guess, but seems absolutely wrong when restrictions were originally placed on the site by the environment Agency. Which

obviously leads to the next point.

4. Very recently a number of residents have been warned about the risk of flooding including myself. In view of this it seems incomprehensible a house should be built on this site. The recent devastation caused by flooding in Sussex & Kent should serve as a timely warning - nobody thinks it can happen to them - until it does!

5. There have been a number of cases of subsidence in this area and again this particular plot and its close proximity to the stream do not make it a desirable position.

6. Poor Access. - Meadow Rd is a 'Rat Run' Speed limit 20 mph with 2 Schools. 75% of people do not adhere at 20 mph. Coming out of one's drive early morning or late evening is particularly hazardous & is not easy at any time of the day. The drive to the proposed house is near to the bridge - one of the fastest points on the road, people accelerate down the hill - a straight road & then swing well wide to negotiate the bend, coming the other way they accelerate out of the bend & up the hill. You can

say 'One house' what difference will that make – well it could be 2 cars or at worst 3. The fact remains it will increase the possibility of an accident – when many cars using the road carry children.

As an afterthought it is shame that that was previously sold by the Council ostensibly for garden use should be subject to this application. Even more so when I understand the Environment Agency is now to be asked to take a more active roll in assessing whether ground is suitable to be used for housing bearing in mind the recent flooding.

Your sympathetic consideration of this letter will be appreciated.

With Thanks.

Yours faithfully

L Smith

Recd 11.05AM 16.10.00

PLANNING SERVICES | RPT
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17 OCT 2000
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34 Curl Way, Wokingham, Berks. RG41 2T

Mr. A. Robertson
Director of Operations
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury, Bristol BS32 4UD

12th October 2000

Dear Mr. Robertson

Re Wokingham District Council Planning Application No. F/2000/1313

We have been given copies of your letter of the 26th September to Mr. J. Kneale concerning the above.

I find it hard to believe that an Environment Agency, presumably set up to conserve and protect the environment believes what a developer says when he has an interest to develop this area for his own gain. The riverbank has not been restored to what it was originally and this area is now at risk of flooding. The small area of land in question is directly before a small bridge. In years gone by when the river was in flood, because of the narrowness here and the lowness of the bridge, the river would back up and flood. The Council then widened this area enabling the river in flood more space before proceeding under the bridge. We have had no trouble since this time. Now because the developer has decided he can squeeze another house in this area of land he has encroached upon this area building the plot up with land brought in to make the plot larger, thus narrowing the river bank to what it was previously. It surprises me that this alteration is not shown on any plans so that this can be more accurately assessed.

You have recently written to us warning us that we are in danger of possible flooding. If you can foresee this danger why are you allowing a builder to urbanise even further the river bank This development would be at greater risk of flooding than others especially as water tables are rising and with global warming surely any new building in such an area is not only a threat to the eventual purchasers but also to the neighbours in the surrounding area.

As protectors of the environment I believe you should err on the side of caution if there is any risk of future flooding of an area. The altering of a river bank which may cause flooding should not be allowed and I believe it is your duty to uphold this.

Yours sincerely

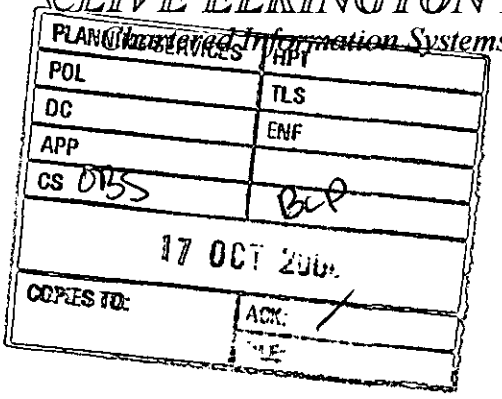
Mrs. J. Hollands BSc

Cc: Wokingham District Counci, Planning Dept. Shute End, Wokingham, Berks.

Recd 11.05AM 16.10.00

CLIVE ELKINGTON BSc MBCS

Chartered Information Systems Practitioner



32 Curl Way
Wokingham
Berkshire
RG41 2TJ

Telephone: 0118 978 7595
Mobile: 07885 692348
e-mail: clive_elk @ btinternet.com

Saturday, 14 October 2000

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I write to object further to the most recent revision of the planning application for the above address.

The latest plan available at the Council Offices refers to a reduction in size of the upper floor of the proposed new house. Suffice it to say that a house in that location is always going to be a blot on the landscape, and no amount of tinkering with its size will overcome that fact. I note also that the plan now shows a line of "Native planting to Environment Agency requirements" along the riverbank, presumably based on the mistaken assumption that the existing residents would find the sight of a barrier of trees preferable to that of a new house. Incidentally, the Environment Agency has not seen fit to respond to my request for information as to what its precise requirements are in this respect.

None of the major objections which my neighbours and I raised previously in relation to the issues of floods, traffic, pedestrians and drainage, have been addressed in the revised application. Those objections were not raised solely on aesthetic grounds, nor on the basis of a "not in my back yard" attitude, but were substantive and remain in effect.

It is difficult to avoid the conclusion that the applicant previously changed the line of the bank of the Emmbrook in an attempt to present the Planning Committee and the Environment Agency with a fait accompli, and there is very real apprehension that approval of this application would bring back the threat of floods such as those which occurred here in the 1970s and 1980s. We look to the good sense of the

Planning Committee and our elected representatives on the District Council in general to protect us from these risks. The complacent attitude of the Environment Agency, and its apparent willingness to accept the word of the applicant in all respects, is disappointing to say the least. We should be able to rely on it to safeguard the integrity of existing facilities, and only allow alterations to the status quo when they have been shown to be safe and acceptable to all concerned.

In summary, I would urge you to reject the planning application in all its forms. The proposed house is, and always will be, unsuitable for its location; that location has already been unacceptably modified and the applicant must be required to reinstate the bank of the Emmbrook to its former status and dimensions, as existed at the beginning of this year. I intend to send a copy of this letter to the Environment Agency for their comment.

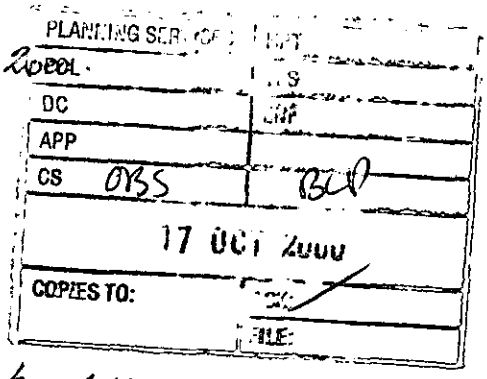
Yours faithfully



C B Elkington

Mr & Mrs S.E. Atwell
11, Meadow Road,
Woking Town
Berkshire. GU21 2TE.

14th October 2000



Dear Mr Mitchell,

REF. PLANNING APPLICATION
No F/2000/1313.

We are in receipt of your letter dated 26th September 2000, stating that you have received further revised plans for the building of a dwelling on the land between No 11 Meadow Road & the Emsbrook.

We can only confirm, again, all the reasons stated in our last two letters to you that such a dwelling should not be allowed to be erected on this site. Our main reasons, again being the flooding problem, the sewage &c.

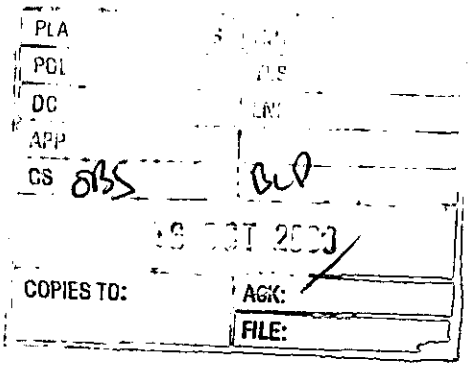
We strongly object to any building being erected on this site.

Yours Sincerely

S. E. Atwell (Mrs)

c.c. MRS. B. POLNIK.
REF. F/2000/1313.
ENVIRONMENT SERVICES DEPT.
PLANNING SERVICES.

Rev. 01.



15 Meadow Road
Wokingham
Berks RG41 2TE

12th October 2000

Mrs B Polnik
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Polnik

Reference your letter F/2000/1313 dated 26 September 2000.

Regarding: Proposed erection of detached dwelling at 44 Meadow Road Wokingham.

Thank you for your letter drawing our attention to revised plans for the above proposed dwelling at 44 Meadow Road.

Having viewed these plans we would just like to repeat that our fundamental objection to the proposal is that the site itself is totally unsuitable for building another detached dwelling. We simply do not think it is wise to propose squeezing in an extra house, outside the natural line of the estate, so close to a stream, where the exact nature of the flood plain is still causing such confusion. Whatever alterations the architect proposes to satisfy any aesthetic objections cannot alter this position.

Yours sincerely

Malcolm Dunmore

Malcolm and Rosalind Dunmore

P.S. This is the third or fourth such proposal for this site. We are disappointed that none of our previous queries and objections have so far been answered.

Rev. PJ.

☎ 0118-978-5051

40 Meadow Road
Wokingham
Berks. RG41 2TD

10th October 2000

PLANNING SERVICES	HPT
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12 OCT 2000	
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Your Ref: Mrs B Polnik
F/2000/1313

Mrs B. Polnik
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mrs Polnik,

re: Planning Application
No.F/2000/1313

I am writing to you in response to your letter of 26 September 2000, regarding the revised plans that you have received, in the form of drawings No.1499/01B and 1499/02A, which are part of the above planning application.

In general, I find that most of the concerns that I expressed to you in my letters dated 23 May 2000 and 20 July 2000 still apply.

Risk of Flooding

The Environment Agency, in a letter to John Kneale, has got itself into the absurd position of saying that No.44 Meadow Road 'does indeed fall within the flood risk area as outlined on the indicative maps', but that the proposed development does not! It is saying this even though it is clear from the spot heights on plan 1499/01B and the front elevation on plan 1499/02A, that No.44 and the proposed development, which are only **1 metre** apart, are on the same level. It is simply farcical to say that the new development is **not** at risk from flooding, when all the properties that surround it **are** at risk.

However, this matter is being taken up directly with the Environment Agency.

Wide Flood Margin

I stated in my previous letter that I was astounded to see that the Environment Agency had allowed the wide flood margin

to remain filled in. However, a letter on your file indicates that the Agency simply asked the current owner to show them where the original bank had been, and did not seek independent verification. All I can say is that the current owner has a very poor memory. The existing river bank is still about 4 metres from where the original bank was. **The wide flood margin remains destroyed**, and adjacent properties have been placed at a higher risk of flooding than they were at the beginning of the year.

This is another matter that is being taken up directly with the higher management of the Environment Agency, because the proposed dwelling would be situated well within 8 metres of the top of the original river bank.

I therefore suggest that this planning application should be **put on hold**, pending the outcome of their investigations, because currently, Environment Agency approval **has been based on incorrect information.**

Increased Size of Site

I notice that the size of the site has increased significantly since the refused 1998 planning application. If you compare the 1:200 site plans, that is plan 138/1 (3/98) from the 1998 application and plan 1499/01B from the current application, you will see what I mean. Actually, the latest plan does not include the normal thick boundary line, so it would be better to use the previous plan, 1499/01A, where the boundary line is clearly defined.

Has the new land been formerly transferred from Wokingham District Council to the owner of No.44 Meadow Road, or has it simply been annexed as part of the filling in of the wide flood margin? The boundary of the site by the bridge has moved by about 4 metres, and having just looked at it, the stream does indeed seem pushed over to the further side of the bridge, and does not pass under it centrally as you might expect it to do.

The Proposed Dwelling

In spite of the revised design, the two-storey part of the building still juts out by at least 2 metres in front of the existing two-storey building line. And of course, the one-storey part of the building remains over 1 metre in front of the existing 1-storey building line. In addition, no attempt has been made to harmonise the design of this dwelling with the design of adjacent houses, which are harmonised in design and materials. It will still stick out like the proverbial sore thumb, and can only have a detrimental effect on the pleasing character of the Riverside Walk. The proposed

dwelling would of course be closer to the Emm Brook than any other house in the vicinity.

As I have pointed out in my previous letters, the south-west elevation of No.44, which overlooks the Emm Brook, is effectively the front of the house containing the front door & hall window, and windows for study, lounge, landing (a large clear window) and a bedroom. This is without doubt the primary elevation of the house, and the proposed application wants to squash a new development **1 metre (39 inches)** in front of it, having to demolish No.44's **front** porch in order to achieve this. Would all these windows have to be frosted, since they would directly overlook another property?

The car parking situation remains as I described in my previous letter leaving no room for a front garden, which is totally out of keeping with the surrounding properties.

The revised plan 1499/02A does not show french windows leading from the unusually small living room into the back garden. So, presumably the developer has no intention of providing these, in spite of his mention of them in his letter to you dated 19 June 2000. Thus, the only way to get to the back garden from the main part of the house is via the front door.

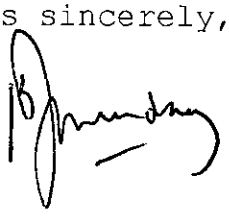
Conclusions

I still firmly believe that this planning application should be **rejected.** In addition, I would suggest that the removed flood precaution measure, described above, should be **reinstated as soon as possible.** The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk.

I have also suggested that this planning application should be **put on hold,** pending the outcome of the Environment Agency's investigations into the matters raised above, because currently, Environment Agency approval **has been based on incorrect information.**

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,

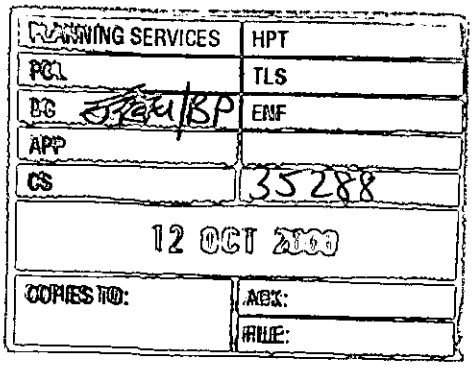


K.J.Munday

Copy letter

40 Meadow Road
Wokingham
Berks. RG41 2TD

10th October 2000



Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

I am writing this in support of John Kneale's letter to you of 7th October 2000, regarding the above planning application.

Destruction of Wide Flood Margin

I first raised this matter with Liz Cook at your Agency on 28th February 2000. As my letter was swiftly passed down the hierarchy, I received an assurance that it would be dealt with, and I was told "We will keep you informed". I was also told that Amanda Reed (Development Control) at Camberley would be dealing with the matter.

By 6th April I had not heard anything, so I wrote to Ms.Reed asking for a brief update. Still no reply. Two further letters to your Agency followed on 18th May 2000 and 23rd May 2000. Eventually on 31st May 2000, 3 months after my initial letter, I rang Ms.Reed. She agreed that she had received my letters, but said she had been on holiday and had been too busy with her many other sites to respond. When I asked if she was aware that lower Meadow Walk had been flooded again such that some residents' cars were marooned in their garages for the best part of a day, she replied with something to the effect that "it had been rather wet lately"! I didn't get any significant update on the situation from this phone call. Nor did I ever get a reply to my letters.

On 8th August 2000 I sent a letter to Terry Hind (Flood Defence Inspector) at Camberley, having seen a letter from him to a neighbour stating that the Agency had ordered a reinstatement of the original bank line. I asked him when the reinstatement was going to happen. I have not received a

reply. A further letter, requesting a reply, was sent to him on 5th October 2000.

Mr.Robertson, I can assure you that the wide flood margin **has not been reinstated** by the owner of 44 Meadow Road or his developer.

I moved to this address in 1964 and so I saw the floods in 1968, and the misery caused to those whose houses the floodwater entered, because it had also flooded a sewer which runs parallel to the Emm Brook. I also saw the wide flood margin dug out, as one of a number of flood prevention measures taken later on in 1968, as a result of the flooding. This wide flood margin was filled in, using many dumper-truck loads of soil, early this year by the owner/developer, and it **remains** filled in.

A letter held on file at Wokingham District Council says that your Agency's approval is partly based on the new dwelling being more than 8 metres from the top of the 'restored' river bank. A further letter indicate that your Agency determined the line of the original river bank by simply asking the owner/developer, without seeking any further independent verification. This was surely an extremely naive act (assuming, of course, that no malpractice has occurred). As a result, the Agency has been misinformed, and the proposed dwelling would actually lie well within 8 metres of the top of the original river bank.

I therefore suggest that you <u>immediately</u> object to the above planning application, because your previous acceptance has been based on <u>false information</u>.

<u>Risk of Flooding</u>

You really have got into an absurd situation by saying that the proposed dwelling will not be at risk of flooding, but that No.44 will. And of course, you have also sent letters to households further up the (slight) hill, telling them that their properties are at risk too!

Your assertion that the proposed dwelling is not at risk of flooding is based on some undisclosed 'detailed ground levels' given to you by the developer. Since your conclusions based on these seem to contradict the information provided in the plans attached to the above planning application, you need to make public these 'detailed ground levels' so that this discrepancy can be resolved.

From the plans deposited with Wokingham District Council, it is quite clear that No.44 and the proposed new dwelling, which

are only **1 metre** apart, are on exactly the same level, with the new dwelling being between No.44 and the stream!

The Environment Agency is in danger of becoming a laughing-stock if it fails to recognise that 'water will always find its own level'.

I therefore suggest that you immediately object to the above planning application, because the site is at considerable risk of flooding.

Other Matters

Another letter from your Agency, on file at Wokingham District Council, tells the developer that in 1968 (prior to the wide flood margin being dug out) the floodwater remained within the Emm Brook channel! This is blatantly untrue. How did the floodwater get into the houses in Meadow Walk then? How did it surround Nos.13, 15, 42 & 44 Meadow Road? Why was the wide flood margin dug out? I saw this all happen with my own eyes. The letter actually makes the very strange statement "Therefore this flood must have been confined within the channel, ...". If only all floods were like that!

I cannot help but get the feeling that your Agency is acting as an agent for the developer and is ignoring the valid concerns of other local residents. It is also ignoring the truthful information provided by local residents and listening only to those who have vested interests.

I am fed up with seeing statements from your Agency that say 'black is white'! And of course I am also fed up with not receiving any replies to my letters. Let's hope that this one is not mislaid!

Yours sincerely

K.M.

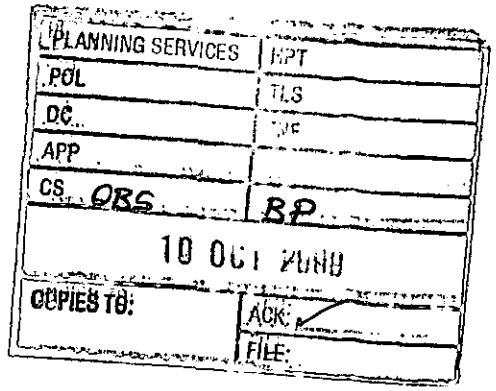
Ken Munday

Copies: The Rt. Hon. John Redwood, MP

✓John Mitchell, Development Control Manager,
Wokingham District Council

Rev Pl.

34 Curl Way, Wokingham, Berks. RG41 2TJ



8th October 2000
Reference Application Number F/2000/1313

Mrs. B. Polnik
Environmental Services Dept
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham, Berks. RG40 1WR

Dear Mrs Polnik

Proposal: Proposed erection of detached dwelling – 44 Meadow Road, Wokingham
Drawing Nos 1499/01B and 1499/02A

We wish to continue our objections to the above proposed development.

1 / Planning consent for the properties in Meadow Road and its environs as originally approved by the Council some 40 or 50 years ago resulted in a density of housing which gave a pleasant and spacious appearance to the whole area. To my knowledge nothing has significantly altered in the meantime to justify a change by the Council in this approach.
Objection no 1 is that the developer is squeezing a second property into the area originally approved by the Council for a single dwelling. Inspection of the house plans indicates a proposed property which is totally out of keeping/character with houses in the immediate vicinity and as such will detract from the pleasing appearance of the area.

2 / The above application has only been made possible by the developer negating the flood prevention measures taken in the 60's to reduce the risk of flooding in the immediate area of the bridge in Meadow Road. I am at a loss to understand why the Environment Agency (EA)appears to be facilitating this application by default. The developer proposed backfilling/improving? /restoring? the bank of the Emmbrook and the EA simply stated that it had been carried out in accordance with the drawings. Where is the authorisation from the EA requesting this work to be carried and what ENVIRONMENTAL reasons do they give for eliminating previous flood prevention measures?
Objection no 2 is that the Environment Agency appear not to have carried out a proper investigation into the characteristics of the Embrook in flood as influenced by the developers unilateral decision to change the profile of the bank. Since the change in profile we have already experienced flood water levels at the bridge approaching those

prior to the flood prevention measures of the 1960's. An Environmental impact study should be carried out as a matter of urgency and certainly before any further applications are considered.

3 / As residents of Curl Way for 24 years we have on at least a dozen occasions suffered from flooding in the road and into our driveway. This flooding is a result of surface water being unable to drain into the Emmbrook because the end of the drainpipe becomes blocked by silt and roots. Our numerous requests to the Council to investigate and remedy the problem have been met with TOTAL DISINTEREST as evidenced by lack of any subsequent action by the Council. As a result of my most recent call in June/July of this year the Councils Mr George Hain (now retired I believe) promised that he together with Mr Terry Parsons would be in touch to arrange a site meeting, I am still waiting for a call!!!! On each occasion in the past I have climbed down into the brook and cleared the obstruction to prevent further flooding. I do not propose to do this in future as it is clearly the responsibility of the Council and /or the EA to take remedial action.

Objection no 3 Once again I request that the Council/EA put their minds to resolving EXISTING problems related to flooding in the area as described above and that the Environmental study requested includes the impact on existing and potential flooding both upstream and downstream of the proposed development before considering any further planning applications for this site.

4 / I notice that the developer has suggested that the removal of the trees from the front of the site is to improve safety when entering/exiting the property. The trees would have to be removed anyway to facilitate access to the site by car. The point at issue here is that the railings and their supporting piers would impair the vision of the road for anyone exiting the site by car. I need hardly remind the Council that Meadow Road is used by large numbers of children attending one of the four schools in the area. The bridge acts as a funnel which the children have to pass through every day.

Objection no 4 We object to this application on the basis that the proposed development would create an accident waiting to happen in an area used by the general public but especially by our schoolchildren.

We wish to add the following comments with respect to the application:

A/ Residents in the area have recently received notification from the EA that they are "at risk" from flooding. I have no reason to suppose that the proposed development is not "at risk". It would be interesting to know if the Council's view is to approve or reject further development in such areas.

B/ At least 6 properties within 200 yards of the proposed development have suffered from subsidence in the very recent past. Again I would be interested to know if the Council's view is to approve or reject further development in such areas.

C/ I accept that the building plans are subject to Building Regulations including Fire Regulations. The current drawing still shows only one door for access/egress to the living areas. The developer states that the garage has an external door, however this is not accessible via the living area. I also note that in order to conform to Fire Regulations the developer has stated that, "It would be very easy to convert the living room windows to French casements". I assume that this type of comment is not acceptable for Building Regulations in cases where planning approval has been given.

In conclusion we remain resolutely opposed to the application on the basis that is totally unsuitable for the site proposed for the reasons shown above.

Yours sincerely,

David Hollands CEng MIMechE and Jennifer Hollands BSc.

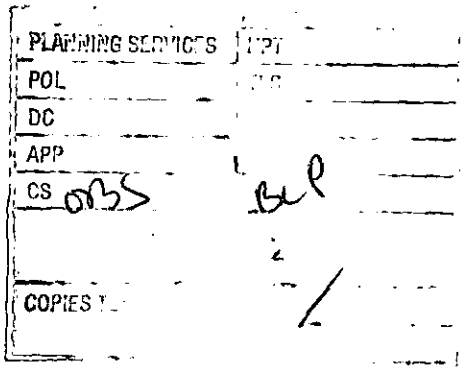
By hand 12.10.00.
obs letter.
Rec'd.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

12th October 2000

Your Reference:
Mrs B. Polnik/F/2000/1313

Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks.
RG40 1WR



Dear Madam,

Planning Application No.F/2000/1313
Revised Additional Plans - Drawing 1499/01B & 1499/02A

In response to your letter of 26th September 2000, regarding the revised plans that you have received, in the form of drawings1499/01B & 1499/02A, my observation to you is that these are quite irrelevant, as they do not address any of the concerns expressed in my letters dated 24th May 2000 and 20th July 2000.

The Site

The site is not big enough for an additional dwelling! If the Environment Agency insisted on the restoration of the original wide flood margin, as they should, there would not be sufficient flat ground on which to build an additional dwelling to the Agency's planning criteria.

Comparing site plan drawing 138/1 of 4th March 1998 (supporting outline planning application 98/67228/0) with site plan drawings 1499/01A & 1499/01B these latter drawings would appear to show :-

1) The site boundary has been moved and the whole site significantly enlarged.

2) The route of the water course would seem to have changed.

3) The width of the Emm Brook would seem to have halved.

My letter of 4th August 2000 refers.

The Proposed Dwelling

a) Siting

The proposed siting of this dwelling shown on the latest drawing still leaves it just over 1 metre away from the existing house, No.44 Meadow Road.

This is ridiculously close, and would make it very obvious that the proposed dwelling had been pushed in and was completely contrary to the council approved Sunley Estate of nearly 40 years ago, which resulted in a density of housing giving a pleasant and spacious appearance to the whole area.

b) Proposed House Plan

The existing Sunley houses were harmonised in design with either a tile hung or wood cladding elevation.

The proposed house would appear to be of all brick construction and it would seem that no attempt has been made to try to harmonise either the design or the materials with the existing houses.

The siting and design of this proposed dwelling would make it stick out like the proverbial sore thumb and also devalue the environmental asset of the Riverside Walk.

Flooding Risk

The attentions of the appropriate personnel of the Environment Agency would seem to have been poorly addressed, giving a strong impression of bias towards the developer, and little consideration for all the householders affected by this proposed development.

This may have been due to a lack of experience by the Agency personnel charged, in the first instance, with examining this planning application. I find it quite extraordinary that the Agency did not raise any objections to this proposal.

One letter from the Agency on your file is quite amazing! This is a copy letter dated 31st January 2000 from Amanda Reed to Tony Day of the Day-Tanner Partnership. Quote (with my underlining) :-

"I can confirm the upstream and downstream floodwater levels measured during the 1968 flood event along the Emm Brook are below the ground levels quoted on your fax. Therefore, this flood must have been confined within the channel, and as such the site is not considered within the 1968 flood plain of the Emm Brook."

My comments on this very definite statement are :-

1) If the water of the Emm Brook had been confined within the channel there would not have been a flood in the Meadow Road and Meadow Walk area.

2) There are presently a number of residents in this area who personally observed this flooding, and can confirm the floodwater entered the houses in Nos. 8 & 9 Meadow Walk and rose to about the damp-proof course level at Nos. 13, 15, 42 and 44 Meadow Road.

Environment Agency

It would seem that Environment Agency approval of this planning application has relied on misleading information supplied by the developer.

You will have seen my letters to Mr Archie Robertson of 13th September 2000 and 7th October 2000, and I now enclose a copy of his letter dated 9th October 2000, in which he states that a full response will be with me by the 20th October 2000.

I am hoping that an independent re-evaluation, within the Environment Agency of all relevant facts will result in a change of mind and a refusal of this planning application.

In the meantime might I suggest that you consider placing this planning application on hold, pending the outcome of further investigations, as it would seem that approval by the Environment Agency has been based on incorrect information.

Yours faithfully,

J. Kneale.

cc Councillor R.F.N.Eke, M.B.E., D.F.C.

Our ref: CAR/kw/1000-07
Your ref:

Date: 9th October 2000

ENVIRONMENT AGENCY

RECEIVED 10TH. OCTOBER 2000

Mr J Kneale
42 Meadow Road
Wokingham
RG41 2TD

Dear Mr Kneale

WOKINGHAM DISTRICT COUNCIL – PLANNING APPLICATION NO F/200/1313

Further to my letter of 26th September I aplogise for not enclosing the letter to the District Planning Officer which is now enclosed.

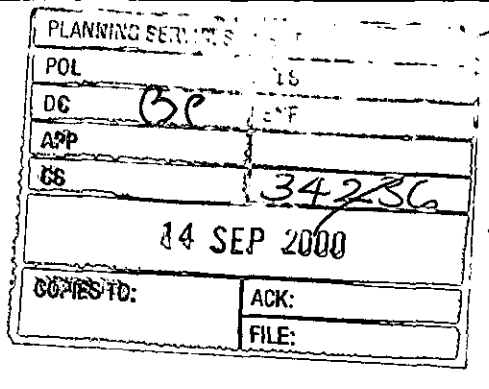
Your letter of 7th October is being dealt with and a full response will be with you by the 20th October.

Yours sincerely

ARCHIE ROBERTSON
Director of Operations

Enc:

Environment Agency
Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD
Tel: 01454 624407 Fax: 01454 624014



John

Rec'd.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

13th September 2000

The Right Honourable John Redwood, M.P.
House of Commons
Westminster
LONDON

Dear Mr. Redwood,

Flood Warning Codes

and Planning Application No.F/2000/1313 with Wokingham District Council

Enclosed are copies of my letters to Mr. Archie Robertson, Operational Director of the Environment Agency, together with copies of his letters of July and September 2000.

Firstly, I must ask your forgiveness for involving you by adding your name on my recent letter to Mr. Robertson.

This planning application has been rumbling on since early this year and had reached a point where we needed some leverage to get the Environment Agency to take some notice of the affected residents concerns.

Hopefully, by adding your name on my letter, this might be achieved, and I am ready to absorb your wrath for not consulting you beforehand. In mitigation, time has become of the essence.

You are a very busy man and hopefully, we will not need to ask for your help. If we do, we would be grateful if you were able to do so.

In the meantime, the enclosures should give you the 'bones', and are presently for information only.

Yours sincerely,

J Kneale

J. Kneale.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

13th September 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS12 4UD

Dear Mr. Robertson,

Flood Warning Codes

and Planning Application No.F/2000/1313 with Wokingham District Council

Thank you for your letter informing me, again, that I live in a flood risk area. In the second paragraph of your letter, you state "The Environment Agency aims to help you to better protect yourself and your home".

If this is so, it would be reasonable to conclude that your agency is as concerned with the preservation of established flood prevention measures, as it is with advising on flood protection.

Seven weeks ago, I wrote to you in connection with planning application No.F/2000/1313 with Wokingham District Council, asking why your agency had acquiesced in the destruction of a long established local flood prevention measure in the Emm Brook, which increased the risk of flooding to my property, and to those adjacent.

Apart from a post-card acknowledgement of my letter of 25th July, your agency has not responded.

A few days ago, I was informed by the officer handling application No.F/2000/1313 at Wokingham District Council that your agency had been consulted on this application and that no objections had been raised to it!

I find it incomprehensible that your agency does not object to this recent planning application, when in May 1998 objections were made to a similar proposed development, mainly on the grounds that the development lay within an area of land which is liable to flood! How apposite your recent letter is!

Circumstances would not appear to have changed since May 1998, except for an increase in the risk of flooding due to the recent destruction of the local flood prevention measure, so how can your agency not object to planning application No.F/2000/1313?

For your assistance, a copy of Mr.C.Bedford's letter of 1st May 1998 from your agency is enclosed.

Your agency's apparent lack of concern for the protection of the property of those householders in Meadow Road, Meadow Walk and Meadow Way, to whom your September letter was sent, has created a general scepticism of the sincerity of you stated aims. This could be removed by your agency objecting to planning application F/2000/1313 and the insistence on the restoration of the destroyed flood prevention measure in the Emm Brook.

Enclosed is a copy of my previous letter to you, dated 25th July 2000, and I would request that you now take a personal interest in this matter, since passing it on to others does not result in any response.

The report by Charles Clover in the *Daily Telegraph* of Monday 11th September 2000 about your agency's warnings on future flood risk would seem to be very relevant. In case your press office has not already supplied you with a cutting, I enclose a copy.

Yours sincerely,

J. Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham (with copies of appropriate letters)

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

- Councillor R.F.N.Eke, M.B.E., D.F.C.

The New Flood Warning Codes

ENVIRONMENT AGENCY

42 Meadow Road
WOKINGHAM
Berkshire
RG41 2TD

80631

Royal Mail
2 Postage Paid BD 276

1/567780/EAR

Your Ref: 42QT5

Flooding. You can't prevent it. You can prepare for it.

If undelivered please return to the Environment Agency:
c/o The Stables, Manor Farm,
Chilcompton, Bath BA3 4HP

The New Flood Warning Codes

ENVIRONMENT AGENCY

Dear Householder UNDATED - RECEIVED SAT. 9TH. SEPT 2000

As you may know, you live in a flood risk area. Only three months ago, 1,000 homes were flooded in Yorkshire, County Durham and Sussex, when heavy rain caused swollen rivers to burst their banks. The damage, in insurance terms alone, was estimated at £12 million.

Whilst you can't always stop flooding, with the right preparations in advance, and by responding swiftly to warnings when they are issued, there is a great deal you can do to reduce the impact of a flood. The Environment Agency aims to help you to better protect yourself and your home.

On the back page of this letter you will find a useful checklist of advance preparations that really can make a difference. We've also enclosed a Guide to the new Flood Warning Codes. This explains how we issue warnings to the public and provides practical advice on what to do when you see or hear a warning for your area. Please do read this Guide and keep it in a safe place.

The new warning system is live from 12th September 2000 throughout England and Wales (replacing the old yellow, amber and red colour-coded system). For the first time, the Agency is now able to issue a general early alert for flooding for all water courses, known as Flood Watch.

Recycling Details
This letter has been printed on 100% recycled paper. If possible it should be recycled after you have read it. The enclosed card is made from recyclable plastic so it will remain intact in the event of a flood.

Contact Details
Environment Agency
National Flood Warning Centre
Swift House, Frimley Business Park
Frimley, Camberley, Surrey GU16 7SQ

Telephone 01276 454 725
Fax 01276 454 747

www.environment-agency.gov.uk

Environment Agency

Floodline
0845 988 1188

Flood warnings are issued on radio and television, as well as TV text services. In some areas we can also issue warnings direct to your home by telephone, fax, pager, sirens or from a local flood warden. If you already receive warnings directly in one of these ways you will continue to do so under the new system.

The Environment Agency also runs Floodline 0845 988 1188 (a telephone advice and information service). You can listen to up-to-date recorded flood warning information for your area 24 hours a day. You can also talk to our trained Floodline operators from 8am to 8pm weekdays and 10am to 4pm weekends and bank holidays. They can provide advice and details of the local service for your area including new quick dial numbers to help you find out if local warnings are in force. A set of useful factsheets is also available in braille, audio cassette and other languages.

Please remember to keep your Guide and don't hesitate to call us at Floodline.

Yours faithfully

Archie Robertson
Operational Director, Environment Agency

→ HE IS BASED AT:-
RIO HOUSE,
WATERSIDE DRIVE,
AZTEC WEST,
ALMONDSBURY,
BRISTOL,
BS12 4UD

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

The New Flood Warning Codes

Environment Agency
Floodline
0845 988 1188

Flooding. You can't prevent it. You can prepare for it.

Look around your home, and imagine it with two or three feet of water running through it. How would you cope? Use this handy checklist in advance of a flood. Don't wait for a flood to prepare for a flood!

Flood Plan Checklist

- ⬭ Keep a list of **useful numbers** to hand eg: your local council, the emergency services, your insurance company, and Floodline – 0845 988 1188.
- ⬭ Have a few **sandbags** or floodboards prepared to block doorways and airbricks.
- ⬭ Make up a **Flood Kit**, including a torch, blankets, waterproof clothing, wellingtons, a portable radio, first aid kit, rubber gloves and key personal documents. Keep it upstairs, if possible.
- ⬭ Talk about possible flooding with your family or those you live with. Consider writing a **Flood Plan**, and store these notes with your Flood Kit.
- ⬭ Make sure you know where to turn off your **gas and electricity**.
- ⬭ What about your **pets**? Where will you move them to if a flood is on the way?
- ⬭ Think about your **car**. Where could you move it to in the event of a Flood Warning?
- ⬭ Get into the habit of storing valuable or sentimental **personal belongings** upstairs or in a high place downstairs.
- ⬭ Think about **medication**. In the event of a flood, you'll still need to take it.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

25th July 2000

Archie Robertson, Operational Director
Environment Agency
National Flood Warning Centre
Swift House
Frimley Business Park
FRIMLEY, Surrey. GU16 7SQ

Dear Mr. Robertson,

Flood Warning Service Changes

Thank you for your recent letter, regarding the changes that the Environment Agency is making, to improve the flood warning service that you provide. After talking to your Floodline help desk, I find that my house together with other adjacent low-lying houses are on a register of properties at risk of flooding from the Emm Brook. This I can understand, because of the flooding problems that have occurred in the past.

What I cannot understand is why, earlier this year, the Environment Agency has permitted a local flood prevention measure to be taken away, thus increasing the risk of flooding to my property, and to those adjacent!

The sequence of events is as follows. A few years after the estate upon which I live was built, a local stream, the Emm Brook, overflowed its banks following a heavy storm. Floodwater entered a few of the houses on the estate, while others, including mine, were surrounded by water, which reached up to just below the level of the damp-proof course. As a result of this flooding, several measures were taken to prevent it happening again. One of these measures was to cut out a wide flood margin on land adjacent to the stream, which would retain floodwater in the event of another heavy storm. Since then, to my knowledge, no water has encroached upon any house in the area.

However, earlier this year, the property adjacent to the stream, and upon which the wide flood margin was dug, was put on the market. It was advertised as having "Potential for Building Plot (Subject to Planning Permission)", even though outline planning permission had been refused by Wokingham District Council two years earlier. A local builder has become the prospective purchaser for the property, and has applied for full planning permission to build a new dwelling between the existing property and the stream. In preparation for this, he has brought in many dumper-truck loads of soil, and completely filled in the wide flood margin that has existed for over 30 years. Since it was filled in, and after a relatively moderate thunderstorm,

the Emm Brook overflowed its banks again and covered the lower part of the roadway of Meadow Walk. A long-standing resident of Meadow Walk tells me that he hasn't seen the water so high since the original flooding.

In a letter to Wokingham District Council, supporting the planning application, the architect for the prospective purchaser claims that the new line of the river bank, without the wide flood margin, "has now been dealt with to the Environment Agency's satisfaction". Although, in their objection to the outline planning permission just two years ago, the Agency said "Note to Planning Authority: Under the water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency (Thames Region) is required for any works in, over, under or within 8m of any main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case."

The main objection of the Agency two years ago was that "The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere." However, the architect claims that there is no risk of flooding to local properties because "The site is not within the flood plain of the Emm Brook, as confirmed by the Environment Agency on 31st January 2000". This seems to contradict your recent letter and your Agency's register of properties at risk.

Please could you investigate this apparent contradiction for me, and let me know your findings. To assist this, I can provide you with the following details. The land I am referring to is situated between 44 Meadow Road, Wokingham and the Emm Brook. And it is the subject of Planning Application No.F/2000/1313 with Wokingham District Council.

I am sure that you can understand my concerns regarding this matter. For as you say, flooding is an important issue for us all, and we know that climate change may mean floods happen more often in the future. And if you live close to a river that has been known to flood in the past, you take these things very seriously indeed, particularly when a flood prevention measure is removed.

Yours sincerely,



J. Kneale.

RECEIVED 10.00AM MONDAY 17 JULY 2000
WHY HAS IT BEEN SENT TO THIS ADDRESS?

42 Meadow Road
Wokingham
Berkshire
RG41 2TD

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - *whether we like it or not - happen regularly in this country.*

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

ENVIRONMENT AGENCY
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you **only** wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Your Ref: 09/67228/O
Our Ref: SU86NW/16/20

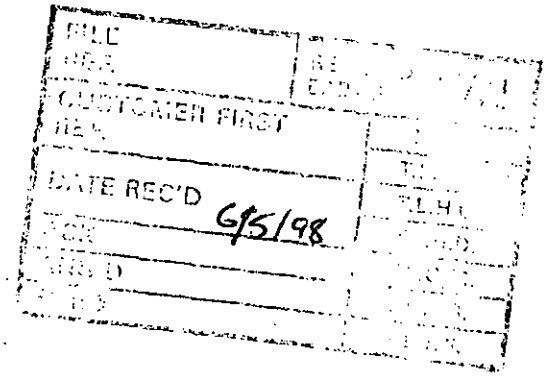
1998 APPLICATION

ENVIRONMENT AGENCY

Please Reply to: Chris Bedford on 0118 975 7063

Date: 1 May 1998

Head of Development Control
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR



for the attention of Mr Bhavash Vashi

Dear Sir

PROPOSED : **Erection of one dwelling (Outline)**
LOCATION: **Land adjoining 44 Meadow Road, Wokingham**
APPLICANT: **Mr M H Schofield**

Thank you for your letter dated 25 March 1998 which was received on 30 March 1998. May I first apologise for the delay in responding. We have circulated details of the above proposals to relevant parts of the Environment Agency, and our comments are as follows:

The Environment Agency **OBJECTS** to the proposed development for the following reason:

REASON: The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

REASON: The proposals include development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone.

(Note to Planning Authority: Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency (Thames Region) is required for any works in, over, under or within 8m of any main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case.)

Advice to Planning Authority

Flooding and Land Drainage: contact Matthew Hayes on 0118 975 7056

The site is within an area which is shown in maps held by the Agency as liable to flooding from the Emm Brook. The development would therefore be contrary to the relevant District

Environment Agency (Thames Region) Customer Services (South East Area)
Lyon House c/o Kings Meadow House, Kings Meadow Road, Reading RG1 8DQ
Tel: 0118 975 7057/7962 Fax: 0118 975 7090

Cont'd .....

Plan and Structure Plan policies, as well as to the Agency's own policy on development in areas liable to flood. As well as obstructing flood flow and reducing flood water storage capacity, the development would place an additional resident household at risk from flooding.

Conservation: contact Darren Towers on 01483 577655

The plan shows the dwelling coming at its nearest point to about 3 metres from the Emm Brook. Although this is an outline application, with siting reserved for further determination, the Agency considers that it has not been demonstrated that a dwelling can be accommodated on this site while still allowing an adequate buffer to the watercourse.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank-dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character which provides for a range of vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

WITHOUT PREJUDICE

If, notwithstanding the above advice, the Borough Council were minded to permit this proposal, then we ask that you contact us again for advice as to how its adverse impact may be minimised.

Would you please let us have a copy of any decision notice issued.

Yours faithfully

Chris Bashford

Development Planning Officer

cc Mr Martin Schofield ARIBA, 16 Crutchfield Lane, Walton on Thames, Surrey KT12 2QZ

Britain hit by 30 floods in as many months

1 Bishop Auckland, Co Durham, Jun 2000
2 Calder Valley, York, Jun 2000
3 Rochford, Essex, May 2000
4 North Kent, May 2000
5 Uckfield, Petworth, Robertsbridge and Horsham, Sussex, May 2000
6 Bracknell, Berks, May 2000
7 Bucks, Beds, Northants and Lincs, Apr 2000
8 IOW, Hants and Sussex coasts, Christmas 1999
9 Devon and Cornwall, Dec 1999
10 Somerset Levels and Moors, Hants Dec 1999
11 Severn Estuary, Evesham, Dec 1999
12 Pevensey and Selsey, Sussex, Oct 1999
13 Birmingham, Coleshill, Warwicks, Sep 1999
14 Chorley and Whittle-Le-Woods, Lancs, Aug 1999
15 W Midlands, Aug 1999
16 Malton and Norton, Yorks, Mar 1999
17 Sussex and S Kent coasts, Jan 1999
18 Kendal, Cumbria, Jan 1999
19 Whatton and Aslockton, Notts Christmas 1998
20 Sussex coast, Oct 1998
21 Mid and East Devon, Oct 1998
22 Severn Valley, Oct 1998
23 Aberfan and Vale of Glamorgan, Oct 1998
24 Derbys, Gtr Manchester and Cheshire, Oct 1998
25 Hellifield, N Yorks, Oct 1998
26 Northants, Beds, Bucks and Cambs, Apr 1998
27 Banbury and Kidlington, Apr 1998
28 Warwicks, Glos, Leics and SE Wales, Apr 1998
29 Selsey, Sussex coast, Jan 1998
30 River Severn, Dec 1997

Jan 1999, Kendal Cumbria
50 properties flooded by localised flash floods

Mar 1999, Malton and Norton, Yorks
120mm of rain in 48 hours. 120 properties flooded by the Derwent and its tributaries

June 2000, Calder Valley, York
Over 700 homes flooded in Todmorton and towns along Calder Valley. Road and rail travel disrupted

Oct 1998, Severn Valley
Nearly 400 properties flooded as 250mm of rain fell in seven days. Vast areas remained under water for nearly two weeks

Apr 1998, Northants, Beds, Bucks and Cambs
Over Easter, two people died in the worst floods to hit the area for over 100 years. Damage estimated at hundreds of millions of pounds

May 2000, Uckfield, Petworth, Robertsbridge and Horsham, Sussex
River Uck burst its banks flooding shops, homes and more than 100 caravans

Christmas 1999, IOW, Hants and Sussex coasts
Torrential rain, 80mph winds and fierce tides on Christmas Eve. 150 homes flooded and 100 properties evacuated at Selsey

Oct 1998, Aberfan and Vale of Glamorgan
Two people killed and 750 properties flooded across a large area of South Wales

Dec 1999, Devon and Cornwall
More than 80mm of rain in under two days left 100 homes flooded across Devon and Cornwall, in some of the worst river flooding for 20 years

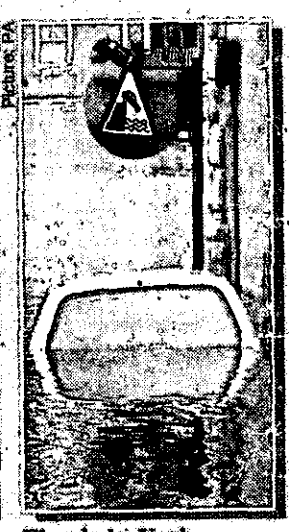
Apr 1998, Banbury and Kidlington, Oxon, Leamington Spa, Stratford, Warwicks
River Cherwell burst its banks and reached record levels, flooding property and a leisure centre. 20 caravan sites on the Avon and 1,000 more homes flooded, two people drowned

Information supplied by the Environment Agency



Picture: Kent News & Pictures

Kent firemen use boats to rescue people


Picture: PA

Floods in York


Picture: Press Association

Twister hits Humberside

Stand by with the sandbags for a future of floods

Increasing rainfall, more storms and rising seas will put property – and people – at risk, reports **Charles Clover**

CLIMATE change has made Britain a "hot-spot" for flooding, in which the risk to lives and property will increase tenfold over the next century, the Environment Agency said yesterday.

Five million people already live in flood risk areas in England and Wales and 25 people have died in floods in the past two years, according to the agency, which now has responsibility for issuing flood warnings.

Over the next century, today's extreme floods will become the norm and the agency is launching Flood Action Week to draw attention to precautions that people can take to protect themselves.

However, the agency's claim that Britain has become a flooding "hot-spot" in global terms — compared with notorious flood zones such as Bangladesh — earned a mild rebuke from the Department of the Environment, Transport and the Regions, where a spokesman described the claim as "artistic licence."

But the Department agreed that there were definite flooding "hot-spots" within Britain and that the agency's predictions, derived from the Met Office's Hadley Centre for Climate Change, were the most accurate available.

The Environment Agency said that while the North and West would see the greatest increase in rainfall, the danger of flooding was greatest in the South-East, where most of the new development was predicted to take place.

There, sudden intense thunderstorms were likely to increase and there would be a danger of flooding of low-lying land due to the rise in sea level.

The agency said that the present year's figures were in line with predictions of heavier rainfall becoming three to four times more common and annual rainfall increasing by 10 per cent in England and Wales, together with more intense storms locally. April was the wettest month since records began in 1766, washing out the British Grand Prix at Silverstone. The May bank holiday was a washout too with rivers in the South-East bursting their banks.

In June, unusually severe summer rain caused 1,000 homes to be flooded across Yorkshire and County Durham. A cloudburst of fish, sucked up by a tornado, fell on the beach at Great Yarmouth on Aug 6. Hailstones fell in Hereford and snow in Hull on Aug 21. On the same day tornadoes were recorded in the Humber.

This century, the sea is expected to rise by 15-50cm as glaciers and snowfields melt.

By the 2050s, the rise in level due to climate change will increase the frequency of dangerously high tides from once a century to once a decade, threatening structures such as the Thames Barrage, according to the Environment Agency. Sir John Harman, chairman of the agency, said: "Flood risk is now a daily fact of life in England and Wales. Looking at recent history, reports of flooding are now on average nearly twice as frequent as they were 100 years ago.

"More worryingly, with climate change, we could see up to a tenfold increase in flood risk over the next century.

"Awareness is increasing gradually, but still only one person in 20 makes any kind of preparation for a flood, and more than a third of people at risk don't know whether their insurance will cover them.

"You may never have been the victim of a flood, but that doesn't mean your home is not at risk. Last year only one in eight people who were flooded had experienced a flood before."

The agency advocates simple preparations, such as taking out adequate insurance, protecting vital documents such as insurance certificates, and clearly marking gas and electricity switches because supplies will need to be turned off if a flood is forecast.

This, and advice on how to make a "family flood plan", is given on a telephone hotline: 0845 988 1188.

The agency, which took over the responsibility for flood warning from the police, was criticised by an independent inquiry for failing to warn 4,500 families caught up in the Easter floods of 1998, which flooded 3,000 square miles.

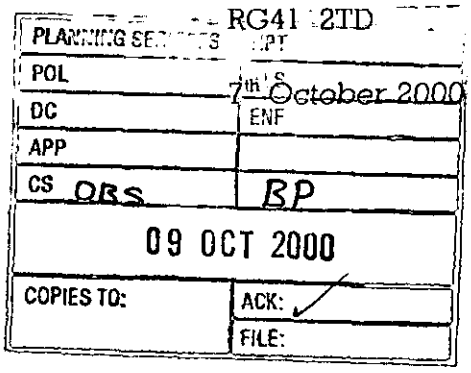
The inquiry, by Peter Bye, former chief executive of Suffolk county council, concluded: "More important, people did not know what to do when they were warned."

The agency set up a National Flood Warning Centre in April and plans to spend more than £100 million over 10 years increasing public awareness.

Rev. PI.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

7th October 2000



Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr. Robertson,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter dated 26th September, which I received on 3rd October. However, the enclosures that you mentioned were not enclosed.

Unfortunately, your explanation does not clarify the position concerning the two issues that I raised. This is because it contradicts the evidence of my own eyes.

Flood Risk Area

I would very much like to see a copy of the 'detailed ground levels' referred to in your letter, because in the site plan deposited with the Wokingham District Council, a spot height for the new development is given as 47.50 metres. This is lower than the level given for the existing DPC of 44 Meadow Road, which is 47.91 metres. Hence, if No.44 floods, so will the new development.

You can see by just looking at the new site that it is on much the same level as No.44. It would be a nonsense to say that the new development does not fall within the flood risk area, when it is right next to the stream, and all the houses that surround it are within the flood risk area.

In fact, No.44 and the proposed new dwelling are only 1 metre apart, and the front elevation of the house plan deposited with Wokingham District Council shows them to be at exactly the same level.

Wide Flood Margin

Regarding the destruction of the wide flood margin, I can assure you that the river bank has not, repeat NOT, been restored to the position that it was in at the start of this year.

By way of further explanation, I enclose a copy of a letter sent to the Environment Agency by my neighbour. He tells me that he is still waiting for a reply. Perhaps this is another letter that has gone missing within the Agency.

The problems would seem to arise where Agency personnel do not seek independent verification when ascertaining 'facts'. For example, I have seen a letter from the Agency to Wokingham DC saying "We will therefore be seeking ... to meet with the present owner, and agree the position of the original bank".

Do you really believe that the present owner is going to give you a reliable answer regarding this matter? It was the present owner who allowed the developer to illegally (i.e. contrary to the Water Resources Act 1991 and the Land Drainage Byelaws 1981) fill in the wide flood margin, thus moving the river bank, in order to place the proposed dwelling just 8 metres away from the new bank. It is simply not in the pecuniary interest of the present owner or the developer to tell you exactly where the top of the river bank originally lay.

I am sure you will realise that I am not the only one to be concerned by these matters. Several of my near neighbours have asked to be associated with this letter, and their names and signatures appear below.

Yours sincerely,

J. Kneale.

We the undersigned support and agree with the statements made in the above and attached letters.

Mr & Mrs Holmes, 7 Curl Way .....

Mr & Mrs J Hollands, 34 Curl Way .....

Mr & ~~Mrs~~ C Elkington, 32 Curl Way .....

Mr M Bending, 1 Meadow Way .....

Ms M Wade, 3 Meadow Way .....

Mr G Summergood, 5 Meadow Way .....

Mr & Mrs Snape, 7 Meadow Way .....

Mr & Mrs Watson, 9 Meadow Way .....

Mr & Mrs K Munday, 40 Meadow Road .....

Mrs A Kneale, 42 Meadow Road .....

Mr & Mrs Dunmore, 15 Meadow Road .....

Mr & Mrs Gilliam, 13 Meadow Road .....

Mr & Mrs Atwell, 11 Meadow Road .....

Mr & Mrs L Smith, 9 Meadow Road .....

Mr & Mrs Grady, 8 Meadow Walk .....

Mr & Mrs Turner, 9 Meadow Walk .....

---

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

- Councillor R.F.N.Eke, M.B.E., D.F.C.

Our ref: CAR/kw/0900-52
Your ref:

Date: 26 September 2000

ENVIRONMENT AGENCY

Mr J Kneale
42 Meadow Road
Wokingham
Berkshire
RG41 2TD

Dear Mr Kneale

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION F/2000/1313

I refer to your letters dated the 25th July and 13th September. Please accept my apologies for our failure to reply to the first of these letters. Despite the post card acknowledgment that you received, we have been unable to trace the original letter. We have taken steps to ensure that this cannot recur in future.

The maps used for our recent Floodline campaign are referred to as Indicative Flood Maps. These represent our current best estimate of flood risk, which are updated annually to incorporate the results of more detailed modelling studies and the latest local information on flooding.

The site at 44 Meadow Road does indeed fall within the flood risk area as outlined on the Indicative Maps, therefore we objected to the May 1998 planning application. As a consequence of our objection, there was discussion with the developer about the current application (F/2000/1313). He provided us with detailed ground levels that demonstrated to our satisfaction that the proposed development would not be flooded. I enclose, for your information, a copy of our comments to Wokingham Distict Council about the application.

NOT INCLUDED

With respect to Emm Brook, we became aware of works that appeared to involve infilling of part of this brook at the same site in February 2000. Following our intervention, however, restoration of the river bank has taken place, with the profile of the river bank re-established to our satisfaction. Work was completed in June of this year.

I hope that this explanation clarifies the position over the two issues you raise.

Yours sincerely

ARCHIE ROBERTSON
Director of Operations

Environment Agency
Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD
Tel: 01454 624407 Fax: 01454 624014

40 Meadow Road
Wokingham
Berks. RG41 2TD

8th August 2000

Your ref: FD/94/TH

Terry Hind, Flood Defence Inspector
Environment Agency
Swift House
Frimley Business Park
CAMBERLEY
Surrey GU16 5SQ

Dear Mr Hind

re: Land Adjacent to 44 Meadow Road

I have just seen a copy of your letter, dated 19/06/00 with the above reference, to Mr John Grady, 8 Meadow Walk, Wokingham, in which you say that the Environment Agency has ordered a reinstatement of the original bank line of the Emm Brook at the above site. This is good.

I have also seen a copy of a letter, dated 19/06/00, from Day-Tanner Partnership to Wokingham District Council, saying that the bank has been reinstated to the Environment Agency's satisfaction.

What I have not seen is any significant change in the line of the river bank, since it was moved earlier this year.

Your description of the activities on the above land as being 'garden encroachment' is inappropriate in this situation, as it conjures up pictures of wheelbarrows being used to move soil. In this case, many dumper-truck loads of soil were brought onto the site, and none of this soil has been removed.

I get the feeling that there has been some misunderstanding as to the history of this section of the Emm Brook. The following paragraphs attempt to put this right.

A few years after the Meadow Road estate was built, the Emm Brook overflowed its banks after a heavy storm. Floodwater entered a few of the houses on the estate, including 8 Meadow Walk. Because of this, several flood

precaution measures were taken. One of these was to dig out a wide flood channel on land between 44 Meadow Road and the stream. After this, no further significant problems were encountered.

Then, earlier this year, prior to putting in a planning application for a new dwelling on the site, many dumper-truck loads of soil were brought in and used to fill in the flood channel. As a result of this, the river bank was moved by about 5 metres, at the maximum width of the flood channel. Since then, all that has happened is that a blue line appeared about a half-a-metre back from the new position of the top of the bank, and the bank pared back to this.

In May, the Emm Brook overflowed its banks again, after a fairly moderate storm, and flooded the lower part of Meadow Way. A resident of Meadow Way, who like myself has lived here since the houses were built, says that he has not seen the water so high since the original flooding.

So, I find it hard to understand why you say that the filling in of the flood channel did not contribute to the recent flooding of Meadow Walk. Surely, the flood channel would have retained the floodwater, or at least some of it, and prevented it from spilling over into Meadow Walk. **That is why it was dug out in the first place!** I believe that this recent flooding serves as a warning of what is yet to come.

I find it more than coincidence that the sequence of events is; flooding occurs; flood prevention measure put into place; no problems occur for many years; flood prevention measure removed; flooding recurs!

So, I would be interested in hearing from you, as to when the river bank is **really** going to be reinstated to its original position, because currently the lower-lying properties on this estate are at greater risk of flooding now than they were at the start of this year.

Yours sincerely

Ken Munday

Copies to:

Mr & Mrs Grady, 8 Meadow Walk
Mr & Mrs Gilliam, 13 Meadow Road
Mr & Mrs Dunmore, 15 Meadow Road
Mr & Mrs Kneale, 42 Meadow Road

CLIVE ELKINGTON BSc MBCS
Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berks
RG41 2TJ

Telephone: *0118 978 7595*
Mobile: *07885 692348*
e-mail: *clive_elk@btinternet.com*

PLANNING SE
POL
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CS 0BS BCP
27 OCT 2000
CC LES TO:
ACK:
FILE:

Date: 25/10/00

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I realise that the closing date for objections to the above application has now passed, but I have only recently received the views of the Environment Agency. Their reasoning in supporting the application is so seriously flawed that I felt I had to write to them to point out the fallacies in their arguments, and I enclose a copy of my letter to them. I hope that, in spite of the date, you will be able to consider these points when arriving at your decision.

Yours faithfully

C B Elkington

CLIVE ELKINGTON BSc MBCS

Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berks
RG41 2TJ

Telephone: *0118 978 7595*
Mobile: *07885 692348*
e-mail: clive_elk @ btinternet.com

Date: 26/10/00

Ms S Paxman
The Environment Agency
Frimley Office
Swift House
Frimley Business Park
Camberley GU16 5JQ

Your Ref: SP\2000\002451\001

Re:- Planning Application Reference WDC F/2000/1313
44 Meadow Road, Wokingham, Berks

COPY

Dear Madam

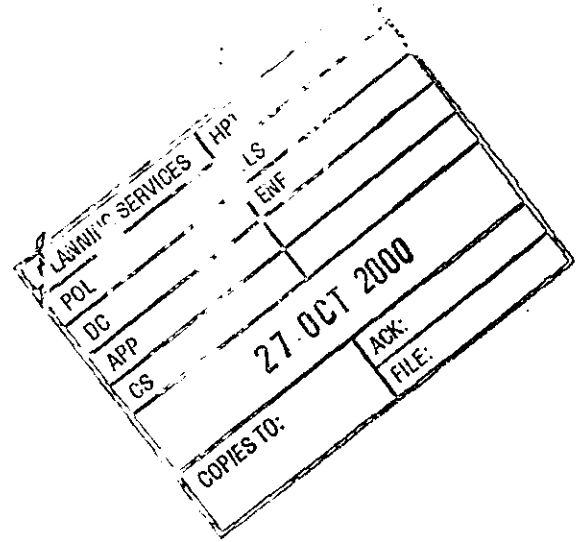
Thank you for your letter of 18 October 2000 together with the enclosure showing your responses to the above planning application, although they arrived too late for me to include my views on them in my objections.

I am afraid to say that you have entirely missed the point, since your sole concern appears to be to ensure that the proposed development remains free from flooding. You are judging the application in isolation, without considering the effect on the surrounding environment or the history of flooding in the area, and without taking the trouble to consult those of us who have lived here for many years and who know the dangers.

In your letter to Wokingham District Council, under the heading "Advice to Planning Authority", you state that "This site is not within the floodplain of the Emmbrook". Whether you choose arbitrarily to define the site as being within the floodplain or not, the fact remains that it is right next to the brook, and the modifications to the bank restrict the flow and capacity of the brook. You also refer to the "restored bank". To this I would respond by saying that the only sense in which it has been restored is that it has now returned to the state it was in before the clearance of several years ago. At that time and in that condition it frequently used to cause flooding on the Riverside Walk and in the lower part of Curl Way whenever there was an appreciable rainfall.

Yours faithfully

C B Elkington


PLANNING SERVICES
HP
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27 OCT 2000
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COPIES TO:
FILE:

Date: 26 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1313

Location: 44, Meadow Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr D Rawlins C/O Day Tanner Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design and layout of proposed dwelling. Drawing nos 1499/01B and 1499/02A.

Comments are required by 17/10/2000.

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

(RING ONE)

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

App No. F/2000/1313 (Planaps) / (Ludhouse) Date Rec. 19.9.00

Location: 44 MEADOW RD

Parish WOKINGHAM

Applicant: MR. D. RAWLINS

Description of attached plans: Plans showing revised design and layout of proposed dwelling.

Drawing No's: 1499/01B and 1499/02A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: DAPs

- Environment Agency

		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: as previously including any letters of representation received

Date for Responses: 21 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y) / N

New Description

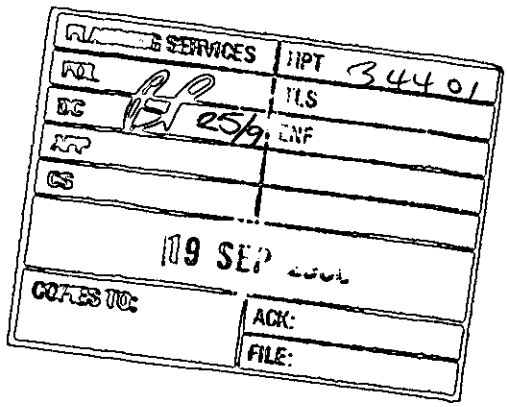
CASE OFFICER: BP.

Consultations Sent by Admin. on: 26.09.00

Expires 17.10.00

Yellow - Part One Copy
Green - Officer's Copy

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING



AID/LC/1499

18 September 2000

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

1313

REVISED PLAN

For the attention of Mrs B Polnik

Dear Mrs Polnik

44 MEADOW ROAD, WOKINGHAM (F2000/1313)

Thank you for your letter dated 12 September 2000. Please find enclosed 6 copies each of our drawings numbers 1499/01B and 1499/02A as requested. My client is extremely anxious over the timing of this application and it would be appreciated if the matter could be expedited. We had assumed that the last three weeks had been used for consultation and if this is not the case perhaps you could inform us accordingly.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Basic

MR. & MRS. S.E. ATWELL
11, Meadow Road,
Woking Ham.
Berks. RG41 2TE

24th May 2000.

POL	LS
DC	NF
APP	
CS 0855	BCP
COPIES TO:	

Dear Mr Mitchell,

REFERENCE PLANNING APPLICATION
No F/2000/1313.

In reply to your notification, dated 9th May 2000 of a dwelling to be built on the land between 11 & 11 Meadow Road & the Emsbrook.

Firstly, I must comment that the mail notice was not posted up until 17-18th May 2000 & your letter was dated 9th May 2000.

Secondly, flooding, as your records will show, flooding has been a problem in Meadow Road & Meadow Walk area, and some years ago measures were taken to combat this. Recently I reported to you that a large amount in fact a very large amount of soil (earth) was moved on to the site in question and seemed to have encroached over & beyond the widened Emsbrook bank. Until then, just a week or so ago we had a thunderstorm and the bottom part of Meadow Walk was flooded by the Emsbrook overflowing.

Thirdly, we, No. 13 & No 15, in 1991 had a problem with Wokingham District Council, concerning the private sewer serving the houses mentioned. In fact, eventually we had to involve our local Member of Parliament and the problem was solved, but with a question that there was some concern over the sewer system.

Another concern is Meadow Road & the traffic. It has become over the years a cut through from Burdam Road, Holly Hillis Lane through to the Reading Road to avoid the level crossing, and with the school traffic & parked cars becomes very congested. Added to, the people that come

do enjoy the Riverside Walk & park their cars on the bridge & close do the proposed development.

his do the proposed dwelling itself, it does not seem do fit in with the surrounding properties and it appears on the plans do project out do the road further than no ##. We infact were not allowed do build any further out than our garage frontage when adding a porch years ago.

We strongly object for reason stated that a dwelling should not be built so close do the Embrooks. (SHOULD NOT)

Yours Sincerely.

M. M. Caswell (Mrs)

MR & MRS S. E. ATWELL
11, Meadow Road
Wokingham
Berkshire RG41 2TE.

PLA
PO
DC
APP
CS 0855
COPIES TO:
ACK:
FILE:

20th June 2000

Dear Mr ~~Whitehall~~,

REFERENCE. PLANNING APPLICATION
No. F.2000/1313.

We are in receipt of your letter dated 4th July 2000 stating you have received "revised" plans for the building of a dwelling on the land between No. 44 Meadow Road & The Entrance.

We confirm again the reasons we stated in our previous letter to you dated 24th May 2000, against this dwelling being allowed to be built.

There are one of two comments we would make regarding Mr Day's letter dated 19th June to Mr B. Polnik;

How does Mr Day know that there are no Archeral problems concerning the Sewers? As stated in our previous letter there was rather a large problem.

With regard to the flooding, the Environment Agency, he says, are satisfied how that the bank has been reinstated? AND that the Environment Agency say that the site is not within the flood plain. Please explain to us why only this week we received a letter from the Environment Agency concerning flooding – a copy of which we enclose.

As always the traffic is a problem and a further maybe three cars, which it appears those parked on the runway will be close to

pavement, will only add to the problem.

The building itself, still is out of keeping with the other houses on the eastside of Station Road further out to the road that South itself.

Can we ask what has happened to Workingham's price in the Riverside Walk where so much money has been spent on & to have a house "stuck" on the bank side. Not in keeping with the surroundings.

Yours Sincerely.

A. M. Caldwell (Mrs)

Encl.

To

Mrs. John Mitchell.
Planning Services
Workingham District Council
Shute End
Workingham Berks. RG40 1WR.

11 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

Environment Agency
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you **only** wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0835	BLP
30 MAY 2000	
COPIES TO:	ACK:
	FILE:

34 Curl Way, Wokingham, Berks. RG41 2TJ

Mr. J. Mitchell
Development Control Mgr
Environmental Services, Planning Services
PO Box 157, Shute End
Wokingham, Berks. RG 40 1WR

25th May 2000

Dear Mr. Mitchell,

Re Application No. F/2000/131344 -Meadow Road, Wokingham

Thank you for your letter concerning the proposed erection of a detached dwelling at the above premises.

I am surprised that a fresh application has been made so soon after the last refusal, so I am not sure what has brought about the Council's apparent change of heart in reconsidering the application. My reasons for objecting are the same as they were for the last application namely:

1. That particular spot is very congested as it is on the school route for three schools and adding more cars will not be helpful.

2. The area is on the route of an attractive walk and squeezing an additional house in for monetary gain may help the present owners but will not add to the site for posterity.

3. The site may now look larger than when the last application was submitted as the current owners have had fork lift diggers in re-arranging the earth and adding soil to add extra land and level the sloping bank that banks the Emmbrooke. I wonder if infact they have encroached on Council land in extending their boundary as the fence has been taken down that bounded the original area.

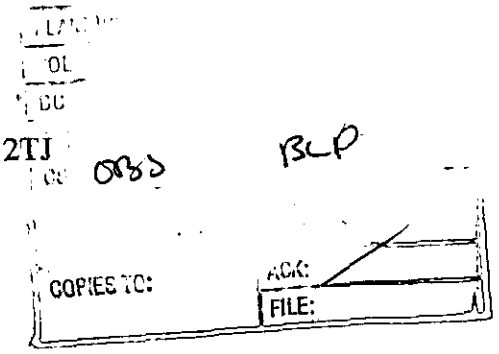
4. I repeat my previous comment that I was surprised to observe the Council staff removing large boughs from the willow tree in that location followed almost immediately by a planning application for a further dwelling.

This is an attractive area but it is becoming a fight to keep it so. I expect on paper the plans look attractive but if the council were to take the time to look at this narrow strip of land, recently made larger, I am sure they would come to the same conclusion as we have in this area.

Yours sincerely,

Mrs. J. Hollands

34 Curl Way, Wokingham, Berks. RG41 2TJ



Mr. J. Mitchell
Development Control Mgr
Environmental Services, Planning Services
PO Box 157, Shute End
Wokingham, Berks. RG 40 1WR

21st July 2000

Dear Mr. Mitchell,

Re Application No. F/2000/131344 -Meadow Road, Wokingham

With reference to your recent letter concerning the above firstly I did not think that once an application had been rejected it could be resubmitted in such a short time.

Basically my objections are unchanged.

All the houses on this estate are more or less evenly spaced. Had there been room for additional houses to be squeezed in I am sure the original developers would have done this. Presumably Wokingham District Council approved the spacing and layout of these houses when they were built so what has altered.

The present owners have encroached on Council land to build up their land with landfill thus usurping the floodplain.

If this additional house is squeezed in it will be different to those surrounding it and will spoil the asthetic appearance of the whole area. Presumably the house will have to be a narrower shape to accommodate the plot.

The reason for putting in this extra house can only be monetary not for the good of the area.

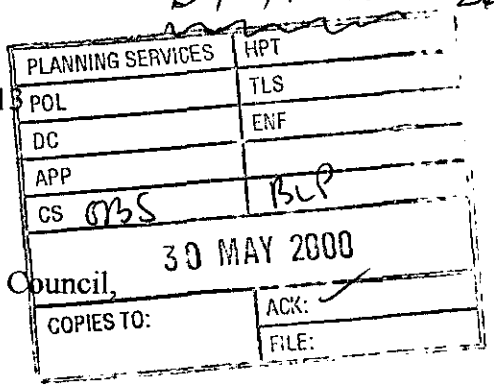
Because of the schools in this area the roads are used as rat runs and extra housing will create more traffic jams and be a precedent for others to divide their plots in half to squeeze in extra houses and thus spoil the area which is at the moment pleasing.

This is an attractive area but it is becoming a fight to keep it so. I expect on paper the plans are made to look attractive by the developers but if the Council were to take the time to look at this narrow strip of land, recently made larger, I am sure they would come to the same conclusion as we have in this area.

Yours sincerely

Mrs. J. Hollands

BY HAND 26/05/2000
10.40am



Your ref. F/2000/1313
(Mrs. B. Polnik)

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

42, Meadow Road,
Wokingham,
Berks. RG41 2TD.

Tel. 0118 9783534

24th May 2000

Dear Madam,

Re: Proposed Erection of Dwelling House at 44 Meadow Road, Wokingham
No. F/2000/1313

I strongly object to the above planning proposal on the following grounds:-

1. The proposed erection lies within the area of land liable to flooding as shown by maps held by the environment agency. The erection will be at direct risk of flooding and will increase the risk of flooding elsewhere. An outline planning application in respect of the land adjoining 44 Meadow Road was made in March 1998 and refused on 27th May 1998.

Application No. 98/67228/0 refers:

Some weeks ago, many loads of earth were brought in and bulldozed in order to enlarge the flat area of land adjacent to No. 44, Meadow Road and at the same time, this also reduced the size of the sloping bank, which had been created to provide a flood buffer area some years ago. What effect this has had on the Emmbrook flooding is hard to evaluate, but it is significant, that a few weeks ago, after a severe downpour, the Emmbrook over-flowed its banks, rising some way up Meadow Walk and within three or four inches of this newly created bank top. In 23 years I have never seen this happen.

2. The site plan is misleading. Great pains have been taken in drawing three separate lines to indicate that the proposed dwelling is more than 8.0 metres from the top of the existing bank. With all the earth that has been laid down recently, the line of the top of the original bank has been lost, so how can you tell if these measurements are accurate?

It would seem that these measurements have been drawn to attempt to demonstrate that the proposed dwelling would be outside the required distance from the top of the river bank, requiring Environment Agency approval for development works. The wording "native planting to Environment Agency requirements", needs explaining. What is "native planting" and why is it necessary?

I understand that this flood buffer area was supposed to be kept free of all shrubs, trees etc. Would not "native planting" impede the river when it floods? The plan does

not show the road and its width, that there is a speed hump very near the river bridge and that the proposed dwelling would only be 3'6 from the existing house, in places, and only 12'6 from the pavement. All existing houses are at least 24' ft from the pavement. The north directional sign on the plan would seem to be pointing to the south, not the north.

3. The erection of this proposed dwelling would add to the traffic problems and increase the possibility of accidents and injury. At present, Meadow Road is a "rat-run" between the Reading Road and Barkham Road. At the busy times there is also school traffic to St. Paul's School in Murray Road, plus children walking or cycling to the Holt School and the railway station. If there is only one car/van actually parked on the road, it can cause chaos. This is, in addition, to the problem of drivers actually getting onto Meadow Road from their houses, or from Meadow Way and Meadow Walk. Presently, houses in Meadow Road with two cars can park them off-road, because of the width of frontages.

Assuming that the purchasers of the present No. 44 and the proposed new dwelling, each had two cars, unless one was always parked in the garage, there would be a likelihood that one or two cars would be parked on the road. Because of the narrowness of Meadow Road, this would cause increased traffic chaos with the increased possibility of traffic accidents and injury to pedestrians and children walking and cycling to school.

4. Visual Impact on the Environment:-

Looking at the detailed plan of this proposed erection, I note that provision has been made for only one door access (solid). Does this meet Fire Regulation requirements? The present No. 44 was designed as a corner house with a large clear, front door and good light from two windows downstairs and two upstairs on the side facing south west. If this proposed erection is allowed, these windows and door would be facing a brick wall, only 3'6 to 6'6 away. The reduction in natural light would be so very significant, that it would be doubtful if anyone would want to buy it! The design of the proposed additional house contrasts so harshly with the exterior elevations of the surrounding houses, which were designed and built by Sunley Homes in 1963/64 as a complete estate, that it would stick-out like a sore thumb!

As this additional, visually-depressing house would be clearly visible from many houses in Meadow Road (on both sides of the river) from Curl Way and by everyone enjoying the environmentally pleasing facility of the Riverside Walk (created by Wokingham Council), allowing an erection such as this, would greatly devalue this precious asset!

Yours faithfully,

J Kneale

J. Kneale

ADDENDUM:-

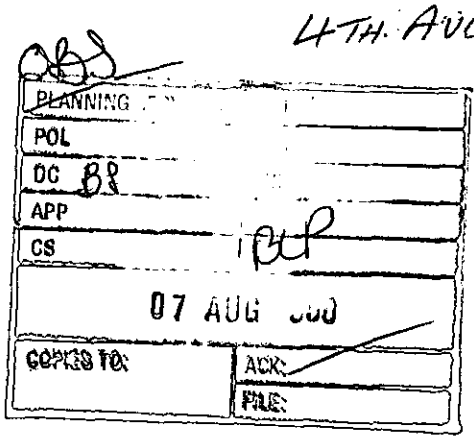
Please note, that although this application was registered in your Department on 19th. April 2000, the Red fluorescent planning notice was first displayed on these premises on Wednesday 17th. May 2,000! This was 8 days after your notification letter to residents dated 9th May 2000! J Kneale 25/5/2000

John Kneale
Chartered Accountant

42, Meadow Road,
Wokingham,
Berkshire,
RG41 2TD.

Your Ref. MRS B. POLNIK
Our Ref. F/2000/1313

4TH. AUGUST 2000



Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham, Berks
RG40 1WR

Dear Madam, Planning Application No F/2000/1313
Revised Additional Plans - Drawing 1499/01A

I appreciate that the final day for submitting comments about Site Plan Drawing 1499/01A has passed, but I feel I should draw your attention to what would seem to be some significant differences between Site Plan Drawing 1499/01A (supporting Planning Application No F/2000/1313) and Site Plan Drawing 138/1 of 4th. March 1998 (supporting Outline Planning Application 98/67228/0)

The copies of the drawings, Scale 1:200, that I have compared are official copies re-produced for me by your department from the originals, and for which I paid the necessary fee. I feel that these copies should be accurate and comparable.

A comparison between Drawing 1499/01A (April 2000) and Drawing 138/1 (March 1998) would

appear to show up significant differences:-

(1) The boundary of the site in Drawing 1499/01A would appear to have moved and the whole site significantly enlarged.

(2) In Drawing 1499/01A the route of the watercourse would seem to have changed.

(3) The width of the Emm Brook would appear to have halved in Drawing 1499/01A

I find it strange that drawings submitted by two different qualified persons, in respect of the same site, could be at such variance, when one would expect an harmonious accuracy between the two.

The differences between Drawing 1499/01A (: April 2000) and Drawing 138/1 (March 1998) are of such import that it throws doubt upon the accuracy of the Scale 1:200 site plans.

Yours faithfully.

J Meade.

c.c. M+R.F.N. Eke,
M.B.E., D.F.C.

John Kneale
Chartered Accountant

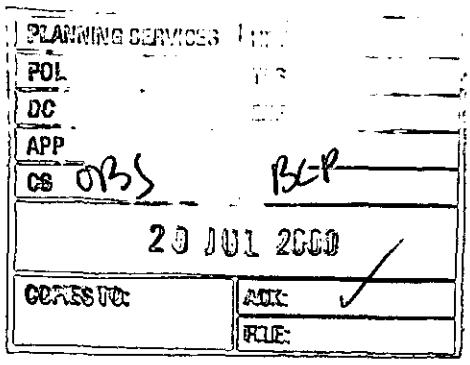
Your Ref.

Our Ref.

42, Meadow Road,
Wokingham,
Berkshire,
RG41 2TD.

Tel (01734) 783534

20/07
B4 Hand 9.35



42, Meadow Road
Wokingham
Berks.
RG41 2TD

20th July 2000

Your Reference:
Mrs B. Polnik/F/2000/1313

Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks.
RG40 1WR

Dear Madam,

Planning Application No.F/2000/1313
Revised Additional Plans - Drawing 1499/01A

With reference to Mr. John Mitchell's letter of 4th July 2000, my observations and comments on the revised additional plans are :-

1. This revised plan is immaterial and adds nothing new to the original application because :-

(a) The applicant and his architect are still talking about existing and improved bank tops which were artificially created by them in the first place. Where does the real original bank top lie?

(b) There is no indication whatsoever on the plan showing the measures Mr Day & client intend to take to help to prevent flooding of this site and elsewhere.

(c) One of the parking spaces is only 12.5 feet from the pavement (not shown on plan) and a car over 12 feet long would obstruct the pavement. It would then be most likely that there would be another car parked on Meadow Road, in addition to one from No.44 Meadow Road, causing even greater difficulties of exit for the other residents opposite, and creating further traffic on the "Meadow Road Rat Run" at busy times.

(d) Mr. Day would be well advised to check his drawings before submission - on his revised plan the directional arrow is still pointing to the south instead of to the north!

2. The tone of Mr. Day's letter of 19th June 2000 enclosed with the revised drawing 1499/01A gives grounds for concern about the current effectiveness of the planning procedures.

(a) Mr. Day has mistakenly assumed that Councillor Ray Eke's letter of 4th June 2000 was a summary of all the objections from local residents to the proposal. Not so! Mr Eke's letter dealt with major planning issues, and you already have on your file many other additional and different objections from residents.

(b) Mr. Day is now stating that he has been negotiating with the Environment Agency since January 2000! This was some time before contractors started bulldozing earth and reducing the slope of the Emm Brook bank. It could then be assumed that this work was done with the permission of the Environment Agency! Mr. Day should be requested to name the officer within the agency who gave such permission. He also states that the Environment Agency have confirmed that the site is not within the flood plain of the Emm Brook, and the issue of the bank has now been dealt with to the Environment Agency's satisfaction.

Again, Mr. Day should be requested to name the officer and department of the Environment Agency who gave such confirmation that the site is not within the flood plain of the Emm Brook, as this is a contradiction of a letter I received on Monday 17th July 2000 from the National Flood Warning Centre, Frimley, Surrey and signed by Archie Robertson, Operational Director of the Environment Agency (copy attached).

On ringing the Floodline phone number shown in this letter, I was transferred from the West Country Centre to the local office at Camberley, as I wanted to know the reason why this letter had been sent to my address.

A helpful young lady rang me back and told me that the reason I had been sent this letter was that in 1999 the Environment Agency had produced new indicative flood maps, and my house had been identified as being within an area at risk of flooding from the Emm Brook! It was also suggested I might wish to be put on the Emm Brook early flood warning list and I am awaiting a registration form to do this.

Presumably the present residents of No.44 Meadow Road will also have received the same letter from Mr. Archie Robertson, as the height of the concrete slab of their house (No.44) is exactly the same as mine (No.42) at 154' 9" above the Ordnance Survey Newlyn Datum.

The penultimate paragraph of Mr. Archie Robertson's letter is very relevant to this planning application :-

Quote: "Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future."

It would seem that Mr. Day is now trying to tell your department that he has sorted out all problems with the Environment Agency, your department has nothing more to consider or investigate, and everything is now in order for you just to put your rubber stamp of approval on the application!

His overbearing attitude towards your department is disturbing! Has the power of approving planning applications now been taken away from local authorities

and government agencies and passed into the hands of avaricious developers and house owners?

Are other householders' and ratepayers' objections now totally ineffective and redundant?

(c) I am pleased that at 2(j), Mr. Day has referred to the refusal of the previous planning application which (he says) only failed on Environment Agency grounds. If Mr. Day had given the refusal some thought, he would have realised that Mr.C. Bedford's letter of objections, dated 1st May 1998 from the Environment Agency, were sufficient grounds in themselves for Wokingham District Council to refuse planning permission without having recourse to the many other different objections raised by affected residents in May 1998. These objections have been voiced again against the current application - No.F2000/1313.

(d) Since planning application 98/67228/0 was refused on 27th May 1998, the flooding risk to the site in question and to other adjacent properties should not have changed. However, the earth moving and destruction of the flood margin by Mr. Day and his client has increased the risk of the Emm Brook flooding. There now seems no reason why the grounds for refusal outlined at 01 and 02 in the council's notification of refusal, dated 27th May 1998, to application 98/67228/0 should not also now apply to application No.F/2000/1313. Mr Archie Robertson's letter (received 17th July) would seem to currently reinforce these reasons!

(e) At 2(j) Mr. Day also states that all of the grounds for refusal by the Environment Agency in May 1998 have now been covered! What evidence can he produce to substantiate this statement?

(f) The additional surface water draining off the roof and into the Emm Brook from an extra house on this site would further exacerbate the risk of flooding in the immediate area and other places along the river.

Mr. Day and his client do not appear to have seriously addressed the flooding issue, or given any guarantees in this connection.

If the erection of this proposed extra house was allowed, both the Council and the Environment Agency would find difficulty in refuting compensation claims for loss of life and damage to property, arising from the flooding of the Emm Brook.

Yours faithfully,

J. Kneale.

RECEIVED 10.00AM MONDAY 17 JULY 2000
WHY HAS IT BEEN SENT TO THIS ADDRESS?

42 Meadow Road
Wokingham
Berkshire
RG41 2TD

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

ENVIRONMENT AGENCY
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Copy

PLANNING SERVICES	HPT
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APP	
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23 OCT 2000	
COPIES TO:	ACK:
	FILE:

42, Meadow Road
Wokingham
Berks.
RG41 2TD

21st October 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

BP.

Dear Mr. Robertson,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter of 9th October 2000, in which you promised that a reply to my letter of 7th October 2000 would be with me by 20th October 2000.

The 20th October 2000 has come and gone, and a full response has not been received. However, as your letter was written before the dreadful flooding in the West and South-East, I did not expect to receive such a response by 20th October 2000.

You, and your staff, must have been run off your feet dealing with the effects of the flooding itself, and giving numerous press and radio interviews and television appearances.

The campaign by your Agency in trying to make the public more aware of the present risk of flooding, and a forecast of greater risk in the future, has been given a timely, but tragic, impetus.

The risk of flooding will now be firmly embedded in the minds of those householders whom your Agency has notified as being at risk, and sharpened the awareness of developers and planning authorities to the dangers of allowing new and additional development within areas which are at risk of flooding.

With this in mind, now is the time for your Agency to take the proper action to protect the properties of those other 16 householders drawn into Planning Application No.F/2000/1313, by reviewing all relevant information on a broader basis,

withdrawing consent to the above application, and insisting on the restoration of the wide flood margin in the Emm Brook at 44 Meadow Road.

Yours sincerely,

J. Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham
(2 copies - 1 for Ed Gallagher, Chief Executive, Environment Agency)

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

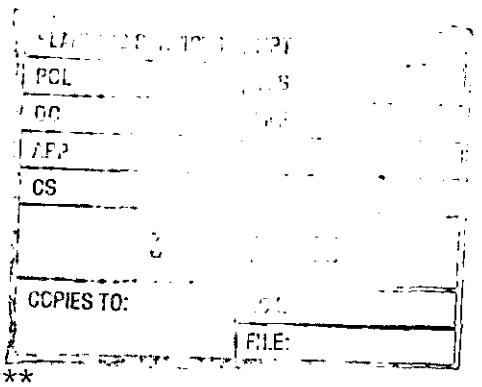
- Councillor R.F.N.Eke, M.B.E., D.F.C.

Copy Letter.

40 Meadow Road
Wokingham
Berks. RG41 2TD

28th October 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD



Dear Mr Robertson,

**** URGENT ****

Wokingham District Council
Planning Application No.F/2000/1313

I have not had a response from you to my letter of 10th October 2000, apart from a pre-printed acknowledgement card. This matter is now **urgent**, as I have been informed that the above planning application will be dealt with at a planning committee meeting on Wednesday 8th November 2000.

The information your agency has given to Wokingham District Council is **incorrect**, and they will not be able to come to a correct and just conclusion until you put this matter right.

If you fail to do this in a timely manner, you will be putting the houses of local residents at a greater risk of flooding than they were at the start of this year.

Risk of Flooding

Your agency has told Wokingham District Council that the proposed new dwelling is **not** at risk of flooding, yet you personally have sent letters to all the surrounding houses telling them that their houses **are** at risk of flooding!

Since I last wrote to you, I have discovered that the level of one of these houses, 9 Meadow Road, is over 2 feet (61cm) higher than the level of 44 Meadow Road and the proposed new dwelling.

At the very least, you should contact Wokingham District Council and get them to put this planning application on hold until this anomaly can be sorted out.

Destruction of the Wide Flood Margin

The developer says that he has restored the original river bank and therefore the wide flood margin. **Sixteen** households which surround the site support a letter which has told you that this is untrue.

Because of the developer's statement, your agency is saying that the new dwelling is now 8 metres from the 'restored' river bank, when in fact it is only about 4 metres from the line of the original river bank, as it was at the start of this year.

The loss of the wide flood margin has increased the risk of flooding to many properties near to the stream.

At the very least, you should contact Wokingham District Council and get them to put this planning application on hold until this second anomaly can be sorted out.

Yours sincerely

Ken Munday

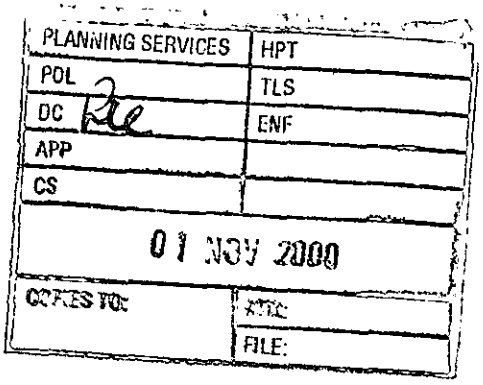
Copies: The Rt. Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council

40 Meadow Road
Wokingham
Berks. RG41 2TD

31st October 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD



Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

As a result of your agency's failure to insist on the restoration of the wide flood margin on the site of the above planning application, **several houses in Meadow Road, Meadow Walk and Curl Way were entered by floodwater yesterday.**

You cannot say that you were not warned. I have been writing to your agency (Amanda Reed, who never responds) since the wide flood margin was first filled in, back in February this year, and in a letter to Terry Hind (who never responds), on 8th August 2000, after the flooding in Meadow Walk, I predicted *"I believe that this recent flooding serves as a warning of what is yet to come"*. Unfortunately, for the people whose houses were flooded, I have been proved right.

The wide flood margin was a flood prevention measure put in place immediately after the previous flooding in 1968, and it has served the local community well ever since. Earlier this year you failed to prevent a building developer from filling it in. Indeed, you are now actively supporting him by giving him your approval to build on the site.

While the wide flood margin was in place, not one house in the vicinity was entered by floodwater. In the 8 months since its loss, we have had 2 significant floods, the effects of the second one, which occurred yesterday, being worse than the 1968 one, since water entered houses not affected then. And yesterday's storm was not as severe as some of the others that have occurred in the last 32 years.

Your negligence in not having the wide flood margin reinstated has put flood prevention measures back over 30 years in this locality. I wonder how many other flood prevention measures have been allowed to just disappear up and down the length of the Emm Brook.

The best way that you could begin to recompense the people you have failed to protect, is to **withdraw your approval for the above planning application,** which, as we have already proved to you, was based on false information anyway. Having done that, you should then **ensure that the line of the river bank is fully restored to its true position,** and not to some fictitious line given to you by the developer. If you fail to do this, I would expect yesterday's events to be repeated over and over again in the years to come.

I look forward to your response to this letter. I also look forward to your responses to my letters of 10th October 2000 and 28th October 2000.

Yours sincerely



Ken Munday

Copies: The Rt. Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council

Basic

From: J. R. Gillam C Eng MIEE MIMgt. 13 Meadow Road
Wokingham
Berks RG41 2TE.
24 May 2000

To: Mr John Mitchell
Planning Services
Wokingham District Council
Shute End - Wokingham
RG40 1WR.

Dear Sir,

Reference: Planning Application F/2000/1313

Thank you for your letter dated 9 May 2000 concerning the building of a house adjacent to no 44 Meadow Road.

In this connection I have received a copy of the letter written to you by Mr K J Munday of 42 Meadow Road, dated 23 May 2000 which details his objections to the proposal.

I write to confirm my support for his submission which expresses my own view with accuracy and clarity.

In addition I believe that the following are of some relevance.

During 1984, my own, and houses Nos 15, 17 and 44 were subject to subsidence, all having to be vacated for a period of months to facilitate extensive rectification and repair work. The engineers involved were of the opinion that the dwellings concerned should not have been built so close to the Emm Brook.

Secondly in 1991 Wokingham District Council wrote to me concerning the "Damaged and Insufficient" private sewer serving numbers 11, 13 and 15 Meadow Road, which in essence was a notice to have it repaired within a time limit. The total cost would have been over £3000. It was stated that the sewer was of a suspect pitch fibre construction.

Although following a meeting with our Member of Parliament and a flushing out of the sewer, the problem was solved, the Council wrote to me in October 1991 expressing some concern over the condition of the sewer system, and the possibility of blockages in the future. I am of the opinion that these two further issues enhance the case submitted by Mr Mundy, to which I am sure you will give unbiased consideration when deciding the outcome of the application.

I will be pleased to assist with any further information you may require on the points which I have raised

Yours sincerely

Derek Gillman

By hand 20/7/00

From: D.R. Gillam. C Eng MIEE MIMgt. 13 Meadow Road
Wokingham
Berkshire.
19 July 2000

To: Mr John Mitchell
Planning Services
Wokingham District Council
Shute End - Wokingham.

PLANNING SERVICES	HPT 32058
POL	TLS
DC BP	ENF
APP	
CS OBS	
21 JUL 2000	
COPIES TO:	ACK:
	FILE

REPLY REQUIRED

Dear Sir,

Reference: Planning Application No F/2000/1303 concerning

Thank you for your letter dated 4th July 2000, enclosing the revised plans for the building of a house adjacent to No 44 Meadow Road.

In addition to the views expressed in my letter to you dated 24 May 2000, I wish to make the following comments on the response by Mr A.E. Day in his letter to Mrs B Polaik, dated 19 June 2000.

a. Although I have not had sight of Councillor Ray Eke's letter of 4 June 2000, I do not accept that it can be taken as a summary of the objections submitted to you. To my knowledge Councillor Eke was not aware of the issues which I raised.

b. Bearing in mind the previous objections raised by the Environment Agency, I find it difficult to accept that they now confirm that there is no problem regarding flooding?

c. It appears to me that the current plan would permit the parking of cars very close to the

pavement and that even with the proposed removal of trees at the front side of the house, the bridge would obscure the line of sight of a driver moving into Spreadeau Road.

d. The problem concerning the sewers is explained in the enclosed previous correspondence (Council Letter 24 July 19..).

Finally, I would be interested to learn what changes have taken place which have satisfied the grounds for refusal previously stated by the Environment Agency.

With thanks for keeping me informed on a subject of acute concern.

Yours faithfully

Derek Gillman

P.S. I also enclose a letter just received from the Environment Agency concerning flooding. This re-enforces a very relevant issue!

Theresa,
This was handed in before lunch. It seems to be an Obs letter but requires a reply. Please can you book in
Sandra

13 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

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Please note that existing flood warning arrangements continue until 12 September.

→→→

Environment Agency
Floodline 0845 988 1188

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Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely



ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Reading

Associate Director:
P McNeilage ACII FCILA

Pete McGlynn.
Arbee: Bracknell (0344) 487483 Artell. 894 644.

DISTRICT HEALTH & HOUSING OFFICER
D.A. BEER

WOKINGHAM DISTRICT COUNCIL

COUNCIL OFFICES, WELLINGTON ROAD, WOKINGHAM, BERKSHIRE. RG11 2NL.
(0734) 786833 FAX No. (0734) 778867

D.R. Gilliam
13 Meadow Road
WOKINGHAM
Berkshire

EXT. 778612
DATE 24 July 1991
YOUR REF. AJG/BB
MY REF.
THIS MATTER IS BEING DEALT WITH BY:
Mr A J Gaze

Dear Sir/Madam

BUILDING ACT 1984 - SECTION 59
DAMAGED AND INSUFFICIENT PRIVATE SEWER SERVING
NUMBERS 11, 13 AND 15 MEADOW ROAD, WOKINGHAM, BERKSHIRE

I refer to an inspection carried out on the above drainage system on the 11 July 1991.

I would like to confirm my findings:

1. That the pipe is of pitched fibre construction that has started to spoil. This means that the pipe has started to expand internally causing restrictions to flow. This spoiling may be occurring along the pipes entire length.

2. That at an attempt at clearing the blockage using a high pressure water hose proved unsuccessful.

3. That as parts of the pipe itself were removed during the jetting operation it is possible that the sewer will now admit the subsoil water.

4. Due to the many obstructions in the pipe caused by the spoilage it is impossible to accurately survey the system using a remote control camera.

5. That as this system is in such a poor state of repair it is felt that frequent blockages would occur, and as such the drainage system is not sufficient for your houses.

As such I am obliged to serve the attached notices upon you under the provisions of section 59 of the Building Act 1984. The notice details the current problems, the remedy, and the time limit in which the works should be completed. I must stress that this department will carry out the required works in default if the notice is not complied with, or if you request that we do the works before the expiry of the notice.

If you would like to discuss the matter further please do not hesitate to contact me at these offices.

Yours faithfully

Area Environmental Health Officer

WOKINGHAM DISTRICT COUNCIL

...name
...l Authority.

BUILDING ACT 1984, s. 59

Notice by Local Authority requiring execution of Works of Drainage, etc., in Existing Buildings

To

D.R. Gilliam
13 Meadow Road
WOKINGHAM
Berkshire

NOTICE NO. BA/59/15/91

Whereas section 59 of the Building Act 1984, provides that if it appears to a local authority that in the case of any building [~~satisfactory provision has not been or ought to be made for drainage~~] [~~a cesspool~~] a private sewer, drain, soil pipe, rain water pipe, spout, sink or other necessary appliance provided for the building is insufficient or in such a condition as to be prejudicial [~~to the health or a nuisance~~] [~~a private sewer or drain communicating directly or indirectly with a public sewer is defective or to admit subsoil water~~] [~~a cesspool, private sewer or drain formerly used for the drainage of the building but no longer used therefor is prejudicial to health or a nuisance~~] they shall by notice require the owner of the building to make satisfactory provision for the drainage of the building, or, as the case may be, require either the owner or the occupier of the building to do such work as may be necessary for renewing, repairing or cleansing the existing cesspool, sewer, drain, pipe, spout, sink or other appliance, or for filling up, removing or otherwise rendering innocuous the disused cesspool, sewer or drain.

AND WHEREAS you are the [owner] [~~occupier~~] of
13 Meadow Road, Wokingham, Berkshire
and it appears to the above-named local authority (hereinafter referred to as "the Council") that the above section applies to the said building in the following respects, that is to say,
the foul private sewer connecting the inspection chamber in the rear garden of 15 Meadow Road, Wokingham, to the public sewer is insufficient due to the spoilage of the pitch fibre pipe causing restriction and blocking.

THE COUNCIL, acting as local authority for the District under the said section,

HEREBY GIVE YOU NOTICE that they require you within the period of
28 days from the date of service of this Notice to execute in connection with the said building the works detailed below, namely:–

Excavate, expose and renew any defective length of pipe connecting the inspection chamber in the rear garden of 15 Meadow Road, Wokingham, and the public sewer.

All new pipe should be laid in an approved manner to comply with current building regulations.

On completion the new pipework should be able to withstand an approved test and when satisfactory, the area disturbed should be returned in its original condition.

Attention is directed to the provisions of sections 99 and 102 of the said Act set out overleaf with regard to notices requiring the execution of works, to appeals, to penalties, and to the powers of the local authority to execute the works in default. Any appeal in pursuance of these provisions must be brought within 21 days from the date of service of this Notice.

DATED the 24th **day of** July , 19 91 .

(Signed).....
Assistant District Health & Housing Officer
(Designation).....
(The officer appointed for this purpose)

(Address to which all communications should be sent.)

Copyright Form
Cat. No. P.N. 23D.

Notice by Local Authority requiring execution of works of drainage, etc., in existing building

... SHAW & SONS LTD., 21 Bourne Park, Bourne Rd., Crayford, Kent DA1 4BZ ... LLD 12366

Ellis & Buckle

Reading

ARA House
69 Honey End Lane
Reading RG3 4QL
Tel: (0734) 597766
Fax: (0734) 391033

Associate Director:
P. McNeilage ACII FCILA

Assistant Manager:
M. Boon

Chartered Engineer:
D. Salmon BSc C.Eng MICE

OUR REF: 042/ND/KS/91/36289

JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

31 October 1991

D.R. Gilliam, Esq.,
13 Meadow Road
Wokingham
Berks RG11 2TC

Dear Mr. Gilliam,

Thank you very much for your letter. I am very glad you did raise the matter and that it has now been sorted out. Both Betty Gray and I would be delighted to help in the future if the need arose.

Yours sincerely,

Management Board
G. A. Loughney, FCII, FCILA (Managing Director)
R. M. W. Aston, ACII, FCILA
T. E. Heward, FCII, FCILA
C. H. W. Storer, ACII, FCILA
D. Fogell, ACII, FCILA
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R. P. Morris, ACII, FCILA

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G. Allden, ACII, FCILA
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J. R. Jarrett, ACII, FCILA
D. J. M. Martin, FCII, FCILA
M. A. May, FCII, FCILA
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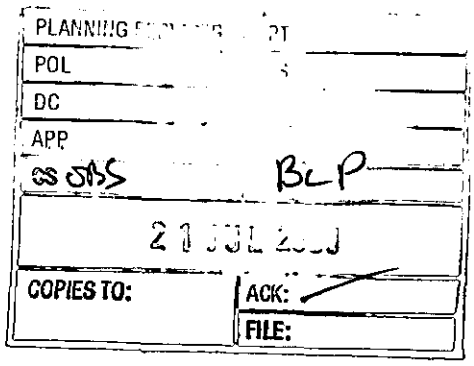
J. R. Parker, ACII, FCILA
N. B. Parker, BA(Hons), ACII, FCILA
P. A. Roberts, BSc(Hons), FCA, ACILA
J. T. Witter, ACII, FC...



32 Curl Way
Wokingham
Berkshire
RG41 2TJ

Telephone: *0118 978 7595*
Mobile: *07885 692348*
e-mail: clive_elk @ btinternet.com

Friday, 21 July 2000

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I write to object to the revised planning application for the above address.

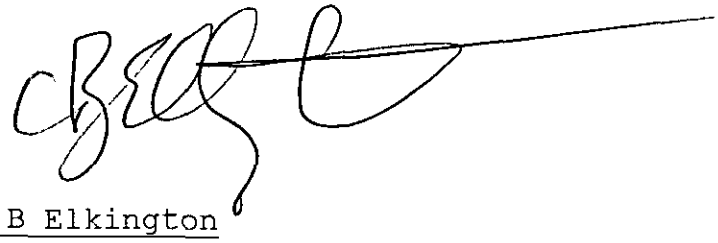
A new and additional house in that position will be an eyesore and will impair the outlook from my house (no doubt also reducing its value).

However, my primary objection relates to the earth-filling of part of the Emmbrook at a position where, on a bend and approaching a bridge, it may be expected to reduce the capacity of the stream and cause floodwater to back up with possible overflow onto the Riverside Walk and into Curl Way. Before the stream was cleared a few years ago, flooding of the lower part of Curl Way used to happen quite frequently during heavy rain, and I fear that interfering now with the flow of water will cause a return to those problems. Far from being allowed to build a new house at 44 Meadow Road, I believe that the owners should be made to remove the earth that they have already deposited in the stream.

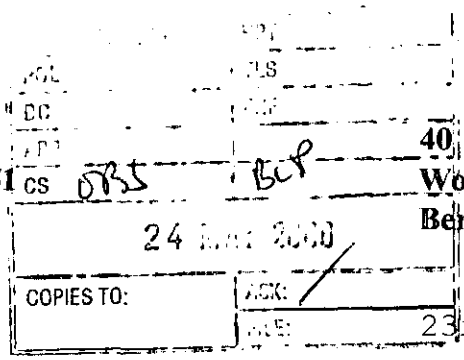
The applicant claims that "The issue of the bank has now been dealt with to the Environment Agency's satisfaction". I find this extremely difficult to believe, since the E.A. does not appear to have carried out a local survey, nor taken local considerations or views into account; certainly no-one has asked me or my neighbours (all of whom have lived in Curl Way for a long time) of our former experiences with flooding of the stream. I trust that the Planning Services Department will pursue this point rigorously with the Environment Agency, and not merely accept the applicant's assertions.

A secondary but related point relates to the sewerage, of which the applicant claims to be unaware. It is only a few months since the road had to be dug up, almost outside his front door, to rectify drainage problems.

Yours faithfully



C B Elkington



☎ 0118-978-5051

40 Meadow Road
Wokingham
Berks. RG41 2TD

23rd May 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End, WOKINGHAM
Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

I am writing to you to express my concerns about the proposal to build a 4-bedroom detached dwelling on land between No.44 Meadow Road and the adjacent stream, the Emm Brook, as described in the above planning application.

I note that this site was the subject of an outline planning application in 1998, which was refused. I also note that the red notice for this recent application was not displayed until 17/05/00, over one third of the way through the consultation period.

Increased flooding risk to other properties

Some time after I moved into this area, the Emm Brook flooded following a heavy storm. Floodwater entered a few of the houses in Meadow Walk, while some in Meadow Road were surrounded by water, which reached up to just below the damp-proof course. As a result of this flooding, several measures were taken to prevent it happening again. One of these measures was to cut out a wide flood margin on the land which is the subject of this planning application.

This wide margin was recently filled in without the knowledge or permission of the Environment Agency, whose prior written consent is required under the Water Resources Act 1991 and the Land Drainage Byelaws 1981. This pre-emptive action can only have increased the risk of flooding of the lower lying properties of Meadow Walk and Meadow Road. On the 1:200 plan which accompanies this planning application, what is shown as "existing bank" has only existed for a few weeks.

Since I commented on the rejected outline planning application, I have acquired a copy of the Sunley Homes site plan of the estate. This shows the height of the concrete slab of each house, above the Ordnance Survey's Newlyn Datum. The following list shows those houses which are most at risk of flooding, assuming that they have been built at the levels planned.

154' 0"	8	Meadow Walk
	9	Meadow Walk
154' 6"	15	Meadow Road
	13	Meadow Road
	7	Meadow Walk
154' 9"	44	Meadow Road
	42	Meadow Road
155' 0"	6	Meadow Walk

All other houses on the estate are at higher levels.

These values agree with what I remember of the earlier flooding, when floodwater entered 8 Meadow Walk and came up to about the damp-proof courses of 15, 42 & 44 Meadow Road.

In their objection to the earlier outline planning application, the Environment Agency showed their awareness of the risks involved by pointing out that "The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, **and will increase the risk of flooding elsewhere**", which is "contrary to the relevant District Plan and Structure Plan policies, as well as to the Agency's own policy on development in areas liable to flood". They also stated that "As well as obstructing flood flow and reducing flood water storage capacity, the development would place an additional resident household at risk from flooding".

My perception of the situation, based on past and recent experience, agrees fully with these statements. I am only surprised that nothing has been done to reinstate the wide flood margin, when the risk of not doing this is so well understood.

In fact, only a couple of weeks ago, after a relatively moderate thunderstorm, the Emm Brook overflowed its banks again and covered the lower part of the road in Meadow Walk. A resident of Meadow Walk tells me that he hasn't seen the water so high since the original flooding. Is it just a coincidence that this happened a few weeks after the wide flood margin was filled in?

I trust you have sent a copy of your letter to the owner/occupiers of 8 & 9 Meadow Walk, since it is these properties that are at most risk from the development in Meadow Road. Just to be on the safe side, I am sending a copy of this letter to those owner/occupiers of the five properties which are at a lower level than 44 Meadow Road.

Position in relation to 44 Meadow Road

As I pointed out in my comments on the rejected outline planning application, I felt it inappropriate to build so close to the 'side' of 44 Meadow Road. The proposed new development is even worse, needing to demolish the front porch of No.44 in order to squash the new property in, at a distance of only **39 inches (1 metre)**. I will therefore restate why it is inappropriate to build so close to No.44.

The Sunley Homes 'Beeches' type house, of which No.44 is an example, was specifically designed to be a 'corner' house, and has the front door and four main windows facing out from what would normally be the side of the house. If the new dwelling were to be built, these windows would face directly out onto a blank brick wall or a fence 3' 3" (1 metre) away at ground level, and a brick wall 6' 6" (2 metres) away at first floor level, with a significant loss of light to hall, study, lounge, landing and a bedroom. This sort of positioning is not in keeping with other houses in this part of Meadow Road. Is it rational to build a house 39 inches in front of another house, because that is what is, in effect, being proposed here.

In addition, the main two-storey part of the proposed property lies 10' (3 metres) closer to the road than the main two-storey parts of the adjacent properties, 42 & 44 Meadow Road.

One of the 'charms' of this part of Meadow Road is that the houses are all built to the same style, albeit with different designs, with little to jar the sensibilities. The proposed dwelling is of an entirely different style and an entirely different design, and would project 10 feet in front of the current building line. I suggest that this would also not be in keeping with this part of Meadow Road. It would literally stick out, like the proverbial sore thumb.

The Riverside Walk

The Riverside Walk is a local amenity of which Wokingham District Council can be proud. A sense of space has been maintained by keeping houses away from the stream's edge (see 1:1250 location plan). Contrast this with the view from the bridge over the stream in Barkham Road, where the houses in

Tanhouse Lane on the one side, and the factories on the other side, crowd in on the stream.

To allow the proposed dwelling to be built would set a precedent. It would then be difficult to object to further houses being built next to 15 Meadow Road, 8 & 9 Meadow Walk, 63 Barkham Road and so on, thus eroding the value of this excellent local amenity.

Traffic considerations

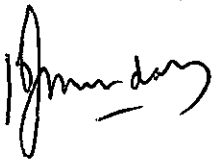
Meadow Road already suffers considerable traffic congestion over and above what would normally be expected on an estate road. This is due to several factors. Firstly it is a short cut between Barkham Road (including the Molly Millar's Lane industrial estate) and Reading Road, which avoids the station and level crossing area. Secondly, there is a primary school nearby which attracts so much traffic, and parked cars, that repeatedly cars are mounting the pavement in order to make any progress. Thirdly, the Riverside Walk attracts many Wokingham residents who park their cars in Meadow Road, close to or on top of the bridge next to the proposed development. Further building development in Meadow Road can only make matters worse.

Conclusions

I firmly believe that it would be wrong to build on this site. I would suggest that the planning application be rejected. In addition, I would suggest that the removed flood precaution measure, described above, should be reinstated as soon as possible. The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk.

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,



K.J.Munday

PLANNING SERVICES RPT
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APP
CS OBS BLP
COPIES TO: ACK:
FILE:

☎ 0118-978-5051

40 Meadow Road
Wokingham
Berks. RG41 2TD

20th July 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

I am writing to you in response to your letter of 4 July 2000, regarding the revised plan that you have received, in the form of drawing no.1499/01A, which is part of the above planning application.

In general, so little has changed, I find that all the concerns that I expressed to you in my letter dated 23 May 2000 still apply. However, the letter from Day-Tanner Partnership dated 19 June 2000, which accompanied the plan, demands a response.

Before responding to the Day-Tanner letter, there is a key point that needs to be clarified. The letter from yourself refers to the river bank being 'restored'. The letter from Day-Tanner refers to it being 'reinstated'. The river bank has been neither restored nor reinstated. It is in much the same position as it was when created earlier this year, when dumper-truck loads of soil were brought in to eliminate the wide flood margin. This flood margin had been created to reduce the risk of flood after earlier flooding had entered some of the houses on the Sunley Homes estate. To restore, or reinstate, the bank to the position it has successfully occupied for the last 30 years would require the removal of much soil. The top of the bank would then be several metres closer to 44 Meadow Road than it is now, along a significant stretch of the river. As I mentioned in my earlier letter, the removal of the flood margin has increased the risk of flooding to the lower-lying properties, particularly those in Meadow Walk.

The letter from Day-Tanner responds to some very brief comments made to you in a letter from Councillor Ray Eke dated 4 June 2000. These are the Councillor's own comments and not a summary of the objections raised by local residents, as suggested by the Day-Tanner letter.

So, my responses to the Day-Tanner letter are as follows:

(a) The site may not be within the flood plain of the Emm Brook, since 'flood plain' means regular periodic (usually annual) flooding. However, the site is still at risk of occasional flooding, usually in the form of flash floods. I have personally seen the site in question covered in water due to a flash flood. Perhaps Day-Tanner asked the wrong question of the Environment Agency on 31 January 2000.

In fact, 44 Meadow Road is on the Environment Agency's register of properties at risk of flooding, and along with other adjacent low-lying properties, will presumably have just received notification from the Agency of a change in flood warning procedures. This was contained in a letter from Archie Robertson, Operational Director, which also said "... and we know that climate change may mean floods happen more often in the future."

The proposed new dwelling would also have to be registered with the Environment Agency as being another property at risk of flooding from the Emm Brook, which, of course, was one of the reasons for the earlier outline planning application being refused!

(b) In view of the above, I find it astounding that the Environment Agency have allowed the wide flood margin to remain filled in, thus further increasing the risk of flooding to other residents. This is quite contrary to Archie Robertson's letter. This matter needs to be investigated by Wokingham District Council.

(c) This is not a satisfactory response. Responses (a) & (b) make no mention of the detrimental effect on the character of the riverside that this development would have. This is probably because it is obvious that it would stick out like the proverbial sore thumb. This was another reason that the earlier outline planning application was refused.

(d) I thought the "2 parking spaces + garage" had been added rather casually to drawing 1499/01/A. On checking I find that there is just enough space to park a reasonably sized car in front of the garage. However, in the second position, in front of the house, any car longer than a Ford Focus, which has quite modest dimensions, will overhang the pavement. And the Focus could only be kept clear of the pavement by putting the bumper right up against the house, partially blocking the

front door. This is further evidence of the 'squashed in' nature of this development.

A closer inspection of the ground floor plan in drawing 1499/02 shows a path running across directly in front of the house leading to a gate in a side fence. So this was clearly not originally intended to be a parking space. In fact, the side fence, which is also shown in drawing 1499/01A, would prevent the driver's door of the Focus from opening, unless the car was positioned to completely block the front door. How high is this side fence? Will it not obscure the vision of any driver trying to reverse out of the second position?

To park 2 cars in front of the garage and house would require the whole area to be hard standing, with no room for a garden. This is not in keeping with the surrounding properties.

(e) Will there be french windows to the garden from the exceptionally small living room or not? Is there going to be a revised plan 1499/02? What are we being asked to comment on?

(f) This response does not answer Councillor Eke's comments regarding the bridge abutments. Are they being removed together with the cupressus trees? Nor does this response answer the Councillor's concerns about the positioning of the proposed building well in front of the existing building line.

(g) Being unaware of a problem doesn't mean that it doesn't exist. The developer is probably also unaware of the subsidence problems that have affected the houses built near to the river. I would refer him to D.R.Gilliam's letter of 24 May 2000 for enlightenment, particularly the bit about the subsidence engineers' opinion that the dwellings should not have been built so close to the Emm Brook.

(h) This answer is deliberately misleading. It exploits a simple mistake made by Councillor Eke, who was clearly referring to the south-west elevation of the existing house. The south-east elevation may well be secondary, but the south-west elevation, which overlooks the Emm Brook, is effectively the front of the house containing the front door & hall window, and windows for study, lounge, landing (a large clear window) and a bedroom. This is without doubt the primary elevation of the house, and the proposed application wants to squash a new building **1 metre (39 inches)** in front of it. Would all these windows have to be frosted, since they would directly overlook another property?

Whilst on the subject of incorrect compass directions, it should be noted that the direction indicator for North on drawing 1499/01A, is in fact pointing due South. How accurate is the rest of the drawing?

(i) There is no **(i)**.

(j) The proposed dwelling is undoubtedly very small. This is most clearly demonstrated by drawing 1499/01A where the 'footprint' of No.44, a 3-bedroom house, is considerably larger than that of the proposed dwelling, a 4-bedroom house! It may meet general planning criteria, but I bet it is at the most minimal level.

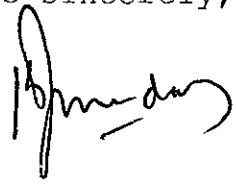
It is a rather large assumption to say that the previous outline planning refusal only failed on Environmental Agency grounds. And if the question of flooding has been 'covered', why did the Environment Agency send out letters to adjacent low-lying properties telling them that they were on a register as being at risk of flooding? And why did the Emm Brook overflow onto the road in Meadow Walk a few weeks ago?

Things aren't as 'cut and dried' as the Day-Tanner letter tries to make out. In general, I found this letter most unhelpful, and it's responses rather cursory, particularly regarding the increased risk of flooding, which is a really serious concern.

I still firmly believe that it would be entirely wrong to build on this site. I would suggest that the planning application be rejected. In addition, I would suggest that the removed flood precaution measure, described above, should be reinstated as soon as possible. The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk. No thought has been given for others in the local community.

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,



K.J.Munday

Your Ref: Mrs B. Poinik
F/2000/1313

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS OLS	BLP
30 MAY 2000	
COPIES TO:	ACK:
	FILE:

J. Smith
44 Meadow Rd
Wokingham
Berks RG41 2TE
24/5/2000

Dear Madam

Application No. F/2000/1313
Site Address: 44 Meadow Rd. Wokingham

With reference to your letter of the 9th May I have seen the plans for the proposed erection of detached dwelling at the above address & wish to make the following comments.

1. This appears to be a case of fitting a quart into a pint pot. The plan showing the new house being built as near as possible to the existing property, to the extent that the entrance porch of the latter is to be dismantled. Besides which lorry loads of earth have been brought in to push the top of the existing bank nearer the stream in order to meet the 8.0m criteria. However its questionable now where the top of the bank really is - and what effect this might have on other properties flanking the stream. My impression is that

Visually this will look like an afterthought, squeezed in come what may, and not meeting the planning requirements of Wokingham. I believe the question of infilling, an emotive subject, is already on the agenda of Council and National authorities. The other point is the design which does not fit with other houses on the estate. Reverting to the bank that has been built up may I draw your attention to the fact that the recent bad storms we experienced, particularly the flash flooding saw the Embrook at Bank top, and it was not so severe as that suffered in parts of Bradwell. Incidentally I believe the ground on the other bank to the proposed new buildings is designated "Flood Plain Area"? although visually the other bank is the lower of the two.

2 There has been subsidence in this area and this site would not appear to be suitable for building in view of the circumstances involved.

3. Drainage problems have also been experienced.

4. Car Access - I assume this will be directly out of the garage and on to the road. This is as you know a 20 mile zone with speed humps, although many people still do not observe the limit, & the bottom of the hill, in front of the proposed properties is where they are most likely transgressing.

We all have to be ultra cautious when leaving or entering our drives & the new property with the bridge to one side even more so.

5. I notice on the planning application under Section 6 "Prospective Purchaser" - as far as I am aware the property was sold - "subject to contract" some time ago, presumably the person responsible for clearing the site & earth moving.

Yours faithfully

K Pink

Your Ref Mrs B. Pain
F/2000/1313

PLANNING SERVICES	HPT
POL	FLS
DC	ENF
APP	
CS MBS	BLP

25 JUL 2000

COPIES TO:	ACK: ✓
	FILE:

L. Smith
9 Meadow Rd.
Wokingham
Berks. RG41 2TE

23.7.00

Dear Madam

Application No. F/2000/1313
Site Address 41a Meadow Rd.

Thank you for your letter of the 4th July concerning the above & revised plans & drawing 1199/01 A. I took the opportunity to inspect these and whilst the drawing may purport to conform to the original in actual practice this seems doubtful. After all at least two loads of earth were placed on site, several men were seen working, and a mechanical contrivance used on one occasion. Since when little appears to have happened.

This appears to be a 'end heaving' and would not seem to affect objections previously detailed, i.e. Size of plot minimal. Very close to existing house which would appear to have a number of windows blocked of light. Subsidence has occurred to houses on estate, especially those near to stream. Road Safety:

Meadows Road is major 'cut rem' for schools and Molly Millers Ladies estate. This house has provision for three cars — visitors? Parking on road is not very popular at best of times. Whilst I understand the Bushes which front the site would be removed a hazard remains with the bridge. Existing residents have to be more than vigilant entering & leaving properties. Flooding; The environment Agency vetoed previous application but now appear to approve the present proposal. This seems very odd in light of copy letter attached received on the 15 July from the Agency.

Another point in the back of my mind is the situation regarding the existing property of site. One assumes the same person is buying the complete site and making the present application. If this is passed are we going to see another application for alterations or change to the existing house, which is presumably going to be sold on at some future date.

These are real concerns to many of us who have lived in Wokingham for some years & who hope it will retain its present character.

Yours faithfully

[signature]

SEE OVER

9 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

ENVIRONMENT AGENCY
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely



ARCHIE ROBERTSON
Operational Director
Environment Agency



Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

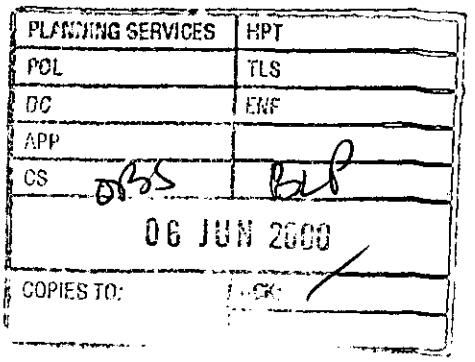
In future we may contact you about other services the Agency provides. If you **only** wish to receive flood warning related information in the future, please advise us via Floodline.



Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

55 Lowther Road
Wokingham
Berks RG41 1JB



4th June 2000

The Environmental Services Dept.,
Planning Services
Wokingham District Council
Shut End, Wokingham Attention Mrs B. Polnik

Application No. F/2000/1313
Site Address 44, Meadow Road, Wokingham
Proposal:- Erection of Detached Dwelling.

1. As the District Councilor and Wokingham Town Councilor for Emmbrook, I have been approached by the residents of Meadow Road and the surrounding area covering the above Application. All have agreed that the Application should be Refused and most I understand have written to you stating their objections.

2. I would support them with the following comments:-

a. The site is along the Emmbrook and part is in the `flood plain` of that stream as shown on the District Local Plan Deposit Draft 1977 Proposals Map. I am given to understand that a previous Planning Application was Rejected on these grounds.

b. Soil fill has been deposited over the site up to the banks of the Emmbrook - not noted on the Application Plans. Surely such fill over the shown flood plain must have authorisation, affecting such areas above and below the site!

c. `Built development must not have a detrimental effect on the character of the flood plain or the riverside` - surely the construction of this proposed house will have such an impact.

d. The four bedroomed house must have parking space for three cars. It would appear that there is not sufficient parking space for these.

e. The `front door` is shown as the only access/egress to the house as Plan 1499/02.

f. Meadow Road is a very busy road. The `cross over` to the roadway does not allow an acceptable `line of sight` to the SW up the hill - especially as the bridge abutment obstructs such view, In fact the proposed house appears to be in front of the `building line` as Drawing 1499/01.

g. The main sewer has caused problems in the past - will the increased loading due the proposed house be acceptable?

h. The existing house has windows on its SE aspect - facing the Emmbrook. The proposed house will blot out the SE light being only 1.00m and 2.00m distant.

j. Finally this four bedroomed house appears to be `crammed` on this small site. The size of the rooms -Bedroom 4 -2.300x2.600, Bedroom 3 - 2.100mm width and a study of 1.900x2.400 does not equate to the surrounding well laid out properties

Councillor Ray Eke MBE DFC.

MIKE AND DAWN HOLMES
7 CURL WAY
WOKINGHAM, BERKSHIRE
RG41 2TJ
TEL: 0118 979 0328

POL
DC
APP
CS 0035 BLP
COPIES TO:
ACK:
FILE:

The Planning Officer
Environmental Services
Wokingham District Council
PO Box 157, Shute End
Wokingham
RG40 1WR

28th May 2000

Dear Mrs Polnik

Re: Application Number F/2000/1313. Site Address: 44 Meadow Road, Wokingham.

I am most disturbed to see that a fresh application has been made for the erection of a detached dwelling within the very narrow and small piece of land at 44, Meadow Road. Land, which one would have assumed, was and still is far too small for such a dwelling to fit in at all with the local outline buildings.

The land, or shall we say garden, of the property in question, has been made to appear larger since the last application. Removal of the boundary fence and 'building up' of the bank, which one would assume, was not in fact part of the said property but would almost certainly belong to the Council. The build up has occurred on the bank of the Emmbrook.

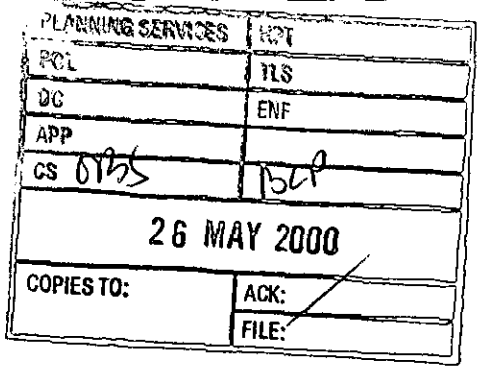
Surely any new building must be a given distance from a boundary. Since this boundary is a brook/stream, one would assume that dwellings erected in past years were the set distance from that line for that reason. Any new building erected as applied for would be totally out of character, and much too close to this line.

In addition to the above my objections also include the erosion of what is at the present time a very attractive walk, this would not be enhanced by the 'squeezing' in of a dwelling on this site. The effect on what is already a congested area, owing to Meadow Road being one of the main runs to three local schools.

This area does not need dwellings being built for what can only be financial gain with no thought for the local environment. I repeat that the immediate area would be made far less attractive if the original refusal to allow the erection of a dwelling were now reversed.

Yours sincerely,

M J Holmes



15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

Re: Application F/2000/1313 for proposed building of Detached Dwelling adjacent to 44 Meadow Road

We have seen details of the above application, of which we were advised in your letter of 9 May, and wish to register strong objections to the proposed building on this site because of environmental, flood risk and safety concerns.

Our house is directly across the road from No.44 and we are thus probably most directly affected by the proposed construction. We are aware that an earlier application (98/67228/0) to build on the site was rejected by the Council on environmental grounds in 1998 because of the direct risk of flooding from the Emmbrook which runs alongside the property in question. We do not see how these factors can have changed. We were thus very surprised to see the sale of No.44 advertised as having the potential to accommodate another building in the available area ("subject to planning permission").

Although the builders have already imported several truckloads of earth in an attempt to build up the bank - before any application was registered - it still does not appear to be particularly stable or durable. We are extremely concerned that the bank's integrity will be further undermined by the building works on ground which is already liable to subsidence and will thus increase the danger of flooding because of the encroachment into the water run-off area when the Emmbrook is in full spate. Recent high water levels at this point of the brook, and lying surface water along this stretch of the bank, have increased worries on this score.

We are disturbed about the attempt to squeeze in another house in the small space available, and the danger to the banking of taking up natural garden space with further foundations, drainage and sewage installations. The Emmbrook already suffers from spillage, pollutants and waste tipping, and another property so close to the stream bank will risk further damage. We and our neighbours on the opposite side of Meadow

Road have already had subsidence and sewage problems, and this remains a considerable cause for concern.

Whilst we would have welcomed an improved appearance for the site from its unkempt state in recent years, we believe that the new property, if built, would have a detrimental effect in cramping the site. There would be minimal distance between it and No.44, and it would block the natural views and access to light for nearby properties. There would be very little garden space left around the property.

The plans do not appear to show how and where cars would exit from the new property, other than to say there will be a "new cross-over". This leads us to believe that this would present a considerable traffic hazard on what is a very busy thoroughfare. Cars would need to exit from the new house with no clear view from behind the bridge bollard and onto a road-hump. We consider that the plans should have spelled this out in order for the Council to assess this factor. There would also need to be adequate space on the drive for the purchasers to park as parking on the road presents a safety hazard at peak traffic times.

Safety hazards aside, our main anxieties are about flooding and damage to the bank affecting our own and our neighbours' properties. If the Council were to approve this speculative application from the builder, despite the concerns we have registered, we would be seeking reassurance and a guarantee from the Council that they will bear the heightened risk of flood damage to our properties, and the compensation involved. We do not believe that that real risk should be run.

We hope that the serious concerns which we have put forward will be taken into full account when the application is considered by the Council.

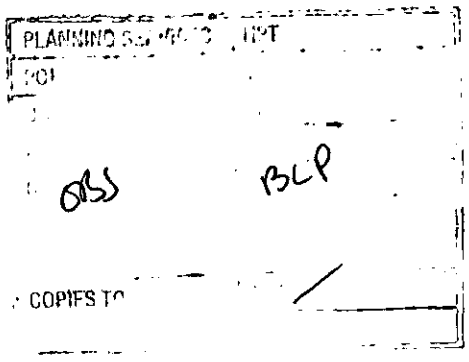
Yours sincerely

Malcolm Dunmore

Rosalind Dunmore

Malcolm and Rosalind Dunmore

By hand 24.7.00



15 Meadow Road
Wokingham
Berks RG41 2TE

0118 979 2872
20 July 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell,

Re: Application F/2000/1313 for proposed building of detached dwelling adjacent to 44 Meadow Road.

Thank you for your letter dated 4 July which notified us that you had received revised/additional plans in respect of the above application.

We have now had an opportunity to look at the "revised plan" submitted by the architects, together with their covering letter which purports to answer questions raised by Councillor Ray Eke. Their letter, which of course seeks to justify squeezing in another dwelling close to the bank of the Emm Brook, does nothing to reassure those of us who are concerned about the damage/erosion to the bank, the consequent risk of flooding for nearby houses, and the inherent road safety hazards from siting a house in the position planned.

All of our concerns were spelled out in our letter of objection of 22 May, copy enclosed for reference. We do not consider these concerns have been properly addressed. The architects' assertion that "the site is not within the flood plain" is at odds with a ruling made by the authorities less than two years ago: we cannot see how the environment has changed in that time. Indeed, only last week we and other neighbours received notification from the Environment Agency (National Flood Warning Centre) about new arrangements on flood warnings, as part of their service to properties at risk.

The efforts to shore up the bank with loose earth have been a transparent attempt to disguise its natural fall, but the inherent risk remains, and would be worse once foundations and sewers were excavated. We would ask that this fundamental concern - regarding flooding - should be properly addressed.

We would also ask that the traffic hazard is similarly considered. No dimensions to the "2 parking spaces and garage" are shown on the plan, but vehicles from the proposed property would still enter the road at a safety critical point, unseen from behind the bridge pillar. Cars parked outside No.44 already create a regular obstacle to traffic and additional vehicles at the adjacent property would add to this. It cannot be

overlooked that Meadow Road is becoming increasingly used as a rat-run to avoid the level crossing problems and of course is extremely busy at peak times because of school traffic to and from St Paul's, Walter County and the Holt. It is difficult to exit our property at these times because of the flow of traffic, and even more difficult when cars are parked on the road opposite.

We continue to believe that this proposal is fundamentally flawed and, if allowed, would present a considerable degree of risk to the neighbouring area from the heightened possibility of flooding and the road safety hazard. We hope that the Council will give due weight to our considerable anxieties about this planning application.

Yours sincerely

Malcolm and Rosalind Dunmore

15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

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We hope that the serious concerns which we have put forward will be taken into full account when the application is considered by the Council.

Yours sincerely

Malcolm and Rosalind Dunmore

Date: 04 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1313

Location: 44, Meadow Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr D Rawlins C/O Day Tanner Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: River bank restored. Drawing no 1499/01A.

Comments are required by 25/07/2000.

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

(RING ONE)

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

App No. F/2000/1313 (Planaps) / (Ludhouse) Date Rec. 21.6.00

Location: 44 MEADOW RD

Parish WOKINGHAM

Applicant: MR. O. RAWLINS

Description of attached plans Revised plan showing river bank reinstated.

Drawing No's: 1499/01A

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: Environment Agency

		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: 7 Curl Way, 34 Curl Way, 30 Copse Drive, 40, 42, 44, 46, 15, 13, 11, 9 Meadow Rd, 1 Meadow Way

Date for Responses 21 days expires 25.7.00

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP

Consultations Sent by Admin. on 04.07.00

Yellow - Part One Copy
Green - Officer's Copy

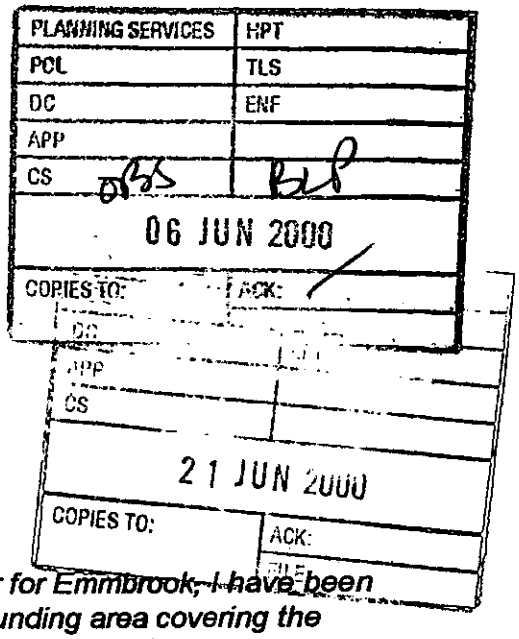
1313

REVISED PLAN

55 Lowther Road
Wokingham
Berks RG41 1JB

4th June 2000

The Environmental Services Dept.,
Planning Services
Wokingham District Council
Shut End, Wokingham Attention Mrs B. Polnik



Application No. F/2000/1313
Site Address 44, Meadow Road, Wokingham
Proposal:- Erection of Detached Dwelling.

1. As the District Councilor and Wokingham Town Councilor for Emmbrook, I have been approached by the residents of Meadow Road and the surrounding area covering the above Application. All have agreed that the Application should be Refused and most I understand have written to you stating their objections.

2. I would support them with the following comments:-

a. The site is along the Emmbrook and part is in the `flood plain` of that stream as shown on the District Local Plan Deposit Draft 1977 Proposals Map. I am given to understand that a previous Planning Application was Rejected on these grounds.

b. Soil fill has been deposited over the site up to the banks of the Emmbrook - not noted on the Application Plans. Surely such fill over the shown flood plain must have authorisation, affecting such areas above and below the site!

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f. Meadow Road is a very busy road. The `cross over` to the roadway does not allow an acceptable `line of sight` to the SW up the hill - especially as the bridge abutment obstructs such view, In fact the proposed house appears to be in front of the `building line` as Drawing 1499/01.

g. The main sewer has caused problems in the past - will the increased loading due the proposed house be acceptable?

h. The existing house has windows on its SE aspect - facing the Emmbrook. The proposed house will blot out the SE light being only 1.00m and 2.00m distant.

j. Finally this four bedroomed house appears to be `crammed` on this small site. The size of the rooms -Bedroom 4 -2.300x2.600, Bedroom 3 - 2.100mm width and a study of 1.900x2.400 does not equate to the surrounding well laid out properties

Councillor Ray Eke MBE DFC.

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/JF/1499

19th June 2000.

PLANNING SERVICES | PT
POL | LS
DC | INF
APP |
CS |
21 JUN 2000 &B/7.
COPIES TO: | ACK:
FILE:

1313

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

REVISED PLAN

Dear Mrs. Polnik,

RE: PROPOSED DWELLING - 44 MEADOW ROAD, WOKINGHAM (F2000.1313)

I refer to the above planning application and recent meetings and correspondence with the Environment Agency. The bank has now been reinstated to the Environment Agency's satisfaction and I can confirm that upon re-measuring the reinstated bank is as shown on our application drawing number 1499/01.

Whilst writing I understand there has been a degree of local objection to the proposal and reading through the file it would appear that the letter from Councillor Ray Eke, dated 4th June 2000, is a summary of those objections. I would like to respond to those objections as follows, bearing in mind that the application as originally submitted took account of the various matters:

2.

(a) The site is not within the flood plain of the Embrook as confirmed by the Environment Agency on 31st January 2000.
(b) (b)The issue of the bank has now been dealt with to the Environment Agency's satisfaction.
(c) See (a) and (b) above.
(d) The house does have three parking spaces including the garage and we have highlighted this on the plan
(e) The garage has a rear access door and it would be very easy to convert the living room windows to French casements
(f) The cupressus trees at the front of the side are to be removed and your highway department have no objections to the proposal
(g) We are not aware of any technical problems concerning the sewer
(h) The windows on the south-east elevation of the existing house are secondary.
(i) .
(j) The proposed house has been planned to meet all of the criteria laid down under your own policies and before submitting the application we referred to the previous planning refusal which only failed on Environment Agency grounds, all of which have now been covered.

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

I trust that the enclosed drawing number 1499/01a and the foregoing will enable you to recommend approval for this proposal.

Yours sincerely,



A.I. DAY

cc: Client - Mr. D. Rawlins

Received by Wokingham District Council

Application No: F/2000/1313

Proposal:
Proposed erection of detached dwelling.

Location:
44, Meadow 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 02/06/2000. 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

09 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL (4) PRE-APP ATTACHED (5)

Start date:	19 APR 2000
Officer: BP	Application No. F/2000/1313

Map No. 75B **Site** 0:08

Easting: ..... Flood Pln .....

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: 44 MEADOW ROAD

Parish: WOKINGHAM Ward: Emm Brook

9.5.2000

Applicant: MR D RAWLINS

Fee Received (7) 90-00 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	Parking – 3 vehicles? ✓	10.5.	
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 : 9.5.2000 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	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
(Environment Agency)	(BP) Flood Zone
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-app attached .....

NEIGHBOURS:

..... 34 Curl Way .....

..... 30 Copse Drive .....

... 44, 46, 15, 42, 9, 11, 13, 40 Meadow Road ✓ .....

..... 1 Meadow Way .....

.....

.....

.....

.....

.....

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
19 APR 2000
COPIES TO: | ACK:
FILE:

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1499

APPLICATION

20 April 2000

19.APR.2000* 1313

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

Dear Sirs

LAND ADJOINING 44 MEADOW ROAD, WOKINGHAM

Two years ago your Authority refused an outline planning application for the erection of one dwelling on this site. The reasons for refusal were based on the Environment Agency's fundamental objections to flood plain and within 8m of the riverbank. Our client who now wishes to purchase the property instructed us to negotiate with the Environment Agency concerning the possibility of a building plot.

We undertook survey work for them and you will see by the enclosed letter dated 31 January 2000 that the property does not lie within the flood plain and as such that objection is no longer valid. With regard to the 8m margin we have defined this clearly on our application drawings which are based on a full measured survey and we have further indicated a rounding off of the bank at the top together with native planting in accordance with Environment Agency requirements.

We enclose the following documents in order to submit a full planning application for this new proposal which we believe overcomes the previous reasons for refusal:

Six copies each of our drawings numbers 1499/01 and 14/9902 together with location plan
Four copies of the application form
Certificate B
Deposit cheque in the sum of £190.00

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

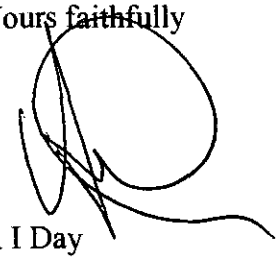
11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

19.APR.2000* 1513

We look forward to hearing from you in due course.

Yours faithfully



A I Day

Encs

cc Client

SECTION 66 CERTIFICATE 19 APR 2000*

Application No.

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

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs Scoffield	**44 Meadow Road Wokingham**	**18 April 2000**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

(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 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 a 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 _____

On behalf of **MR D RAWLINS**

Date **18 APRIL 2000**

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

ADDRESS 44 MEADOW ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU 8068 713

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/18/60	MESSRS SALE & SON LTD	O/line RESIDENTIAL DEV.	9.6.60	C/A
B/50/60	MARKERS DEVS LTD	RESIDENTIAL DEV.	9.2.60	C/A
B/23/61 5083	UNITY HOMES LTD	"	8.6.61	C/A
B/33/62	SUNLEY HOMES	ELS. DEV. ROADS & SEWERS	SUPERCEDED BY	
B/47/62 5245	"	DETACHED HOUSE & GARAGE	29.11.62	APP. C/A
BR 10003	MR. J. COLLETT	PORCH	12.12.48	APP. N/A
09931	"	"	12.4.79	N/A C/A
98/67228/0	M. SCHOFIELD	O/L. 1 DWELLING ADS.	27.5.98	REF
FP98/7558	"	GR. HOUSE HI/CONV. GARAGE	11.5.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

19. APR. 2000* 1313

1.		APPLICANT'S NAME	MR D RAWLINS
		ADDRESS	C/O DAY TANNER PARTNERSHIP
			11-13 DUKES RIDE, CROWTHORNE
		POSTCODE	RG45 6LZ PHONE:
	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ PHONE: 01344 777143
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:	44 MEADOW ROAD WOKINGHAM BERKSHIRE
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		ERECTION OF A NEW DWELLING ADJACENT NUMBER 44
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.08
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1499/01 AND 02 AND LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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 YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES, NEW FENCING AND EXISTING STREAM BANK.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	EXISTING CROSS OVER FOR NO. 44 NEW CROSS OVER FOR NEW HOUSE	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES - GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7	1 / 7	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: _____ ON BEHALF OF: MR D RAWLINS DATE: 18.4.00

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".

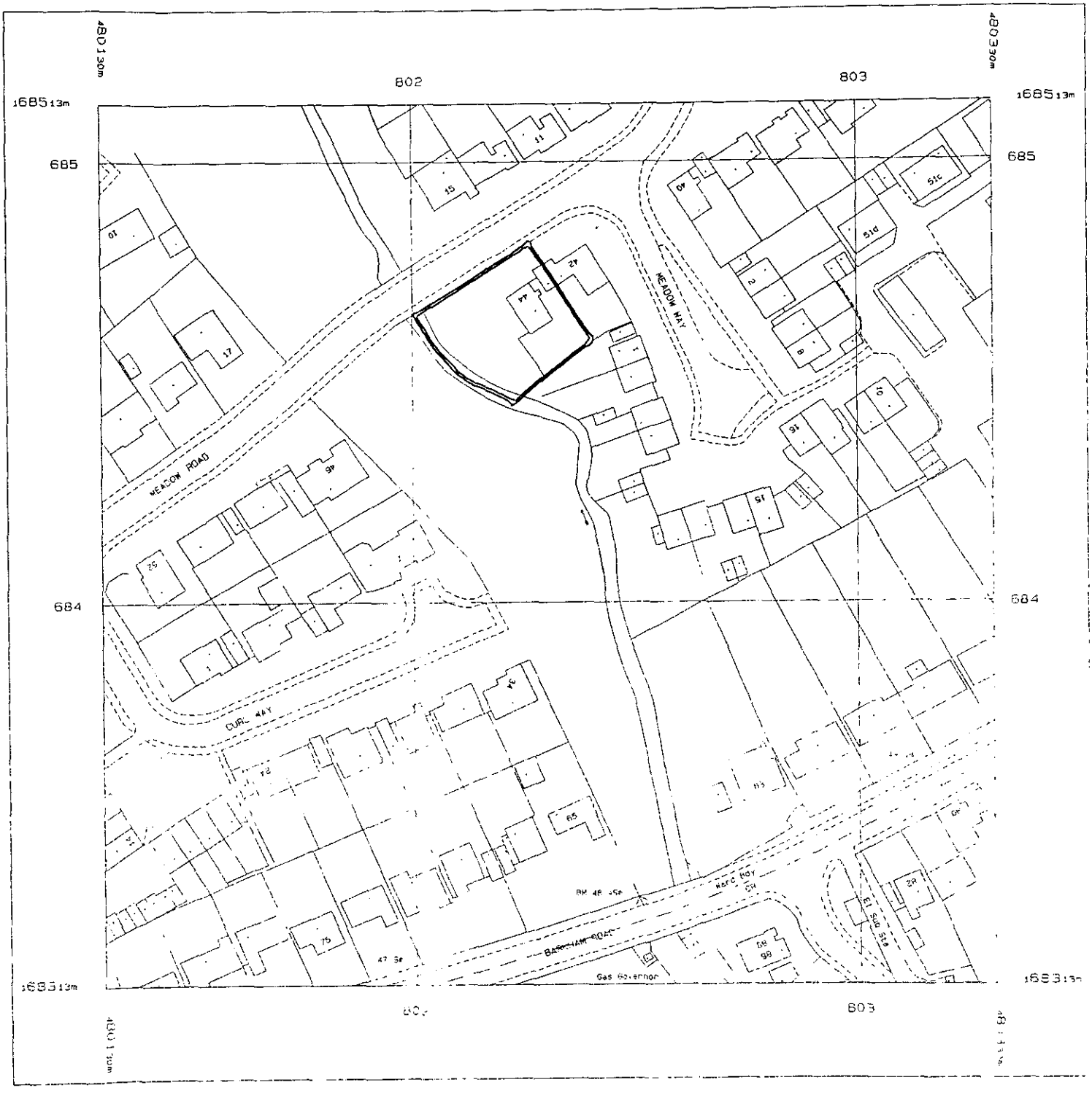
Ordnance Survey®

Superplan

19 APR 2010* 1313

Planning Extract - 1

Site-centred



REFUSED

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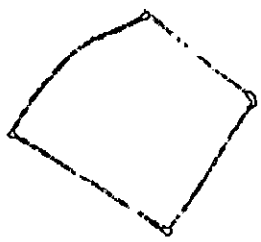
Scale 1: 1250

The grid shown on this Superplan is SU80685W

Representation of a road, track or path is no evidence of a right of way

This Superplan product does not contain all recorded map information



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CS	
19 APR 2000	
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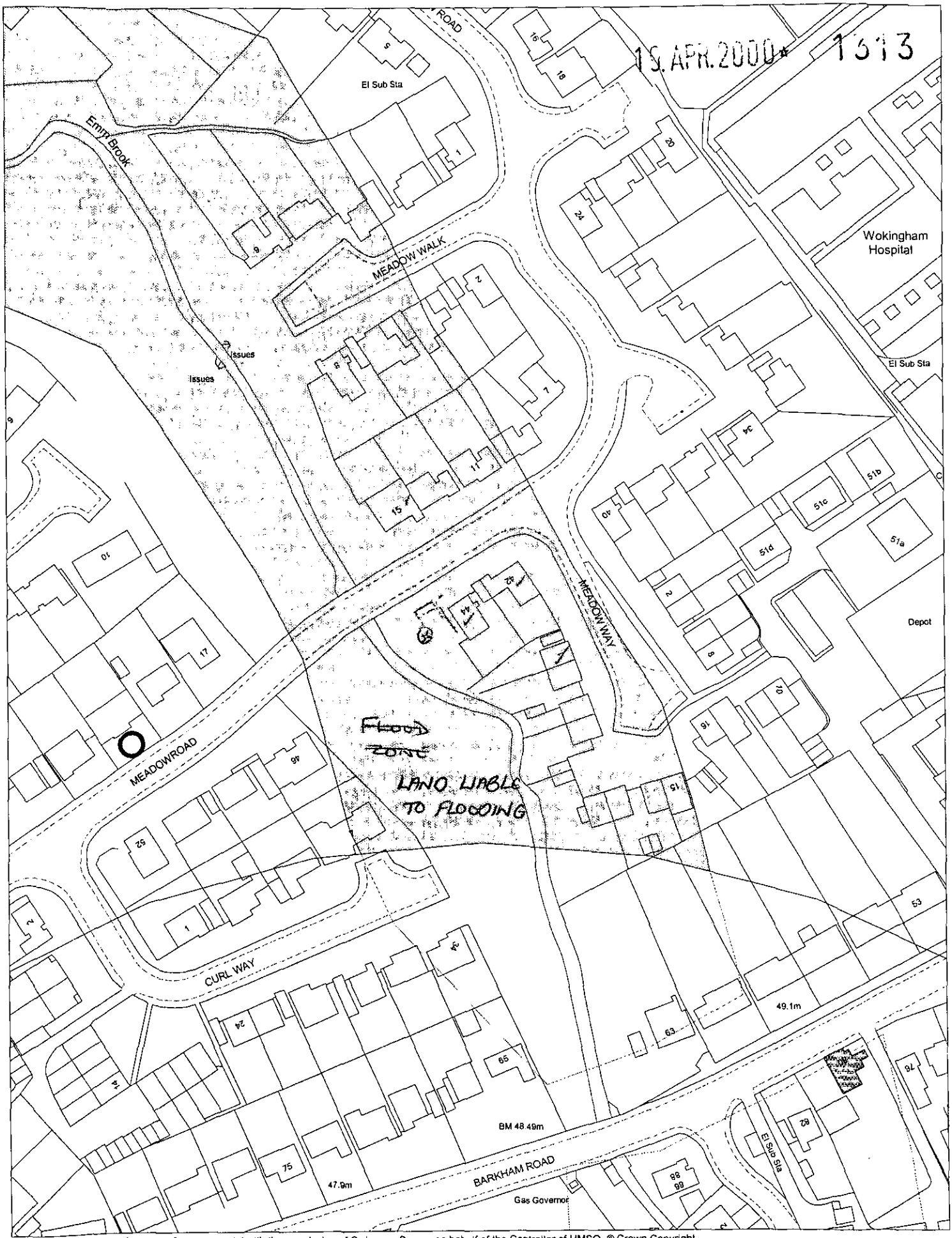

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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250

N
W E
S

REFUSED

EX SYSTEMS LTD

APPLICATION NO.1313

Name of appellant:
Mr D Rawlins

Site address:
44 Meadow Rd

Proposal:Proposed erection of detached dwelling

Case Officer:BP

Appli

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E>

EOT agreed

Decision

Date 26-7-95

Date Commenced

Date Completed

APPROVED

Appeal Decision

Site visit made on 2 May 2001

by M A Hillyer BSc MSc CEng MICE FCIWEM

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date 04 JUN 2001

Appeal Ref: APP/X0360/A/00/1055657
44 Meadow Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Rawlins against the decision of Wokingham District Council.
- The application (Ref. F/2000/1313), dated 18 April 2000, was refused by notice dated 29 November 2000.
- The development proposed is the erection of a new dwelling adjacent to No 44.

Summary of Decision: The appeal is allowed subject to conditions.

Procedural Matters

1. For the avoidance of doubt, I confirm that the drawings which were available to the Council in making its decision included Drawings Nos 1499/01B and 1499/02A, and I shall determine the appeal on the basis of those drawings.

Main Issue

2. From my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in this appeal is the effect of the proposed development on the character and appearance of the street scene.

Planning Policy

3. The development plan for the area is the Berkshire Structure Plan (1995) (SP) and the South East Area Local Plan (1994). Policy SBE1 of the LP says that new development should be of a standard of design appropriate to the character of the area, it should make a positive contribution to its setting, and it should contribute to a safe and attractive environment. LP Policy SBE2 states that development which would adversely affect the character of an area by virtue of its siting, scale, form or materials will not normally be permitted. There is an emerging plan, the Wokingham District Local Plan Deposit Draft (2000) (DDLP), which has been the subject of a public inquiry. Because that plan is at an advanced stage of development I shall give it significant weight. It includes policies which echo the principles of the LP Policies referred to above. I am required to decide the appeal having regard to the development plan and other material considerations.

Consideration

4. The site consists of the house and garden of 44 Meadow Road, on the right bank of the Emm Brook and immediately upstream of Meadow Road bridge, lying in a modern open plan residential estate. The garden is laid to grass; it has a mature evergreen tree within it and an

evergreen boundary hedge along the highway. On the far (west) side of the brook there is a grassed area of public open space (POS) some 60m wide which runs through the area as a streamside corridor.

5. Nos 44 and 42 are the only two properties on the block between the brook and Meadow Way. Their front faces are in alignment, with garages protruding about 2m forward of the houses. Some other blocks in Meadow Road have front faces generally in line but with slight variations, while other blocks have no alignment of frontages, reflecting the curving nature of roads on the estate. The open frontages afford views through the estate and across the POS. The site can be clearly seen from public viewpoints on Meadow Road, Curl Way and the POS, but through-views are inhibited to a degree by the site evergreens.

6. The proposed new house would be built in the garden of No 44, to a similar design and height as the existing dwelling. It would be smaller than, but not out of scale with, No 44, and separated by a gap of some 2m. The front faces of the garage and upper storey of the new property would be in line with the garage of No 44 and the façade of the ground floor would be about 1.5m forward of this line. In my view these distances would not be out of keeping in the context of façade variations and spaces between buildings on other parts of the estate. The drawings accompanying the application do not detail the proposed materials but they could match the existing building, and that match could be secured by condition.

7. The proposal includes for the removal of the evergreens, which would allow wider views through the site. The new house would encroach on these views to some extent, but most of it would be hidden by, or situated within the profile of, the existing building at No 44. The application drawings indicate a fence from the west end of the new house to the highway, which could introduce an adverse sense of enclosure to the area, depending on its type and size. No details or dimensions of the fence are given on the drawings but if it were to be low enough to maintain views through the site and across the POS it would not be out of keeping. With this condition the net reduction of openness and vista resulting from the development would be insignificant. I conclude on the main issue that the proposed development would not be harmful to the character and appearance of the street scene, nor would it conflict with the aims of Policies SBE1 and SBE2 of the LP.

8. The application drew a large body of opinion against the proposal on flooding grounds. That response is understandable, given the memory of recent flooding of homes, roads and gardens in the area of the site in late 2000. New development can exacerbate the effects of flooding, by:

   - impeding flow (if situated in a flooded area), and increasing upstream flood levels
   - reducing flood plain storage capacity (if situated in a flooded area), and increasing downstream flood levels
   - increasing the number of people directly at risk from flooding (if situated in a flooded area), and
   - increasing the amount of run-off from impermeable surfaces, with the consequent increase of upstream and downstream river levels.

9. The Environment Agency (EA) is the responsible authority for advising on flood risk areas. Within the Thames catchment the EA does not resist development which would be situated

within areas where the risk of flooding is less than the risk of a 1 in 100 year event. Indications are that the local flood event in late 2000 was more severe than that which occurred in 1968, which was the previous largest on record. The site itself was not flooded in late 2000. The EA are unable to provide return periods for either the 1968 event or the 2000 event, but they are of the opinion that the site is at a level such that development would not be contrary to flood plain policy. Therefore the proposal would only pose a threat of unacceptable exacerbation of flooding in the context of increasing run-off from impermeable surfaces. Such flows could be held in check by detention within the site, and approval of works to achieve that detention could be imposed within a planning permission. Subject to this condition this matter does not weigh against my findings on the main issue, and I shall therefore allow the appeal.

Conditions

10. The Council has suggested a number of conditions for imposition should planning permission be granted. I shall impose the standard time condition. Because of the need to maintain the appearance and vistas of the estate, and because of the absence of details on the drawings, I shall impose conditions for approval of materials and for landscaping and boundary treatment. I have no evidence of any permitted development restrictions on the estate, and because of the importance of views through to the POS I shall impose a condition to restrict front boundary structures which may otherwise be permitted. The intention regarding the bathroom fenestration details is not clear from the drawings, and I shall therefore impose a condition for approval of these to avoid overlooking of No 44.

11. Because of the potential proximity of high brook levels I shall include a condition for the control of floor levels. I saw on my site visit that Meadow Road is a busy traffic route which could suffer traffic congestion from kerbside parking, and I shall therefore include a condition that restricts use of the garage. That part of the site bordering the brook is a domestic garden and will not be changed by the development, so that there is no reason to impose conditions relating to wildlife. Other matters of access and visibility details, and of land drainage restrictions and discharge consents, are best dealt with by legislation other than the Town & Country Planning Act 1990. The Council has suggested other conditions but I do not believe that any of them are necessary in allowing planning permission.

12. I have taken into account all other matters raised in the written representations, including the letter from the Member of Parliament representing this constituency, but none is sufficient to override the considerations which have led to my conclusion.

Formal Decision

13. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a new dwelling adjacent to 44 Meadow Road, Wokingham in accordance with the terms of the application Ref. F/2000/1313 dated 18 April 2000, and Drawings Nos 1499/01B and 1499/02A, subject to the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces and details of the fenestration of the development hereby permitted have been submitted to and approved in writing by

the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment and landscaping. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the development forward of any wall of the dwelling which fronts onto a road, except that allowed by Condition 3 of this permission.

5) The garage hereby permitted shall be kept available for the parking of a vehicle at all times.

6) Prior to the commencement of development, details of ground floor levels of the proposed dwelling shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

7) Proposals for the discharge of roof drainage and surface water shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

Information

14. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

15. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Michael A. Hilyer.

INSPECTOR.

The Planning Inspectorate

RIGHT TO CHALLENGE THE DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts. If a challenge is successful, the appeal decision will be quashed and the case returned to the Secretary of State for redetermination. It does not follow necessarily that the original decision on the appeal will be reversed when it is redetermined.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

Under the provision of section 288 of the Town and Country Planning Act 1990, or section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a person who is aggrieved by a decision may seek to have it quashed by making an application to the High Court on the grounds:

1. that the decision is not within the powers of the Act; or

2. that any of the `relevant requirements' have not been complied with; (`relevant requirements' means any requirements of the 1990 Acts or of the Planning Tribunals Act 1992, or of any order, regulation or rule made under those Acts).

The two grounds noted above mean in effect that a decision cannot be challenged merely because someone does not agree with the Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by the Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court has discretion not to quash the decision if it considers the interests of the person making the challenge have not been prejudiced.

It is important to note that such an application to the High Court must be lodged with the Crown Office <u>within 6 weeks</u> from the date of the decision. This time limit cannot be extended.

An appellant whose appeal has been allowed by an Inspector should note that `a person aggrieved' may include third parties as well as the local planning authority.

If you require further advice about making a High Court challenge you should consult a solicitor, or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London WC2 2LL. Telephone: 020 794 76000.

INSPECTION OF DOCUMENTS

It is our policy to retain case files for a period of one year from the date of the Inspector's decision. Any person entitled to be notified of the decision in an inquiry case has a legal right to apply to inspect the listed documents, photographs and

plans within 6 weeks of the date of the decision. Other requests to see the appeal documents will not normally be refused. All requests should be made quoting our appeal reference and stating the day on which you wish to visit, to:

Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay,
Bristol BS1 6PN.

Please give at least 3 working days notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

Any complaints about the Inspector's decision, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal should be made in writing and quoting our appeal reference, to:

The Complaints Officer,
Quality Assurance Unit,
Room 4/09 Kite Wing,
Temple Quay House, 2 The Square,
Temple Quay, Bristol BS1 6PN.

You should normally receive a reply within 15 days of our receipt of your letter. You should note however, we cannot reconsider an appeal on which a decision has been issued. This can be done following a successful High Court challenge as explained overleaf.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration by us you can ask the Ombudsman to investigate. The Ombudsman cannot be approached direct; reference can be made to him only by an MP. While this does not have to be your local MP (whose name and address will be in the local library) in most cases he or she will be the easiest person to approach. Although the Ombudsman can recommend various forms of redress he cannot alter the Inspector's decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, a complaint can be made to the 'Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits and cannot change the outcome of the appeal decision.

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The Planning Inspectorate

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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 4 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

44117.

PLANNING SERVICES	APP
POL	TLS
DC	ENF
APP	
CS DG	
05 JUN 2001	
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	FILE:

The Complaints Officer
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 6219

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

Our ref: SU86NW/16/20
Your ref: AID/LC/1499

Date: 31 January 2000

ENVIRONMENT AGENCY

Tony Day
Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Dear Mr Day

PROPOSED HOUSE, ADJACENT TO 44 MEADOW ROAD, WOKINGHAM

Further to your fax of 27 January 2000 regarding the flooding at the above site, I now have the following comments to make:

I can confirm that the upstream and downstream floodwater levels measured during the 1968 flood event along the Emm Brook are both below the ground levels quoted on your fax. Therefore this flood must have been confined within the channel, and as such the site is not considered within the 1968 floodplain of the Emm Brook.

Should you have any further queries regarding this matter please do not hesitate to contact me directly.

Yours faithfully

AMANDA REED
Development Planning Engineer

Direct dial 01276 454331
Direct fax 01276 454352

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Rawlins
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1313

Parish: **WOKINGHAM**

Location: **44, Meadow Road, Wokingham.**

Proposal: **Proposed erection of detached 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 proposed dwelling by reason of its design and location would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, ST5 and SPS3.

Deposit Draft Wokingham District Local Plan Policies WSO2, WBE1, WT6 and WK16/WLL5.

John Mitchell
Development Control Manager
Date: 29/11/2000

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.

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1055657 **GRID REF:** SU 8068

APPEAL BY: MR D Rawlins

SITE: 44 Meadow Rd Wokingham

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	[redacted] / NO

6. Is the appeal site within an approved Green Belt or AONB?	
Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of	YES / NO
a Grade I / II* / II listed building?	Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	YES / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

		Number of Documents Enclosed	N/A
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch 1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	YES / NO	
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed; INCLUDED IN THE PLANNING OFFICER'S REPORTS TO COMMITTEE	✓	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	21/02/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	42	
ii) the planning officer's report to committee	2	
iii) any relevant committee minute	2	
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of Wokingham District Council

Date sent to us and the appellant 17/01/01 OUR REF: F/2000/1313

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

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District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 44 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

I hope that the above clarifies the Environment Agency's position in regard to this application, however please contact me on 01276 454323 if you require any further information.

Yours faithfully

Sarah Paxman
Development Planning Officer

Our ref: SP\2000\002055\001
Your ref: F/2000/1313

Date: 18th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	APP 32036
POL	LG
DC	SF
APP	
CS	
26 JUL 2000	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

PROPOSED ERECTION OF DETACHED DWELLING - 44 MEADOW ROAD, WOKINGHAM

I refer to the above planning application, dated 9 May 2000, and to the subsequent revised plans indicating the restoration of the river bank, dated 4 July 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/20**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No development approved by this permission shall be commenced until a planting scheme and landscape management scheme for the site including the bank and buffer zone, has been approved in writing by the Local Planning Authority. The approved

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The developer must not store materials within a 4m buffer zone to the top of the bank of the watercourse and should avoid gaining access in this zone There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control; Contact Amanda Reed on 01276 45 4331

This site is not within the floodplain of the Emm Brook. The proposed dwelling is to be situated outside the 8 metre zone measured from the top of the restored bank. Therefore I have no objections to this proposal.

Should soakaways not be suitable for this development it will be necessary to control the surface water runoff from the site.

Cont/d..

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

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

ADVICE TO APPLICANT

Conservation: Contact Liz Baldwin on 01276 45 4430

The bank and part of the 8 metre buffer zone should not be maintained as formal gardens but managed for wildlife.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. The Environment Agency would ask to be consulted on any planting details.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

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

DECISION NOTICE

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

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

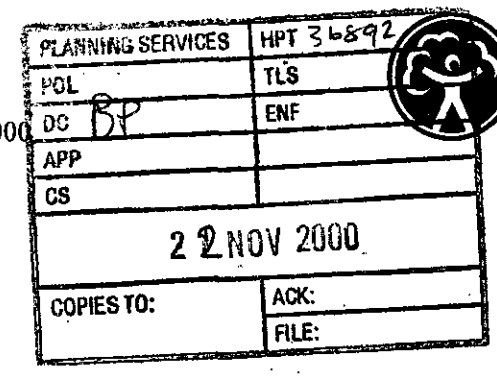
Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire RG45 6LZ

Our ref: SU86NW/16/20
Your ref: BP/F/2000/1313

Date: 20 November 2000



ENVIRONMENT AGENCY

Basia Polnik
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Mrs Polnik

PROPOSED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 10 November 2000 concerning the above site.

Further to my previous letter, I again confirm that it is the view of the Environment Agency that the bank adjacent to 44 Meadow Road has been restored to the same level as it was prior to the unconsented works to the bank being undertaken. This had been confirmed by site visits by Environment Agency officers before the infilling works had been done (site visited in January this year), and after the restoration works were completed, in June.

You mention in your letter that members were concerned about the impacts of other developments along the Emm Brook affecting this site. I would comment that when consulted on an application, the Environment Agency considers whether a site is within the floodplain (where the limits of the floodplain are defined as the greater of the 1 in 100 year return period flood or the highest known water level), and hence whether the proposal will impede flood flows, increase the risk of flooding elsewhere, or increase the number of people or properties at risk of flooding, in accordance with Environment Agency policy on development in flood plains. The application site, as stated previously, is not in the floodplain, and will therefore not increase the risk of flooding elsewhere. The Environment Agency therefore has no grounds of objection to the proposal.

I have also spoken to Environment Agency flood defence inspector Terry Hind about this site, and he has informed me that during the recent floods, a fallen tree in the flood channel was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream. However, even under these extreme conditions the application site did not flood. I understand that this blockage has now been cleared.

I hope that the Environment Agency's position regarding this application is now clear.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Our ref: SP\2000\002436\001
Your ref: F/2000/1313

Date: 9th October 2000

ENVIRONMENT AGENCY

PLANNING PERMITTED	APT 35199
PGL	TLS
DC BP	ENF
APP	
CS	
11 OCT 2000	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 26th September 2000 which was received on 27th September 2000. You are asked to quote the following reference in any correspondence: SU86NW/16/20.

I have no further comments to add to my previous letter dated 18th July 2000 regarding your consultation reference F/2000/1313.

If you have any further queries please do not hesitate to contact Sarah Paxman on 02176 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheaham

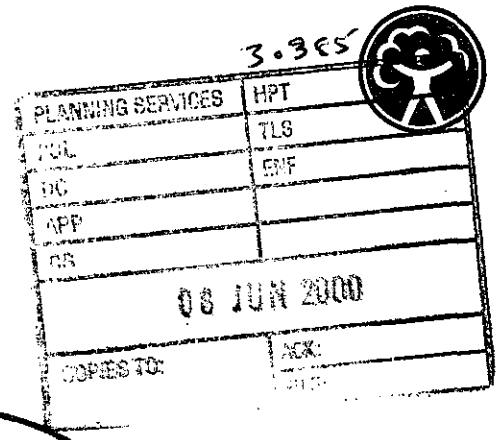
Sarah Paxman PP
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire, RG45 6LZ

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Our ref: SP/2000/001735
Your ref: F/2000/1313

Date: 5 June 2000



ENVIRONMENT AGENCY

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of: Mrs B Polnik

Dear Madam

44 MEADOW ROAD, WOKINGHAM - PROPOSED ERECTION OF DETACHED DWELLING

I write in regard to the above planning application, dated 9 May 2000. Please quote reference no., **SU86NW/16/20** in any correspondence.

Following a meeting on site today between the agent, myself, and my colleagues Amanda Reed and Liz Baldwin, it was determined that there is some dispute concerning the position of the original top of the bank of the Emm Brook at the site. The exact position needs to be determined, as the Environment Agency will be requiring an 8 metre buffer zone between the top of the bank, and any development. We will therefore be seeking, in the near future, to meet with the present owner, and agree the position of the original bank. This will need to be determined before the Environment Agency is able to respond to the consultation on the above application.

I will keep you informed of any further developments concerning the above, but if you require any further information, please do not hesitate to contact me on 01276 45 4323.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR D RAWLINS
	ADDRESS	C/O DAY TANNER PARTNERSHIP 11-13 DUKES RIDE, CROWTHORNE
	POSTCODE	RG45 6LZ PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ PHONE: 01344 777143
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:	44 MEADOW ROAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		ERECTION OF A NEW DWELLING ADJACENT NUMBER 44
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.08
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1499/01 AND 02 AND LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?
Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	**WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS?** e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	**DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?**	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 YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	**STATE EXTERNAL MATERIALS TO BE USED**	TO BE AGREED	
15.	**HOW WILL THE SITE BE ENCLOSED?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES, NEW FENCING AND EXISTING STREAM BANK.	
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	SOAKAWAYS	
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	To existing system YES If no, please give details	
18.	**WHAT ARE THE ACCESS ARRANGEMENTS?** **AS EXISTING** **AS PROPOSED** **Give details of pedestrian and vehicular access.**	EXISTING CROSS OVER FOR NO. 44 NEW CROSS OVER FOR NEW HOUSE	
19.	**HAS PROVISION BEEN MADE FOR THE DISABLED** **See notes for applicants?**	YES - GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7	1 / 7	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?**	NO	**If YES, complete Part 2 of the form**
22.	**DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?**	NO	**If YES, please ask for and complete Part 3 of the form**
23.	**STATE THE FEE ENCLOSED WITH THIS APPLICATION.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: _____ ON BEHALF OF: MR D RAWLINS DATE: 18.4.00

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".

SECTION 66 CERTIFICATE

Application No. [ ]

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

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

● **OR**

* See Note (a) to Certificate A

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) any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs Scoffield	**44 Meadow Road Wokingham**	**18 April 2000**

OR

● See Note (a) to Certificate A

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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 not be 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)

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application
- I have/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 the 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)

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 my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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

On behalf of **MR D RAWLINS**

Date **18 APRIL 2000**

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

NOTICE NO.1 UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

I hereby certify that:

An application for planning permission is being made to Wokingham District Council and you are owner/part owner of the application site.

Address of application site: **44 MEADOW ROAD WOKINGHAM, BERKSHIRE**

Description of proposal: **ERECTION OF A NEW DWELLING ADJACENT NUMBER 44**

Name and Address of applicant **MR D RAWLINS c/o DAY TANNER PARTNERSHIP, 11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE**

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to The District Planning Officer, Wokingham District Council, Planning Department, PO Box 157, Council Offices, Shute End, Wokingham, Berkshire RG40 1WR

Signed: _____ Date: **18 APRIL 2000**

On behalf of: **MR D RAWLINS**

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

    1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
    2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

    The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
    - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
    - ***Arboriculturalist:*** No objection to planning permission being granted.
    - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
    - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
    - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
    - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable.

C. Effect on amenities of neighbouring occupiers
The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues
No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse
Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents
Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

Our ref: SP\2000\002436\001
Your ref: F/2000/1313

Date: 9th October 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 26th September 2000 which was received on 27th September 2000. You are asked to quote the following reference in any correspondence: SU86NW/16/20.

I have no further comments to add to my previous letter dated 18th July 2000 regarding your consultation reference F/2000/1313.

If you have any further queries please do not hesitate to contact Sarah Paxman on 02176 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheaham

Sarah Paxman pp
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire, RG45 6LZ

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

COPIES TO:	ACK:
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PLANNING SERVICES	HPT

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 44 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

AID/LC/1499

18 September 2000

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

For the attention of Mrs B Polnik

Dear Mrs Polnik

44 MEADOW ROAD, WOKINGHAM (F2000/1313)

Thank you for your letter dated 12 September 2000. Please find enclosed 6 copies each of our drawings numbers 1499/01B and 1499/02A as requested. My client is extremely anxious over the timing of this application and it would be appreciated if the matter could be expedited. We had assumed that the last three weeks had been used for consultation and if this is not the case perhaps you could inform us accordingly.

Yours sincerely

A I Day

Enc

cc Client

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 12 September 2000
My ref: BP/F/2000/1313

Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6[illegible]

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

WITHOUT PREJUDICE

Dear Mr Day

RE: PROPOSED DWELLING ADJOINING 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 30th August 2000 regarding the above mentioned planning application enclosing revised plans.

The revisions to the scheme ie. setting the 2 storey element 1.3m back so that it is in line with the single storey front projection at 44 Meadow Road, as shown on plan no. 1499/01B and 02A, is considered to be an improvement. In view of this I would be grateful if you could submit 6 copies of the revised plans so that consultations can be carried out on the revised scheme.as part of the current application.

I hope this is of assistance. *Finally you should be aware that these comments are* made "without prejudice" to the Council's normal decision making process.

Yours sincerely

B. Polnik

B. POLNIK (Mrs)
Senior Planning Officer

AID/LC/1499

30 August 2000

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

For the attention of Mr J Mitchell, Development Control Manager

Dear Mr Mitchell

PROPOSED DWELLING ADJACENT 44 MEADOW ROAD, WOKINGHAM (F2000/1313)

Last week our client Mr Rawlins came to see you concerning the slow progress of this application and his frustration with the decision making process. Having talked the matter through you suggested that it may be worthwhile to present a modification of the plan showing the front of the house (the two storey section) set back to relate better to number 44 itself. It was suggested that approximately half way between the current front line and the line of number 44 may be acceptable.

In the circumstances please find enclosed a copies of our drawings numbers 1499/01B and 1499/02A showing this modification. Please note that we have still shown two external parking spaces for the proposed dwelling albeit that only two spaces are required for a 3-storey dwelling which this has become.

We would appreciate your advice as to how this solution can be dealt with to minimize any further delays, assuming of course it is acceptable.

Yours sincerely

A I Day

Enc

cc Client

Our ref: SP\2000\002055\001
Your ref: F/2000/1313

Date: 18th July 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

PROPOSED ERECTION OF DETACHED DWELLING - 44 MEADOW ROAD, WOKINGHAM

I refer to the above planning application, dated 9 May 2000, and to the subsequent revised plans indicating the restoration of the river bank, dated 4 July 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/20**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

CONDITION: A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No development approved by this permission shall be commenced until a planting scheme and landscape management scheme for the site including the bank and buffer zone, has been approved in writing by the Local Planning Authority. The approved

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The developer must not store materials within a 4m buffer zone to the top of the bank of the watercourse and should avoid gaining access in this zone There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river. *Contact Amanda Reed on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

This site is not within the floodplain of the Emm Brook. The proposed dwelling is to be situated outside the 8 metre zone measured from the top of the restored bank. Therefore I have no objections to this proposal.

Should soakaways not be suitable for this development it will be necessary to control the surface water runoff from the site.

Cont/d..

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

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

ADVICE TO APPLICANT

Conservation: Contact Liz Baldwin on 01276 45 4430

- The bank and part of the 8 metre buffer zone should not be maintained as formal gardens but managed for wildlife.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. The Environment Agency would ask to be consulted on any planting details.

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

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

DECISION NOTICE

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

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully



Sarah Paxman
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire RG45 6LZ

AID/JF/1499

19th June 2000.

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

Dear Mrs. Polnik,

RE: PROPOSED DWELLING - 44 MEADOW ROAD, WOKINGHAM (F2000.1313)

I refer to the above planning application and recent meetings and correspondence with the Environment Agency. The bank has now been reinstated to the Environment Agency's satisfaction and I can confirm that upon re-measuring the reinstated bank is as shown on our application drawing number 1499/01.

Whilst writing I understand there has been a degree of local objection to the proposal and reading through the file it would appear that the letter from Councillor Ray Eke, dated 4th June 2000, is a summary of those objections. I would like to respond to those objections as follows, bearing in mind that the application as originally submitted took account of the various matters:

2.

(a) The site is not within the flood plain of the Embrook as confirmed by the Environment Agency on 31st January 2000.
(b) (b)The issue of the bank has now been dealt with to the Environment Agency's satisfaction.
(c) See (a) and (b) above.
(d) The house does have three parking spaces including the garage and we have highlighted this on the plan
(e) The garage has a rear access door and it would be very easy to convert the living room windows to French casements
(f) The cupressus trees at the front of the side are to be removed and your highway department have no objections to the proposal
(g) We are not aware of any technical problems concerning the sewer
(h) The windows on the south-east elevation of the existing house are secondary.
(i) .
(j) The proposed house has been planned to meet all of the criteria laid down under your own policies and before submitting the application we referred to the previous planning refusal which only failed on Environment Agency grounds, all of which have now been covered.

I trust that the enclosed drawing number 1499/01a and the foregoing will enable you to recommend approval for this proposal.

Yours sincerely,

A.I. DAY.

cc: Client - Mr. D. Rawlins

55 Lowther Road
Wokingham
Berks RG41 1JB

4th June 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 JUN 2000	
COPIES TO:	

The Environmental Services Dept.,
Planning Services
Wokingham District Council
Shut End, Wokingham Attention Mrs B. Polnik

Application No. F/2000/1313
Site Address 44, Meadow Road, Wokingham
Proposal:- Erection of Detached Dwelling.

1. As the District Councilor and Wokingham Town Councilor for Emmbrook, I have been approached by the residents of Meadow Road and the surrounding area covering the above Application. All have agreed that the Application should be Refused and most I understand have written to you stating their objections.

2. I would support them with the following comments:-

a. The site is along the Emmbrook and part is in the `flood plain` of that stream as shown on the District Local Plan Deposit Draft 1977 Proposals Map. I am given to understand that a previous Planning Application was Rejected on these grounds.

b. Soil fill has been deposited over the site up to the banks of the Emmbrook - not noted on the Application Plans. Surely such fill over the shown flood plain must have authorisation, affecting such areas above and below the site!

c. `Built development must not have a detrimental effect on the character of the flood plain or the riverside` - surely the construction of this proposed house will have such an impact.

d. The four bedroomed house must have parking space for three cars. It would appear that there is not sufficient parking space for these.

e. The `front door` is shown as the only access/egress to the house as Plan 1499/02.

f. Meadow Road is a very busy road. The `cross over` to the roadway does not allow an acceptable `line of sight` to the SW up the hill - especially as the bridge abutment obstructs such view, In fact the proposed house appears to be in front of the `building line` as Drawing 1499/01.

g. The main sewer has caused problems in the past - will the increased loading due the proposed house be acceptable?

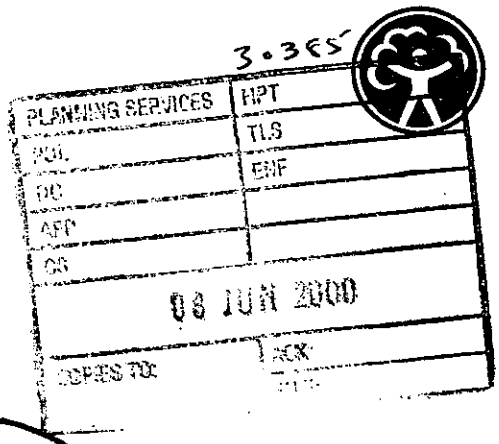
h. The existing house has windows on its SE aspect - facing the Emmbrook. The proposed house will blot out the SE light being only 1.00m and 2.00m distant.

j. Finally this four bedroomed house appears to be `crammed` on this small site. The size of the rooms -Bedroom 4 -2.300x2.600, Bedroom 3 - 2.100mm width and a study of 1.900x2.400 does not equate to the surrounding well laid out properties

Councillor Ray Eke MBE DFC.

Our ref: SP/2000/001735
Your ref: F/2000/1313

Date: 5 June 2000



ENVIRONMENT AGENCY

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of: Mrs B Polnik

Dear Madam

44 MEADOW ROAD, WOKINGHAM - PROPOSED ERECTION OF DETACHED DWELLING

I write in regard to the above planning application, dated 9 May 2000. Please quote reference no., **SU86NW/16/20** in any correspondence.

Following a meeting on site today between the agent, myself, and my colleagues Amanda Reed and Liz Baldwin, it was determined that there is some dispute concerning the position of the original top of the bank of the Emm Brook at the site. The exact position needs to be determined, as the Environment Agency will be requiring an 8 metre buffer zone between the top of the bank, and any development. We will therefore be seeking, in the near future, to meet with the present owner, and agree the position of the original bank. This will need to be determined before the Environment Agency is able to respond to the consultation on the above application.

I will keep you informed of any further developments concerning the above, but if you require any further information, please do not hesitate to contact me on 01276 45 4323.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

Tel. **0118 974 6450**

Date: 09 May 2000

Your Ref:

My Ref: **Mrs B Polnik - F/2000/1313**

Mr D Rawlins
C/O Day Tanner Partnership
11 - 13
Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

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 Sir/Madam

Application Number: F/2000/1313

Site Address: 44, Meadow Road, , Wokingham.

Proposal: Proposed erection of detached dwelling..

Thank you for the above application, which has now been accepted along with the sum of £190 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **14/06/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Mrs B Polnik,** on **0118 974 6450** quoting reference number **F/2000/1313.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

AID/LC/1499

20 April 2000

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

Dear Sirs

LAND ADJOINING 44 MEADOW ROAD, WOKINGHAM

Two years ago your Authority refused an outline planning application for the erection of one dwelling on this site. The reasons for refusal were based on the Environment Agency's fundamental objections to flood plain and within 8m of the riverbank. Our client who now wishes to purchase the property instructed us to negotiate with the Environment Agency concerning the possibility of a building plot.

We undertook survey work for them and you will see by the enclosed letter dated 31 January 2000 that the property does not lie within the flood plain and as such that objection is no longer valid. With regard to the 8m margin we have defined this clearly on our application drawings which are based on a full measured survey and we have further indicated a rounding off of the bank at the top together with native planting in accordance with Environment Agency requirements.

We enclose the following documents in order to submit a full planning application for this new proposal which we believe overcomes the previous reasons for refusal:

Six copies each of our drawings numbers 1499/01 and 14/9902 together with location plan
Four copies of the application form
Certificate B
Deposit cheque in the sum of £190.00

Continued/...

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

Tel. (0118) 974 6448 (Direct Line)
Date: February 21, 2001
My ref: F/2000/1313
Your ref: APP/X0360/A/001055657

Copy

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Miss Groves

APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd

With reference to this appeal, I enclose 2 copies of the Council's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Martin

Please put in Appeal file

Thanks 21/2 Dec.

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	MR D RAWLINS
APPEAL SITE:	44 MEADOW ROAD, WOKINGHAM
REASON FOR APPEAL:	REFUSAL OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF A DETACHED DWELLING

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE:

APP/X0360/A/00/1055657

LOCAL PLANNING AUTHORITY REFERENCE:

F/2000/1313

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
CIVIC OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is located on the south-east side of Meadow Road, close to the junction with Meadow Way. The site comprises an existing two-storey dwelling with an area of vacant land to the west on which it is proposed to erect the new dwelling.

1.02 A watercourse, known as Emm Brook, runs alongside the south-west boundary of the site. Adjacent to Emm Brook is an area of public open space, which continues to run alongside the brook on the north-west side of Meadow Road.

1.03 There is a two-storey dwelling adjacent to the appeal site on the north-east boundary (42 Meadow Road). The south-east boundary of the site adjoins the rear garden of a further two-storey dwelling (1 Meadow Way). There are also two-storey dwellings opposite the site on the north-west side of Meadow Road.

2.00 RELEVANT PLANNING HISTORY

2.00 In May 1998, outline planning permission was refused for the erection of one dwelling on the site for the following reasons:

1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.

2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and Policies WLC16 and WLL5 of the Wokingham District Local Plan (Deposit Draft).

2.01 The Environment Agency has no objections to the application that is the subject of this appeal in principle but has recommended that certain conditions be attached to any planning permission.

3.00 RELEVANT PLANNING POLICY

3.01 The structure plan for the area is the Berkshire Structure Plan, which was adopted on 4 November 1995. The following policies are relevant to this application:

Policy ED3 – Environmental Impact of Development

Policy EN1 – Protection and Enhancement of the Environment of Built-Up

Areas

3.02 The local plan for the area is the South East Area Local Plan, which was adopted on 15 April 1994. The following policies are relevant to this application:

Policy SBE1 – Design of New Development

Policy SBE2 – Inappropriate Design

3.03 The emerging Wokingham District Local Plan (Deposit Draft October 1997 and as amended April 1999) is also a material consideration that must be given due weight. The following policy is relevant to this application:

Policy WBE1 – Development in its Local Context

4.00 THE APPLICATION

4.01 The application that is the subject of this appeal was registered by the Council on 19 April 2000.

4.02 During the consultation period 18 letters of objection to the application were received from local residents. Revised plans were submitted on 18 September 2000, following which 9 further letters of objection were received.

4.03 A report on the application was considered by the Council's Development Control Committee on 8 November 2000. The report's recommendation was that planning permission should be granted subject to certain conditions. The Committee agreed to defer the application in order to reconsult the Environment Agency regarding a number of issues, including restoration works carried out at the site, the cumulative impact of other permitted developments and the effect that these could have in increasing the risk of flooding to other properties, which, in turn, could be exacerbated by the proposed development.

4.04 A further report on the application was considered by the Development Control Committee on 29 November 2000, along with a copy of the original report and a letter from the Environment Agency. The report again recommended that planning permission should be granted for the development subject to a number of conditions. However, the Committee resolved to refuse planning permission on the grounds of the adverse effects of the development on the street scene and the visual amenities of the area.

4.05 A notification of refusal of planning permission was issued on 29 November 2000 for the reason that:

'The proposed dwelling by reason of its design and location would form an obtrusive feature in the street scene, detrimental to the visual amenity of the area. As such, the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District

of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.'

5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

5.01 In the Local Planning Authority's view, the main issue to consider is the impact of the proposed dwelling on the street scene and the visual amenity of the area.

5.02 The proposal as originally submitted was considered by officers to be unacceptable in terms of its impact on the street scene. That proposal was subsequently amended to the extent that the dwelling would be set back further from the street frontage than originally proposed. Under this later proposal, the new dwelling would project 1 metre forward of the adjoining property (44 Meadow Road) at ground floor level and 2.5 metres forward of the adjoining property at first floor level.

5.03 As noted in the report to committee, officers considered that the effect of the amended proposal on the street scene and the visual amenity of the area would be acceptable. However, the committee took a different view and considered that the projection of the proposed dwelling forward of the adjoining property was unacceptable and would have a harmful effect on the street scene and on the visual amenity of the area. Officers pointed out in the report that the proposed dwelling would not project forward of the properties at 38 and 40 Meadow Road at first floor level or forward of the garage at 40 Meadow Road at ground floor level; however, the committee attached less weight to those arguments than officers and resolved that planning permission should be refused.

5.04 The Local Planning Authority is also concerned that the proposed dwelling would be closer to the designated Public Open Space situated to the north-west and south-west of the site than the existing dwelling at 44 Meadow Road and considers that, as such, it would be harmful to the visual amenity of the area.

6.00 CONCLUSION

6.01 The proposed dwelling would project forward of the building line of the adjacent dwelling and would also result in built development being located closer to the Public Open Space adjacent to the site than existing. The Local Planning Authority considers that, as a result, it would be harmful to the street scene and to the visual amenities of the area, contrary to local plan policies. For these reasons, the inspector is respectfully requested to dismiss this appeal.

PROPOSED CONDITIONS AND INFORMATIVES IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE

CONDITIONS:

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosures shall be erected within the curtilage of the dwelling house forward of any wall of the dwelling house which fronts onto the road.

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to .30pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

12. The dwelling hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4 metre buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall not gain access in this zone. There shall be no fires, dumping or tracking of machinery within the buffer zone, which shall be suitably marked and protected during development in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

15. A buffer zone 8 metres wide alongside Emm Brook shall be established in accordance with details submitted to and approved by the Local Planning Authority before the development commences and shall be retained thereafter.

Reasons:

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

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

3-5. To safeguard the amenities of neighbouring occupiers.

6-8 In the interests of visual amenity.

9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuge for wildlife using the river corridor.

INFORMATIVES:

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: South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5. Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WC16, WLL5 & WT6.

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planning Authority on 19 September 2000 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river. *(Contact Amanda Reed on 01276 454331 for further details).*

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into

controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled aters. Such consent may be withheld. *(Contact Andrea Szalados on 01276 454373 for further details.)*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *(Contact Nick Weddell on 01276 454405 for further details.)*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

LIST OF APPENDICES

1. Location Plan at 1:1250
2. Extracts from the South East Area Local Plan
3. Extracts from the Wokingham District Local Plan Deposit Draft

Reference APP/X0360/A/00/1055657

9 Meadow Walk
Wokingham
Berkshire
RG41 2TG

4 February, 2001

Miss A Groves,
The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol,
BS2 9DJ

Dear Sir,

Planning Application No F/2000/1313 - 44 Meadow Road, Wokingham

I am writing to support Wokingham Council's refusal of the above Planning Application. The proposed dwelling squeezed on to the small plot of land between the existing house and the Emm Brook river would undoubtedly spoil the look of the area. This development will upset the carefully balanced mix of housing styles on this part of Meadow Road and the gap between the existing house and the new dwelling is far too small.

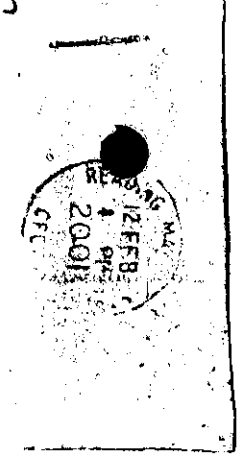
The other concern, is that part of the development will be on land only recently reclaimed from the Emm Brook river by the dumping of loose soil. This narrowing of the river was of great concern locally when the owner took it upon himself to do this last year. The danger of flooding on this side of the river was subsequently confirmed when the Emm Brook river burst its banks on 30 October 2000. I have been told that the Environment Agency have blamed the flooding on a fallen tree upstream from my property and I would like to say that this was definitely not the cause of the flooding which has resulted in damage to my house that has cost me over £4000 to repair.

Could you please notify me of the result of this appeal.

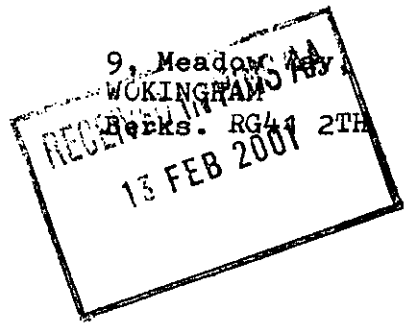
Yours faithfully,

David Turner

David Turner



9, Meadow Way,
WOKINGHAM
Berks. RG41 2TH



9 Feb. 2001

Miss A. Groves
The Planning Inspectorate
Appeals Register
Room 1004, Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Madam,

Planning Appeal APP/X0360/A00/1055657
re: Planning Application F/2000/1313
for the erection of a detached dwelling
at No.44 Meadow Road, Wokingham.

I am writing to support Wokingham District Council's refusal for permission to carry out the above development for the following reason:-

My property (9 Meadow Way) was totally surrounded by flooding from the Emmbrook at the end of October 2000, and 3" of water seeped into my sun lounge. The Emmbrook has since been dangerously high, flooding my boundary, and I feel that any further development within these flood margins will only add to the flows of water draining into the Emmbrook.

I would also add that the Emmbrook forms part of my boundary, and in the circumstances trust that this appeal will be rejected.

Yours faithfully,

W D Watson

(W.D. WATSON)

CLIVE ELKINGTON BSc MBCS
Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berks
RG41 2TJ

Telephone: ***0118 978 7595***
Mobile: ***07885 692348***
e-mail: clive_elk @ btinternet.com

Sunday, February 11, 2001

Miss A. Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Your Ref: APP/X0360/A/00/1055657

Dear Miss Groves

Re: 44 Meadow Road, Wokingham

I am writing to reinforce my objections to the proposed building on the above site. My views have not changed since the original application was made, and I would be grateful if you would take my previous letters of objection into account when determining this appeal. I can summarise my previous letters as follows :-

1. The site is totally unsuitable for development.
   a) It is far too small to permit the proposed house (or indeed, any detached house) to be built on that site.
   b) The plans show the proposed house to be entirely out of keeping with the style of the surrounding houses.

2. With regard to vehicle access to the site, it appears to be impossible to comply with the Highway Department's requirements for field of view without demolishing the bridge abutment, and the application should have been refused on those grounds alone. This is a very busy and dangerous road, in a 20mph zone which is almost universally ignored, and is heavily used as a "rat-run" by school and business traffic. No further hazards should be introduced.

3. Soil infill has been deposited in the adjoining Emmbrook, presumably with the intention of enlarging the site. This has apparently been carried out without any authorisation or consideration of the consequences, and has impeded the free flow of water. It can be no coincidence that the surrounding area recently flooded for the first time in many years, and I attach two photographs of the lower end of Curl Way showing the situation which occurred on 30 October 2000.

4. In the interests of the whole area, the infill to the Emmbrook must be removed. However, the local community has been ill-served by the Environment Agency in this respect, and they have consistently supported the appellant by denying that the area forms part of a floodplain. Their position flies in the face of the observable facts and the commonsense meaning of the English language; if an area is susceptible to flooding (which this area has now become), then the cause of the flooding should be alleviated rather than aggravated, regardless of any arbitrary or legalistic definition of terms.

Please refuse this appeal and remove this threat hanging over all the local residents.

Yours sincerely



C B Elkington





11/02/01

☎ **0118-978-3534**

42 Meadow Road
Wokingham
Berks. RG41 2TD

Your Ref: APP/X0360/A/00/1055657

12th February 2001

Miss A. Groves
The Planning Inspectorate
Room 1004, Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Miss Groves,

Proposed erection of detached dwelling
44 Meadow Road, Wokingham - F/2000/1313

As an interested person who was consulted and made comments about the above application from the very beginning, I write to give my complete support to the decision of Wokingham District Council (WDC) to refuse permission to carry out the above development.

The reason for refusing permission being that the proposed dwelling, by reason of its design and location, would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area, and as such, the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan, and policy WBE1 of the Wokingham District Local Plan.

What you will not see in any representations made to the Inspectorate is the fact that at the meetings of the Development Control Committee held on the 8th and the 29th of November 2000, this application would also have been refused on the grounds that this site was at risk of flooding, had it not been for the 'ostrich-like' attitude of the Environment Agency, who appear to present a face of great concern, and speak dire warnings about flooding and the dangers of building on or near land liable to flooding, for consumption by the press and television; recently bolstered by the pronouncements of Government.

The face presented when dealing with individual planning applications is completely different!

I assume that WDC will make available as part of their presentation to the Inspectorate, a copy of the Agenda ('Green Book') for the meeting of the Development Control Committee on 29th November 2000. I hope so, as I will be referring to pages 1505-1519 of this Agenda.

1. Design of Proposed House

The surrounding houses, including No.44, were part of a Sunley Homes Estate, approved in 1963/64, which resulted in a density of housing giving a pleasant and spacious appearance to the whole area.

The corner houses, like my house and No.44, were designed with a glass front door and good light from two windows upstairs and two downstairs on the main front elevation, which in my case, faces out onto Meadow Way. Further contrasts were made by the addition of hanging tiles to both the end elevations and the main front elevation.

The other detached houses have glass front doors and timber cladding to the front and rear elevations. The distances between the existing houses is quite large - adding to the general effect of a spacious, well-designed estate.

This is illustrated by the photograph below, of the south-west elevation of the existing house, No.44, with the other types of detached houses in the background.



The plan of the proposed house indicates that it is long and narrow (it would have to be, to fit into this totally inadequate site!) and would appear to indicate all elevations would be of brick. The wall on the north-east elevation is all brick except for one tiny window, and no attempt seems to have been made to harmonise either the design or the exterior finish with the existing houses.

If built, this proposed house would stick out like a sore thumb and be clearly visible from many houses in Meadow Road (on both sides of the Emm Brook), from Curl Way, and by everyone enjoying the environmentally pleasing facility of the Riverside Walk

(created by WDC); allowing this house to be built would greatly devalue this precious asset!

In the 'Green Book' on Page 1508, at 4B, the Planning Department Appraisal states "The design of the dwelling is also satisfactory. In view of this, it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable".

I find that it rather difficult to understand the thinking of the Planning Department staff who prepared this Appraisal. To the residents of the existing houses, who would have to look at it every day, the design of this proposed house is totally unacceptable, and would have an extremely adverse effect on the visual amenity of the area.

2. The Site and Site Plans

A. The Site

The size of the site has been artificially enlarged by filling in most of a wide flood margin, created after the flooding of the Emm Brook in 1968. This has been done in order to show that the proposed dwelling is 8 metres away from the top of the bank and is therefore in accordance with the requirements of the Environment Agency.

This filling-in of the flood margin has been the subject of an acrimonious dispute between the Environment Agency and local residents, who know where the true top of the bank really lies.

If the flood margin was restored, the proposed dwelling could not be built, as it would be no more than 4 metres away from the top of the old bank.

B. The Site Plan

Site Plan 1499/01B of April 2000 (scale 1:200) should be viewed with some reservation as :-

1. A comparison between site plan 138/1 of 4th March 1998, supporting outline planning application 98/67228/0, and site plan 1499/01B supporting this current application would appear to show some differences.

In plan 1499/01B:

a) The boundary of the site would appear to have moved south-westwards, thus enlarging the size of the site significantly. For example, where this boundary meets the pavement, the difference is 4 metres.

b) The route of the Emm Brook watercourse would seem to have changed and again is further south- west.

c) The width of the Emm Brook would seem to have been halved.

2. The directional arrow on both plans 1499/01A & B still show the North arrow pointing to the South. This can cause confusion and in my letter the directions used are correct and are therefore at variance with the submitted site plan.

This is possibly a commentary on the questionable quality and accuracy of the submitted plans

3. Other details have not been shown on the plans, for example:

a) Meadow Road itself, with pavements on both sides shown accurately in relation to the proposed house.

b) The position of the run-ins to both of the garages.

c) The bridge over the Emm Brook is not fully and accurately drawn, and a road hump near the bridge is not drawn in at all.

3. Positioning of proposed dwelling relative to adjacent properties

To meet the Environment Agency's conditions of not building within 8 metres of the 'restored' bank of the Emm Brook, and because of the small size of the plot, the proposed dwelling has had to be positioned well forward of the adjacent properties at 42 & 44 Meadow Road.

The main two-storey element of the proposed dwelling projects 8 feet (2.5m) in front of the two-storey elements of 42 & 44 Meadow Road, whilst the ground floor element projects 6.5 feet (2.0m) forward of those of Nos.42 & 44.

As the owner of No.42 Meadow Road, I object strongly to the possibility of an additional house sticking out so far forward of my own. I feel, also, that the positioning of this house would project outside the 'building line', and should not be allowed for this reason.

Nowhere in the 'Green Book' is there any mention about 'building line' or that this particular point has been checked out by WDC Planning Dept.

Also in the 'Green Book' at 4B, Page 1508, projection comparisons have also been made with 38 & 40 Meadow Road, which are completely inaccurate. Further, as both Nos.38 & 40 are some distance away from Nos.42 & 44, such comparisons are not relevant.

Interested persons will not be able to see the appellant's full statement before the 21st February 2001, but I feel he will try to justify the distances of forward projection by making a comparison with 14A Meadow Road.

I believe the appellant was involved in the construction of this house, but I understand that the granting of this planning application was a 'one-off' special case because of the presence of a conservation order on some oak trees on the site.

Because of the special 'one-off' nature of the approval for 14A Meadow Road, the appellant should not be able to try to use it as a 'yardstick' to justify the positioning of the proposed dwelling next to 44 Meadow Road.

4. Proximity of proposed dwelling to existing house at 44 Meadow Road

I find it inconceivable that any Planning Department could even consider, never mind recommend the erection of a new house to within 1 metre of the existing house at No.44.

The front porch of No.44 has already been demolished in order to squash in the proposed dwelling, and if allowed No.44's front door, hall, study and lounge windows would be facing a solid brick wall only 1 metre away at ground level. Upstairs, the large clear landing window and a bedroom window would be only 2 metres away from a solid brick wall.

The loss of light in No.44 would be very significant.

If the appellant did not own the house at No.44, and the adjoining piece of ground, now the subject of the appeal, would such a development even be contemplated?

The photograph below helps to give a visual conception of how near the proposed



dwelling would be to the 'front' of No.44, and how a solid brick wall running within 1 metre away would create a visual impression of a 'back-alley' entrance, reminiscent of a terrace house slum seen in many industrial cities in Britain.

Not appropriate for the second most wealthy (so we are told) town in Britain!

5. Road Safety

Meadow Road is one of the busiest 'rat-runs' in the town and is used by many school-children. The removal of the trees near the bridge at the front of the site would still not create a safe line of sight for exitting from the proposed dwelling. The pillars and railings of the bridge would impair the vision of a driver, especially as beyond the bridge, the road curves away to the left.

In the 'Green Book' at 3 - Consultations, on Page 1507 it states "Highway Authority: No objection subject to condition re: formation of new vehicular access with visibility splays of 2.0 metres x 45.0 metres".

Again in the 'Green Book' at 6 - Recommendation No.13, on Page 1511, the condition states "The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times".

It would seem that this condition would be very difficult to meet, due to the close proximity of the bridge pillars and railings which at 1.22 metres high stand well above the required 0.6 metres.

Nowhere in the 'Green Book' does it say that this condition of approval by the Highway Authority can be met by the appellant, or that the Highway Authority has checked this out.

I hardly think that the reduction of the bridge pillars and railings to a height of 0.6 metres (2 feet) would meet with approval.

6. Risk of Flooding

In May 1998, an application for outline planning permission to build a house on this same site was refused by the Environment Agency on the grounds that the area of land was at direct risk of flooding, and would increase the risk of flooding elsewhere.

Whether this piece of land is "in the flood plain" or "in an area at risk of flooding" is irrelevant as since May 1998 the chances of flooding of this site, adjacent houses and houses and schools further downstream at Emmbrook, has increased because:

1. The appellant has filled in a wide flood margin which was established after the flooding in 1968.

2. The building of an extra house would create an additional area of fast impact surface water drainage compared with the slow impact of drainage from the existing earth and grass.

3. The recent warnings issued by persons in authority about future flooding risks have to be taken into account.

Sir John Harman, Chairman of the Environment Agency, says *"Flood risk is now a daily fact of life in England and Wales ... with climate change, we could see up to a tenfold increase in flood risk over the next century."*

Mr. Archie Robertson, Operational Director of the Environment Agency, says *"Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we knew that climate change may mean floods happen more often in the future".*

Mr. Michael Meacher, The Environment Minister, speaking on BBC Radio 4 on 30th October 2000, said *"The gales almost certainly have climate change as a contributory cause. Already it is the case that a lot of these climatic impacts are irreversible. We have to adapt to them".*

Mr John Prescott, Deputy Prime Minister, in the House of Commons on 31st October 2000 made it clear that power lines, flood defences and drainage systems were no longer able to cope with the increasingly violent weather being experienced in Britain. He also said, that as a first step, The Government had issued new guidance that housing should not be built on flood plains where there was a risk to properties.

A. The Environment Agency state that the site at 44 Meadow Road would not be flooded

The quotes above are all from persons in authority responsible for the Environment Agency, and yet in a letter, dated 5th November 2000, from Mr. Ed Gallagher, The Chief Executive of the Environment Agency, to the Rt. Hon. John Redwood, Member of Parliament for Wokingham, he states:

"The site at 44 Meadow Road does indeed fall within the flood risk area as outlined on the Indicative Maps. Although the May 1998 planning application pre-dates those maps, we objected to that application as our records indicated that the site was in the flood plain. As a consequence of that objection, there was discussion with the developer, about the current application (F/2000/1313). He provided us with detailed ground levels that demonstrated to our satisfaction that the proposed development would not be flooded".

I find this statement contradictory, and am amazed that Mr. Gallagher can be so positive that this site would not be flooded. His letter was written on the 5th October 2000, but if he had written it after 30th October 2000, maybe he would not have been so positive, especially if he had seen the photograph on the next page showing the flood water almost invading the site.

B. What do I do now?

As the owner of 42 Meadow Road next to No.44 and the site, what do I do now?

The height of the concrete slab of 42 Meadow Road, at 154 feet 9 inches above the Ordnance Survey Newlyn Datum, is exactly the same as for 44 Meadow Road.

As the Environment Agency has now stated that No.44 would not be flooded, even though it is in a flood risk area, can I now assume that my house is in the same



category. Will the Environment Agency also give me a positive written statement that my house would not be flooded?

I have not pursued that avenue, as, based on recent experience, I now accept Mr. Archie Robertson's warning in a letter to me, dated 9th September 2000, that my house is in an area liable to flood. I think that due to the saturation levels of the earth and the many weeks to pass yet before the arrival of some warm, moisture-evaporating sunshine, my house and the site at 44 Meadow Road could be flooded. I hope I am wrong.

Consequently, I decided, using the advice given to me by the Environment Agency, to take precautions against flooding and made flood-boards for all the doors, sealed all holes and cracks in outside walls to a height of $1^1/_2$ feet, purchased empty sandbags and sand and filled them myself. (The Environment Agency will only issue filled sandbags if flooding is actually occurring - they are not interested if you wish to take flood precautions!)

C. The Environment Agency's Letter of 20th November 2000 - 'Green Book' Page 1506

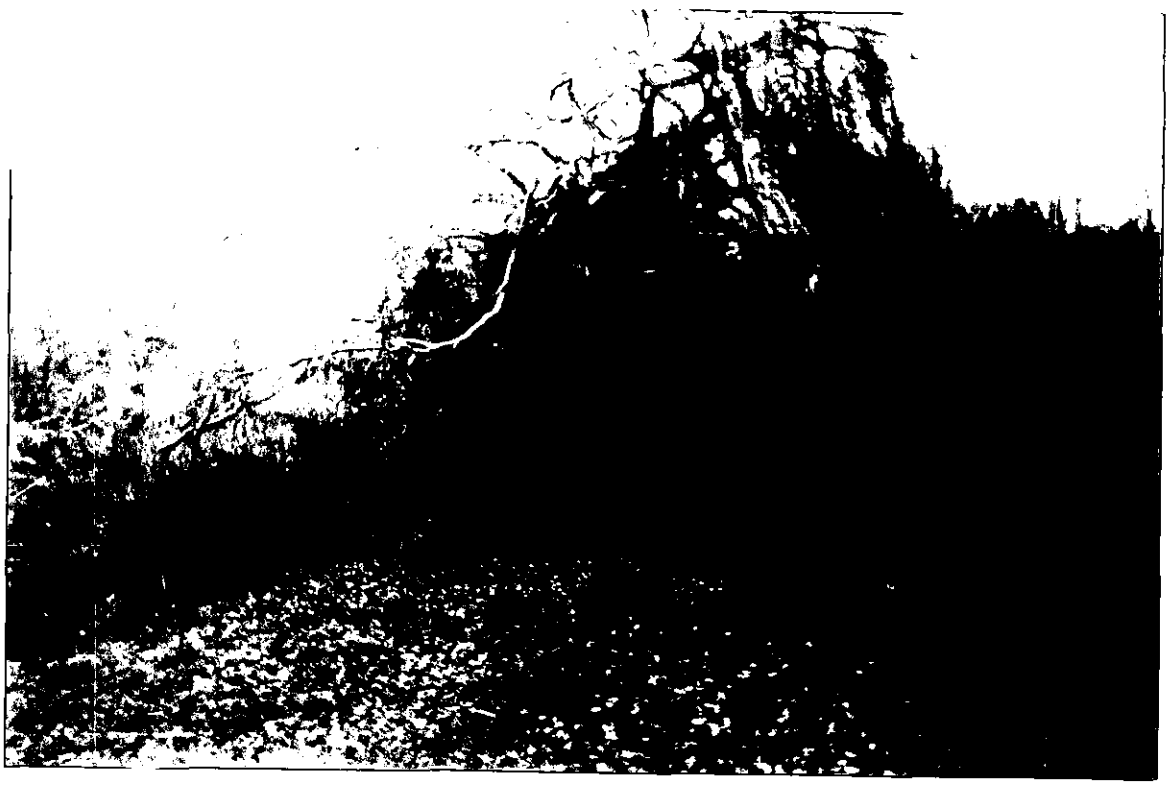
After the meeting of the Development Control Committee on 8th November 2000, at which members expressed their concerns about the risk of flooding to this site, and after viewing transparencies showing the extent of the flooding on 30th October 2000, the Committee decided to refer the application back to the Environment Agency to enable them to reconsider their initial approval of the planning application.

However, in reply, Sarah Paxman's letter of 20th November 2000 just repeats their previous statements that the river bank adjacent to 44 Meadow Road had been restored to the same level as it was prior to the unconsented works to the bank being undertaken.

This is simply not true! If the work was unconsented and started well before the Environment Agency was made aware of it (by local residents), they would have no idea, or measurements of the point at which such work was started!

In her penultimate paragraph she also says that their flood defence inspector, Terry Hinds, had informed her that during the recent flooding (Note - She does not say that Mr. Hinds actually visited the site on 30th October 2000) a fallen tree in the flood channel (?) was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream.

Again, this is not true! The following photograph shows that the tree did not fall into the Emm Brook, but fell onto the river bank adjacent to Meadow Walk, but only to an angle of about 40° to the horizontal. Only a few branches were in the river and observations by residents on the 30th October 2000 confirm that although the tree was causing some water diversion into Meadow Walk, there was no backing-up upstream of the tree, and the flow was the same both upstream and downstream of the tree.



She also states that the application site did not flood, and on page 1509 of the 'Green Book', at 'E', is a statement that during the recent flooding of the Emm Brook the site was not affected. Strictly speaking, this is true, but if you look at the photograph on the previous page, it was a close run thing by a few inches!

D. Request to the Inspector

As an interested party, quite rightly I will have no idea of your remit or the areas you will examine. However, I hope you are able to take account of the views expressed by myself and all the other interested parties who write.

In addition to the reasons given for the refusal in the Notification of Refusal dated 29th November 2000, I hope, sincerely, that you are able to also consider the Risk of Flooding.

At both Development Control Committee meetings on 8th and 29th November 2000, the interested parties attending got a strong impression that the Committee in general would have refused permission on the grounds of Flood Risk, if it had not been for the intransigence of the Environment Agency. However, I feel that it may still have been possible to refuse permission under Policy SPS3 of the South East Area Local Plan, and Policy WIC16 (shown as WK16 on the Notification) of the Wokingham District Local Plan.

I should be most grateful if you could acknowledge receipt of this letter. Also, I would like to be notified of the result of the appeal.

Yours sincerely,



John Kneale

11 Meadow Road
Wokingham
Berkshire
RG 41 2TE
Telephone: 0118 9782696

12th February 2001

RECEIVED IN PINS AS
15 FEB 2001

Miss R. Groves
The Planning Inspectorate
Appeals Register
Room. 1004
Tolgate House
Houlton Street,
BRISTOL BS2. 9DJ.

PLANNING APPEAL APP/X0360/A/00/1055657

Dear Miss Groves,

We are writing to support Wokingham District Council, which refused planning application No. F/2000/1313 for a detached house on land adjacent to 11 Meadow Road, Wokingham.

We attended both Council meetings and can only refer and confirm again the reasons stated in our letters of 24th May, 20th July and 14th October 2000 to the Planning Services, Wokingham District Council, that this house should not be allowed to be built.

We trust that you will reject this appeal.

Yours Sincerely

Ann Worrall Mrs.

S A Smith (Mr)

D. R. GILLIAM.
13 Meadow Road
Wokingham
Berkshire
RG41 2TE

9783575

APP/X0360/A/00/1055657

RECEIVED IN BRISTOL
15 FEB 2001

Graves
nning Inspectorate
004
Gate House
Street - Bristol BS2 9DJ.

4th February 2001

Dear Miss Graves,

Proposed Building Adjacent to 44 Meadow Road Wokingham - Application F/2000/1313.

Much has previously been spoken and written concerning the subject application including the rejection of the previous submission by Wokingham District Council on 29 November 2000.

I am of the opinion that although rejected on aesthetic grounds, I am sure that the flooding recently experienced by residents adjacently located was also considered very relevent.

Basically I submit that the building of any dwelling in the proposed

location is unacceptable on both counts and I appeal again to the wise councils of those with the authority to settle this issue in favour of this submission.

Yours Sincerely

Derek Gillman

40 Meadow Road
Wokingham
Berks. RG41 2TD

Your Ref: APP/X0360/A/00/1055657

14th February 2001

Miss A. Groves
The Planning Inspectorate
Room 1004, Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Miss Groves,

Proposed development adjacent to
44 Meadow Road, Wokingham - Application No.F/2000/1313

I am writing in support of the decision by Wokingham District Council (WDC) to refuse permission for the proposed erection of a detached dwelling between 44 Meadow Road and the Emm Brook.

Page references given below refer to the WDC Planning Officer's report, which was presented to the Development Control Committee on Wednesday 29 November 2000. The pages for this application are numbered from 1505 to 1519. The report contains some significant inaccuracies and misleading statements, and I have attached one of the two letters that I sent to WDC regarding these matters.

I cannot comment on any specific grounds of appeal made by the appellant, since these have not been lodged with WDC. This is in spite of the Planning Appeal Form saying "...*your FULL STATEMENT MUST be made ...*", and the appellant's agent declaring that he would be "... *forwarding a full statement shortly*".

So, my general reasons for objecting to the proposed development are as follows:

1. Forward positioning relative to adjacent properties

Projects too far forward - Due to the small size of the site, and the restrictions imposed by building so close to the Emm Brook, the proposed dwelling has had to be positioned well forward of the adjacent properties in Meadow Road. The main two-storey element of the proposed dwelling projects 2.5m (8 feet) in front of the two-storey elements of 42 & 44 Meadow Road, whilst the ground floor element projects 2m (6.5 feet) forward of those of Nos.42 & 44, which are garages.

Cluster of three houses - If built, the proposed dwelling, with Nos.42 & 44 Meadow Road, would create a distinct cluster of three houses, visually quite separate from other nearby properties. However, as stated above, the proposed dwelling would be 3.5m (11.5 feet) forward of the other two houses and 2.0m (6.5 feet) forward of their garages.

Visual impact on local area - This positioning would have an extremely detrimental effect on the approach to the WDC's landscaped Riverside Walk, which runs alongside the Emm Brook. It would be closing in a vista at a point where it should be opening out. The situation is further aggravated by there being no attempt to harmonise the design of the proposed dwelling with the surrounding Sunley Homes houses.

Report errors - The WDC Planning Officer's report to the WDC Development Control Committee contains two significant errors regarding the positioning of the proposed dwelling (see page 1508 'B'). First, the proposed dwelling, at ground floor level, would project 2 metres (6.5 feet) forward of Nos.42 & 44 not the 1 metre stated in the report. Secondly, the proposed dwelling, would not 'be in line with' No.40 (my property, which incidentally is 46m (150 feet) away from the proposed dwelling, and on a bend in the road), but would project 2.2m (7 feet) forward of it. For further details, see my attached letter to WDC, dated 4 December 2000. The statements made in that letter have not been refuted by WDC, probably because they can easily be verified on site.

Earlier unacceptability - The proposal, as originally submitted, was considered to be unacceptable by WDC's planning department, in terms of its impact on the streetscene (see page 1508 'B'). Since then, all that has changed is that the two-storey element now projects 2.5m forward of the adjacent properties, rather than 3.5m. The ground floor element remains as it was. This does not seem to be sufficient change to warrant approval.

A planning mistake - **Photograph D**, attached, shows 14A Meadow Road, an in-fill house which has recently been built, well forward of the extant building line. It now dominates the streetscene with its bulk and mass of red brick. I cannot understand why the planning authorities allowed this to happen. We do not want a mistake like this to happen again, especially so close to the Riverside Walk. Note that the proposed dwelling at No.44 is not an *'in-fill'* development, it's a *'stick it on the end'* development.

Local planning policies - For the reasons given above, I believe that this development would be contrary to policies SBE1 and SBE2 of the South East Area Local Plan, and policies WBE1 and WBE2 of the Wokingham District Local Plan.

2. Close proximity of proposed dwelling to existing No.44

Far too close - It is quite inappropriate to consider building so close to the 'side' of 44 Meadow Road. In fact it has been necessary to demolish the front porch of No.44 in order to squash the proposed property in, at a distance of only **1 metre (39 inches)** from the existing property.

'Corner' House - The Sunley Homes 'Beeches' type house, of which No.44 is an example, was specifically designed to be a 'corner' house, with the front door and four main windows facing out from what would otherwise be the side of the house (see **Photograph B**). If the new dwelling was to be built, these windows, which face the south-west, would face directly out onto a blank brick wall or a fence 1 metre (3.25 feet) away at ground level, and a brick wall 2 metres (6.5 feet) away at first floor level, with a significant loss of light to hall, study area, lounge, landing (a large clear window) and a bedroom. Would it be reasonable to build a house just 1 metre in front of another house, because that is what is, in effect, being proposed here. Note that the WDC Planning Officer's report (see page 1509 'C') fails to mention that the front door of No.44, with its window, will have the brick wall of the new garage 1 metre in front of it, resulting in a very significant loss of light to the hall, thus not ensuring 'adequate sunlight penetration to ... existing development' (SBE5). In fact, the proposed development would turn a Sunley home into a Sunless home!

No.44 would object - If No.44 was owned by anyone not connected with the proposed development, they would object to it in the strongest possible terms. This was clearly recognised when No.44 was recently put on the market with the proviso that *"The adjoining land is currently the subject of a planning application for a detached house of about 1,000 sq.ft. The new owner of this house* [No.44] *will not be allowed to object to the planning application which is already well progressed"*.

Local planning policies - For the reasons given above, I believe that this development would be contrary to policies SBE1, SBE2 and SBE5 of the South East Area Local Plan, and policies WBE1 and WBE2 of the Wokingham District Local Plan.

3. Design of proposed dwelling

Small and contorted - Drawing 1499/02A shows that the proposed dwelling would be a small house with rooms being telescoped into one another in order to make them appear larger than they are. The smallness of the house is most noticeable on the ground floor which has a living area of only about 400 sq.ft., compared with the 535 sq.ft. of living space of No.44, as built, before the kitchen was extended. Is 400 sq.ft. of living space adequate for a three bedroomed house?

Not harmonised - As mentioned earlier, no attempt has been made to harmonise the proposed dwelling with the surrounding Sunley Homes properties, where hanging tiles and weather boarding predominate. It is thus not 'appropriate to the character of the area in which it is to be situated' (SBE1), and it will certainly not 'raise the area's architectural quality' (WBE2).

4. Risk of Flooding

LPA maps - The site is located within the floodplain, as indicated by maps held by the LPA (see page 1509 'E').

Environment Agency - The behaviour of the Environment Agency (EA) regarding this proposed development has been most strange. They informed the developer that the site adjacent to the Emm Brook was not at risk of flooding. However, they then sent letters to all the surrounding houses telling them that they were in a 'flood risk area'. Most of these houses were further from the stream, and at a higher level than the proposed development. When I raised this discrepancy with the EA, I was told that the developer had provided them with some 'detailed ground levels' which satisfied them that the site next to the stream was not at risk of flooding. However, they could not tell me what these 'detailed ground levels' were, because of the constraints of the Data Protection Act.

Flooding - Then, on 30 October 2000, Meadow Road was flooded, see attached **Photograph A**, and floodwater entered No.15, the house which is directly opposite to No.44. According to the Sunley Homes site plan for the estate, No.44 is at a level only 3 inches (7.5cm) above No.15. **Photograph B** shows how close the site came to being flooded at this time. When I raised the issue of flooding with Archie Robertson, Director of Operations at the EA, I was told in a letter dated 21 November 2000 that *"...'not at risk* [of flooding]*' certainly is not synonymous with 'it will never flood'. There will always be an element of risk in living adjacent to, or near, any river"*. So, according to the EA, the development site is not at risk of flooding, but it might flood one day.

Wide flood margin - It should be noted that the risk of local flooding was increased, about a year ago, by the filling in of a wide flood margin on the site, in order to make just sufficient space to squeeze in the proposed dwelling. Many dumper-truck loads of soil were brought onto the site for this, and none of that soil has been taken away. This work has clearly reduced the capacity of the Emm Brook channel, and was done without the consent of the EA, who have not seen fit to have it reinstated. The wide flood margin was originally dug out as a flood precaution measure, after local flooding in 1968. The loss of the wide flood margin no doubt contributed to the recent flooding of No.15, which was not flooded in 1968. If the wide flood margin was reinstated, the proposed dwelling would only be about 4m from the river bank, rather than the 8m required by the EA.

Environment Agency responses - The EA has provided two differing stories when local residents complained about the loss of the wide flood margin. Local officers from Frimley say that it has been fully reinstated, when the evidence of my own, and my neighbours', eyes says that it hasn't. However, at the national level, Archie Robertson's carefully worded statement says *"The restoration of the bank to our specification was achieved entirely to our satisfaction. This is not, necessarily, synonymous with the restoration of the bank to 'the position that it was in at the start of this year' as no detailed prior survey was available".*

Fallen tree - A letter dated 20 November 2000 from EA to WDC (see page 1506) states that a fallen tree in the flood channel caused floodwater to back-up upstream. This is not what I saw. The willow tree which fell, is adjacent to 8 Meadow Walk. It is on the same side of the stream as 8 Meadow Walk, and is still there. It fell to an angle of about 30° with the horizontal, parallel to the stream, but slightly away from it. Only leafless side branches dangled into the stream. Many of its branches are still house-high. I walked past this tree several times on the day of the flood, and did not notice any significant difference in the level of water above and below this so called 'blockage'. The floodwater was well out of the channel of the Emm Brook on both the upstream and downstream sides of the tree. **Photograph C** shows the wide extent of the flooding on the downstream side of the tree, beyond the 'blockage'.

Previous EA objection - It should be remembered that the EA objected to an outline planning application for the proposed development site in 1998 saying *"The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere".* I believe that this assessment was the correct one.

Local planning policies - For the reasons given above, I believe that this development would be contrary to policy SPS3 of the South East Area Local Plan, and policies WIC16 and WLL5 of the Wokingham District Local Plan.

Wrong reference - Wherever the WDC Planning Officer's report refers to policy WK16 of the Wokingham District Local Plan (eg page 1508 'E'), it means WIC16.

5. Town Council Consultation

About face - The Wokingham Town Council on 24/05/00 (see page 1513) objected to this development, and raised several valid issues regarding flooding, close proximity to the Emm Brook, and the need for fencing. Then, on 11/10/00 (see page 1514) they withdrew their objections, even though none of them had been addressed by the revised plans. The development was

still within the LPA's floodplain, it was as close to the Emm Brook as it was before, and no fence had been added. I wonder why they did this.

Need for a fence - The Town Council was quite right about the fence. A fence between the back garden and the Emm Brook would be essential for this sort of development - a family home. However, the Town Council is also right in saying that it would *"detract from the natural beauty of the area"* (see page 1513), and they were right to use this, among other things, as grounds for refusal.

6. Highway Authority

Visibility splays - The Highway Authority has set the condition (see page 1507 '3') that the new vehicular access must have visibility splays of 2m x 45m. I do not believe that it is possible to meet this condition without dismantling the railings and associated brick piers of the nearby road bridge over the Emm Brook. I have not seen any evidence that anyone has checked the feasibility of this condition being met.

In summary, this development is a small house being squashed into a small site adjacent to a stream that has recently flooded. It projects an unacceptable amount forward of neighbouring properties, with which it is not harmonised. It will clearly have a detrimental effect on the WDC's Riverside Walk. It is not being built for the good of the local community, but for the pecuniary interests of outside parties, who have already shown scant regard for the local community by the unconsented destruction of a valuable flood precaution measure.

I firmly believe that this appeal should be dismissed.

I apologise for the length of this letter and its appendages, but, without the appellant's full statement, I have had to cover more topics than are probably necessary. Also, having to provide explanations and corrections for the various errors in the WDC Planning Officer's report hasn't helped.

Finally, I understand from WDC that I may receive a copy of the appeal decision, if I request it, which I hereby do.

Yours sincerely,

Ken Munday

Ken Munday

Photograph A (30/10/2000)

This shows the extent of the recent flooding in Meadow Road. No.44 is to the left, and No.15, the house which floodwater entered, is to the right.



Photograph B (30/10/2000)

The site of the proposed new dwelling, with No.44 in the background, when it still had a front porch. In the foreground is the Emm Brook.



Photograph C (30/10/2000)

This is Meadow Walk, and is all downstream from the tree which the Environment Agency claims blocked the stream. The branches of the tipped over willow tree can be seen above the blue car, at No. 8, on the left of the photograph.



Photograph D (08/02/2001)

This is 14A Meadow Road, an in-fill building, showing how inappropriate forward positioning and a mass of red brick can dominate the streetscene for all the wrong reasons.



40 Meadow Road
Wokingham
Berks. RG41 2TD

4th December 2000

Your Ref: F/2000/1313

Mrs B. Polnik
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mrs Polnik,

Planning Application No.F/2000/1313

You may remember that I wrote to John Mitchell with some comments, regarding the F/2000/1313 part of the Development Control Committee report for 08/11/00. I was of the opinion that it was invalid to use my house as a straight-line building line reference, when it is on the start of a bend in Meadow Road. I still hold this opinion.

However, in your introduction to this planning application, at the Development Control Committee meeting on 29/11/00, you still seemed keen to pursue the straight-line approach. This has caused me to look further into the statements you made in the report, about the positioning of the houses in this part of Meadow Road.

Regarding the **first floor element**, you quite rightly say that the proposed dwelling projects 2.5m (8 feet) forward of 44 Meadow Road. Now, since 42 Meadow Road is situated similarly to No.44, the new dwelling will also project 2.5m forward of that house. You then say that the proposed dwelling would be in line with both 38 and 40 Meadow Road. This implies that these two houses both project 2.5m forward of Nos.42&44. I felt that this needed verification.

I first consulted the Ordnance Survey 1:1250 (50" to the mile) plan, deposited with HM Land Registry in connection with my property. This showed that No.40 was not forward of Nos.42&44, but that the front faces of Nos.44,42&40 formed a perfectly straight line and that No.38 was set back by a small amount. I then looked at the plan in the F/2000/1313 part of the Development Control Committee report for 29/11/00 (page 1515), which is also at a scale of 1:1250. This gave much the same

result as the Land Registry plan, except that No.40 was set forward by a very small amount. I then went outside and took a line of sight on Nos.44&42, in order to find out exactly how far forward my house was of the *de facto* building line established by the front faces of Nos.44&42. The answer was **0.3m** (1 foot), not the **2.5m** (8 feet) that you claim.

Regarding the **ground floor element**, I first discovered, using the 1:100 house plan 1499/02A, that the proposed dwelling is **2m** forward of No.44, not the **1m** that you quote in your report. Note that the garage of No.44 is only 1.5m (5 feet) forward of the house, not the 2m shown in the 1:200 site plan 1499/01B. It was then possible to deduce, that for the ground floor element, the proposed dwelling would be 1.7m (5.5 feet) forward of my garage.

It is therefore **completely untrue** to say "*... the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road*".

A **truly accurate** statement would read "*... the single storey element would project 1.7m (5.5 feet) forward of the garage at 40 Meadow Road and the first floor element would project 2.2m (7 feet) forward of 40 Meadow Road, and 3m (10 feet) forward of 38 Meadow Road*".

For your convenience, I have attached an appendix containing the various measurements, in tabulated form.

I would now like your assurance that these errors in the report will be drawn to the attention of the Planning Inspectorate, should this application go to appeal. I would also like to know, how errors of such magnitude came to be made in the first place.

Yours sincerely,

Ken Munday

Copies: The Rt.Hon. John Redwood, M.P.
Councillor K.A.Malvern
Councillor R.F.N.Eke, M.B.E., D.F.C.
Mr John Mitchell, Wokingham District Council
Mr J. Kneale
Mr M. Dunmore

Appendix

Distances forward of the *de facto* building line, formed by the front faces of 44 & 42 Meadow Road:

1. Local to the proposed dwelling:

1.5m	(5 feet)	Existing garages of Nos.44 & 42
2.5m	(8 feet)	Proposed dwelling - first floor
3.5m	(11.5 feet)	Proposed dwelling - ground floor

2. Further afield, by floor element:

First floor elements:

Proposed dwelling	2.5m	(8 feet)
Nos.44 & 42	0.0m	(0 feet)
No.40	0.3m	(1 foot)
No.38	-0.6m	(-2 feet)

Ground floor elements:

Proposed dwelling	3.5m	(11.5 feet)
Nos.44 & 42	1.5m	(5 feet)
No.40	1.8m	(6 feet)
No.38	0.0m	(0 feet)

KJM
04/12/00

15 Meadow Road
Wokingham
Berks RG41 2TE

Tel no: 0118 979 2872

Your ref: APP/X0360/A/OO/1055657

14th February 2001

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Miss Groves

Proposed erection of detached dwelling adjacent to 44 Meadow Road, Wokingham - Application F/2000/1313

We are writing to support the decision of the Wokingham District Council to refuse permission for the erection of a detached dwelling at the above location, against which the applicant is now appealing.

Regrettably, the applicant has failed to provide a full statement with his appeal form - which would appear to render the appeal invalid - and we can therefore only provide our own key reasons for opposing the development, in support of the Council's decision.

We live in the house directly opposite No.44 Meadow Road, across that road and on the same bank of the Emm Brook as the proposed development. We strongly object to the erection of this further property, in what has hitherto been the side garden of No.44, on the following grounds.

***the site is far too close to the Emm Brook, now proven still to be a serious flood risk in this stretch of the stream.**

***the site is too small to accommodate another house within a reasonable perimeter**

***the design of the proposed house would be detrimental to the side prospect of No.44 and makes little effort to fit in either by scale or alignment with the neighbouring and facing properties**

***no account has been taken of what will need to be done to the immediate bridge abutment across the Emm Brook which cannot be dismantled.**

Flooding Risks

After the floods of 1968 in this area, a wide flood margin was dug out of the garden of No.44 Meadow Road, the site of the proposed dwelling, as a flood prevention measure. This appeared to be successful because, until last October, our house and others downstream from us have been free from flooding.

In 1998, when an earlier outline planning application (98/67228/0)was made to build on the site, the Environment Agency rejected it, saying that:

> "(i) the proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere
>
> (ii) the proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone."

Last spring, however, several dumper truck-loads of earth were brought on to the site by the applicant and used to fill in the wide flood margin. Shortly afterwards a full planning application was made. It thus became clear that the developer had destroyed a valuable flood prevention protection in order to build up the requisite 8 metre buffer zone required by the Environment Agency between any proposed property and the stream. Without this there would be no room to build the proposed dwelling. We subsequently established that the developer had no authority to fill in the excavation; but he has not been required to restore it.

To our horror on 30 October 2000, with the Emm Brook in full spate, the entire ground floor of our house was flooded - a fate shared by several of our neighbours, including the two houses directly downstream from us, Nos. 8 and 6 Meadow Walk.(see photographs 1 and 2 at Annex). We cannot help but associate this disaster with the unauthorised filling-in of the wide flood margin which thus contributed to the level of the water in flow. The developer is now seeking to compound this irresponsible action by pursuing his application to build on a site which, itself, was within 2-3 inches of also being inundated on 30 October 2000. (See photograph 3 at Annex).

Given the nationwide concern about building on flood plains, a house built right on the banks of a floodable brook, on what should have remained a water run-off area, is bound to attract considerable adverse publicity. All of our surrounding neighbours are totally incredulous that the applicant is determined to pursue the proposal and to leave us to live with all the attendant risks.

The Site

The side garden of No.44 Meadow Road was clearly never meant to accommodate another dwelling. If there had been sufficient area for another house which would fit in with the neighbouring properties, the original developers (Sunley Homes) would surely have sought to build one. (Indeed, in the light of the October flooding, it is questionable whether they should have built **our** house). The current applicant has had to produce a design which barely leaves any garden and only the minimum perimeter around the house. In order to squeeze the proposed erection into this confined space, it would be just one metre from the front door of No.44 Meadow Road,blocking the light on that entire side of the house, and totally alien among the general disposition of houses in this neighbourhood.

We in No.15 would find ourselves directly facing this new erection, as compared with the current outlook onto No.42 and No.44, a matching pair, with trees and sky to the side. The new house would be out of alignment with our own stream-side projection, just as it would be out of alignment with the axis of the immediately neighbouring houses along that side of Meadow Road. It would jut out several feet in front of Nos. 42 and 44 and would totally ruin the current symmetry of our view. We believe that its erection would destroy the whole ambience of this stretch of the natural Riverside Walk. Looking at the Site Plan provided, the natural end line of the estate runs across from No.44 to our house, No.15, and beyond to Nos. 8 and 6 Meadow Walk. To cram in another house in the garden of No.44 would be as incomprehensible as to put another on the side of No.17 or No.46 Meadow Road or No.7 or 34 Curl Way, the properties running in a line along the other side of the stream, i.e. building on the meadow itself.

At the same time, it should not be overlooked that the surrounding area has also been liable to subsidence, sewerage and drainage problems in the past. A few years ago, the houses at Nos. 9-15 Meadow Road suffered serious sewage problems ,as a result of which it became clear that the underground sewerage provision was badly inadequate. Further construction at this site must present a real risk that the integrity of the bank in this stretch will be severely eroded and the additional loading on sewerage/drainage will present real danger of pollution.

Highway Safety

Ever since the original application in 1998 we have registered our concerns about the proposed access to and exit from the proposed dwelling.

Meadow Road is a busy "rat-run" used by traffic avoiding the Wokingham Railway Station level-crossing, and at peak times is further swelled by parents taking children to two schools (Junior and Infant) on Murray Road, and beyond to secondary schools.

Cars emerging from the new dwelling would come out "blind" to traffic travelling downhill along Meadow Road since they could not see beyond the pillars and railings of the adjoining bridge across the brook, which cannot be dismantled for other safety reasons. Even then, they would emerge onto a hump installed for traffic-calming purposes.

Although we have consistently pointed out these features, no account appears to have been taken of them by the applicant when trying to justify the proposal.

District Council decision

We were very relieved when the Development Committee of the Wokingham District Council rejected the application in a unanimous vote on 29 November 2000 on the grounds that the proposed dwelling would "form an obtrusive feature in the street scene, detrimental to the usual amenity of the area".

We believe that Committee members would also have taken into account the flooding experienced by several residents in the area, although contradictory statements received latterly from the Environment Agency that "the area did not flood" were clearly at odds with our experience. The 1998 ruling that there was a direct risk of flooding and "**would increase the risk of flooding elsewhere**" was clearly correct in the light of later events.

We and our neighbours were grateful that wiser counsels prevailed in the Development Committee decision and that our concerns over the design, safety and environmental factors were given priority over the developer's pursuit of profit. We hope that the Planning Inspectorate will similarly afford us this continued protection against this highly-flawed application.

We enclose, as required, two further copies of this letter. We would be grateful to have an acknowledgement, and a copy of the appeal decision in due course.

Yours sincerely

Malcolm Dunmore

Rosalind Dunmore

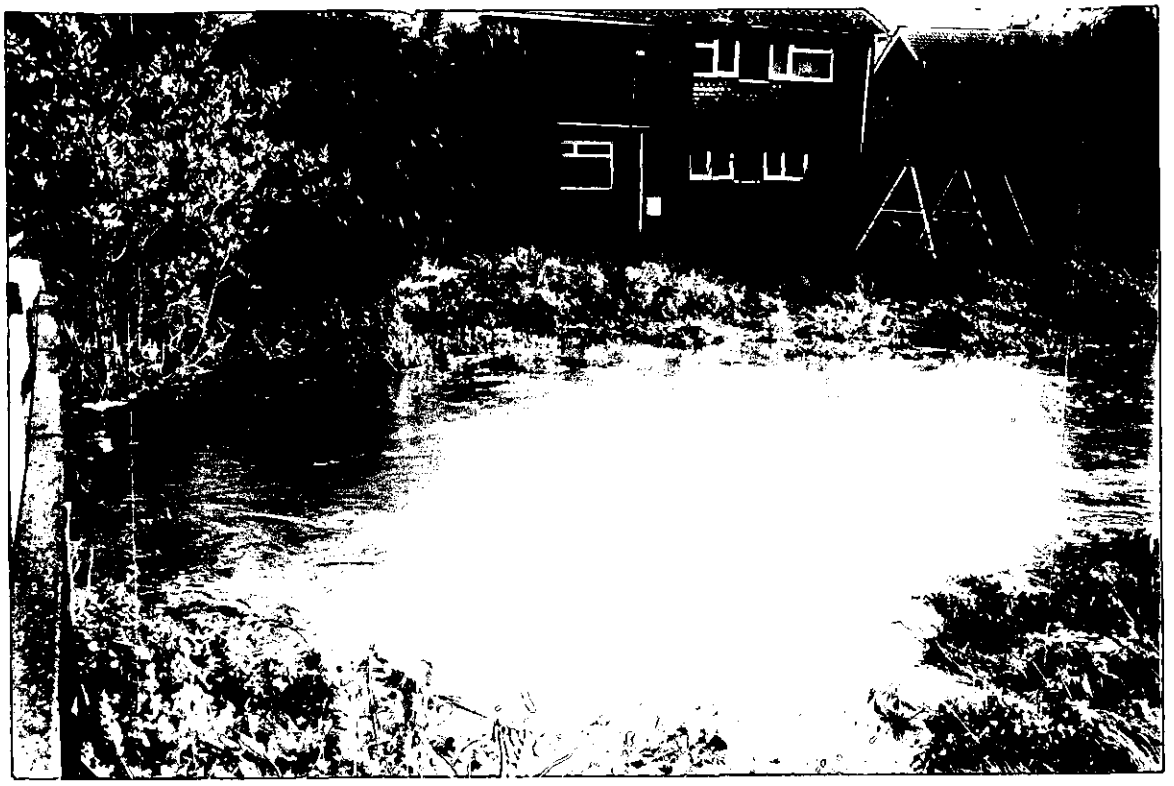
Malcolm and Rosalind Dunmore



Photograph 1 - Streetscene of Meadow Road on 30 Oct 2000, showing the flood level between No 44 (red car) and Nos 15 and 13.



Photograph 2 - Flooding level on 30 Oct 2000 surrounding No 15 Meadow Road (immediately opposite No 44).



Photograph 3 - Showing level of floodwater on 30 Oct 2000, encroaching on the side garden of No 44 Meadow Road (proposed site of dwelling).

34 Curl Way
Wokingham
Berkshire
RG41 2TJ

Tel : 0118-9783742

13th February 2001

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Ref APP/X0360/A/00/1055657
Appeal by Mr Rawlins
Site 44 Meadow Rd Wokingham
Proposal Proposed erection of detached dwelling

Dear Miss Groves,

As a resident directly affected by the above proposal I write **in support** of Wokingham District Councils decision to **refuse planning** permission for the above development.

I wholeheartedly support their comments with respect to the type of dwelling proposed. It is totally out of keeping with the design of the surrounding properties. The house has been designed to fit into a garden plot which is too small to accommodate further building development. The narrowness of the plot has created a "designed to fit the footprint" house which resembles a corridor, with rooms attached where space allows. Neither elevation exposed to public view is in sympathy with the nearby properties. I **am** in favour of the development of brownfield sites and I do recognise the feelings that "but not in my back yard" can provoke. The meeting of the Wokingham Distict Council Development Control Committee on 29th November 2000 concluded that the design was considered inappropriate for the site. My own view is that the proposed developer is planning to extract profit from an inadequately sized plot with no consideration being given to existing residents and their properties.

I also wish to continue to object to the proposal on the grounds of safety and flooding.

Safety
The bridge adjacent to the proposed development is used by many children attending one of the four schools in the area. The Highways Agency have stipulated that visibility splays for vehicles emerging from the proposed property should be 2m x 45m and that

the land within the visibility splays shall be cleared of any obstruction exceeding 0.6m in height and that this be maintained at all times. It may be observed that the brick piers on the bridge are 1.2m high ie twice the maximum height allowed by the Agency. I HAVE SEEN NO PLANS BY THE COUNCIL OR THE DEVELOPER TO RECTIFY THIS. If the piers and railings are lowered to meet the stipulated height I predict a plague of drownings as a result!!!. Common sense draws one to the conclusion that the Agency stipulations will be ignored thus creating a serious road safety hazard in the vicinity of the bridge.

Flooding

In order to conform with the Councils requirement that the property be located 8m from the bank of the Emm Brook the developer carried out some unconsented backfilling of the brook. This backfilling nullified some flood prevention measures taken in the 1960's **by the Environment Agency** to alleviate flooding upstream of the bridge .
Retrospective approval was given by the E A but only in terms that the backfilling was in accordance with the developers drawings ie the **work was not carried out for any environmental reason**, BUT SIMPLY TO FACILITATE A PLANNING APPLICATION with no consideration given to increasing the danger of flooding. The flooding in October 2000 was in my opinion exacerbated by these unconsented works in spite of the comments made by the EA. Part of the proposed site was in fact washed away and the 8.0m dimension has not been maintained. It is noted that the section affected was in the area previously backfilled by the developer.

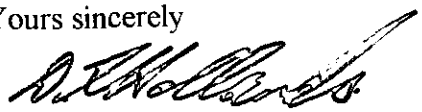
I am aware that taped evidence is not usually considered in appeals of this nature but I have included a 3 minute tape covering the extent of the flooding experienced on 30th Oct. Should you choose to view this over coffee then fine if not then please deposit in the bin, I do not want it returned. I do think however that it provides an unbiased record which may assist you in your deliberations.

Record of flooding events on tape (minutes/seconds from start of tape)

0/00 32 Curl Way rear garden
0/25 65 Barkham Rd rear garden
0/45 34 Curl Way rear garden
0/50 floodwater from burst banks of Emm Brook flowing past side of 65Barkham Rd and 34 Curl Way
1/00 7 Curl Way front elevation
1/10 34 Curl Way rear garden
1/40 proposed development site showing 1.2m high brick piers on bridge. Also on the left is an area where unconsented backfill has been washed away by the torrent
1/55 submerged car and willow tree downed at end of Meadow Walk
2/55 7 Curl Way (proposed development site can be seen briefly on the right).
3/20 extent of flooding in Curl Way

I hope that the above may assist you in reaching a decision to uphold the refusal by Wokingham Distict Council for this proposed development to proceed.
I would be obliged if you could acknowledge receipt of this letter and also would you please notify me of the outcome of the appeal.

Yours sincerely



David Hollands

MIKE AND DAWN HOLMES
7 CURL WAY, WOKINGHAM
BERKSHIRE, RG41 2TJ
TEL: 0118 979 3028
E-MAIL: mike@wokinghamphotographic.co.uk

RECEIVED
16 FEB 2001
PINS &A PEP

READING 15 FEB 2001

s A Groves
Planning Inspectorate
eals Register
n 1004
gate House
noulton Street
Bristol BS2 9DJ

15th February 2001

Dear Miss Groves

Re; Planning Appeal APP/X0360/A/00/1055657

As a resident close to the proposed site for which planning permission has been refused, I feel that we must write to lodge our objection yet again.

I enclose photographs to show the extent of flooding, which occurred in the recent bad weather, looking from my rear bedroom window and looking toward the land on which the proposed dwelling would be built. How it can be said, as I understand it indeed was by the Environment Agency, that this area is not one to flood, I fail to understand. Rest assured that this flooding was not caused by any blockage in the brook, but by the massive amount of water that fell at the time.

Not only is this area a local flood plain, but the proposed building would be totally out of place were it to be built, with the houses in close proximity, sticking out of line with other houses like a soar thumb. It would be totally detrimental to the appearance of the local street scene.

The lengths to which the owner of the land has gone to secure planning permission can only show that he is interested only in profit and has no feeling for the area in general. He has in the past built up the bank of the brook in the hope of making the bank look more substantial but the recent bad weather has meant that the majority of the infill has now been washed away.

I sincerely hope that you will see fit to reject this application from 44, Meadow Road, Wokingham, in line with the previous rejections by Wokingham District Council.

Yours sincerely

M J Holmes





Joan and John Grady
8 Meadow Walk
Wokingham
Berks RG41 2TG

RECEIVED
16 FEB 2001
PINS AA PEP

th February 2001

ss A Groves
e Planning Inspectorate
peals Register
om 1004
lgate House
ulton Street
Bristol BS2 9DJ

Dear Miss Groves

Planning Appeal APP/X0360/A/00/1055657

We would like to support the Council and other residents in the refusal of planning application No F/2000/1313 for a detached house at 44 Meadow Road for the following factual reasons:

During the flooding events of October/November last year the gardens of at least three houses immediately upstream of 44 Meadow Road were flooded and the three detached houses (No 15 Meadow Road and Nos 8 and 9 Meadow Walk), immediately downstream of 42 Meadow Road had their entire ground floors flooded to a depth varying from 3 – 7 inches.

The proximity of these flooded properties to the river bank is roughly in line with No 44 Meadow Road and therefore it can be stated with complete certainty that the proposed development, which is considerably nearer to the river, will be at even greater risk.

As residents for over 23 years and the owners of one of the houses actually flooded (for the first time since moving into the property) we were particularly interested to hear The Rt Hon John Prescott say, when visiting a flooded site last November, that local authorities would be encouraged to 'think again' before giving approval to new developments in areas which are at risk from flooding.

This proposed development does, we believe, fall clearly within this 'at risk' category and on the grounds of sound common sense we would respectfully ask you to reject this application.

Yours sincerely

Joan and John Grady

Your ref: WAP/X0360/A/00/1055657

L. Smith
9 Meadow Rd.
Wokingham
Berks RG41 2TE

12. 2. 01

Dear Sir

Site at Meadow Rd Wokingham
Proposed erection of detached dwelling

I am opposed to the above by reason of its design, location, & the possible consequences should this house be built.

(a) The design is completely out of keeping with the existing houses, which on the main are semi detached, with corner houses like mine. Whilst a number of houses in the area are of different designs this small estate has retained its original character and is favourably commented on.

(b) Because of the siting of the plot the dwelling only just conforms to siting and would in fact be 1 metre from the existing house, which had its porch removed so that the distance could be met. It is in close proximity to the Emmbrook which would adversely affect the character & conservation value of the watercourse

the risk of accidental pollution & the likelihood that detrimentable forms of bank retention work might be needed in the future and prevent the creation of an adequate buffer zone. When the council originally sold this land to the then tenant it was for garden use only.

(c) Due to its nearness to the Embankment the possibility of flooding has to be considered. When the original application was considered it was put forward known by the "Environment Agency" that the ground was part of the "flood plain". This was subsequently changed when through a lot of ground in the vicinity is designated "flood plain" and indeed I have received "flood warnings" and correspondence from the Agency although slightly higher! Much of the surrounding ground has recently flooded and a number of homes affected. The area in question is capped by a whisker although the ground was tender

[redacted] at one stage & has been
around since. It remains a mystery why
such so much of the surrounding area is
designated "flood plain" the Environment Agency
changed their minds on this plot - especially
when one considers what happened in the near
vicinity when the Eman was in the Loddon.
Mention has been made in reports that a knee
in the stream caused backing up and the
flooding. Obviously this contributed but a
much greater objection at the time it was
the sheer weight of water coming down the
stream which was the root cause. This not
only affected our property further up the
[redacted] Meadow the stream has
been running higher than it used to even
since increased rainfall. One can only
[redacted] that new houses, a Tesco store, new
[redacted] and new roads on the Molly
Millars Estate, to the same contributed
to this. I feel this is just one more
reason for not allowing this development.

The Hingham authority says "No objection" subject to condition re formation of new vehicle access with visibility splays of 2m x 43m. This road has been a major "Rat Run" and the subject of complaints for many years. It has 2 schools & people now are going & coming from the Morley Hillier Ends. Estate. It has suffered a number of accidents & near misses. Because of this "speed bumps" were introduced & now recently a 30 mph speed limit. Whilst this may have alleviated the problem in some degree, it is still a shame & people still drive like the "clappers"!

The proposed house is within yards of Edmonton Bridge which has poor visibility & which need improved vision & some degree, hgv. the side & the left. This is a straight stretch & subject to speeds well over 30, and on occasions people are half way down the white line so that they negotiate the bend outside my house as fast as they can! Vice Versa people

the end of the road & accelerate up the hill.
Vigorous walking exit from the particular plot
during busy periods. Besides which one assumes
at least 2 cars should be owned adolescing more
weight to the traffic in a residential road.

In view of the above I would ask you
to please turn down this particular application.

Yours faithfully

[signature]

May I please be informed of the result. Thank You.

Guy G Summergood
5 Meadow Way Wokingham Berkshire RG41 2TH
Tel: 0118 9629015 Mob: 07974 666197 Email: GuySummergood@hotmail.com

February 15, 2001

In reply to: APP/X0360/A/00/1055657

Miss A. Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Miss Groves

TOWN AND COUNTRY PLANNING ACT 1990

RESPONSE TO APPEAL BY: Mr D Rawlins

SITE: 44 Meadow Road Wokingham (F/2000/1313)

PROPOSAL: Proposed erection of detached dwelling

I am writing to contest the above appeal providing further grounds for not supporting this planning permission. Granting this planning permission would seem improper for three main reasons.

Building on an area prone to flooding

I include a video (approximate length 4 minutes) from the recent flooding (29/10/2000) that affected the Meadow Road/Meadow Way area this shows the flow of water in the Embrook during this period of flooding. The brook was also at a very high level recently and in May 2000.

I also include scanned photographs taking at this same time. You will note that the water level around my house is a few inches below the damp course (see highlighting box).

From these two pieces of evidence it can be seen very clearly that this area is very capable of flooding. No doubt you will receive further evidence from other parties involved in the appeal who own houses that were flooded internally at this time. This is clearly contrary to the evidence from Terry Head the Environment Agency inspector who stated 'the area did not flood'. This flooding was not a result of blockage by fallen trees; it was as a result of excess surface water run-off from surrounding areas.

The groundwork at the proposed site has effectively filled in the flood plane area for the Embrook and increased the probability of flooding. There was an instruction for this to be returned to its original position. The applicant has not done this - probably since the minimal distances between the flood plane and the house would not then permit building the house.

Physical Positioning

Having examined the plans of the house it appears to be quite small, the positioning and surrounding spacing is disproportionate to that of other detached housing on the estate.

It would appear from the plans that visibility for vehicular entry and exit that the house and the bridge would obstruct the view of Meadow Road.

February 15, 2001

Obstruction of daylight

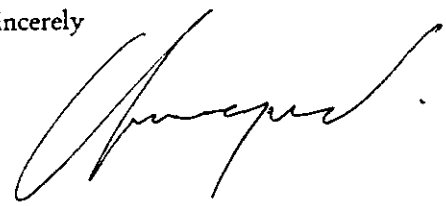
The proposed new house is very close to the existing house, surely the new building would obstruct light getting to this original house as the side of this faces the Embrook which runs East-West (approximately).

As a matter of common sense I doubt whether anyone would wish to buy the existing house- with a substantially reduced garden, in such close proximity to the new house that will initially be a building site for several months.

This planning permission should be refused once and for all and the floodplane should be put back to its original position. As a resident I am tired with the drawn out nature of this case that clearly goes against Government guidelines for new housing.

I would be grateful if you would advise me of the result of this appeal and provide a copy of your decision.

Sincerely

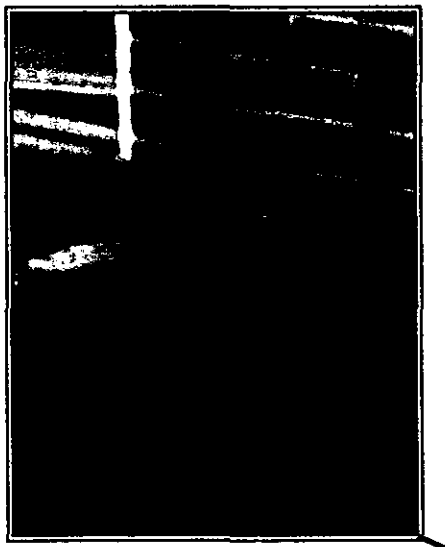


Enclosures (2)

1 x Video of Flooding (29/10/2001)
1 x Sheet of scanned Photographs of this Flooding at 5 Meadow Way

5 Meadow Way
Wokingham
29/10/2000













7 Meadow Way, Wokingham, Berkshire RG41 2TH

Tel: 01189 018232

14 February 2001

Miss A Groves
The Planning Inspectorate
Appeals Register, Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Miss Groves

Ref: APP/X0360/A/00/2055657 :
Re:Appeal by Mr Rawlins for proposed dwelling at 44 Meadow Road, Wokingham

As you can see from our address we live in very close proximity to the proposed dwelling, and are very concerned about this.

The main reason for the concern is that a dwelling on the garden of 44 Meadow Road would be very obtrusive, and much too near the River Emm. During the winter we have had dreadful problems with the water rising and flooding all the gardens which back on to the Emm. This has been happening for the past 4 months and is very worrying.

When we looked at the proposed site the plot seems to have been pushed right to the very edge of the Emm, and any disturbance with building work is bound to have a detrimental effect on the river.

The question of flooding was not raised in the District ruling. This was apparently because the Environment Agency Inspector, Mr Terry Head stated that "the area was not prone to flooding". ! Perhaps he had better come round to the river when it has been raining !! We have photographs to prove the river floods purely and simply because of the amount of rain, and for no other reason, such as fallen trees !

Please can I ask you to take time to read and study the reason why this building should not be granted permission, and thank you in anticipation.

Yours faithfully

MR AND MRS. C. A. SNAPE

1 MEADOW WAY
WOKINGHAM
BERKSHIRE
RG41 2TH
17-2-2001.

MISS A GROVES
THE PLANNING INSPECTORATE
APPEALS REGISTER
ROOM 1004
TOLLGATE HOUSE
HOULTON STREET
BRISTOL
BS2 9DJ

RECEIVED IN PINS A1
27 FEB 2001

Dear Miss Groves

Planning Appeal APP/X0160/A/00/1055657.

I am writing to support Wokingham District council which refused planning application No F/2000/1313 for a detached house at 44 Meadow Road Wokingham. I agree that the proposed dwelling would be totally out of place and detrimental to the appearance of the street scene. Also more importantly the continuous prospect of flooding, of which I have had personal experience. With the recent bad weather the brook burst its bank flooding 2/3 of my garden and water working its way round the house, coming to within one inch off the damp course of my house and this according to the enviroment agency is not flooding, I would like to know what is!

Yours sincerely.

M. S Bending

Mr M. S BENDING

3 Meadow Way Wokingham Berks RG41 2TH

16 Feb 2001

Miss A Groves
The Planning Inspectorate
Appeals Register
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Miss Groves

Ref: Planning Appeal APP/X0360/A/00/1055657

I write with reference to the Planning Application no: F/2000/1313 which Wokingham District Council has refused for a detached residence to be built at 44 Meadow Way Wokingham.

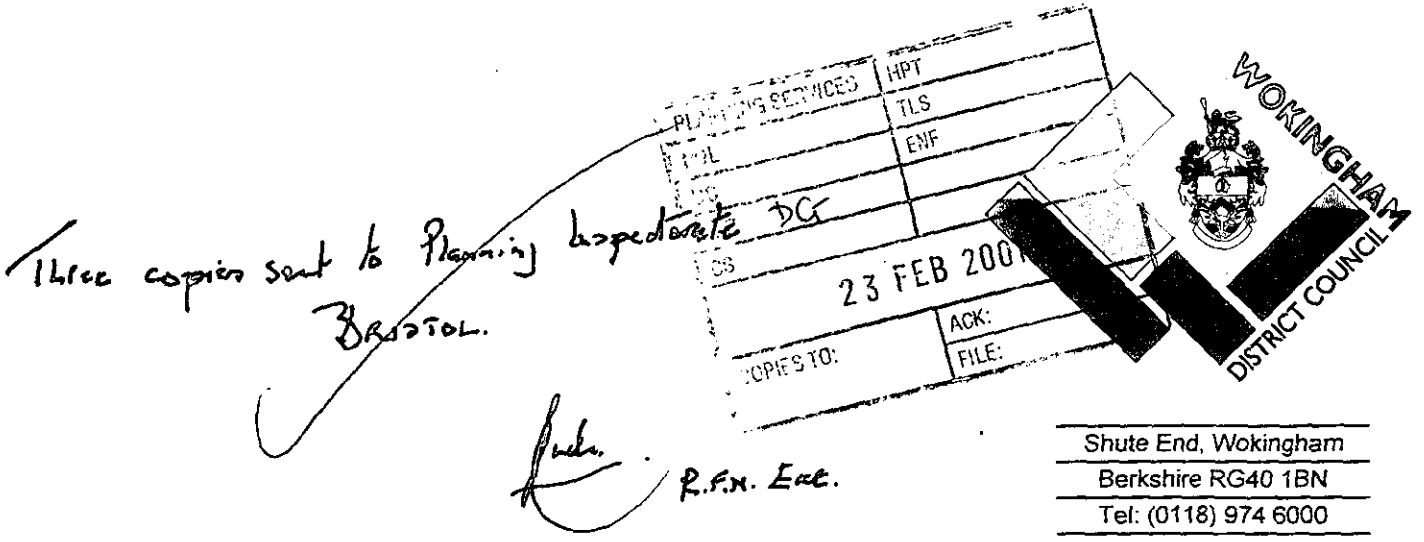
It is of great importance to myself that this is never allowed to be passed for building consent as I am a very near neighbour to the said plot of land and my garden runs adjacent to the river Emm which in severe weather conditions is liable to flooding.
Should this property be built it would undoubtedly affect the efficiency of the flood plain which was designated for this very reason.

Should anyone care to visit the site they would see for themselves that to position a building on this plot of land is totally out of character with the properties on the coresponding and opposite side of Meadow Road, besides which there is all ready enough vehicle conjestion around this area and i don't think we need any more.

I do hope you will consider the above and make every effort that the appeal gets rejected.

Yours faithfully

Mrs Margaret Wade



Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

55 Lowther Road
Wokingham
Berks RG41 1JB

12th February 2001

The Planning Inspectorate
Appeals Register
Tollgate House
Houlton Street
Bristol BS2 9DJ

Planning Appeal
Planning Application - No F/2000/1313 - 44 Meadow Road, Wokingham
Proposed Erection of Detached Dwelling

1. I understand that a Planning Appeal has been Registered by Mr. D. Rawlins against the decision of REFUSAL of Permission to the proposed erection of a dwelling as above, the letter being dated 29th November 2000.

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I have been a Town and District Councillor over the past 12 years representing Emmbrook Ward, in which the property is situated.

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No 44 has a `side front elevation` facing the garden and the river - entrance was gained from the Meadow Road through a gate in the front fence, along a side path to the front door in a porchway.

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The ground lies under the area of land liable to flood - any development will be at risk of flooding and will increase the risk of flooding elsewhere
The development will be in close proximity to the Emm Brook adversely affecting the character of the watercourse,increasing the risk of pollution. etc.
The policies quoted were similar to those listed in the refusal letter.

d. Effect on existing dwelling (No44) by proposed Detached Dwelling.
(1) The existing dwelling is vacant and is up for sale. Its side entrance porch has been demolished to allow space for the new dwelling foundations ***(See Annexure A)***
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NB: The adjoining land is currently the subject of a planning application for a detached house of about 1000 sq.ft. <u>The new owner of this house wiill not be allowed to object to the planning application which is already well progressed</u>
(3) The close proximity of the proposed dwelling to No 44, with its narrow elevation from Meadow Road necessary because of the dimensions of the `garden-site` sandwiched between No.44 and the Emmbrook, will not marry into the `street scene`. As a Councillor I am made well aware of the need for housing in Wokingham District, but do not consider such a need should be detrimental to a well laid out estate!

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The many loads of soil deposited on the garden were not authorised by the Council as laid down in their Policies. These altered the `formation` of the site and the banks of the Emmbrook

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4. I fully support the Council and local residents in the Refusal notice for this \application both on the `street scene` and because of the `flooding danger` on the site.

Ray Eke MBE DFC
District and Town Councillor for Emmbrook

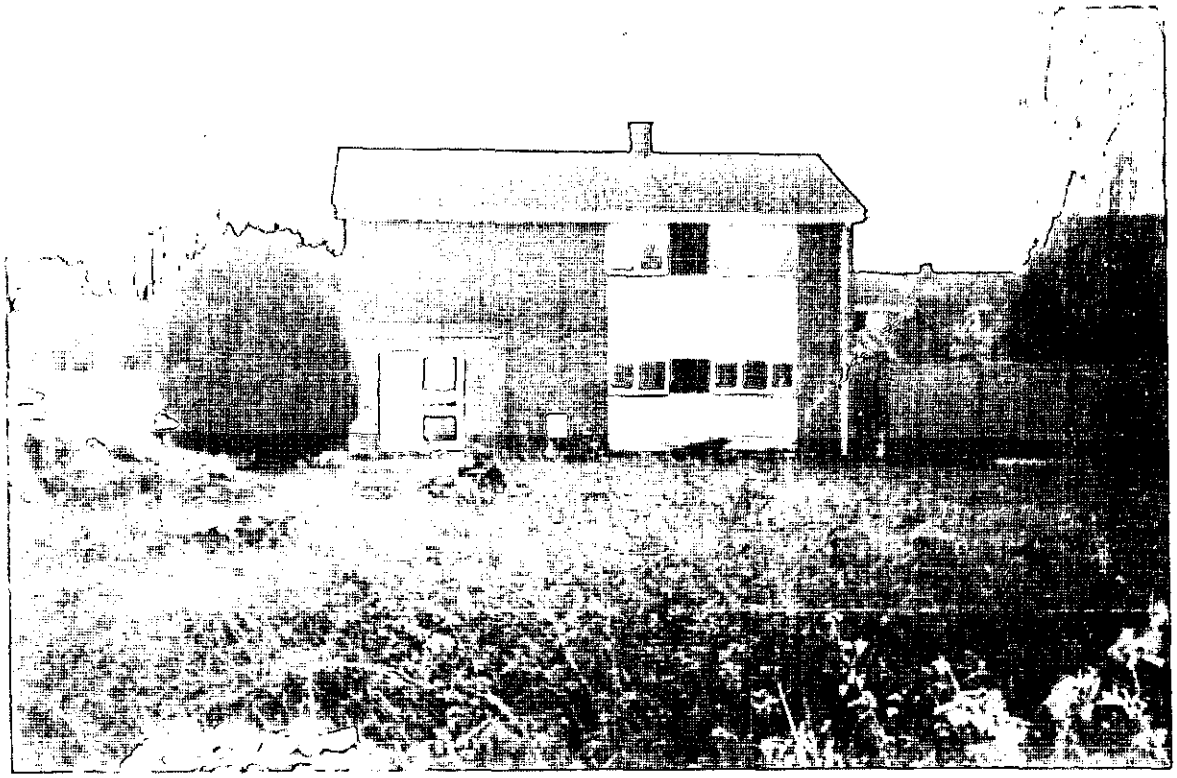
ANNEXURE `A`

PLANNING APPEAL

44 MEADOW ROAD, WOKINGHAM

PROPOSED ERECTION OF DETACHED DWELLING.

SIDE ELEVATION OF No. 44 Meadow Road Wokingham facing the Proposed Dwelling and the Emmbrook



NOTE.

The original ` brick base porch with rear and side aspect windows` - (See Sale Brochure as Annex B) - has had to be demolished to allow for the proposed new dwelling -note outline on existing brickwork.

The proposed house will block out the light (and view) from what was originally the `front` of the No. 44 Meadow Road.

ANNEXURE B

44 MEADOW ROAD, WOKINGHAM.



SUPERBLY PRESENTED HOUSE IN A MOST POPULAR SETTING PARTICULARLY CONVENIENT FOR THE RAILWAY STATION, LOCAL SHOPS AND SCHOOLS.

Price £225,000 Freehold

Martin&Pole
inc. Watts & Son Est. 1846

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: (0118) 979 0010
Facsimile: (0118) 977 1991 E.mail: w@martinpole.co.uk

Warning: Please read the important notice printed overleaf before pursuing an interest in this property

44 Meadow Road, Wokingham. RG41 2RD.

THE GOOD SIZED ACCOMMODATION INCLUDES:
ON THE FIRST FLOOR 3 BEDROOMS, BATHROOM, LANDING.
THE GROUND FLOOR HAS AN INTERESTING 'U' SHAPED LOUNGE/DINING ROOM WHICH COULD BE SEPARATED TO PROVIDE TWO SEPARATE ROOMS. ALSO THERE IS A SUPERB AND RECENTLY REFITTED KITCHEN.

*** QUICK SALE REQUIRED ***

The accommodation comprises:
On the First Floor: 3 Bedrooms, Bathroom, Landing.
On the Ground Floor: Entrance Hall, Cloakroom, Lounge/Dining Room, Refitted Kitchen.
Gas Fired Central Heating.
uPVC Double Glazed Windows Throughout.
Outside: Attached Garage, Gardens.

Freehold with vacant possession upon completion of the purchase.

Viewing: Strictly by prior appointment through the owner's **Agents**
MARTIN & POLE, NICHOLAS
with Offices at Wokingham, Crowthorne, Earley and Reading.

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* THE PORCH HAS BEEN REMOVED.
& A 6FT. HIGH FENCE ERECTED ALONG THE LINE OF THE GARAGE WALL OF PROPOSED NEW

The accommodation comprises:

(All dimensions and areas within these particulars are approximate)

On the First Floor:

BEDROOM 1: 17' x 10'4 maximum built-in cupboard, radiator, six recessed lights.

BEDROOM 2: 12'6 x 8'10 radiator.

BEDROOM 3: 11'2 x 8' radiator.

BATHROOM: modern panelled bath, pedestal wash hand basin, low level W.C., fully tiled walls, access to roof space, heated towel rail.

LANDING: window, airing cupboard with shelving, radiator.

On the Ground Floor:

HARDWOOD DOOR: with frosted window and side panel, brick base porch with rear and side aspect windows.

ENTRANCE HALL: with radiator, understairs storage cupboard.

CLOAKROOM: with wash hand basin, low level W.C.

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NB: There are two doors into this room which could easily be adapted to provide a lounge and quite separate dining room.

REFITTED KITCHEN: 17'10 x 9'3 extending to 14'4 superbly equipped by designs for Living of Wokingham and including sink unit, excellent range of wall mounted and base units, concealed lighting, built-in Bosch dishwasher and fridge/freezer, Ariston washer/drier, Stores gas hob with hood over and double oven below, door to front, stable doors to rear garden.

OUTSIDE:

ATTACHED SINGLE GARAGE: with up and over door, light and power, door to kitchen.

There is a shingled driveway and an area of lawn to the front of the property. There is access to the side of the house to the rear garden which comprises mainly lawn and is quite well enclosed.

NB: The adjoining land is currently the subject of a planning application for a detached house of about 1,000 sq.ft. The new owner of this house will not be allowed to object to the planning application which is already well progressed.

ANNEXURE `C`

PLANNING APPEAL

44 MEADOW ROAD, WOKINGHAM

PROPOSED ERECTION OF DETACHED DWELLING.

THE EMMBROOK IN FLOOD - VIEW TAKEN <u>UPSTREAM</u> TO SHOW THE FALLEN TREE - ON THE RIVER BANK -
SAID BY THE EA INSPECTOR AS CAUSING THE FLOOD ON MEADOW ROAD



NOTE.

This Photograph shows how incorrect was the EA`s Inspector`s comment was that the flood on Meadow Road was caused by a fallen tree in the Emmbrook (centre photograph)

This photograph was taken <u>Downstream</u> of the offending tree and of course Meadow Road!

If the Inspector was correct then this view should show little or no floodwater!

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 23 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

AMG

Miss A Groves

211AL(BPR)

Mr K A Malvern
98 Woosehill Lane
Wokingham
Berks
RG41 2TS

17.2.01

Ref: APP/X0360/A/00/1055657

Miss A Groves
The Planning Inspectorate
Room 1004

Dear Miss Groves,

Planning application 44 Meadow Road Wokingham

I wish to register my objections to this proposed development.

I am one of the three District Councillors whose area this proposal is in and voted against the application at the Development Control committee.

My main objection to the new house is the effect that it would have on the street scene because by its design it is projecting forward of the existing house at no 44 . Whilst this form of development may be acceptable elsewhere along Meadow Road its impact is much greater because of its effect on open aspect of the Riverside Walk area that the District Council is keen to preserve.

The reason it projects forward is that there is very little width available for a house as the width is determined by no 44 and the 8 metre strip adjacent to the Emmbrook (incidentally all of this width was flooded at the end of October). As there is little width it has to extend back and front.

Previously there was a porch on the side of no 44 as my photo shows (the outline of it is still visible) and clearly there is the opportunity to extend to the side but I would contend there is not space to fit an appropriate house in the gap.

Please notify me of your decision.

Yours sincerely,

Keith Malvern



The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

~~Our Ref:~~ APP/X0360/A/00/1055657

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40351

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12th February 2001

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PLANNING APPEAL

44 MEADOW ROAD, WOKINGHAM

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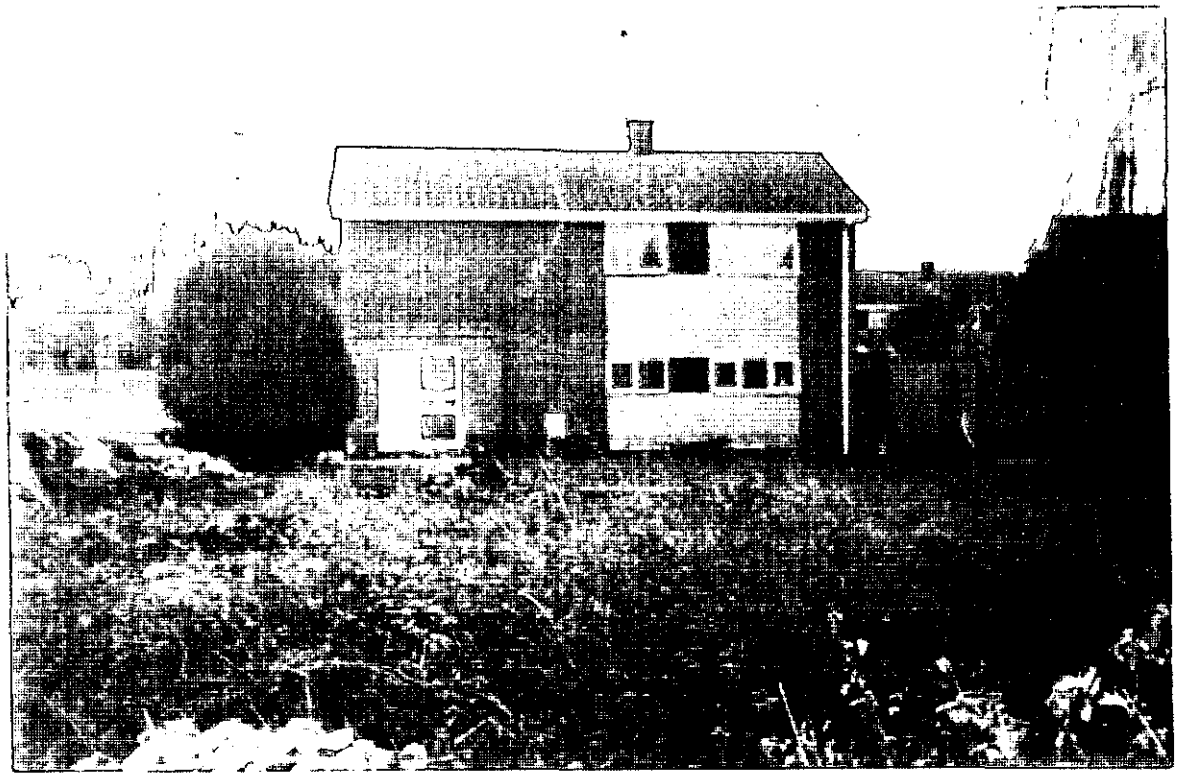

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ANNEXURE `C`

PLANNING APPEAL

44 MEADOW ROAD, WOKINGHAM

PROPOSED ERECTION OF DETACHED DWELLING.

THE EMMBROOK IN FLOOD - VIEW TAKEN <u>UPSTREAM</u> TO SHOW THE FALLEN TREE - ON THE RIVER BANK -
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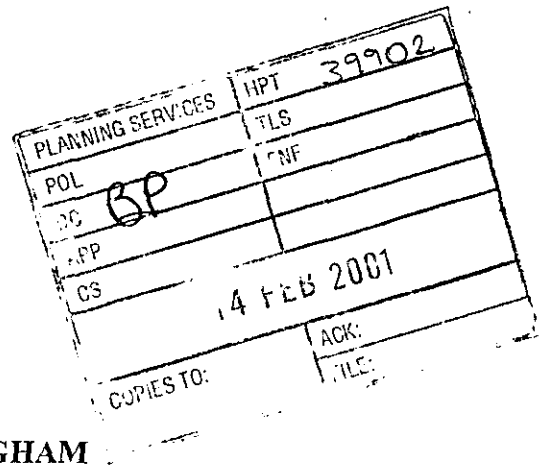
BP MO2

Our ref: SU86NW/16/20
Your ref: APP/X0360/A/00/1055657

Date: 6 February 2001

ENVIRONMENT AGENCY

Miss A Groves
The Planning Inspectorate
Room 1004, Tollgate House
Houlton STreet
Bristol
BS2 9DJ



Dear Madam

APPEAL BY:MR D RAWLINS
***SITE:* 44 MEADOW ROAD, WOKINGHAM**
PROPOSAL: ERECTION OF 1 DWELLING

The Environment Agency has been advised by Wokingham District Council that an appeal has been lodged against the refusal of planning permission for the above proposal (planning application no. F/2000/1313).

The Environment Agency has no objection to the proposal, and the reason for refusal given by the local authority was on grounds not related to Environment Agency interests. However it has come to our attention that residents in the area of the appeal site believe that the proposed development may result in increased flood risk to nearby properties, and that the application should therefore be opposed on flooding grounds. The Environment Agency does not consider that the proposed dwelling would pose any such risk, and this letter is intended to confirm this position.

Environment Agency policy

The Agency's Thames Region flood plain policy includes the following:

> "Within the flood routes and flood storage areas defined by the 1 in 100 flood event, there will be a general presumption against new development unless it can be demonstrated that the proposal would not of itself or cumulatively in conjunction with other development:

- impede the flow of flood water; or
- reduce the capacity of the flood plain to store flood water; or
- increase the number of people or properties at risk from flooding.
- obstruct land adjacent to watercourses required for access and/or maintenance purposes.
- cause unacceptable effects on the environment, with special emphasis being placed on cultural and landscape heritage areas, particularly those associated with the River Thames."

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Flood risk at appeal site

The appeal site is within an area which is shown on maps held by the Environment Agency as being liable to flood from the Emm Brook main river, which runs along the western boundary of the site. However, comparison of recorded flood levels taken during the largest recorded flood event at the site, in 1968, with surveyed ground levels, shows the appeal site to be outside the 1968 flood plain of the Emm Brook.

The flood water levels recorded upstream and downstream of the site in 1968 are 47.28m and 45m respectively, above Ordnance Datum (Newlyn). The surveyed ground level at the site close to the adjacent watercourse is 47.4m AOD(N), and rises to 47.9m AOD(N) at the northeastern edge of the site. The site is therefore above the recorded flood levels, and would not be at risk of flooding from the Emm Brook in a repeat of the 1968 event.

The Emm Brook also flooded during the most recent flood events of October/November 2000. Indications are that this event was more severe than that experienced in 1968. The appeal site did not, however, flood during this most recent event, as confirmed by site inspection at the time.

The appeal site is therefore no longer considered to be within the flood plain of the Emm Brook. Consequently, the construction of a dwelling at the site will not increase the risk of flooding elsewhere, obstruct flood flow routes, or put additional households at risk from flooding, and is therefore not contrary to Environment Agency flood plain policy as set out above.

A copy is attached of the Environment Agency's letter to the planning authority, dated 18 July 2000, in which we commented on the application. Although we did not object to the proposal, we did ask that a number of conditions be imposed on any planning permission granted. We ask that, should the inspector determining the appeal be minded to grant planning permission for the proposed development, the conditions requested in our letter should be imposed on any planning permission granted.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mrs Basia Polnik, Wokingham District Council, Planning Services, PO Box 157, Shute End, Wokingham Berks RG40 1WR

~~enc. EA letter dated 18/7/00~~

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

167. APPLICATION NO: 2000/1313, ERECTION OF ONE DETACHED DWELLING, 44 MEADOW ROAD WOKINGHAM, FOR MR D RAWLINS

The Committee considered a report about this application set out on Agenda pages 1505 to 1519.

Members were informed that consideration of this application had been deferred at the Committee meeting on 8 November 2000, for further comments to be sought from the Environment Agency concerning the potential flood risk at the site.

In explaining the report, the Head of Planning and Transportation informed Members that an extra letter of objection had been received.

Mr. Dunmore and Mr. Hall, local residents attended the meeting and spoke in opposition to the proposal.

Mr. J Bailey, (Applicants Agent) attended the meeting and spoke in favour of the proposal.

In discussing, the proposal Members expressed disappointment with the comments of the Environment Agency regarding the flood risk at the site and

also commented on the effect of the proposal on the street scene.

RESOLVED: That Application No: 2000/1313 be refused on the grounds of adverse effect of the proposal on the street scene.

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: **Mr D Rawlins**
Location : **44 Meadow Road, Wokingham**
Proposal : **Erection of one detached dwelling**

1. **Introduction** – This application was deferred at the last Development Control Committee on 8th November 2000 in order to reconsult the Environment Agency regarding the restoration works and cumulative impact of other permitted developments and the effect these could have in increasing the risk of flooding to other properties which could be exacerbated by the proposed development. A copy of the reply is attached.

   A copy of the previous report is also attached together with a letter from the Environment Agency, dated 3rd November 2000, which was circulated to Members at the last meeting.

2. **Recommendation** – GRANT planning permission subject to the conditions in the attached report.

BASIA POLNIK

0118 9757090
PLANNING SERVICES | HPT 36534
PCL | TLS
DC | SNF
AFP
21 NOV 2000
COPIES TO:

Our ref: SU86NW/16/20
Your ref: BP/F/2000/13

Date: 20 November 2000

Basia Polnik
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

To: Basia Polnik. niceday fax notes
File:
Company: Wokingham DC Fax No: 0118 9746484
From: Sarah Paxman
Company: EA Tel No: 01276 454323
No. of pages: 1 Date: 20/11/00
No.122498

Dear Mrs Polnik

PROPOSED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 10 November 2000 concerning the above site.

Further to my previous letter, I again confirm that it is the view of the Environment Agency that the bank adjacent to 44 Meadow Road has been restored to the same level as it was prior to the unconsented works to the bank being undertaken. This had been confirmed by site visits by Environment Agency officers before the infilling works had been done (site visited in January this year), and after the restoration works were completed, in June.

You mention in your letter that members were concerned about the impacts of other developments along the Emm Brook affecting this site. I would comment that when consulted on an application, the Environment Agency considers whether a site is within the floodplain (where the limits of the floodplain are defined as the greater of the 1 in 100 year return period flood or the highest known water level), and hence whether the proposal will impede flood flows, increase the risk of flooding elsewhere, or increase the number of people or properties at risk of flooding, in accordance with Environment Agency policy on development in flood plains. The application site, as stated previously, is not in the floodplain, and will therefore not increase the risk of flooding elsewhere. The Environment Agency therefore has no grounds of objection to the proposal.

I have also spoken to Environment Agency flood defence inspector Terry Hind about this site, and he has informed me that during the recent floods, a fallen tree in the flood channel was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream. However, even under these extreme conditions the application site did not flood. I understand that this blockage has now been cleared.

I hope that the Environment Agency's position regarding this application is now clear.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

    1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
    2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

    The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
    - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
    - ***Arboriculturalist:*** No objection to planning permission being granted.
    - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
    - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
    - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
    - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable

C. Effect on amenities of neighbouring occupiers

The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues

No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse

Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents

Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting

that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

12. The dwelling hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4m buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

15. A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be reatined thereafter.

Reasons:

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

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

3.-5.To safeguard the amenities of neighbouring occupiers.

6.-8. In the interests of visual amenity.

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

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

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Informatives:

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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planing Authority on 19.9.00 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 45 4405 for further details.*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

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01 JUN 2000	
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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13 OCT 2000

COPIES TO: ACK:

TILS:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

I hope that the above clarifies the Environment Agency's position in regard to this application, however please contact me on 01276 454323 if you require any further information.

Yours faithfully

Sarah Paxman
Development Planning Officer

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

COPIES TO:	FILE:
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POL	TLS
PLANNING SERVICES	HPT

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

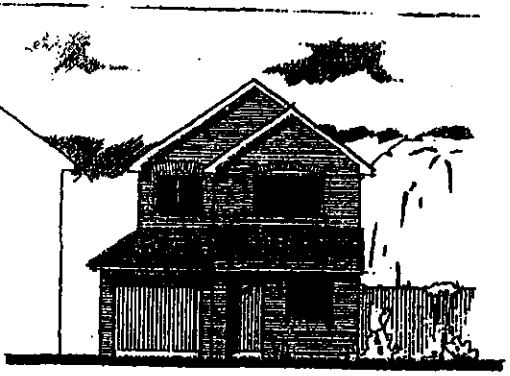
I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 4 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

1518



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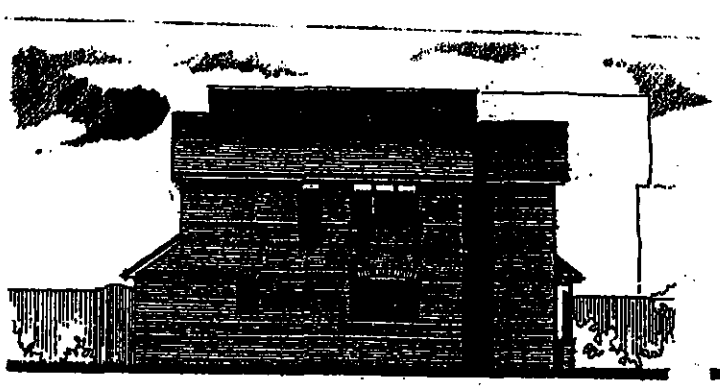

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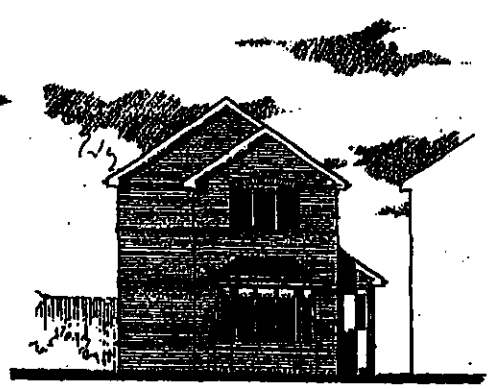

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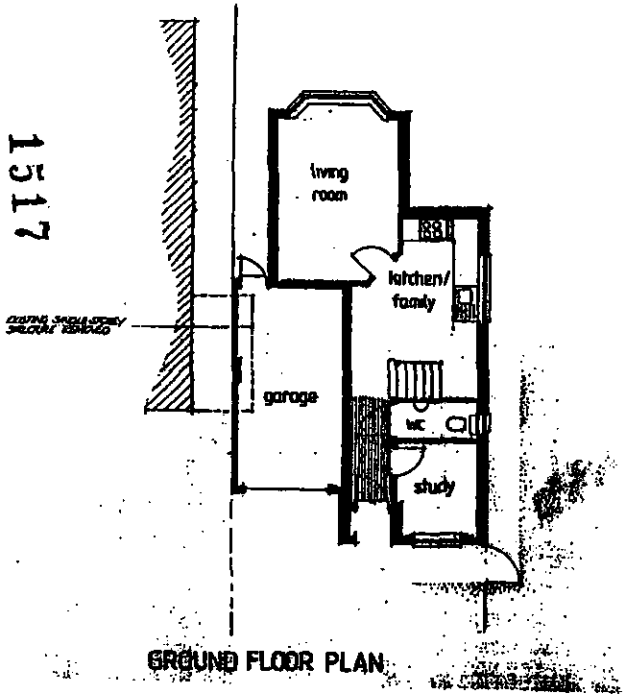
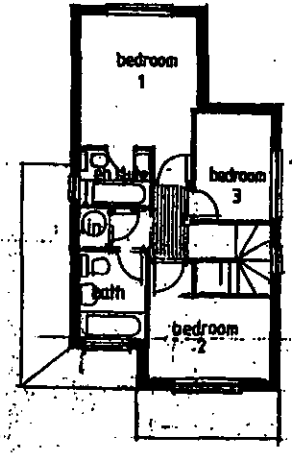
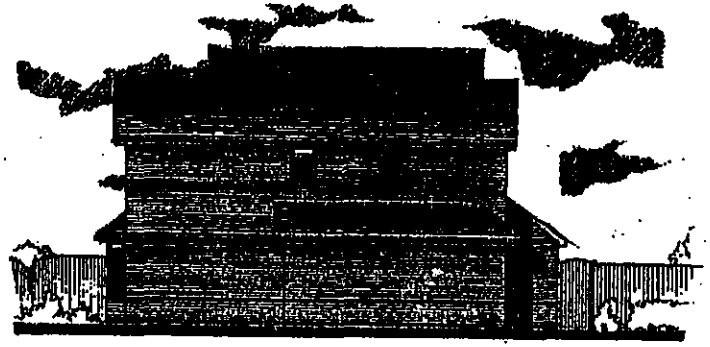


GROUND FLOOR PLAN



FIRST FLOOR



SIDE

1517

REVISED PLAN

1313-1

A - AUG '00 - 2 STOREY REDUCED 1:2

DWT

THE • DAY • TANNER

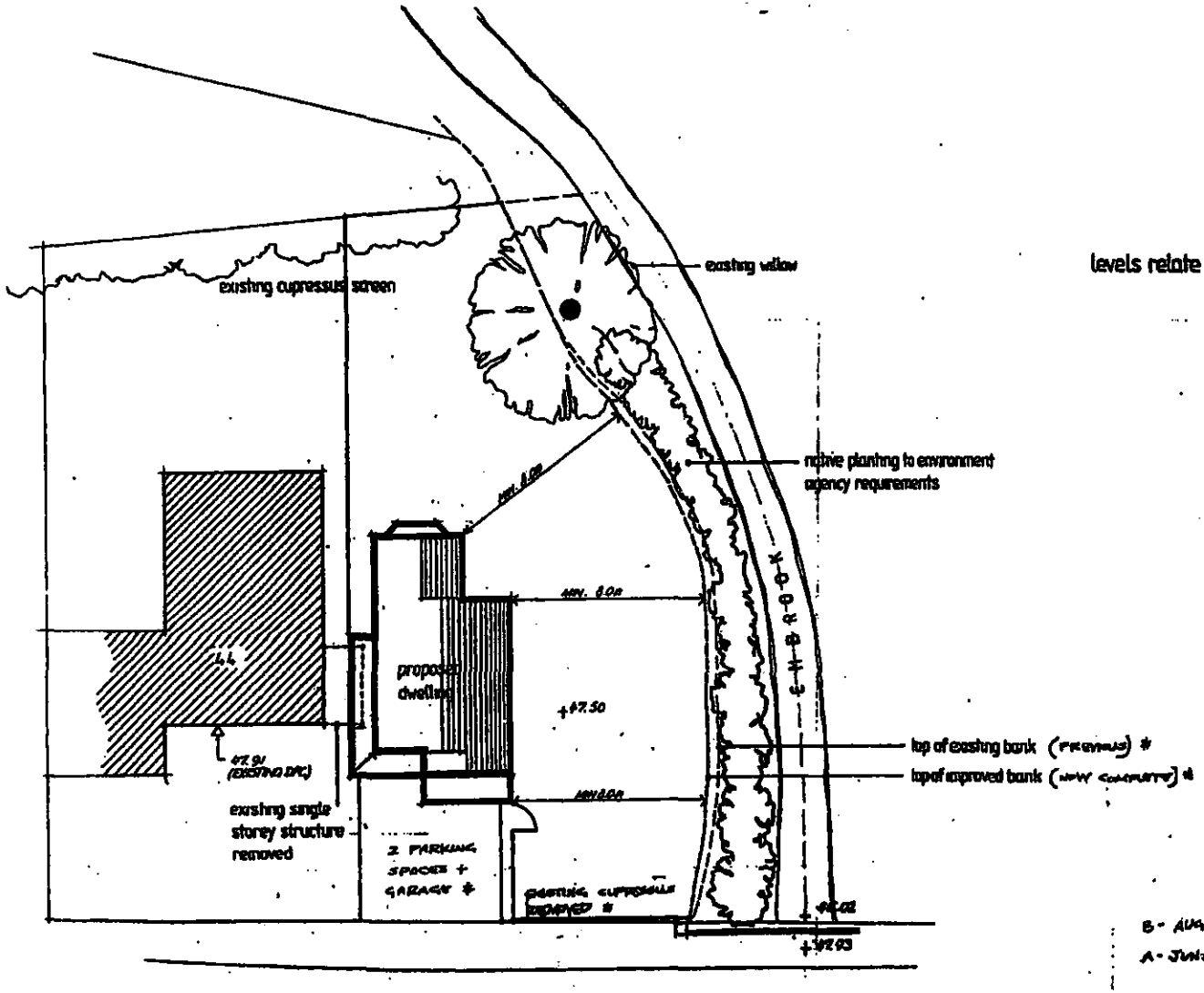
ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT O Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DWG PROPOSED HOUSE

1499/02 A



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REVISED PLAN

13 13

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B - AUG '00 - 2 STOREY REDUCED IN LENGTH
A - JUN '00 - AMENDMENTS + CLARIFICATIONS #

DMT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT D Rawlins Esq

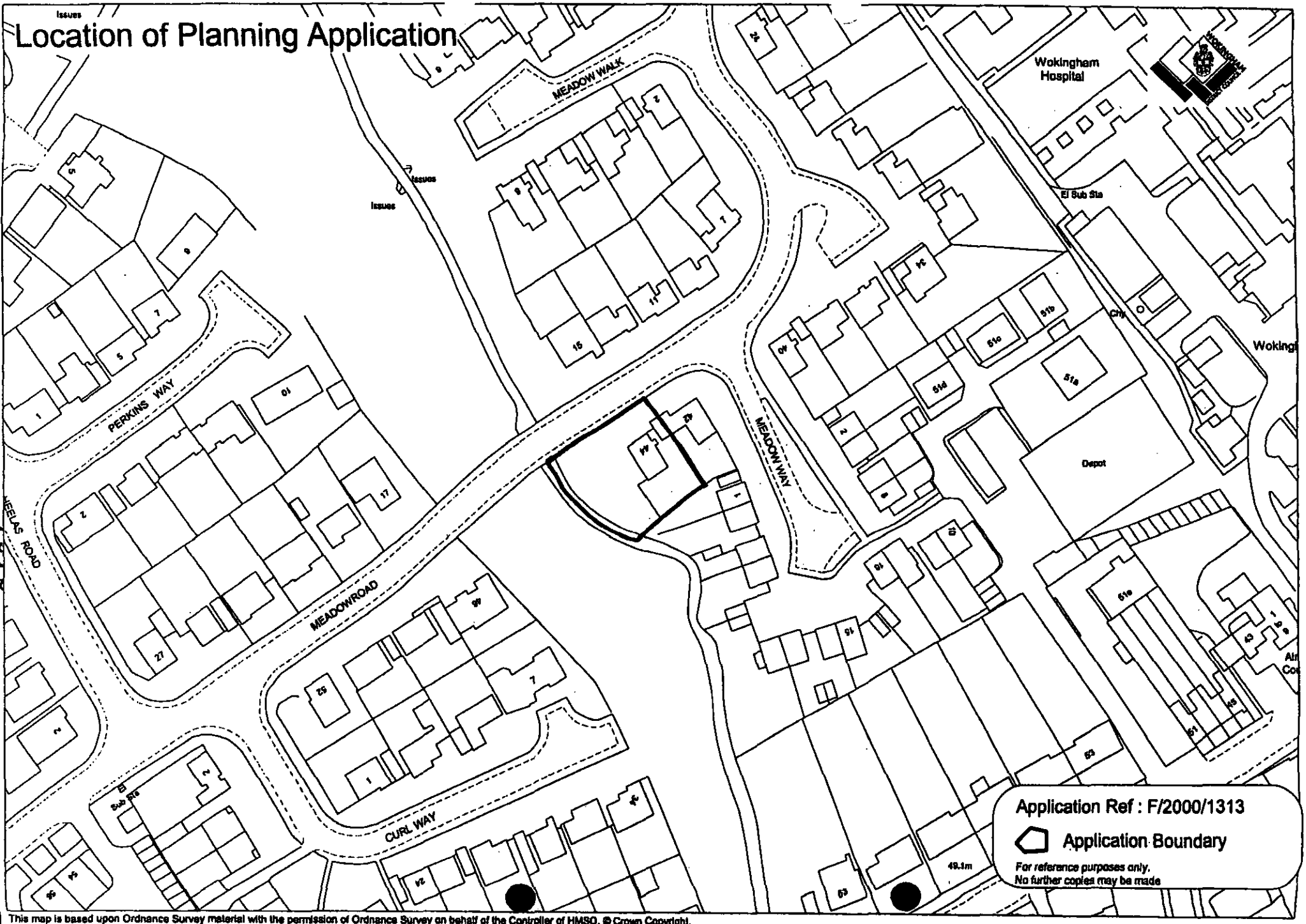
JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG SITE PLAN

11-13 DUKES RIDE CROWTHORNE BERKSHIRE RG11 6LZ
01344 - 777143

5a PROSPECT ST CAVERSHAM READING RG4 8JA
0118 - 946 1243

Location of Planning Application



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DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1499

12 December 2000

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs

NEW HOUSE ADJACENT 44 MEADOW ROAD, WOKINGHAM, BERKSHIRE RG41 2TD

We have pleasure in enclosing a completed Appeal to be dealt with under written representations for the above site.

Yours faithfully

pp L.Clarke

A I Day

Enc

cc WDC – Planning Department

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Rawlins
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1313

Parish: WOKINGHAM

Location: 44, Meadow Road, Wokingham.

Proposal: Proposed erection of detached 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 proposed dwelling by reason of its design and location would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.

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:

South East Area Local Plan Policies STV1, SBE1, SBE2, ST5 and SPS3.

Deposit Draft Wokingham District Local Plan Policies WSO2, WBE1, WT6 and WK16/WLL5.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/11/2000

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.

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	**MR D RAWLINS**
APPEAL SITE:	**44 MEADOW ROAD, WOKINGHAM**
REASON FOR APPEAL:	**REFUSAL OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF A DETACHED DWELLING**

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE:

APP/X0360/A/00/1055657

LOCAL PLANNING AUTHORITY REFERENCE:

F/2000/1313

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
CIVIC OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is located on the south-east side of Meadow Road, close to the junction with Meadow Way. The site comprises an existing two-storey dwelling with an area of vacant land to the west on which it is proposed to erect the new dwelling.

1.02 A watercourse, known as Emm Brook, runs alongside the south-west boundary of the site. Adjacent to Emm Brook is an area of public open space, which continues to run alongside the brook on the north-west side of Meadow Road.

1.03 There is a two-storey dwelling adjacent to the appeal site on the north-east boundary (42 Meadow Road). The south-east boundary of the site adjoins the rear garden of a further two-storey dwelling (1 Meadow Way). There are also two-storey dwellings opposite the site on the north-west side of Meadow Road.

2.00 RELEVANT PLANNING HISTORY

2.00 In May 1998, outline planning permission was refused for the erection of one dwelling on the site for the following reasons:

1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.

2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and Policies WK16 and WLL5 of the Wokingham District Local Plan (Deposit Draft).

2.01 The Environment Agency has no objections to the application that is the subject of this appeal in principle but has recommended that certain conditions be attached to any planning permission.

3.00 RELEVANT PLANNING POLICY

3.01 The structure plan for the area is the Berkshire Structure Plan, which was adopted on 4 November 1995. The following policies are relevant to this application:

Policy LD3 – Environmental Impact of Development

Policy EN1 – Protection and Enhancement of the Environment of Built-Up

Areas

3.02 The local plan for the area is the South East Area Local Plan, which was adopted on 15 April 1994. The following policies are relevant to this application:

Policy SBE1 – Design of New Development

Policy SBE2 – Inappropriate Design

3.03 The emerging Wokingham District Local Plan (Deposit Draft October 1997 and as amended April 1999) is also a material consideration that must be given due weight. The following policy is relevant to this application:

Policy WBE1 – Development in its Local Context

4.00 THE APPLICATION

4.01 The application that is the subject of this appeal was registered by the Council on 19 April 2000.

4.02 During the consultation period 18 letters of objection to the application were received from local residents. Revised plans were submitted on 18 September 2000, following which 9 further letters of objection were received.

4.03 A report on the application was considered by the Council's Development Control Committee on 8 November 2000. The report's recommendation was that planning permission should be granted subject to certain conditions. The Committee agreed to defer the application in order to reconsult the Environment Agency regarding a number of issues, including restoration works carried out at the site, the cumulative impact of other permitted developments and the effect that these could have in increasing the risk of flooding to other properties, which, in turn, could be exacerbated by the proposed development.

4.04 A further report on the application was considered by the Development Control Committee on 29 November 2000, along with a copy of the original report and a letter from the Environment Agency. The report again recommended that planning permission should be granted for the development subject to a number of conditions. However, the Committee resolved to refuse planning permission on the grounds of the adverse effects of the development on the street scene and the visual amenities of the area.

4.05 A notification of refusal of planning permission was issued on 29 November 2000 for the reason that:

'The proposed dwelling by reason of its design and location would form an obtrusive feature in the street scene, detrimental to the visual amenity of the area. As such, the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District

of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan.'

5.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

5.01 In the Local Planning Authority's view, the main issue to consider is the impact of the proposed dwelling on the street scene and the visual amenity of the area.

5.02 The proposal as originally submitted was considered by officers to be unacceptable in terms of its impact on the street scene. That proposal was subsequently amended to the extent that the dwelling would be set back further from the street frontage than originally proposed. Under this later proposal, the new dwelling would project 1 metre forward of the adjoining property (44 Meadow Road) at ground floor level and 2.5 metres forward of the adjoining property at first floor level.

5.03 As noted in the report to committee, officers considered that the effect of the amended proposal on the street scene and the visual amenity of the area would be acceptable. However, the committee took a different view and considered that the projection of the proposed dwelling forward of the adjoining property was unacceptable and would have a harmful effect on the street scene and on the visual amenity of the area. Officers pointed out in the report that the proposed dwelling would not project forward of the properties at 38 and 40 Meadow Road at first floor level or forward of the garage at 40 Meadow Road at ground floor level; however, the committee attached less weight to those arguments than officers and resolved that planning permission should be refused.

5.04 The Local Planning Authority is also concerned that the proposed dwelling would be closer to the designated Public Open Space situated to the north-west and south-west of the site than the existing dwelling at 44 Meadow Road and considers that, as such, it would be harmful to the visual amenity of the area.

6.00 CONCLUSION

6.01 The proposed dwelling would project forward of the building line of the adjacent dwelling and would also result in built development being located closer to the Public Open Space adjacent to the site than existing. The Local Planning Authority considers that, as a result, it would be harmful to the street scene and to the visual amenities of the area, contrary to local plan policies. For these reasons, the inspector is respectfully requested to dismiss this appeal.

PROPOSED CONDITIONS AND INFORMATIVES IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE

CONDITIONS:

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosures shall be erected within the curtilage of the dwelling house forward of any wall of the dwelling house which fronts onto the road.

9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am tol.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

12. The dwelling hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4 metre buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall not gain access in this zone. There shall be no fires, dumping or tracking of machinery within the buffer zone, which shall be suitably marked and protected during development in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

15. A buffer zone 8 metres wide alongside Emm Brook shall be established in accordance with details submitted to and approved by the Local Planning Authority before the development commences and shall be retained thereafter.

Reasons:

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

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

3-5. To safeguard the amenities of neighbouring occupiers.

6-8 In the interests of visual amenity.

9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuge for wildlife using the river corridor.

INFORMATIVES:

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: South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5. Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6.

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planning Authority on 19 September 2000 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river. *(Contact Amanda Reed on 01276 454331 for further details).*

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into

controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled aters. Such consent may be withheld. *(Contact Andrea Szabados on 01276 454373 for further details.)*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *(Contact Nick Weddell on 01276 454405 for further details.)*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

LIST OF APPENDICES

1. Location Plan at 1:1250
2. Extracts from the South East Area Local Plan
3. Extracts from the Wokingham District Local Plan Deposit Draft

APPENDIX 1

LOCATION PLAN AT 1:1250

APPENDIX 2

EXTRACTS FROM THE SOUTH EAST AREA LOCAL PLAN

APPENDIX 3

EXTRACTS FROM THE WOKINGHAM DISTRICT LOCAL PLAN DEPOSIT DRAFT

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 8 NOVEMBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mrs DF Carpenter, Mrs ELM Siggery

151. MINUTES

Subject to the addition of the following paragraph in Minute No: 150, the Minutes of the meeting of the Committee held on 18 October 2000 were confirmed as a correct record and signed by the Chairman;

"The Chairman of Committee declared an interest in the following application and left the room for the duration of the item. The Vice-Chairman, Mrs JA Lissaman took the Chair."

152. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr BJS Patman.

157. APPLICATION NO: 2000/1313, PROPOSED ERECTION OF ONE DETACHED DWELLING, 44 MEADOW ROAD WOKINGHAM, FOR MR D RAWLINS

The Committee considered a report on this application as set out on Agenda pages 1400 to 1410.

In explaining the report, the Head of Planning and Transportation informed Members that an additional letter of comment had been received from the Environment Agency and this was distributed to Members.

Mr. Dunmore, a local resident attended the meeting, and spoke in opposition to the proposal.

In discussing the application, Members expressed concern that the comments of the Environment Agency did not take into account recent flooding problems close to this site, the cumulative effects of other planning permissions in the vicinity, and recent works carried out by the applicant at the site.

RESOLVED: That Application No:2000/1313 be deferred to seek definitive comments from the Environment Agency on the potential flood risk at the site.

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

   1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
   2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

   The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
   - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
   - ***Arboriculturalist:*** No objection to planning permission being granted.
   - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
   - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
   - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
   - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable.

C. Effect on amenities of neighbouring occupiers
The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues
No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse
Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents
Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting

that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

12. The dwelling hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4m buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

15. A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be reatined thereafter.

Reasons:

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

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

3.-5.To safeguard the amenities of neighbouring occupiers.

6.-8. In the interests of visual amenity.

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

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

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Informatives:

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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planing Authority on 19.9.00 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 45 4405 for further details.*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

BASIA POLNIK

PLANNING SERVICES	RPT 30053
FOL	TLS
APP	RNF
CS	
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	
13 OCT 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

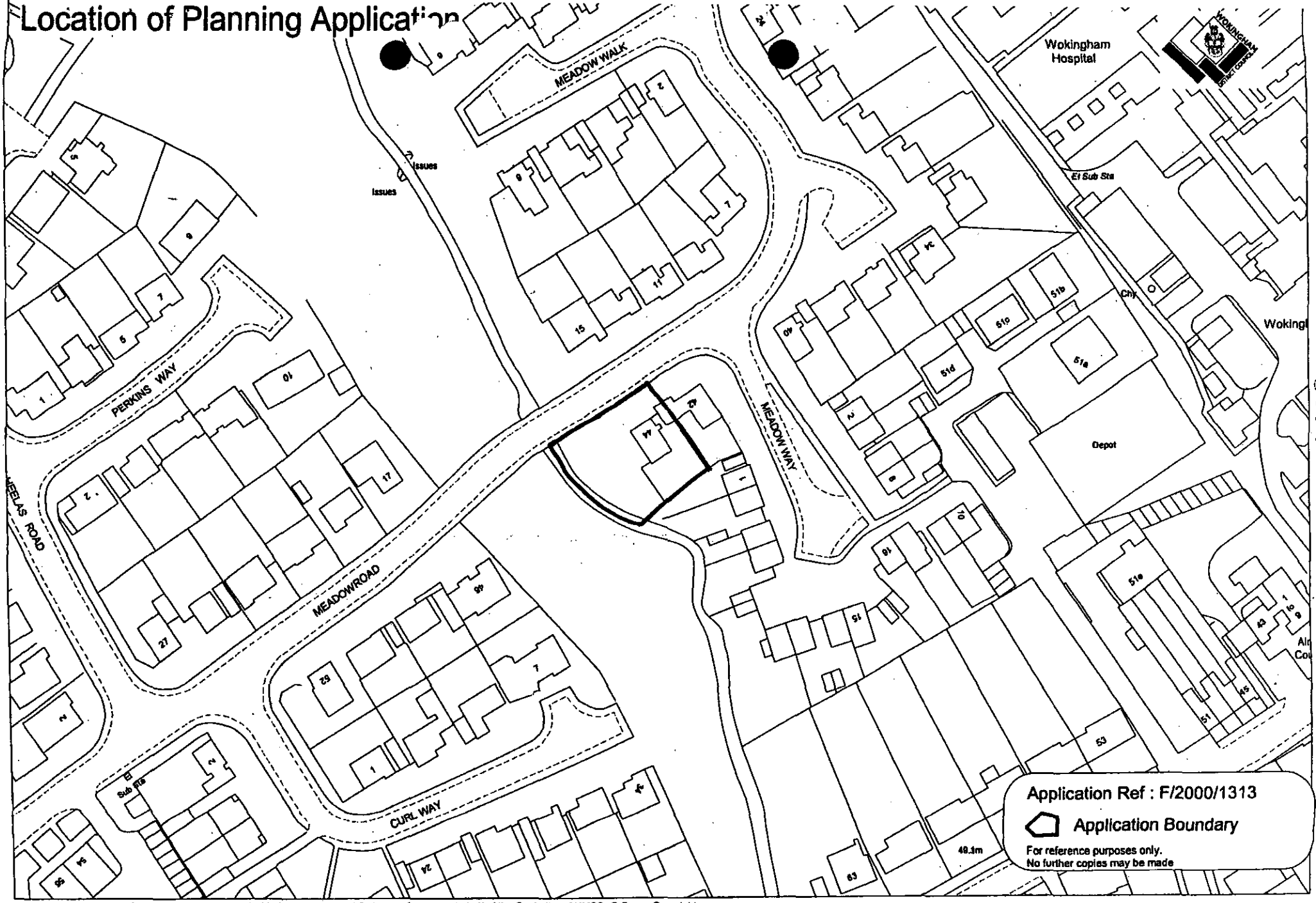
Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

Location of Planning Application



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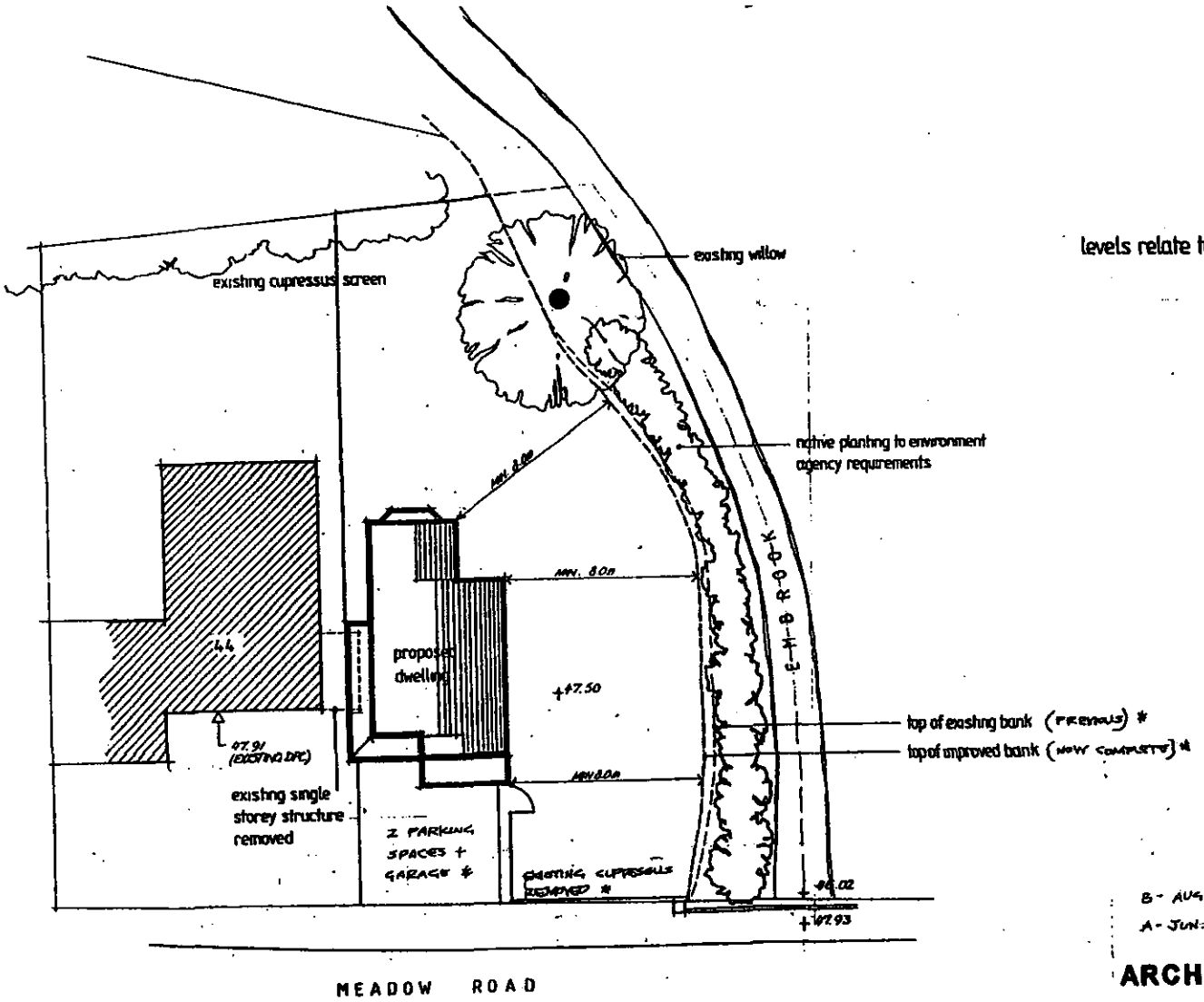
Development Control Section, Environmental Services, Wokingham District Council.

23 October 2000

Scale: 1 : 1250

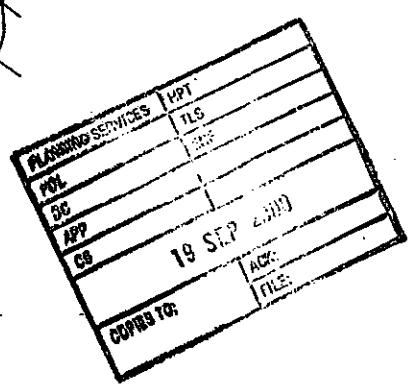
N W E S



levels relate to os. bench mark

REVISED PLAN

13 13'[redacted]



B - AUG '00 - 2 STOREY REDUCED IN LENGTH
A - JUN '00 - ALIGNMENTS + CURRICATIONS *

DMT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE, RG11 6LZ, 01344 · 777143
5a PROSPECT ST, CAVERSHAM, READING, RG4 8JA, 0118 · 946 1242

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG SITE PLAN

1499 / 01 B

SCALE 1:200 DRAWN APT DATE April 2000

1499

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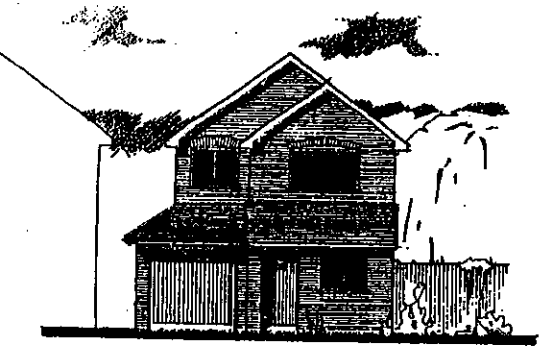
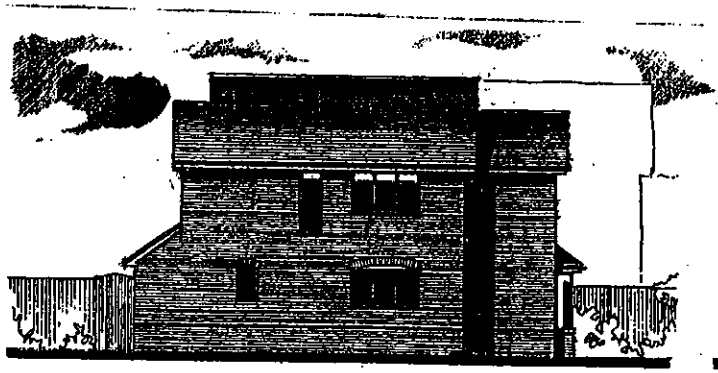


FRONT ELEVATION



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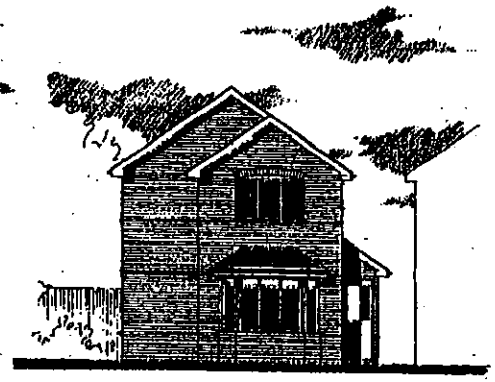

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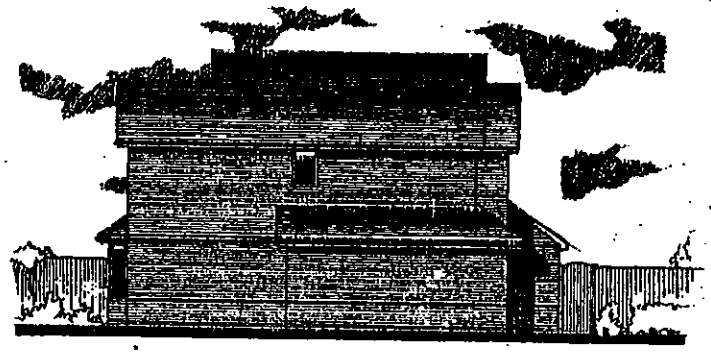

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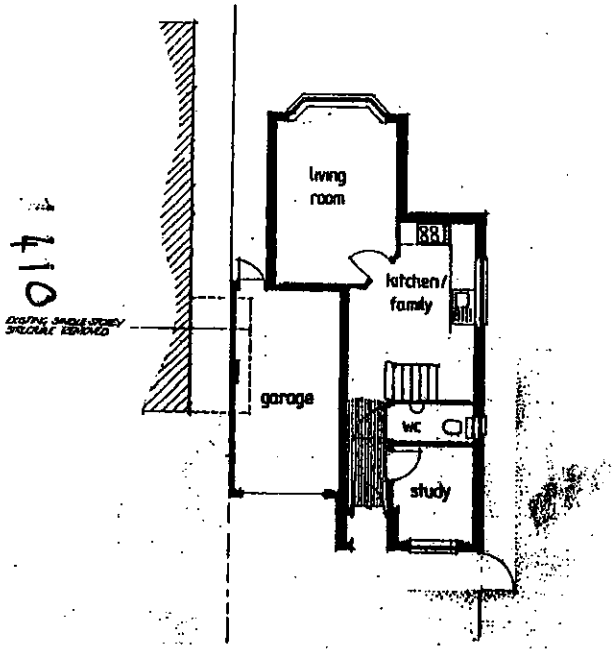
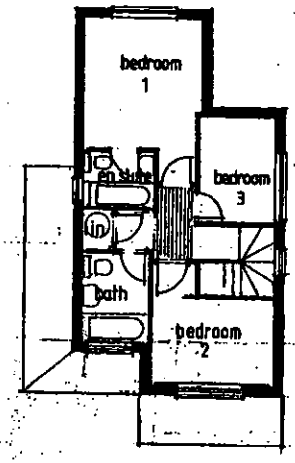


GROUND FLOOR PLAN



FIRST FLOOR



A - AUG '00 - 2 STOREY REDUCED 1:2

DWT
THE•DAY•TANNER
ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG PROPOSED HOUSE

SCALE 1:100 DRAWN DATE April 2000

1499/02 A

55 Lowther Road
Wokingham
Berks RG41 1JB

4th June 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 JUN 2000	
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The Environmental Services Dept.,
Planning Services
Wokingham District Council
Shut End, Wokingham Attention Mrs B. Polnik

Application No. F/2000/1313
Site Address 44, Meadow Road, Wokingham
Proposal:- Erection of Detached Dwelling.

1. As the District Councilor and Wokingham Town Councilor for Emmbrook, I have been approached by the residents of Meadow Road and the surrounding area covering the above Application. All have agreed that the Application should be Refused and most I understand have written to you stating their objections.

2. I would support them with the following comments:-

a. The site is along the Emmbrook and part is in the `flood plain` of that stream as shown on the District Local Plan Deposit Draft 1977 Proposals Map. I am given to understand that a previous Planning Application was Rejected on these grounds.

b. Soil fill has been deposited over the site up to the banks of the Emmbrook - not noted on the Application Plans. Surely such fill over the shown flood plain must have authorisation, affecting such areas above and below the site!

c. `Built development must not have a detrimental effect on the character of the flood plain or the riverside` - surely the construction of this proposed house will have such an impact.

d. The four bedroomed house must have parking space for three cars. It would appear that there is not sufficient parking space for these.

e. The `front door` is shown as the only access/egress to the house as Plan 1499/02.

f. Meadow Road is a very busy road. The `cross over` to the roadway does not allow an acceptable `line of sight` to the SW up the hill - especially as the bridge abutment obstructs such view, In fact the proposed house appears to be in front of the `building line` as Drawing 1499/01.

g. The main sewer has caused problems in the past - will the increased loading due the proposed house be acceptable?

h. The existing house has windows on its SE aspect - facing the Emmbrook. The proposed house will blot out the SE light being only 1.00m and 2.00m distant.

j. Finally this four bedroomed house appears to be `crammed` on this small site. The size of the rooms -Bedroom 4 -2.300x2.600, Bedroom 3 - 2.100mm width and a study of 1.900x2.400 does not equate to the surrounding well laid out properties

Councillor Ray Eke MBE DFC.

MIKE AND DAWN HOLMES
7 CURL WAY
WOKINGHAM, BERKSHIRE
RG41 2TJ
TEL: 0118 979 0328

PLANNING SERVICES	IPT
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DC	ENF
APP	
CS 065	BP
31 MAY 2000	
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	FILE:

The Planning Officer
Environmental Services
Wokingham District Council
PO Box 157, Shute End
Wokingham
RG40 1WR

28th May 2000

Dear Mrs Polnik

Re: Application Number F/2000/1313. Site Address: 44 Meadow Road, Wokingham.

I am most disturbed to see that a fresh application has been made for the erection of a detached dwelling within the very narrow and small piece of land at 44, Meadow Road. Land, which one would have assumed, was and still is far too small for such a dwelling to fit in at all with the local outline buildings.

The land, or shall we say garden, of the property in question, has been made to appear larger since the last application. Removal of the boundary fence and 'building up' of the bank, which one would assume, was not in fact part of the said property but would almost certainly belong to the Council. The build up has occurred on the bank of the Emmbrook.

Surely any new building must be a given distance from a boundary. Since this boundary is a brook/stream, one would assume that dwellings erected in past years were the set distance from that line for that reason. Any new building erected as applied for would be totally out of character, and much too close to this line.

In addition to the above my objections also include the erosion of what is at the present time a very attractive walk, this would not be enhanced by the 'squeezing' in of a dwelling on this site. The effect on what is already a congested area, owing to Meadow Road being one of the main runs to three local schools.

This area does not need dwellings being built for what can only be financial gain with no thought for the local environment. I repeat that the immediate area would be made far less attractive if the original refusal to allow the erection of a dwelling were now reversed.

Yours sincerely

M J Holmes

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS 0525 | SCP
26 MAY 2000
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FILE:

15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

Re: Application F/2000/1313 for proposed building of Detached Dwelling adjacent to 44 Meadow Road

We have seen details of the above application, of which we were advised in your letter of 9 May, and wish to register strong objections to the proposed building on this site because of environmental, flood risk and safety concerns.

Our house is directly across the road from No.44 and we are thus probably most directly affected by the proposed construction. We are aware that an earlier application (98/67228/0) to build on the site was rejected by the Council on environmental grounds in 1998 because of the direct risk of flooding from the Emmbrook which runs alongside the property in question. We do not see how these factors can have changed. We were thus very surprised to see the sale of No.44 advertised as having the potential to accommodate another building in the available area ("subject to planning permission").

Although the builders have already imported several truckloads of earth in an attempt to build up the bank - before any application was registered - it still does not appear to be particularly stable or durable. We are extremely concerned that the bank's integrity will be further undermined by the building works on ground which is already liable to subsidence and will thus increase the danger of flooding because of the encroachment into the water run-off area when the Emmbrook is in full spate. Recent high water levels at this point of the brook, and lying surface water along this stretch of the bank, have increased worries on this score.

We are disturbed about the attempt to squeeze in another house in the small space available, and the danger to the banking of taking up natural garden space with further foundations, drainage and sewage installations. The Emmbrook already suffers from spillage, pollutants and waste tipping, and another property so close to the stream bank will risk further damage. We and our neighbours on the opposite side of Meadow

Road have already had subsidence and sewage problems, and this remains a considerable cause for concern.

Whilst we would have welcomed an improved appearance for the site from its unkempt state in recent years, we believe that the new property, if built, would have a detrimental effect in cramping the site. There would be minimal distance between it and No.44, and it would block the natural views and access to light for nearby properties. There would be very little garden space left around the property.

The plans do not appear to show how and where cars would exit from the new property, other than to say there will be a "new cross-over". This leads us to believe that this would present a considerable traffic hazard on what is a very busy thoroughfare. Cars would need to exit from the new house with no clear view from behind the bridge bollard and onto a road-hump. We consider that the plans should have spelled this out in order for the Council to assess this factor. There would also need to be adequate space on the drive for the purchasers to park as parking on the road presents a safety hazard at peak traffic times.

Safety hazards aside, our main anxieties are about flooding and damage to the bank affecting our own and our neighbours' properties. If the Council were to approve this speculative application from the builder, despite the concerns we have registered, we would be seeking reassurance and a guarantee from the Council that they will bear the heightened risk of flood damage to our properties, and the compensation involved. We do not believe that that real risk should be run.

We hope that the serious concerns which we have put forward will be taken into full account when the application is considered by the Council.

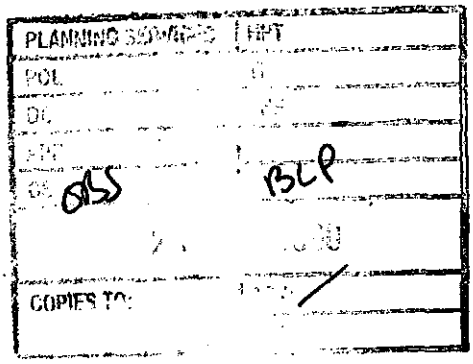
Yours sincerely

Malcolm Dunmore

Rosalind Dunmore

Malcolm and Rosalind Dunmore

By hand 24.7.00



15 Meadow Road
Wokingham
Berks RG41 2TE

0118 979 2872
20 July 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell,

Re: Application F/2000/1313 for proposed building of detached dwelling adjacent to 44 Meadow Road.

Thank you for your letter dated 4 July which notified us that you had received revised/additional plans in respect of the above application.

We have now had an opportunity to look at the "revised plan" submitted by the architects, together with their covering letter which purports to answer questions raised by Councillor Ray Eke. Their letter, which of course seeks to justify squeezing in another dwelling close to the bank of the Emm Brook, does nothing to reassure those of us who are concerned about the damage/erosion to the bank, the consequent risk of flooding for nearby houses, and the inherent road safety hazards from siting a house in the position planned.

All of our concerns were spelled out in our letter of objection of 22 May, copy enclosed for reference. We do not consider these concerns have been properly addressed. The architects' assertion that "the site is not within the flood plain" is at odds with a ruling made by the authorities less than two years ago: we cannot see how the environment has changed in that time. Indeed, only last week we and other neighbours received notification from the Environment Agency (National Flood Warning Centre) about new arrangements on flood warnings, as part of their service to properties at risk.

The efforts to shore up the bank with loose earth have been a transparent attempt to disguise its natural fall, but the inherent risk remains, and would be worse once foundations and sewers were excavated. We would ask that this fundamental concern - regarding flooding - should be properly addressed.

We would also ask that the traffic hazard is similarly considered. No dimensions to the "2 parking spaces and garage" are shown on the plan, but vehicles from the proposed property would still enter the road at a safety critical point, unseen from behind the bridge pillar. Cars parked outside No.44 already create a regular obstacle to traffic and additional vehicles at the adjacent property would add to this. It cannot be

overlooked that Meadow Road is becoming increasingly used as a rat-run to avoid the level crossing problems and of course is extremely busy at peak times because of school traffic to and from St Paul's, Walter County and the Holt. It is difficult to exit our property at these times because of the flow of traffic, and even more difficult when cars are parked on the road opposite.

We continue to believe that this proposal is fundamentally flawed and, if allowed, would present a considerable degree of risk to the neighbouring area from the heightened possibility of flooding and the road safety hazard. We hope that the Council will give due weight to our considerable anxieties about this planning application.

Yours sincerely

Malcolm Dunmore
Rosalind Dunmore

Malcolm and Rosalind Dunmore

15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

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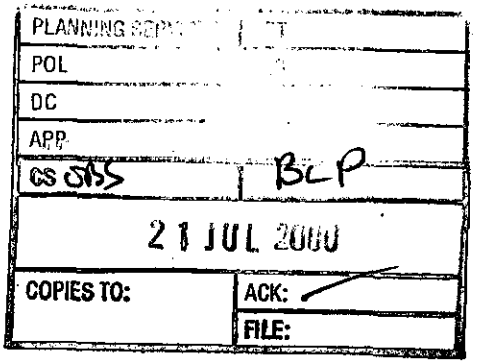
Yours sincerely

Malcolm and Rosalind Dunmore



32 Curl Way
Wokingham
Berkshire
RG41 2TJ

Telephone: *0118 978 7595*
Mobile: *07885 692348*
e-mail: clive_elk @ btinternet.com

Friday, 21 July 2000

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I write to object to the revised planning application for the above address.

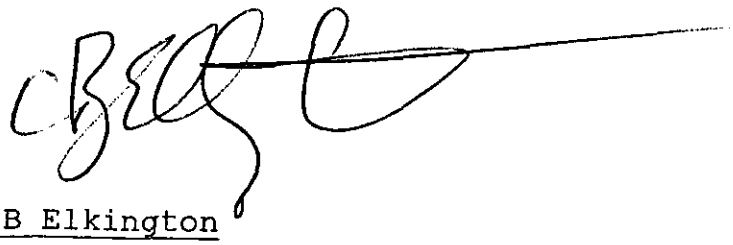
A new and additional house in that position will be an eyesore and will impair the outlook from my house (no doubt also reducing its value).

However, my primary objection relates to the earth-filling of part of the Emmbrook at a position where, on a bend and approaching a bridge, it may be expected to reduce the capacity of the stream and cause floodwater to back up with possible overflow onto the Riverside Walk and into Curl Way. Before the stream was cleared a few years ago, flooding of the lower part of Curl Way used to happen quite frequently during heavy rain, and I fear that interfering now with the flow of water will cause a return to those problems. Far from being allowed to build a new house at 44 Meadow Road, I believe that the owners should be made to remove the earth that they have already deposited in the stream.

The applicant claims that "The issue of the bank has now been dealt with to the Environment Agency's satisfaction". I find this extremely difficult to believe, since the E.A. does not appear to have carried out a local survey, nor taken local considerations or views into account; certainly no-one has asked me or my neighbours (all of whom have lived in Curl Way for a long time) of our former experiences with flooding of the stream. I trust that the Planning Services Department will pursue this point rigorously with the Environment Agency, and not merely accept the applicant's assertions.

A secondary but related point relates to the sewerage, of which the applicant claims to be unaware. It is only a few months since the road had to be dug up, almost outside his front door, to rectify drainage problems.

Yours faithfully



C B Elkington

☎ 0118-978-505

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CS 0855	BCP
24 MAY 2000	
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40 Meadow Road
Wokingham
Berks. RG41 2TD

23rd May 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End, WOKINGHAM
Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

I am writing to you to express my concerns about the proposal to build a 4-bedroom detached dwelling on land between No.44 Meadow Road and the adjacent stream, the Emm Brook, as described in the above planning application.

I note that this site was the subject of an outline planning application in 1998, which was refused. I also note that the red notice for this recent application was not displayed until 17/05/00, over one third of the way through the consultation period.

Increased flooding risk to other properties

Some time after I moved into this area, the Emm Brook flooded following a heavy storm. Floodwater entered a few of the houses in Meadow Walk, while some in Meadow Road were surrounded by water, which reached up to just below the damp-proof course. As a result of this flooding, several measures were taken to prevent it happening again. One of these measures was to cut out a wide flood margin on the land which is the subject of this planning application.

This wide margin was recently filled in without the knowledge or permission of the Environment Agency, whose prior written consent is required under the Water Resources Act 1991 and the Land Drainage Byelaws 1981. This pre-emptive action can only have increased the risk of flooding of the lower lying properties of Meadow Walk and Meadow Road. On the 1:200 plan which accompanies this planning application, what is shown as "existing bank" has only existed for a few weeks.

Since I commented on the rejected outline planning application, I have acquired a copy of the Sunley Homes site plan of the estate. This shows the height of the concrete slab of each house, above the Ordnance Survey's Newlyn Datum. The following list shows those houses which are most at risk of flooding, assuming that they have been built at the levels planned.

154' 0"	8	Meadow Walk
	9	Meadow Walk
154' 6"	15	Meadow Road
	13	Meadow Road
	7	Meadow Walk
154' 9"	44	Meadow Road
	42	Meadow Road
155' 0"	6	Meadow Walk

All other houses on the estate are at higher levels.

These values agree with what I remember of the earlier flooding, when floodwater entered 8 Meadow Walk and came up to about the damp-proof courses of 15, 42 & 44 Meadow Road.

In their objection to the earlier outline planning application, the Environment Agency showed their awareness of the risks involved by pointing out that "The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, **and will increase the risk of flooding elsewhere**", which is "contrary to the relevant District Plan and Structure Plan policies, as well as to the Agency's own policy on development in areas liable to flood". They also stated that "As well as obstructing flood flow and reducing flood water storage capacity, the development would place an additional resident household at risk from flooding".

My perception of the situation, based on past and recent experience, agrees fully with these statements. I am only surprised that nothing has been done to reinstate the wide flood margin, when the risk of not doing this is so well understood.

In fact, only a couple of weeks ago, after a relatively moderate thunderstorm, the Emm Brook overflowed its banks again and covered the lower part of the road in Meadow Walk. A resident of Meadow Walk tells me that he hasn't seen the water so high since the original flooding. Is it just a coincidence that this happened a few weeks after the wide flood margin was filled in?

I trust you have sent a copy of your letter to the owner/occupiers of 8 & 9 Meadow Walk, since it is these properties that are at most risk from the development in Meadow Road. Just to be on the safe side, I am sending a copy of this letter to those owner/occupiers of the five properties which are at a lower level than 44 Meadow Road.

Position in relation to 44 Meadow Road

As I pointed out in my comments on the rejected outline planning application, I felt it inappropriate to build so close to the 'side' of 44 Meadow Road. The proposed new development is even worse, needing to demolish the front porch of No.44 in order to squash the new property in, at a distance of only **39 inches (1 metre)**. I will therefore restate why it is inappropriate to build so close to No.44.

The Sunley Homes 'Beeches' type house, of which No.44 is an example, was specifically designed to be a 'corner' house, and has the front door and four main windows facing out from what would normally be the side of the house. If the new dwelling were to be built, these windows would face directly out onto a blank brick wall or a fence 3' 3" (1 metre) away at ground level, and a brick wall 6' 6" (2 metres) away at first floor level, with a significant loss of light to hall, study, lounge, landing and a bedroom. This sort of positioning is not in keeping with other houses in this part of Meadow Road. Is it rational to build a house 39 inches in front of another house, because that is what is, in effect, being proposed here.

In addition, the main two-storey part of the proposed property lies 10' (3 metres) closer to the road than the main two-storey parts of the adjacent properties, 42 & 44 Meadow Road.

One of the 'charms' of this part of Meadow Road is that the houses are all built to the same style, albeit with different designs, with little to jar the sensibilities. The proposed dwelling is of an entirely different style and an entirely different design, and would project 10 feet in front of the current building line. I suggest that this would also not be in keeping with this part of Meadow Road. It would literally stick out, like the proverbial sore thumb.

The Riverside Walk

The Riverside Walk is a local amenity of which Wokingham District Council can be proud. A sense of space has been maintained by keeping houses away from the stream's edge (see 1:1250 location plan). Contrast this with the view from the bridge over the stream in Barkham Road, where the houses in

Tanhouse Lane on the one side, and the factories on the other side, crowd in on the stream.

To allow the proposed dwelling to be built would set a precedent. It would then be difficult to object to further houses being built next to 15 Meadow Road, 8 & 9 Meadow Walk, 63 Barkham Road and so on, thus eroding the value of this excellent local amenity.

Traffic considerations

Meadow Road already suffers considerable traffic congestion over and above what would normally be expected on an estate road. This is due to several factors. Firstly it is a short cut between Barkham Road (including the Molly Millar's Lane industrial estate) and Reading Road, which avoids the station and level crossing area. Secondly, there is a primary school nearby which attracts so much traffic, and parked cars, that repeatedly cars are mounting the pavement in order to make any progress. Thirdly, the Riverside Walk attracts many Wokingham residents who park their cars in Meadow Road, close to or on top of the bridge next to the proposed development. Further building development in Meadow Road can only make matters worse.

Conclusions

I firmly believe that it would be wrong to build on this site. I would suggest that the planning application be rejected. In addition, I would suggest that the removed flood precaution measure, described above, should be reinstated as soon as possible. The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk.

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,

K.J.Munday

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	BLP
CS	
21 JUL 2000	
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	FILE:

☎ 0118-978-5051

40 Meadow Road
Wokingham
Berks. RG41 2TD

20th July 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

I am writing to you in response to your letter of 4 July 2000, regarding the revised plan that you have received, in the form of drawing no.1499/01A, which is part of the above planning application.

In general, so little has changed, I find that all the concerns that I expressed to you in my letter dated 23 May 2000 still apply. However, the letter from Day-Tanner Partnership dated 19 June 2000, which accompanied the plan, demands a response.

Before responding to the Day-Tanner letter, there is a key point that needs to be clarified. The letter from yourself refers to the river bank being 'restored'. The letter from Day-Tanner refers to it being 'reinstated'. The river bank has been neither restored nor reinstated. It is in much the same position as it was when created earlier this year, when dumper-truck loads of soil were brought in to eliminate the wide flood margin. This flood margin had been created to reduce the risk of flood after earlier flooding had entered some of the houses on the Sunley Homes estate. To restore, or reinstate, the bank to the position it has successfully occupied for the last 30 years would require the removal of much soil. The top of the bank would then be several metres closer to 44 Meadow Road than it is now, along a significant stretch of the river. As I mentioned in my earlier letter, the removal of the flood margin has increased the risk of flooding to the lower-lying properties, particularly those in Meadow Walk.

The letter from Day-Tanner responds to some very brief comments made to you in a letter from Councillor Ray Eke dated 4 June 2000. These are the Councillor's own comments and not a summary of the objections raised by local residents, as suggested by the Day-Tanner letter.

So, my responses to the Day-Tanner letter are as follows:

(a) The site may not be within the flood plain of the Emm Brook, since 'flood plain' means regular periodic (usually annual) flooding. However, the site is still at risk of occasional flooding, usually in the form of flash floods. I have personally seen the site in question covered in water due to a flash flood. Perhaps Day-Tanner asked the wrong question of the Environment Agency on 31 January 2000.

In fact, 44 Meadow Road is on the Environment Agency's register of properties at risk of flooding, and along with other adjacent low-lying properties, will presumably have just received notification from the Agency of a change in flood warning procedures. This was contained in a letter from Archie Robertson, Operational Director, which also said "... and we know that climate change may mean floods happen more often in the future."

The proposed new dwelling would also have to be registered with the Environment Agency as being another property at risk of flooding from the Emm Brook, which, of course, was one of the reasons for the earlier outline planning application being refused!

(b) In view of the above, I find it astounding that the Environment Agency have allowed the wide flood margin to remain filled in, thus further increasing the risk of flooding to other residents. This is quite contrary to Archie Robertson's letter. This matter needs to be investigated by Wokingham District Council.

(c) This is not a satisfactory response. Responses (a) & (b) make no mention of the detrimental effect on the character of the riverside that this development would have. This is probably because it is obvious that it would stick out like the proverbial sore thumb. This was another reason that the earlier outline planning application was refused.

(d) I thought the "2 parking spaces + garage" had been added rather casually to drawing 1499/01/A. On checking I find that there is just enough space to park a reasonably sized car in front of the garage. However, in the second position, in front of the house, any car longer than a Ford Focus, which has quite modest dimensions, will overhang the pavement. And the Focus could only be kept clear of the pavement by putting the bumper right up against the house, partially blocking the

front door. This is further evidence of the 'squashed in' nature of this development.

A closer inspection of the ground floor plan in drawing 1499/02 shows a path running across directly in front of the house leading to a gate in a side fence. So this was clearly not originally intended to be a parking space. In fact, the side fence, which is also shown in drawing 1499/01A, would prevent the driver's door of the Focus from opening, unless the car was positioned to completely block the front door. How high is this side fence? Will it not obscure the vision of any driver trying to reverse out of the second position?

To park 2 cars in front of the garage and house would require the whole area to be hard standing, with no room for a garden. This is not in keeping with the surrounding properties.

(e) Will there be french windows to the garden from the exceptionally small living room or not? Is there going to be a revised plan 1499/02? What are we being asked to comment on?

(f) This response does not answer Councillor Eke's comments regarding the bridge abutments. Are they being removed together with the cupressus trees? Nor does this response answer the Councillor's concerns about the positioning of the proposed building well in front of the existing building line.

(g) Being unaware of a problem doesn't mean that it doesn't exist. The developer is probably also unaware of the subsidence problems that have affected the houses built near to the river. I would refer him to D.R.Gilliam's letter of 24 May 2000 for enlightenment, particularly the bit about the subsidence engineers' opinion that the dwellings should not have been built so close to the Emm Brook.

(h) This answer is deliberately misleading. It exploits a simple mistake made by Councillor Eke, who was clearly referring to the south-west elevation of the existing house. The south-east elevation may well be secondary, but the south-west elevation, which overlooks the Emm Brook, is effectively the front of the house containing the front door & hall window, and windows for study, lounge, landing (a large clear window) and a bedroom. This is without doubt the primary elevation of the house, and the proposed application wants to squash a new building **1 metre (39 inches)** in front of it. Would all these windows have to be frosted, since they would directly overlook another property?

Whilst on the subject of incorrect compass directions, it should be noted that the direction indicator for North on drawing 1499/01A, is in fact pointing due South. How accurate is the rest of the drawing?

(i) There is no **(i)**.

(j) The proposed dwelling is undoubtedly very small. This is most clearly demonstrated by drawing 1499/01A where the 'footprint' of No.44, a 3-bedroom house, is considerably larger than that of the proposed dwelling, a 4-bedroom house! It may meet general planning criteria, but I bet it is at the most minimal level.

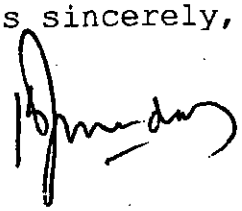
It is a rather large assumption to say that the previous outline planning refusal only failed on Environmental Agency grounds. And if the question of flooding has been 'covered', why did the Environment Agency send out letters to adjacent low-lying properties telling them that they were on a register as being at risk of flooding? And why did the Emm Brook overflow onto the road in Meadow Walk a few weeks ago?

Things aren't as 'cut and dried' as the Day-Tanner letter tries to make out. In general, I found this letter most unhelpful, and it's responses rather cursory, particularly regarding the increased risk of flooding, which is a really serious concern.

I still firmly believe that it would be entirely wrong to build on this site. I would suggest that the planning application be rejected. In addition, I would suggest that the removed flood precaution measure, described above, should be reinstated as soon as possible. The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk. No thought has been given for others in the local community.

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,



K.J.Munday

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS 055	BLP
30 MAY 2000	
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	FILE:

Your Ref. Mrs B. Poinik
F/2000/1313

L. J. Smith
4 Meadow Rd
Wokingham
Berks RG41 2TE
24/5/2000

Dear Madam

Application No. F/2000/1313
Site Address: 44 Meadow Rd. Wokingham

With reference to your letter of the 9th May I have seen the plans for the proposed erection of detached dwelling at the above address & wish to make the following comments.

1. This appears to be a case of fitting a quart into a pint pot. The plan showing the new house being built as near as possible to the existing property, to the extent that the entrance porch of the latter is to be dismantled. Besides which long loads of earth have been brought in to push the top of the existing bank nearer the stream in order to meet the 8.0m criteria. However its questionable now where the top of the bank really is — and what effect this might have on other properties flanking the stream. My impression is that

Visually this will look like an afterthought, squeezed in come what may, and not meeting the planning requirements of Wokingham. I believe the question of infilling, an emotive subject, is already on the agenda of Council and National Authorities. The other point is the design which does not fit with other houses on the estate. Reverting to the bank that has been built up may I draw your attention to the fact that the recent bad storms we experienced, particularly the flash flooding saw the Emtrook at Bank top, and it was not so severe as that suffered in parts of Bradwell. Incidentally I believe the ground on the other bank to the proposed new buildings is designated "Flood Plain/Area"? although visually the other bank is the lower of the two.

2 There has been subsidence in this area and this site would not appear to be suitable for building in view of the circumstances surrounded.

3. Drainage problems have also been experienced.

4. Car Access - I assume this will be directly out of the garage and on to the road. This is as you know a 20 mile zone with speed humps, although many people still do not observe the limit, & the bottom of the hill, in front of the proposed properties is where they are most likely transgressing.

have all been to be ultra cautious when leaving or entering our drives & the new property with the bridge to one side even more so.

5. I notice on the planning application under Section 4 "Prospective Purchaser" - as far as I am aware the property was sold - "subject to contract" some time ago, presumably the person responsible for clearing the site & earth moving.

Yours faithfully

K Link

Your Ref Mrs B. Pain
F/2000/1313

PLANNING SERVICES	HPT
PDL	TLB
DC	ENF
APP	
CS MBS	BP
25 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

L. Smith
9 Meadow Rd.
Wokingham
Berks. RG41 2TE

23.7.00

Dear Madam

Application No. F/2000/1313
Site Address 9 Meadow Rd.

Thank you for your letter of the 4 July concerning the above & revised plans & drawing 1299/01 A. I took the opportunity to inspect these and whilst the drawing may purport to conform to the original in actual practice this seems doubtful. After all at least two loads of earth were placed on site, several men were seen working, with a mechanical contrivance used on one occasion. Since when little appears to have happened.

This appears to be a 'cut leaving' and would not seem to affect objections previously detailed, i.e. Size of plot minimal. Very close to existing house which would appear to have a number of windows blocked of light. Subsidence has occurred to houses on estate, especially those near to stream. Road Safety:

Meadows Road is major "rat run" for schools and Molly Millers Lodge estate. This house has provision for three cars — visitors? Parking on road is not very popular at best of times. Whilst I understand the Bushes which front the site would be removed a hazard remains with the bridge. Existing residents have to be more than vigilant entering & leaving properties. Flooding. The environment Agency rejected previous application but now appear to approve the present proposal. This seems very odd in light of copy letter attached received on the 15 July from the Agency.

Another point in the back of my mind is the situation regarding the existing property on site. One assumes the same person is buying the complete site and making the present application. If this is passed are we going to see another application for alterations or change to the existing house, which is presumably going to be sold on at some future date.

These are real concerns to many of us who have lived in Wokingham for some years & who hope it will retain its present character.

Yours faithfully

[signature]

9 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

Environment Agency
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

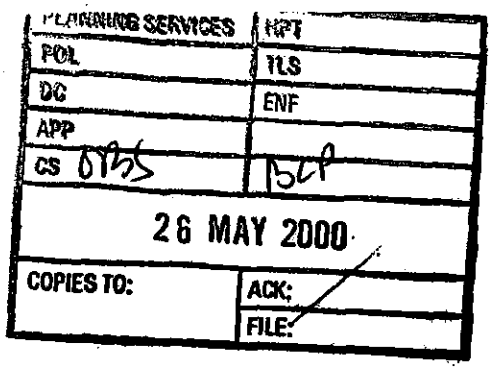
The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00



15 Meadow Road
Wokingham
Berkshire
RG41 2TE

0118 979 2872
22 May 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell

Re: Application F/2000/1313 for proposed building of Detached Dwelling adjacent to 44 Meadow Road

We have seen details of the above application, of which we were advised in your letter of 9 May, and wish to register strong objections to the proposed building on this site because of environmental, flood risk and safety concerns.

Our house is directly across the road from No.44 and we are thus probably most directly affected by the proposed construction. We are aware that an earlier application (98/67228/0) to build on the site was rejected by the Council on environmental grounds in 1998 because of the direct risk of flooding from the Emmbrook which runs alongside the property in question. We do not see how these factors can have changed. We were thus very surprised to see the sale of No.44 advertised as having the potential to accommodate another building in the available area ("subject to planning permission").

Although the builders have already imported several truckloads of earth in an attempt to build up the bank - before any application was registered - it still does not appear to be particularly stable or durable. We are extremely concerned that the bank's integrity will be further undermined by the building works on ground which is already liable to subsidence and will thus increase the danger of flooding because of the encroachment into the water run-off area when the Emmbrook is in full spate. Recent high water levels at this point of the brook, and lying surface water along this stretch of the bank, have increased worries on this score.

We are disturbed about the attempt to squeeze in another house in the small space available, and the danger to the banking of taking up natural garden space with further foundations, drainage and sewage installations. The Emmbrook already suffers from spillage, pollutants and waste tipping, and another property so close to the stream bank will risk further damage. We and our neighbours on the opposite side of Meadow

Road have already had subsidence and sewage problems, and this remains a considerable cause for concern.

Whilst we would have welcomed an improved appearance for the site from its unkempt state in recent years, we believe that the new property, if built, would have a detrimental effect in cramping the site. There would be minimal distance between it and No.44, and it would block the natural views and access to light for nearby properties. There would be very little garden space left around the property.

The plans do not appear to show how and where cars would exit from the new property, other than to say there will be a "new cross-over". This leads us to believe that this would present a considerable traffic hazard on what is a very busy thoroughfare. Cars would need to exit from the new house with no clear view from behind the bridge bollard and onto a road-hump. We consider that the plans should have spelled this out in order for the Council to assess this factor. There would also need to be adequate space on the drive for the purchasers to park as parking on the road presents a safety hazard at peak traffic times.

Safety hazards aside, our main anxieties are about flooding and damage to the bank affecting our own and our neighbours' properties. If the Council were to approve this speculative application from the builder, despite the concerns we have registered, we would be seeking reassurance and a guarantee from the Council that they will bear the heightened risk of flood damage to our properties, and the compensation involved. We do not believe that that real risk should be run.

We hope that the serious concerns which we have put forward will be taken into full account when the application is considered by the Council.

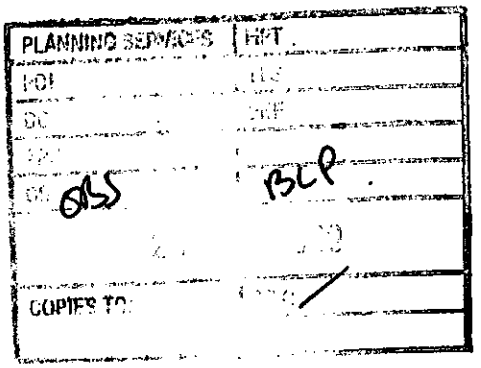
Yours sincerely

Malcolm Dunmore

Rosalind Dunmore

Malcolm and Rosalind Dunmore

By hand 24.7.00.



15 Meadow Road
Wokingham
Berks RG41 2TE

0118 979 2872
20 July 2000

Mr John Mitchell
Development Control Manager
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1BN

Dear Mr Mitchell,

Re: Application F/2000/1313 for proposed building of detached dwelling adjacent to 44 Meadow Road.

Thank you for your letter dated 4 July which notified us that you had received revised/additional plans in respect of the above application.

We have now had an opportunity to look at the "revised plan" submitted by the architects, together with their covering letter which purports to answer questions raised by Councillor Ray Eke. Their letter, which of course seeks to justify squeezing in another dwelling close to the bank of the Emm Brook, does nothing to reassure those of us who are concerned about the damage/erosion to the bank, the consequent risk of flooding for nearby houses, and the inherent road safety hazards from siting a house in the position planned.

All of our concerns were spelled out in our letter of objection of 22 May, copy enclosed for reference. We do not consider these concerns have been properly addressed. The architects' assertion that "the site is not within the flood plain" is at odds with a ruling made by the authorities less than two years ago: we cannot see how the environment has changed in that time. Indeed, only last week we and other neighbours received notification from the Environment Agency (National Flood Warning Centre) about new arrangements on flood warnings, as part of their service to properties at risk.

The efforts to shore up the bank with loose earth have been a transparent attempt to disguise its natural fall, but the inherent risk remains, and would be worse once foundations and sewers were excavated. We would ask that this fundamental concern - regarding flooding - should be properly addressed.

We would also ask that the traffic hazard is similarly considered. No dimensions to the "2 parking spaces and garage" are shown on the plan, but vehicles from the proposed property would still enter the road at a safety critical point, unseen from behind the bridge pillar. Cars parked outside No.44 already create a regular obstacle to traffic and additional vehicles at the adjacent property would add to this. It cannot be

overlooked that Meadow Road is becoming increasingly used as a rat-run to avoid the level crossing problems and of course is extremely busy at peak times because of school traffic to and from St Paul's, Walter County and the Holt. It is difficult to exit our property at these times because of the flow of traffic, and even more difficult when cars are parked on the road opposite.

We continue to believe that this proposal is fundamentally flawed and, if allowed, would present a considerable degree of risk to the neighbouring area from the heightened possibility of flooding and the road safety hazard. We hope that the Council will give due weight to our considerable anxieties about this planning application.

Yours sincerely

Malcolm Dunmore
Rosalind Dunmore

Malcolm and Rosalind Dunmore

MR. & MRS S.E ATWELL
11, Meadow Road,
Woking Ram.
Surrey GU22 7QT

BASTON

24th May 2000.

PLANNING ASSISTANTS	HPT
POL	TLS
DC	ENF
APP	
CS OBS	BCP
25 MAY 2000	
COPIES TO:	ADC
	FILE:

Dear Mr Mitchell,

REFERENCE PLANNING APPLICATION
No F/2000/1313.

In reply to your notification, dated 9th May 2000 of a dwelling to be built on the land between 11 Meadow Road & the Embrook.

Firstly, I must comment that the red notice was not posted up until 17-18th May 2000 & your letter was dated 9th May 2000.

Secondly, flooding, as your records will show, flooding has been a problem in Meadow Road & Meadow Walk area, and some years ago measures were taken to combat this. Recently I reported to you that a large amount in fact a very large amount of soil/earth was moved on to the site in question and seemed to have encroached over & beyond the widened Embrook bank. Since then, just a week or so ago we had a thunderstorm and the bottom part of Meadow Walk was flooded by the Embrook overflowing.

Thirdly, we, No. 13 & 15, in 1991 had a problem with Woking Ram District Council, concerning the private sewer serving the houses mentioned. In fact, eventually we had to involve our local Member of Parliament and the problem was solved, but with a question that there was some concern over the sewer system.

Another concern is Meadow Road & the traffic, It has become over the years a cut through from Bardan Road Molly Millars Lane through to the Reading Road to avoid the lived crossing, and with the School traffic & parked cars becomes very congested. Added to, the people that come

do enjoy the Riverside Walk & park their cars on the bridge & close to the proposed development.

his to the proposed dwelling itself, it does not seem to fit in with the surrounding properties and it appears on the plans to project out to the road further than no ##. We in fact were not allowed to build any further out than our garage frontage when adding a porch years ago.

We strongly object for reason stated that a dwelling should not be built so close to the Embankment. (SHOULD NOT)

Yours Sincerely.

M. M. Russell (Mrs)

PLANNING SERVICES
POL
DC
APP
CS 0085 MP
JUL 2000
COPIES TO:
ACK:
FILE:

Mr & Mrs S. E. Atwell
11, Meadow Road,
Wokingham
Berkshire RG41 2TE.

20th June 2000

Dear Sir Madam,

REFERENCE. PLANNING APPLICATION
No. F.2000/1313.

We are in receipt of your letter dated 4th July 2000 stating you have received "revised" plans for the building of a dwelling on the land between No. 44 Meadow Road & The Entrance.

We confirm again the reasons we stated in our previous letter to you dated 21st May 2000, against this dwelling being allowed to be built.

There are one of two comments we would make regarding Mr Day's letter dated 19th June to Mr B. Polnik;

How does Mr Day know that there are no technical problems concerning the sewers? As stated in our previous letter there was rather a large problem.

With regard to the flooding, the Environment Agency, he says, are satisfied now that the bank has been reinstated? AND that the Environment Agency say that the site is not within the flood plain. Please explain to us why only this week we received a letter from the Environment Agency concerning flooding – a copy of which we enclose.

As always the traffic is a problem and a further maybe three cars, which it appears those parked on the runway will be close to

pavement, will only add to the problem.

The building itself, still is out of keeping with the other houses on the Wharfe, & all future projects further east to the road that South, itself.

Can we ask what has happened to Workingham's puce in the Riverside Walk where so much money has been spent on & to have a house 'stuck' on the bank side not in keeping with the surroundings.

Yours Sincerely.

M-M. Mitchell (Mrs)

Encl.

To

Mrs. John Mitchell.
Planning Services
Workingham District Council
Shute End.
Workingham Berks. RG40 1WR.

11 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

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→→→

Environment Agency
Floodline 0845 988 1188

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Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

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We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0035	BLP

30 MAY 2000

COPIES TO:	ACK:
	FILE:

34 Curl Way, Wokingham, Berks. RG41 2TJ

Mr. J. Mitchell
Development Control Mgr
Environmental Services, Planning Services
PO Box 157, Shute End
Wokingham, Berks. RG 40 1WR

25th May 2000

Dear Mr. Mitchell,

Re Application No. F/2000/131344 -Meadow Road, Wokingham

Thank you for your letter concerning the proposed erection of a detached dwelling at the above premises.

I am surprised that a fresh application has been made so soon after the last refusal, so I am not sure what has brought about the Council's apparent change of heart in reconsidering the application. My reasons for objecting are the same as they were for the last application namely:

1. That particular spot is very congested as it is on the school route for three schools and adding more cars will not be helpful.

2. The area is on the route of an attractive walk and squeezing an additional house in for monetary gain may help the present owners but will not add to the site for posterity.

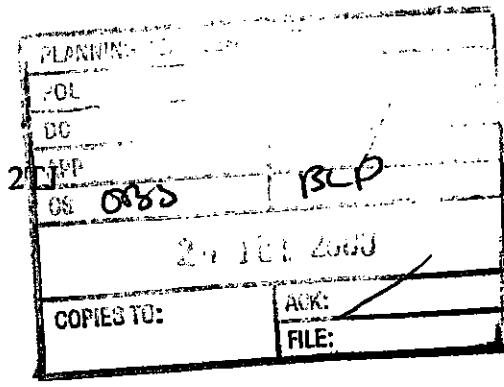
3. The site may now look larger than when the last application was submitted as the current owners have had fork lift diggers in re-arranging the earth and adding soil to add extra land and level the sloping bank that banks the Emmbrooke. I wonder if infact they have encroached on Council land in extending their boundary as the fence has been taken down that bounded the original area.

4. I repeat my previous comment that I was surprised to observe the Council staff removing large boughs from the willow tree in that location followed almost immediately by a planning application for a further dwelling.

This is an attractive area but it is becoming a fight to keep it so. I expect on paper the plans look attractive but if the council were to take the time to look at this narrow strip of land, recently made larger, I am sure they would come to the same conclusion as we have in this area.

Yours sincerely,

Mrs. J. Hollands



34 Curl Way, Wokingham, Berks. RG41 2TJ

Mr. J. Mitchell
Development Control Mgr
Environmental Services, Planning Services
PO Box 157, Shute End
Wokingham, Berks. RG 40 1WR

21st July 2000

Dear Mr. Mitchell,

Re Application No. F/2000/131344 -Meadow Road, Wokingham

With reference to your recent letter concerning the above firstly I did not think that once an application had been rejected it could be resubmitted in such a short time.

Basically my objections are unchanged.

All the houses on this estate are more or less evenly spaced. Had there been room for additional houses to be squeezed in I am sure the original developers would have done this. Presumably Wokingham District Council approved the spacing and layout of these houses when they were built so what has altered.

The present owners have encroached on Council land to build up their land with landfill thus usurping the floodplain.

If this additional house is squeezed in it will be different to those surrounding it and will spoil the asthetic appearance of the whole area. Presumably the house will have to be a narrower shape to accommodate the plot.

The reason for putting in this extra house can only be monetary not for the good of the area.

Because of the schools in this area the roads are used as rat runs and extra housing will create more traffic jams and be a precedent for others to divide their plots in half to squeeze in extra houses and thus spoil the area which is at the moment pleasing.

This is an attractive area but it is becoming a fight to keep it so. I expect on paper the plans are made to look attractive by the developers but if the Council were to take the time to look at this narrow strip of land, recently made larger, I am sure they would come to the same conclusion as we have in this area.

Yours sincerely

Mrs. J. Hollands

By Hand 26/05/2000 10.40am

PLANNING SERVICES	HPT
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APP	
CS MBS	BLP
30 MAY 2000	
COPIES TO:	ACK:
	FILE:

Your ref. F/2000/1313
(Mrs. B. Polnik)

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

42, Meadow Road,
Wokingham,
Berks. RG41 2TD.

Tel. 0118 9783534

24th May 2000

Dear Madam,

Re: Proposed Erection of Dwelling House at 44 Meadow Road, Wokingham
No. F/2000/1313

I strongly object to the above planning proposal on the following grounds:-

1. The proposed erection lies within the area of land liable to flooding as shown by maps held by the environment agency. The erection will be at direct risk of flooding and will increase the risk of flooding elsewhere. An outline planning application in respect of the land adjoining 44 Meadow Road was made in March 1998 and refused on 27th May 1998.

Application No. 98/67228/0 refers:

Some weeks ago, many loads of earth were brought in and bulldozed in order to enlarge the flat area of land adjacent to No. 44, Meadow Road and at the same time, this also reduced the size of the sloping bank, which had been created to provide a flood buffer area some years ago. What effect this has had on the Emmbrook flooding is hard to evaluate, but it is significant, that a few weeks ago, after a severe downpour, the Emmbrook over-flowed its banks, rising some way up Meadow Walk and within three or four inches of this newly created bank top. In 23 years I have never seen this happen.

2. The site plan is misleading. Great pains have been taken in drawing three separate lines to indicate that the proposed dwelling is more than 8.0 metres from the top of the existing bank. With all the earth that has been laid down recently, the line of the top of the original bank has been lost, so how can you tell if these measurements are accurate?

It would seem that these measurements have been drawn to attempt to demonstrate that the proposed dwelling would be outside the required distance from the top of the river bank, requiring Environment Agency approval for development works. The wording "native planting to Environment Agency requirements", needs explaining. What is "native planting" and why is it necessary?

I understand that this flood buffer area was supposed to be kept free of all shrubs, trees etc. Would not "native planting" impede the river when it floods? The plan does

not show the road and its width, that there is a speed hump very near the river bridge and that the proposed dwelling would only be 3'6 from the existing house, in places, and only 12'6 from the pavement. All existing houses are at least 24' ft from the pavement. The north directional sign on the plan would seem to be pointing to the south, not the north.

3. The erection of this proposed dwelling would add to the traffic problems and increase the possibility of accidents and injury. At present, Meadow Road is a "rat-run" between the Reading Road and Barkham Road. At the busy times there is also school traffic to St. Paul's School in Murray Road, plus children walking or cycling to the Holt School and the railway station. If there is only one car/van actually parked on the road, it can cause chaos. This is, in addition, to the problem of drivers actually getting onto Meadow Road from their houses, or from Meadow Way and Meadow Walk. Presently, houses in Meadow Road with two cars can park them off-road, because of the width of frontages.

Assuming that the purchasers of the present No. 44 and the proposed new dwelling, each had two cars, unless one was always parked in the garage, there would be a likelihood that one or two cars would be parked on the road. Because of the narrowness of Meadow Road, this would cause increased traffic chaos with the increased possibility of traffic accidents and injury to pedestrians and children walking and cycling to school.

4. Visual Impact on the Environment:-

Looking at the detailed plan of this proposed erection, I note that provision has been made for only one door access (solid). Does this meet Fire Regulation requirements? The present No. 44 was designed as a corner house with a large clear, front door and good light from two windows downstairs and two upstairs on the side facing south west. If this proposed erection is allowed, these windows and door would be facing a brick wall, only 3'6 to 6'6 away. The reduction in natural light would be so very significant, that it would be doubtful if anyone would want to buy it! The design of the proposed additional house contrasts so harshly with the exterior elevations of the surrounding houses, which were designed and built by Sunley Homes in 1963/64 as a complete estate, that it would stick-out like a sore thumb!

As this additional, visually-depressing house would be clearly visible from many houses in Meadow Road (on both sides of the river) from Curl Way and by everyone enjoying the environmentally pleasing facility of the Riverside Walk (created by Wokingham Council), allowing an erection such as this, would greatly devalue this precious asset!

Yours faithfully,

J Kneale

J. Kneale

ADDENDUM:-

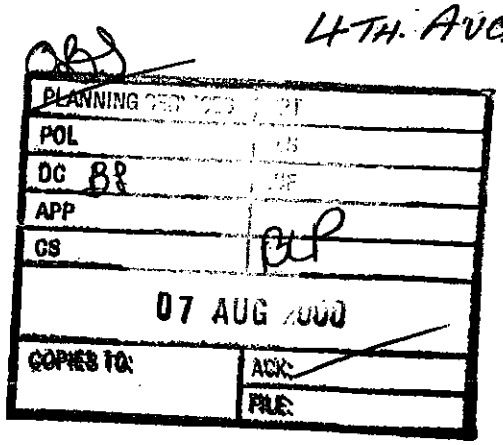
Please note, that although this applicatio
was registered in your Department on 19th. April 2
the Red fluorescent planning notice was first
displayed on these premises on Wednesday 17th
May 2,000! This was 8 days after your notificat

John Kneale
Chartered Accountant

42, Meadow Road,
Wokingham,
Berkshire,
RG41 2TD.

Your Ref. MRS B. POLNIK
Our Ref. F/2000/1313

4TH. AUGUST 20



Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham, Berks
RG40 1WR

Dear Madam, Planning Application No F/2000/1313
Revised Additional Plans - Drawing 1499/01A

I appreciate that the final day for submitting comments about Site Plan Drawing 1499/01A has passed, but I feel I should draw your attention to what would seem to be some significant differences between Site Plan Drawing 1499/01A (supporting Planning Application No F/2000/1313) and Site Plan Drawing 138/1 of 4th. March 1998 (supporting Outline Planning Application 98/67228/O)

The copies of the drawings, Scale 1:200, that I have compared are official copies re-produced for me by your department from the originals, and for which I paid the necessary fee. I feel that these copies should be accurate and comparable.

A comparison between Drawing 1499/01A (April 2000) and Drawing 138/1 (March 1998) would

appear to show up significant differences:-

(1) The boundary of the site in Drawing 1499/01A marked appear to have moved and the whole site significantly enlarged.

(2) In Drawing 1499/01A the route of the watercourse moved seem to have changed.

(3) The midel of the Emm Brook moved appear to have labled in Drawing 1499/01A

I find it strange that drawings submitted by two different qualified persons, in respect of the same site, could be at such variance, when one would expect an harmonious accuracy between the two.

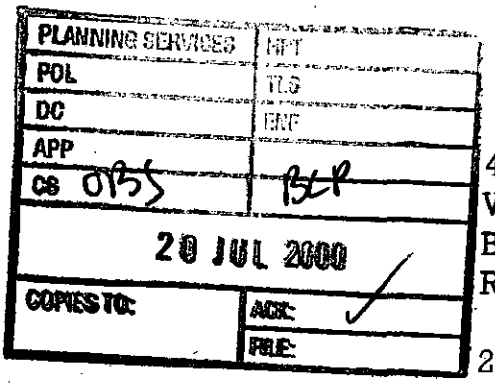
The differences between Drawing 1499/01A (April 2000) and Drawing 138/1 (March 1998) are of such import that it throws doubt upon the accuracy of the Scale 1:200 site plans.

Yours faithfully.

J Keale.

c.c. M+R.F.N. Eke,
M.B.E., D.F.C.

20/07
By hand 9.35



42, Meadow Road
Wokingham
Berks.
RG41 2TD

20th July 2000

Your Reference:
Mrs B. Polnik/F/2000/1313

Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks.
RG40 1WR

Dear Madam,

Planning Application No.F/2000/1313
Revised Additional Plans - Drawing 1499/01A

With reference to Mr. John Mitchell's letter of 4th July 2000, my observations and comments on the revised additional plans are :-

1. This revised plan is immaterial and adds nothing new to the original application because :-

(a) The applicant and his architect are still talking about existing and improved bank tops which were artificially created by them in the first place. Where does the real original bank top lie?

(b) There is no indication whatsoever on the plan showing the measures Mr Day & client intend to take to help to prevent flooding of this site and elsewhere.

(c) One of the parking spaces is only 12.5 feet from the pavement (not shown on plan) and a car over 12 feet long would obstruct the pavement. It would then be most likely that there would be another car parked on Meadow Road, in addition to one from No.44 Meadow Road, causing even greater difficulties of exit for the other residents opposite, and creating further traffic on the "Meadow Road Rat Run" at busy times.

(d) Mr. Day would be well advised to check his drawings before submission - on his revised plan the directional arrow is still pointing to the south instead of to the north!

2. The tone of Mr. Day's letter of 19th June 2000 enclosed with the revised drawing 1499/01A gives grounds for concern about the current effectiveness of the planning procedures.

(a) Mr. Day has mistakenly assumed that Councillor Ray Eke's letter of 4th June 2000 was a summary of all the objections from local residents to the proposal. Not so! Mr Eke's letter dealt with major planning issues, and you already have on your file many other additional and different objections from residents.

(b) Mr. Day is now stating that he has been negotiating with the Environment Agency since January 2000! This was some time before contractors started bulldozing earth and reducing the slope of the Emm Brook bank. It could then be assumed that this work was done with the permission of the Environment Agency! Mr. Day should be requested to name the officer within the agency who gave such permission. He also states that the Environment Agency have confirmed that the site is not within the flood plain of the Emm Brook, and the issue of the bank has now been dealt with to the Environment Agency's satisfaction.

Again, Mr. Day should be requested to name the officer and department of the Environment Agency who gave such confirmation that the site is not within the flood plain of the Emm Brook, as this is a contradiction of a letter I received on Monday 17th July 2000 from the National Flood Warning Centre, Frimley, Surrey and signed by Archie Robertson, Operational Director of the Environment Agency (copy attached).

On ringing the Floodline phone number shown in this letter, I was transferred from the West Country Centre to the local office at Camberley, as I wanted to know the reason why this letter had been sent to my address.

A helpful young lady rang me back and told me that the reason I had been sent this letter was that in 1999 the Environment Agency had produced new indicative flood maps, and my house had been identified as being within an area at risk of flooding from the Emm Brook! It was also suggested I might wish to be put on the Emm Brook early flood warning list and I am awaiting a registration form to do this.

Presumably the present residents of No.44 Meadow Road will also have received the same letter from Mr. Archie Robertson, as the height of the concrete slab of their house (No.44) is exactly the same as mine (No.42) at 154' 9" above the Ordnance Survey Newlyn Datum.

The penultimate paragraph of Mr. Archie Robertson's letter is very relevant to this planning application :-

Quote: "Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future."

It would seem that Mr. Day is now trying to tell your department that he has sorted out all problems with the Environment Agency, your department has nothing more to consider or investigate, and everything is now in order for you just to put your rubber stamp of approval on the application!

His overbearing attitude towards your department is disturbing! Has the power of approving planning applications now been taken away from local authorities

and government agencies and passed into the hands of avaricious developers and house owners?

Are other householders' and ratepayers' objections now totally ineffective and redundant?

(c) I am pleased that at 2(j), Mr. Day has referred to the refusal of the previous planning application which (he says) only failed on Environment Agency grounds. If Mr. Day had given the refusal some thought, he would have realised that Mr.C. Bedford's letter of objections, dated 1st May 1998 from the Environment Agency, were sufficient grounds in themselves for Wokingham District Council to refuse planning permission without having recourse to the many other different objections raised by affected residents in May 1998. These objections have been voiced again against the current application - No.F2000/1313.

(d) Since planning application 98/67228/0 was refused on 27th May 1998, the flooding risk to the site in question and to other adjacent properties should not have changed. However, the earth moving and destruction of the flood margin by Mr. Day and his client has increased the risk of the Emm Brook flooding. There now seems no reason why the grounds for refusal outlined at 01 and 02 in the council's notification of refusal, dated 27th May 1998, to application 98/67228/0 should not also now apply to application No.F/2000/1313. Mr Archie Robertson's letter (received 17th July) would seem to currently reinforce these reasons!

(e) At 2(j) Mr. Day also states that all of the grounds for refusal by the Environment Agency in May 1998 have now been covered! What evidence can he produce to substantiate this statement?

(f) The additional surface water draining off the roof and into the Emm Brook from an extra house on this site would further exacerbate the risk of flooding in the immediate area and other places along the river.

Mr. Day and his client do not appear to have seriously addressed the flooding issue, or given any guarantees in this connection.

If the erection of this proposed extra house was allowed, both the Council and the Environment Agency would find difficulty in refuting compensation claims for loss of life and damage to property, arising from the flooding of the Emm Brook.

Yours faithfully,

J. Kneale.

RECEIVED 10.00AM MONDAY 17 JULY 2000
WHY HAS IT BEEN SENT TO THIS ADDRESS?

42 Meadow Road
Wokingham
Berkshire
RG41 2TD

80631

Dear *Householder*

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

GP020MDS/C4/42QT5/414266

ENVIRONMENT AGENCY
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Copy

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23 OCT 2000	
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42, Meadow Road
Wokingham
Berks.
RG41 2TD

21st October 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

BP.

Dear Mr. Robertson,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter of 9th October 2000, in which you promised that a reply to my letter of 7th October 2000 would be with me by 20th October 2000.

The 20th October 2000 has come and gone, and a full response has not been received. However, as your letter was written before the dreadful flooding in the West and South-East, I did not expect to receive such a response by 20th October 2000.

You, and your staff, must have been run off your feet dealing with the effects of the flooding itself, and giving numerous press and radio interviews and television appearances.

The campaign by your Agency in trying to make the public more aware of the present risk of flooding, and a forecast of greater risk in the future, has been given a timely, but tragic, impetus.

The risk of flooding will now be firmly embedded in the minds of those householders whom your Agency has notified as being at risk, and sharpened the awareness of developers and planning authorities to the dangers of allowing new and additional development within areas which are at risk of flooding.

With this in mind, now is the time for your Agency to take the proper action to protect the properties of those other 16 householders drawn into Planning Application No.F/2000/1313, by reviewing all relevant information on a broader basis,

withdrawing consent to the above application, and insisting on the restoration of the wide flood margin in the Emm Brook at 44 Meadow Road.

Yours sincerely,

J. Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham
(2 copies - 1 for Ed Gallagher, Chief Executive, Environment Agency)

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

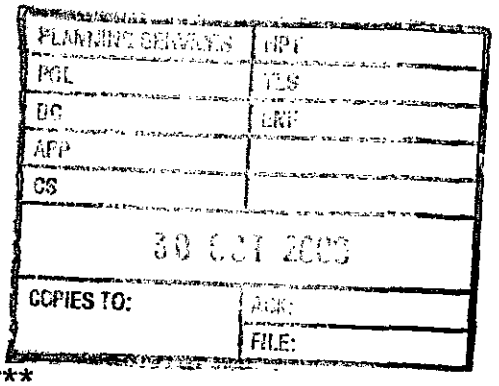
- Councillor R.F.N.Eke, M.B.E., D.F.C.

Copy Letter

40 Meadow Road
Wokingham
Berks. RG41 2TD

28th October 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD



Dear Mr Robertson,

**** URGENT ****

Wokingham District Council
Planning Application No.F/2000/1313

I have not had a response from you to my letter of 10th October 2000, apart from a pre-printed acknowledgement card. This matter is now **urgent**, as I have been informed that the above planning application will be dealt with at a planning committee meeting on Wednesday 8th November 2000.

The information your agency has given to Wokingham District Council is **incorrect**, and they will not be able to come to a correct and just conclusion until you put this matter right.

If you fail to do this in a timely manner, you will be putting the houses of local residents at a greater risk of flooding than they were at the start of this year.

Risk of Flooding

Your agency has told Wokingham District Council that the proposed new dwelling is **not** at risk of flooding, yet you personally have sent letters to all the surrounding houses telling them that their houses **are** at risk of flooding!

Since I last wrote to you, I have discovered that the level of one of these houses, 9 Meadow Road, is over 2 feet (61cm) higher than the level of 44 Meadow Road and the proposed new dwelling.

At the very least, you should contact Wokingham District Council and get them to put this planning application on hold until this anomaly can be sorted out.

Destruction of the Wide Flood Margin

The developer says that he has restored the original river bank and therefore the wide flood margin. **Sixteen** households which surround the site support a letter which has told you that this is untrue.

Because of the developer's statement, your agency is saying that the new dwelling is now 8 metres from the 'restored' river bank, when in fact it is only about 4 metres from the line of the original river bank, as it was at the start of this year.

The loss of the wide flood margin has increased the risk of flooding to many properties near to the stream.

At the very least, you should contact Wokingham District Council and get them to put this planning application on hold until this second anomaly can be sorted out.

Yours sincerely

Ken Munday

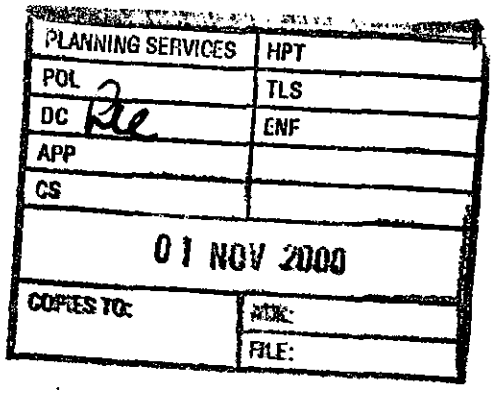
Copies: The Rt. Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council

40 Meadow Road
Wokingham
Berks. RG41 2TD

31st October 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD



Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

As a result of your agency's failure to insist on the restoration of the wide flood margin on the site of the above planning application, **several houses in Meadow Road, Meadow Walk and Curl Way were entered by floodwater yesterday.**

You cannot say that you were not warned. I have been writing to your agency (Amanda Reed, who never responds) since the wide flood margin was first filled in, back in February this year, and in a letter to Terry Hind (who never responds), on 8th August 2000, after the flooding in Meadow Walk, I predicted *"I believe that this recent flooding serves as a warning of what is yet to come"*. Unfortunately, for the people whose houses were flooded, I have been proved right.

The wide flood margin was a flood prevention measure put in place immediately after the previous flooding in 1968, and it has served the local community well ever since. Earlier this year you failed to prevent a building developer from filling it in. Indeed, you are now actively supporting him by giving him your approval to build on the site.

While the wide flood margin was in place, not one house in the vicinity was entered by floodwater. In the 8 months since its loss, we have had 2 significant floods, the effects of the second one, which occurred yesterday, being worse than the 1968 one, since water entered houses not affected then. And yesterday's storm was not as severe as some of the others that have occurred in the last 32 years.

Your negligence in not having the wide flood margin reinstated has put flood prevention measures back over 30 years in this locality. I wonder how many other flood prevention measures have been allowed to just disappear up and down the length of the Emm Brook.

The best way that you could begin to recompense the people you have failed to protect, is to **withdraw your approval for the above planning application,** which, as we have already proved to you, was based on false information anyway. Having done that, you should then **ensure that the line of the river bank is fully restored to its true position,** and not to some fictitious line given to you by the developer. If you fail to do this, I would expect yesterday's events to be repeated over and over again in the years to come.

I look forward to your response to this letter. I also look forward to your responses to my letters of 10th October 2000 and 28th October 2000.

Yours sincerely



Ken Munday

Copies: The Rt. Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council

From: D. R. Gilliam C Eng MIEE MIMgt. 13 Meadow Road
Woking
Berks

To: Mr John Mitchell
Planning Services
Wokingham District Council
Shute End - Wokingham
RG40 1WR.

24 May 2000

PLANNING SERVICES | RECEIVED
FOL | TO
FC | COPY
APP RG40 1RT E
CS OKS | BLP
CONTACTED: | ACK:
FILE:

Dear Sir,

Reference: Planning Application F/2000/1313

Thank you for your letter dated 9 May 2000 concerning the building of a house adjacent to no 44 Meadow Road.

In this connection I have received a copy of the letter written to you by Mr K J Mundy of 40 Meadow Road, dated 23 May 2000 which details his objections to the proposal. I write to confirm my support for his submission which expresses my own view with accuracy and clarity.

In addition I believe that the following are of some relevance.

During 1984, my own, and houses Nos 15, 17 and 44 were subject to subsidence, all having to be vacated for a period of months to facilitate extensive rectification and repair work. The engineers involved were of the opinion that the dwellings concerned should not have been built so close to the Emm Brook.

Secondly in 1991 Wokingham District Council wrote to me concerning the "Damaged and insufficient" private sewer serving numbers 11, 13 and 15 Meadow Road, which in essence was a notice to have it repaired within a time limit. The total cost would have been over £3000. It was stated that the sewer was of a suspect pitch fibre construction.

Although following a meeting with our Member of Parliament and a flushing out of the sewer, the problem was solved, the Council wrote to me in October 1991 expressing some concern over the condition of the sewer system, and the possibility of blockages in the future. I am of the opinion that these two further issues enhance the case submitted by Mr Munday, to which I am sure you will give enhanced consideration when deciding the outcome of the application.

I will be pleased to assist with any further information you may require on the points which I have raised.

Yours sincerely

Derek Gillman

By hand 20/7/00

From: D.R. Gillam. C Eng MIEE MIMgt. 13 Meadow Road
Wokingham
Berkshire.
19 July 2000

To: Mr John Mitchell
Planning Services
Wokingham District Council
Shute End - Wokingham.

PLANNING SERVICES	HPT 32058
POL	TLS
DC BP	ENF
APP	
CS OBS	
20 JUL 2000	
COPIES TO:	ACK:
July 2000	FILE Concerning

REPLY REQUIRED

Dear Sir,

Reference: Planning Application No F/2000/[illegible]

Thank you for your letter dated 4 July 2000, concerning the revised plans for the building of a house adjacent to No 44 Meadow Road.

In addition to the views expressed in my letter to you dated 24 May 2000, I wish to make the following comments on the response by Mr A.E. Day in his letter to Mrs B Palmer, dated 19 June 2000.

a. Although I have not had sight of Councillor Ray Eke's letter of 4 June 2000, I do not accept that it can be taken as a summary of the objections submitted to you. To my knowledge Councillor Eke was not aware of the issues which I raised.

b. Bearing in mind the premises objections raised by the Environment Agency, I find it difficult to accept that they now confirm that there is no problem regarding flooding?

c. It appears to me that the current plan would permit the parking of cars very close to the

pavement and that even with the proposed removal of trees at the front side of the house the bridge would obscure the line of sight of a driver moving into Meadow Road.

d. The problem concerning the sewers is explained in the enclosed previous correspondence (Council Letter 24 July 1990).

Finally, I would be interested to learn what changes have taken place which have satisfied the grounds for refusal previously stated by the Environment Agency.

With thanks for keeping me informed on a subject of acute concern.

Yours faithfully

Derek Gellain

P.S. I also enclose a letter just received from the Environment Agency concerning flooding. This reinforces a very relevant issue!

Thanks.
This was branded as
Bogus before launch. It seems
to be one CDs we've
been required to reply
Please can you look into
Sandie

13 Meadow Road
Wokingham
Berkshire
RG41 2TE

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

Environment Agency
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Reading P McNeilage ACII FCILA CHARTERED

Pete McGlynn.
Author: Bracknell (0344) 487483 Artell. 894644.

DISTRICT HEALTH & HOUSING OFFICER
D.A. BEER

WOKINGHAM DISTRICT COUNCIL

COUNCIL OFFICES, WELLINGTON ROAD, WOKINGHAM, BERKSHIRE. RG11 2NL.

☎ (0734) 786833 FAX No. (0734) 778867

D.R. Gilliam
13 Meadow Road
WOKINGHAM
Berkshire

EXT. 778612
DATE 24 July 1991
YOUR REF.
MY REF. AJG/BB
THIS MATTER IS BEING DEALT WITH BY:
Mr A J Gaze

Dear Sir/Madam

BUILDING ACT 1984 - SECTION 59
DAMAGED AND INSUFFICIENT PRIVATE SEWER SERVING
NUMBERS 11, 13 AND 15 MEADOW ROAD, WOKINGHAM, BERKSHIRE

I refer to an inspection carried out on the above drainage system on the 11 July 1991.

I would like to confirm my findings:

1. That the pipe is of pitched fibre construction that has started to spoil. This means that the pipe has started to expand internally causing restrictions to flow. This spoiling may be occurring along the pipes entire length.

2. That at an attempt at clearing the blockage using a high pressure water hose proved unsuccessful.

3. That as parts of the pipe itself were removed during the jetting operation it is possible that the sewer will now admit the subsoil water.

4. Due to the many obstructions in the pipe caused by the spoilage it is impossible to accurately survey the system using a remote control camera.

5. That as this system is in such a poor state of repair it is felt that frequent blockages would occur, and as such the drainage system is not sufficient for your houses.

As such I am obliged to serve the attached notices upon you under the provisions of section 59 of the Building Act 1984. The notice details the current problems, the remedy, and the time limit in which the works should be completed. I must stress that this department will carry out the required works in default if the notice is not complied with, or if you request that we do the works before the expiry of the notice.

If you would like to discuss the matter further please do not hesitate to contact me at these offices.

Yours faithfully

A J G

Area Environmental Health Officer

WOKINGHAM DISTRICT COUNCIL

BUILDING ACT 1984, s. 59

Notice by Local Authority requiring execution of Works of Drainage, etc., in Existing Buildings

To

D.R. Gilliam
13 Meadow Road
WOKINGHAM
Berkshire

NOTICE NO. BA/59/15/91

Whereas section 59 of the Building Act 1984, provides that if it appears to a local authority that in the case of any building [~~satisfactory provision has not been made for drainage~~] [a cesspool, a private sewer, drain, soil pipe, rain water pipe, spout, sink or other necessary appliance provided for the building is insufficient or in such a condition as to be prejudicial to health or a nuisance] [~~a private drain communicating directly or indirectly with a public sewer, is defective as to admit subsoil water~~] [a cesspool, private sewer, or drain formerly used for the drainage of the building but no longer used therefor, is prejudicial to health or a nuisance] they shall by notice require the owner of the building to make satisfactory provision for the drainage of the building, or, as the case may be, require either the owner or the occupier of the building to do such work as may be necessary for renewing, repairing or cleansing the existing cesspool, sewer, drain, pipe, spout, sink or other appliance, or for filling up, removing or otherwise rendering innocuous the disused cesspool, sewer or drain.

AND WHEREAS you are the [owner] [~~occupier~~] of
13 Meadow Road, Wokingham, Berkshire
and it appears to the above-named local authority (hereinafter referred to as "the Council") that the above section applies to the said building in the following respects, that is to say,
the foul private sewer connecting the inspection chamber in the rear garden of 15 Meadow Road, Wokingham, to the public sewer is insufficient due to the spoilage of the pitch fibre pipe causing restriction and blocking.

THE COUNCIL, acting as local authority for the District under the said section,

HEREBY GIVE YOU NOTICE that they require you within the period of
28 days from the date of service of this Notice to execute in connection with the said building the works detailed below, namely:–

Excavate, expose and renew any defective length of pipe connecting the inspection chamber in the rear garden of 15 Meadow Road, Wokingham, and the public sewer.

All new pipe should be laid in an approved manner to comply with current building regulations.

On completion the new pipework should be able to withstand an approved test and when satisfactory, the area disturbed should be returned in its original condition.

Attention is directed to the provisions of sections 99 and 102 of the said Act set out overleaf with regard to notices requiring the execution of works, to appeals, to penalties, and to the powers of the local authority to execute the works in default. Any appeal in pursuance of these provisions must be brought within 21 days from the date of service of this Notice.

DATED the 24th **day of** July , 1991 .

(Signed).....
Assistant District Health & Housing Officer
(Designation).....
(The officer appointed for this purpose)

(Address to which all communications should be sent.)

Copyright Form
Cat. No. P.N. 23D.

Ellis & Buckle

Reading

ARA House
69 Honey End Lane
Reading RG3 4QL
Tel: (0734) 597766
Fax: (0734) 391033

Associate Director:
P. McNeilage ACII FCILA

Assistant Manager:
M. Boon

Chartered Engineer:
D. Salmon BSc C.Eng MIC

OUR REF: 042/ND/KS/91/36289

JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

31 October 1991

D.R. Gilliam, Esq.,
13 Meadow Road
Wokingham
Berks RG11 2TC

Dear Mr. Gilliam,

Thank you very much for your letter. I am very glad you did raise the matter and that it has now been sorted out. Both Betty Gray and I would be delighted to help in the future if the need arose.

Yours sincerely,

Management Board
G. A. Loughney, FCII, FCILA (Managing Director)
R. M. W. Aston, ACII, FCILA
T. E. Heward, FCII, FCILA
C. H. W. Storer, ACII, FCILA
D. Fogell, ACII, FCILA
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D. J. M. Martin, FCII, FCILA
M. A. May, FCII, FCILA
P. O'Donnell, ACII, FCILA
J. R. Parker, ACII, FCILA
N. B. Parker, BA(Hons), ACII, FCILA
P. A. Roberts, BSc(Hons), FCA, ACILA

Rev P1.

42, Meadow Road
Wokingham
Berks.
RG41 2TD.

7th October 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

PLANNING
FOL
DC
APP
CS DRS RP
09 OCT 2000
COPIES TO:
ACK:
FILE:

Dear Mr. Robertson,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter dated 26th September, which I received on 3rd October. However, the enclosures that you mentioned were not enclosed.

Unfortunately, your explanation does not clarify the position concerning the two issues that I raised. This is because it contradicts the evidence of my own eyes.

Flood Risk Area

I would very much like to see a copy of the 'detailed ground levels' referred to in your letter, because in the site plan deposited with the Wokingham District Council, a spot height for the new development is given as 47.50 metres. This is lower than the level given for the existing DPC of 44 Meadow Road, which is 47.91 metres. Hence, if No.44 floods, so will the new development.

You can see by just looking at the new site that it is on much the same level as No.44. It would be a nonsense to say that the new development does not fall within the flood risk area, when it is right next to the stream, and all the houses that surround it are within the flood risk area.

In fact, No.44 and the proposed new dwelling are only 1 metre apart, and the front elevation of the house plan deposited with Wokingham District Council shows them to be at exactly the same level.

Wide Flood Margin

Regarding the destruction of the wide flood margin, I can assure you that the river bank has not, repeat NOT, been restored to the position that it was in at the start of this year.

By way of further explanation, I enclose a copy of a letter sent to the Environment Agency by my neighbour. He tells me that he is still waiting for a reply. Perhaps this is another letter that has gone missing within the Agency.

The problems would seem to arise where Agency personnel do not seek independent verification when ascertaining 'facts'. For example, I have seen a letter from the Agency to Wokingham DC saying "We will therefore be seeking ... to meet with the present owner, and agree the position of the original bank".

Do you really believe that the present owner is going to give you a reliable answer regarding this matter? It was the present owner who allowed the developer to illegally (i.e. contrary to the Water Resources Act 1991 and the Land Drainage Byelaws 1981) fill in the wide flood margin, thus moving the river bank, in order to place the proposed dwelling just 8 metres away from the new bank. It is simply not in the pecuniary interest of the present owner or the developer to tell you exactly where the top of the river bank originally lay.

I am sure you will realise that I am not the only one to be concerned by these matters. Several of my near neighbours have asked to be associated with this letter, and their names and signatures appear below.

Yours sincerely,

J. Kneale.

We the undersigned support and agree with the statements made in the above and attached letters.

Mr & Mrs Holmes, 7 Curl Way .....

Mr & Mrs J Hollands, 34 Curl Way .....

Mr ~~& Mrs~~ C Elkington, 32 Curl Way .....

Mr M Bonding, 1 Meadow Way .....

Ms M Wade, 3 Meadow Way .....

7

Mr G Summergood, 5 Meadow Way

Mr & Mrs Snape, 7 Meadow Way

Mr & Mrs Watson, 9 Meadow Way

Mr & Mrs K Munday, 40 Meadow Road

Mrs A Kneale, 42 Meadow Road

Mr & Mrs Dunmore, 15 Meadow Road

Mr & Mrs Gilliam, 13 Meadow Road

Mr & Mrs Atwell, 11 Meadow Road

Mr & Mrs L Smith, 9 Meadow Road

Mr & Mrs Grady, 8 Meadow Walk

Mr & Mrs Turner, 9 Meadow Walk

---

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

- Councillor R.F.N.Eke, M.B.E., D.F.C.

Our ref: CAR/kw/0900-52
Your ref:

Date: 26 September 2000

ENVIRONMENT AGENCY

Mr J Kneale
42 Meadow Road
Wokingham
Berkshire
RG41 2TD

Dear Mr Kneale

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION F/2000/1313

I refer to your letters dated the 25th July and 13th September. Please accept my apologies for our failure to reply to the first of these letters. Despite the post card acknowledgment that you received, we have been unable to trace the original letter. We have taken steps to ensure that this cannot recur in future.

The maps used for our recent Floodline campaign are referred to as Indicative Flood Maps. These represent our current best estimate of flood risk, which are updated annually to incorporate the results of more detailed modelling studies and the latest local information on flooding.

The site at 44 Meadow Road does indeed fall within the flood risk area as outlined on the Indicative Maps, therefore we objected to the May 1998 planning application. As a consequence of our objection, there was discussion with the developer about the current application (F/2000/1313). He provided us with detailed ground levels that demonstrated to our satisfaction that the proposed development would not be flooded. I enclose, for your information, a copy of our comments to Wokingham Distict Council about the application.

NOT INCLUDED

With respect to Emm Brook, we became aware of works that appeared to involve infilling of part of this brook at the same site in February 2000. Following our intervention, however, restoration of the river bank has taken place, with the profile of the river bank re-established to our satisfaction. Work was completed in June of this year.

I hope that this explanation clarifies the position over the two issues you raise.

Yours sincerely

ARCHIE ROBERTSON
Director of Operations

Environment Agency
Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD
Tel: 01454 624407 Fax: 01454 624014

40 Meadow Road
Wokingham
Berks. RG41 2TD

8th August 2000

Your ref: FD/94/TH

Terry Hind, Flood Defence Inspector
Environment Agency
Swift House
Frimley Business Park
CAMBERLEY
Surrey GU16 5SQ

Dear Mr Hind

re: Land Adjacent to 44 Meadow Road

I have just seen a copy of your letter, dated 19/06/00 with the above reference, to Mr John Grady, 8 Meadow Walk, Wokingham, in which you say that the Environment Agency has ordered a reinstatement of the original bank line of the Emm Brook at the above site. This is good.

I have also seen a copy of a letter, dated 19/06/00, from Day-Tanner Partnership to Wokingham District Council, saying that the bank has been reinstated to the Environment Agency's satisfaction.

What I have not seen is any significant change in the line of the river bank, since it was moved earlier this year.

Your description of the activities on the above land as being 'garden encroachment' is inappropriate in this situation, as it conjures up pictures of wheelbarrows being used to move soil. In this case, many dumper-truck loads of soil were brought onto the site, and none of this soil has been removed.

I get the feeling that there has been some misunderstanding as to the history of this section of the Emm Brook. The following paragraphs attempt to put this right.

A few years after the Meadow Road estate was built, the Emm Brook overflowed its banks after a heavy storm. Floodwater entered a few of the houses on the estate, including 8 Meadow Walk. Because of this, several flood

precaution measures were taken. One of these was to dig out a wide flood channel on land between 44 Meadow Road and the stream. After this, no further significant problems were encountered.

Then, earlier this year, prior to putting in a planning application for a new dwelling on the site, many dumper-truck loads of soil were brought in and used to fill in the flood channel. As a result of this, the river bank was moved by about 5 metres, at the maximum width of the flood channel. Since then, all that has happened is that a blue line appeared about a half-a-metre back from the new position of the top of the bank, and the bank pared back to this.

In May, the Emm Brook overflowed its banks again, after a fairly moderate storm, and flooded the lower part of Meadow Way. A resident of Meadow Way, who like myself has lived here since the houses were built, says that he has not seen the water so high since the original flooding.

So, I find it hard to understand why you say that the filling in of the flood channel did not contribute to the recent flooding of Meadow Walk. Surely, the flood channel would have retained the floodwater, or at least some of it, and prevented it from spilling over into Meadow Walk. **That is why it was dug out in the first place!** I believe that this recent flooding serves as a warning of what is yet to come.

I find it more than coincidence that the sequence of events is; flooding occurs; flood prevention measure put into place; no problems occur for many years; flood prevention measure removed; flooding recurs!

So, I would be interested in hearing from you, as to when the river bank is **really** going to be reinstated to its original position, because currently the lower-lying properties on this estate are at greater risk of flooding now than they were at the start of this year.

Yours sincerely

Ken Munday

Copies to:

Mr & Mrs Grady, 8 Meadow Walk
Mr & Mrs Dunmore, 15 Meadow Road
Mr & Mrs Gilliam, 13 Meadow Road
Mr & Mrs Kneale, 42 Meadow Road

CLIVE ELKINGTON BSc MBCS
Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berks
RG41 2TJ

Telephone: 0118 978 7595
Mobile: 07885 692348
e-mail: clive_elk @ btinternet.com

PLANNING SERVICES RECEIVED
POL
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27 OCT 2000
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Date: 25/10/00

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I realise that the closing date for objections to the above application has now passed, but I have only recently received the views of the Environment Agency. Their reasoning in supporting the application is so seriously flawed that I felt I had to write to them to point out the fallacies in their arguments, and I enclose a copy of my letter to them. I hope that, in spite of the date, you will be able to consider these points when arriving at your decision.

Yours faithfully

C B Elkington

CLIVE ELKINGTON BSc MBCS

Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berks
RG41 2TJ

Telephone: *0118 978 7595*
Mobile: *07885 692348*
e-mail: clive_elk @ btinternet.com

Date: 26/10/00

Ms S Paxman
The Environment Agency
Frimley Office
Swift House
Frimley Business Park
Camberley GU16 5JQ

Your Ref: SP\2000\002451\001

Re:- Planning Application Reference WDC F/2000/1313
44 Meadow Road, Wokingham, Berks

COPY

Dear Madam

Thank you for your letter of 18 October 2000 together with the enclosure showing your responses to the above planning application, although they arrived too late for me to include my views on them in my objections.

I am afraid to say that you have entirely missed the point, since your sole concern appears to be to ensure that the proposed development remains free from flooding. You are judging the application in isolation, without considering the effect on the surrounding environment or the history of flooding in the area, and without taking the trouble to consult those of us who have lived here for many years and who know the dangers.

In your letter to Wokingham District Council, under the heading "Advice to Planning Authority", you state that "This site is not within the floodplain of the Emmbrook". Whether you choose arbitrarily to define the site as being within the floodplain or not, the fact remains that it is right next to the brook, and the modifications to the bank restrict the flow and capacity of the brook. You also refer to the "restored bank". To this I would respond by saying that the only sense in which it has been restored is that it has now returned to the state it was in before the clearance of several years ago. At that time and in that condition it frequently used to cause flooding on the Riverside Walk and in the lower part of Curl Way whenever there was an appreciable rainfall.

Yours faithfully

C B Elkington

Rec'd 11.05AM 16.10.00

CLIVE ELKINGTON BSc MBCS

Chartered Information Systems Practitioner

32 Curl Way
Wokingham
Berkshire
RG41 2TJ

Telephone: 0118 978 7595
Mobile: 07885 692348
e-mail: clive_elk @ btinternet.com

PLANNING SERVICES | HPT
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CS 0135 | BCP
17 OCT 2000
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Saturday, 14 October 2000

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

Your Ref: Mrs B Polnik/F/2000/1313

Dear Madam

Re: Planning Application, 44 Meadow Road

I write to object further to the most recent revision of the planning application for the above address.

The latest plan available at the Council Offices refers to a reduction in size of the upper floor of the proposed new house. Suffice it to say that a house in that location is always going to be a blot on the landscape, and no amount of tinkering with its size will overcome that fact. I note also that the plan now shows a line of "Native planting to Environment Agency requirements" along the riverbank, presumably based on the mistaken assumption that the existing residents would find the sight of a barrier of trees preferable to that of a new house. Incidentally, the Environment Agency has not seen fit to respond to my request for information as to what its precise requirements are in this respect.

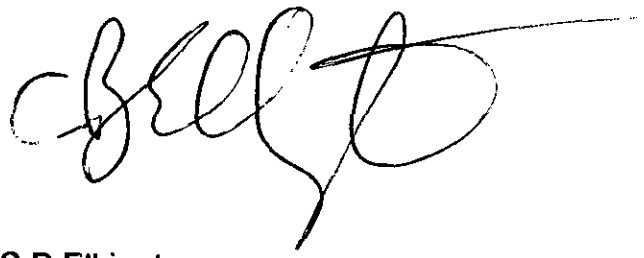
None of the major objections which my neighbours and I raised previously in relation to the issues of floods, traffic, pedestrians and drainage, have been addressed in the revised application. Those objections were not raised solely on aesthetic grounds, nor on the basis of a "not in my back yard" attitude, but were substantive and remain in effect.

It is difficult to avoid the conclusion that the applicant previously changed the line of the bank of the Emmbrook in an attempt to present the Planning Committee and the Environment Agency with a fait accompli, and there is very real apprehension that approval of this application would bring back the threat of floods such as those which occurred here in the 1970s and 1980s. We look to the good sense of the

Planning Committee and our elected representatives on the District Council in general to protect us from these risks. The complacent attitude of the Environment Agency, and its apparent willingness to accept the word of the applicant in all respects, is disappointing to say the least. We should be able to rely on it to safeguard the integrity of existing facilities, and only allow alterations to the status quo when they have been shown to be safe and acceptable to all concerned.

In summary, I would urge you to reject the planning application in all its forms. The proposed house is, and always will be, unsuitable for its location; that location has already been unacceptably modified and the applicant must be required to reinstate the bank of the Emmbrook to its former status and dimensions, as existed at the beginning of this year. I intend to send a copy of this letter to the Environment Agency for their comment.

Yours faithfully



C B Elkington

PLANNING SERVICES	RPT
PCOL	TLS
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CS OBS	BLD
17 OCT 2000	
COPIES TO:	ACK
	FILE

MR & MRS. S.K. ATWELL
11, Meadow Road,
Wokingham
Berks. RG41 2TE.

14th October 2000

Dear Mr Mitchell,

REF. PLANNING APPLICATION
No F/2000/1313.

We are in receipt of your letter dated 26th September 2000, stating that you have received further revised plans for the building of a dwelling on the land between house Meadow Road & the Emsbrook.

We can only confirm, again, all the reasons stated in our last two letters to you that such a dwelling should not be allowed to be erected on this site. Our main reasons, again being the flooding problem, the sewage &c.

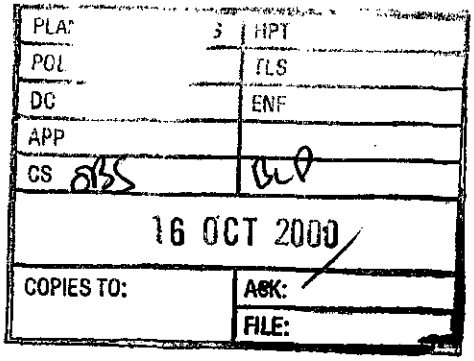
We strongly object to any building being erected on this site.

Yours Sincerely

S. K. Atwell (Mrs)

c.c. MRS. B. POLNIK.
REF. F/2000/1313.
ENVIRONMENT SERVICES DEPT.
PLANNING SERVICES.

Rev. M.



15 Meadow Road
Wokingham
Berks RG41 2TE

12th October 2000

Mrs B Polnik
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Polnik

Reference your letter F/2000/1313 dated 26 September 2000.

Regarding: Proposed erection of detached dwelling at 44 Meadow Road Wokingham.

Thank you for your letter drawing our attention to revised plans for the above proposed dwelling at 44 Meadow Road.

Having viewed these plans we would just like to repeat that our fundamental objection to the proposal is that the site itself is totally unsuitable for building another detached dwelling. We simply do not think it is wise to propose squeezing in an extra house, outside the natural line of the estate, so close to a stream, where the exact nature of the flood plain is still causing such confusion. Whatever alterations the architect proposes to satisfy any aesthetic objections cannot alter this position.

Yours sincerely

Malcolm Dunmore

Malcolm and Rosalind Dunmore

P.S. This is the third or fourth such proposal for this site. We are disappointed that none of our previous queries and objections have so far been answered.

Rev. PI.

☎ 0118-978-5051

40 Meadow Road
Wokingham
Berks. RG41 2TD

10th October 2000

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS 0155	BCP
12 OCT 2000	
COPIES TO:	ACK:
	FILE:

Your Ref: Mrs B Polnik
F/2000/1313

Mrs B. Polnik
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mrs Polnik,

re: Planning Application
No.F/2000/1313

I am writing to you in response to your letter of 26 September 2000, regarding the revised plans that you have received, in the form of drawings No.1499/01B and 1499/02A, which are part of the above planning application.

In general, I find that most of the concerns that I expressed to you in my letters dated 23 May 2000 and 20 July 2000 still apply.

Risk of Flooding

The Environment Agency, in a letter to John Kneale, has got itself into the absurd position of saying that No.44 Meadow Road 'does indeed fall within the flood risk area as outlined on the indicative maps', but that the proposed development does not! It is saying this even though it is clear from the spot heights on plan 1499/01B and the front elevation on plan 1499/02A, that No.44 and the proposed development, which are only **1 metre** apart, are on the same level. It is simply farcical to say that the new development is **not** at risk from flooding, when all the properties that surround it **are** at risk.

However, this matter is being taken up directly with the Environment Agency.

Wide Flood Margin

I stated in my previous letter that I was astounded to see that the Environment Agency had allowed the wide flood margin

to remain filled in. However, a letter on your file indicates that the Agency simply asked the current owner to show them where the original bank had been, and did not seek independent verification. All I can say is that the current owner has a very poor memory. The existing river bank is still about 4 metres from where the original bank was. **The wide flood margin remains destroyed,** and adjacent properties have been placed at a higher risk of flooding than they were at the beginning of the year.

This is another matter that is being taken up directly with the higher management of the Environment Agency, because the proposed dwelling would be situated well within 8 metres of the top of the original river bank.

I therefore suggest that this planning application should be **put on hold,** pending the outcome of their investigations, because currently, Environment Agency approval **has been based on incorrect information.**

Increased Size of Site

I notice that the size of the site has increased significantly since the refused 1998 planning application. If you compare the 1:200 site plans, that is plan 138/1 (3/98) from the 1998 application and plan 1499/01B from the current application, you will see what I mean. Actually, the latest plan does not include the normal thick boundary line, so it would be better to use the previous plan, 1499/01A, where the boundary line is clearly defined.

Has the new land been formerly transferred from Wokingham District Council to the owner of No.44 Meadow Road, or has it simply been annexed as part of the filling in of the wide flood margin? The boundary of the site by the bridge has moved by about 4 metres, and having just looked at it, the stream does indeed seem pushed over to the further side of the bridge, and does not pass under it centrally as you might expect it to do.

The Proposed Dwelling

In spite of the revised design, the two-storey part of the building still juts out by at least 2 metres in front of the existing two-storey building line. And of course, the one-storey part of the building remains over 1 metre in front of the existing 1-storey building line. In addition, no attempt has been made to harmonise the design of this dwelling with the design of adjacent houses, which are harmonised in design and materials. It will still stick out like the proverbial sore thumb, and can only have a detrimental effect on the pleasing character of the Riverside Walk. The proposed

dwelling would of course be closer to the Emm Brook than any other house in the vicinity.

As I have pointed out in my previous letters, the south-west elevation of No.44, which overlooks the Emm Brook, is effectively the front of the house containing the front door & hall window, and windows for study, lounge, landing (a large clear window) and a bedroom. This is without doubt the primary elevation of the house, and the proposed application wants to squash a new development **1 metre (39 inches)** in front of it, having to demolish No.44's **front** porch in order to achieve this. Would all these windows have to be frosted, since they would directly overlook another property?

The car parking situation remains as I described in my previous letter leaving no room for a front garden, which is totally out of keeping with the surrounding properties.

The revised plan 1499/02A does not show french windows leading from the unusually small living room into the back garden. So, presumably the developer has no intention of providing these, in spite of his mention of them in his letter to you dated 19 June 2000. Thus, the only way to get to the back garden from the main part of the house is via the front door.

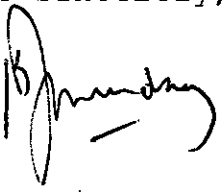
Conclusions

I still firmly believe that this planning application should be **rejected.** In addition, I would suggest that the removed flood precaution measure, described above, should be **reinstated as soon as possible.** The development as proposed can only be achieved by putting the properties of other people at a greater risk of flooding, as has been demonstrated by the recent flooding of Meadow Walk.

I have also suggested that this planning application should be **put on hold,** pending the outcome of the Environment Agency's investigations into the matters raised above, because currently, Environment Agency approval **has been based on incorrect information.**

If I can assist further in any way, I can be contacted at the above address and telephone number.

Yours sincerely,



K.J.Munday

Copy letter

40 Meadow Road
Wokingham
Berks. RG41 2TD

10th October 2000

PLANNING SERVICES	HPT
PGL	TLS
DC JFK/BP	ENF
APP	
CS	35288
12 OCT 2000	
COPIES TO:	ASK:
	FILE:

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

I am writing this in support of John Kneale's letter to you of 7th October 2000, regarding the above planning application.

Destruction of Wide Flood Margin

I first raised this matter with Liz Cook at your Agency on 28th February 2000. As my letter was swiftly passed down the hierarchy, I received an assurance that it would be dealt with, and I was told "We will keep you informed". I was also told that Amanda Reed (Development Control) at Camberley would be dealing with the matter.

By 6th April I had not heard anything, so I wrote to Ms.Reed asking for a brief update. Still no reply. Two further letters to your Agency followed on 18th May 2000 and 23rd May 2000. Eventually on 31st May 2000, 3 months after my initial letter, I rang Ms.Reed. She agreed that she had received my letters, but said she had been on holiday and had been too busy with her many other sites to respond. When I asked if she was aware that lower Meadow Walk had been flooded again such that some residents' cars were marooned in their garages for the best part of a day, she replied with something to the effect that "it had been rather wet lately"! I didn't get any significant update on the situation from this phone call. Nor did I ever get a reply to my letters.

On 8th August 2000 I sent a letter to Terry Hind (Flood Defence Inspector) at Camberley, having seen a letter from him to a neighbour stating that the Agency had ordered a reinstatement of the original bank line. I asked him when the reinstatement was going to happen. I have not received a

reply. A further letter, requesting a reply, was sent to him on 5th October 2000.

Mr.Robertson, I can assure you that the wide flood margin **has not been reinstated** by the owner of 44 Meadow Road or his developer.

I moved to this address in 1964 and so I saw the floods in 1968, and the misery caused to those whose houses the floodwater entered, because it had also flooded a sewer which runs parallel to the Emm Brook. I also saw the wide flood margin dug out, as one of a number of flood prevention measures taken later on in 1968, as a result of the flooding. This wide flood margin was filled in, using many dumper-truck loads of soil, early this year by the owner/developer, and it **remains** filled in.

A letter held on file at Wokingham District Council says that your Agency's approval is partly based on the new dwelling being more than 8 metres from the top of the 'restored' river bank. A further letter indicate that your Agency determined the line of the original river bank by simply asking the owner/developer, without seeking any further independent verification. This was surely an extremely naive act (assuming, of course, that no malpractice has occurred). As a result, the Agency has been misinformed, and the proposed dwelling would actually lie well within 8 metres of the top of the original river bank.

I therefore suggest that you <u>immediately</u> object to the above planning application, because your previous acceptance has been based on <u>false information</u>.

<u>Risk of Flooding</u>

You really have got into an absurd situation by saying that the proposed dwelling will not be at risk of flooding, but that No.44 will. And of course, you have also sent letters to households further up the (slight) hill, telling them that their properties are at risk too!

Your assertion that the proposed dwelling is not at risk of flooding is based on some undisclosed 'detailed ground levels' given to you by the developer. Since your conclusions based on these seem to contradict the information provided in the plans attached to the above planning application, you need to make public these 'detailed ground levels' so that this discrepancy can be resolved.

From the plans deposited with Wokingham District Council, it is quite clear that No.44 and the proposed new dwelling, which

are only **1 metre** apart, are on exactly the same level, with the new dwelling being between No.44 and the stream!

The Environment Agency is in danger of becoming a laughing-stock if it fails to recognise that 'water will always find its own level'.

I therefore suggest that you immediately object to the above planning application, because the site is at considerable risk of flooding.

Other Matters

Another letter from your Agency, on file at Wokingham District Council, tells the developer that in 1968 (prior to the wide flood margin being dug out) the floodwater remained within the Emm Brook channel! This is blatantly untrue. How did the floodwater get into the houses in Meadow Walk then? How did it surround Nos.13, 15, 42 & 44 Meadow Road? Why was the wide flood margin dug out? I saw this all happen with my own eyes. The letter actually makes the very strange statement "Therefore this flood must have been confined within the channel, ...". If only all floods were like that!

I cannot help but get the feeling that your Agency is acting as an agent for the developer and is ignoring the valid concerns of other local residents. It is also ignoring the truthful information provided by local residents and listening only to those who have vested interests.

I am fed up with seeing statements from your Agency that say 'black is white'! And of course I am also fed up with not receiving any replies to my letters. Let's hope that this one is not mislaid!

Yours sincerely

K.M.

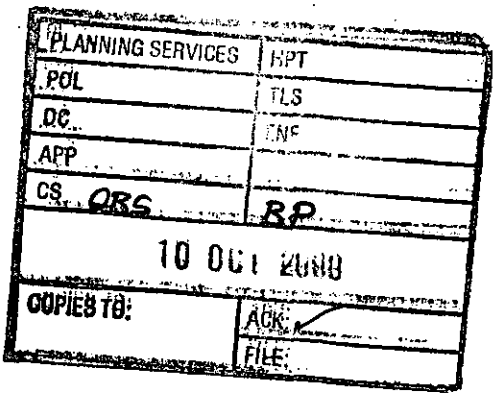
Ken Munday

Copies: The Rt. Hon. John Redwood, MP

✓John Mitchell, Development Control Manager,
Wokingham District Council

Rev Pl.

34 Curl Way, Wokingham, Berks. RG41 2TJ



8th October 2000
Reference Application Number F/2000/1313

Mrs. B. Polnik
Environmental Services Dept
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham, Berks. RG40 1WR

Dear Mrs Polnik

Proposal: Proposed erection of detached dwelling – 44 Meadow Road, Wokingham
Drawing Nos 1499/01B and 1499/02A

We wish to continue our objections to the above proposed development.

1 / Planning consent for the properties in Meadow Road and its environs as originally approved by the Council some 40 or 50 years ago resulted in a density of housing which gave a pleasant and spacious appearance to the whole area. To my knowledge nothing has significantly altered in the meantime to justify a change by the Council in this approach.
Objection no 1 is that the developer is squeezing a second property into the area originally approved by the Council for a single dwelling. Inspection of the house plans indicates a proposed property which is totally out of keeping/character with houses in the immediate vicinity and as such will detract from the pleasing appearance of the area.

2 / The above application has only been made possible by the developer negating the flood prevention measures taken in the 60's to reduce the risk of flooding in the immediate area of the bridge in Meadow Road. I am at a loss to understand why the Environment Agency (EA)appears to be facilitating this application by default. The developer proposed backfilling/improving? /restoring? the bank of the Emmbrook and the EA simply stated that it had been carried out in accordance with the drawings. Where is the authorisation from the EA requesting this work to be carried and what ENVIRONMENTAL reasons do they give for eliminating previous flood prevention measures?
Objection no 2 is that the Environment Agency appear not to have carried out a proper investigation into the characteristics of the Embrook in flood as influenced by the developers unilateral decision to change the profile of the bank. Since the change in profile we have already experienced flood water levels at the bridge approaching those

prior to the flood prevention measures of the 1960's. An Environmental impact study should be carried out as a matter of urgency and certainly before any further applications are considered.

3 / As residents of Curl Way for 24 years we have on at least a dozen occasions suffered from flooding in the road and into our driveway. This flooding is a result of surface water being unable to drain into the Emmbrook because the end of the drainpipe becomes blocked by silt and roots. Our numerous requests to the Council to investigate and remedy the problem have been met with TOTAL DISINTEREST as evidenced by lack of any subsequent action by the Council. As a result of my most recent call in June/July of this year the Councils Mr George Hain (now retired I believe) promised that he together with Mr Terry Parsons would be in touch to arrange a site meeting, I am still waiting for a call!!!! On each occasion in the past I have climbed down into the brook and cleared the obstruction to prevent further flooding. I do not propose to do this in future as it is clearly the responsibility of the Council and /or the EA to take remedial action.

Objection no 3 Once again I request that the Council/EA put their minds to resolving EXISTING problems related to flooding in the area as described above and that the Environmental study requested includes the impact on existing and potential flooding both upstream and downstream of the proposed development before considering any further planning applications for this site.

4 / I notice that the developer has suggested that the removal of the trees from the front of the site is to improve safety when entering/exiting the property. The trees would have to be removed anyway to facilitate access to the site by car. The point at issue here is that the railings and their supporting piers would impair the vision of the road for anyone exiting the site by car. I need hardly remind the Council that Meadow Road is used by large numbers of children attending one of the four schools in the area. The bridge acts as a funnel which the children have to pass through every day.

Objection no 4 We object to this application on the basis that the proposed development would create an accident waiting to happen in an area used by the general public but especially by our schoolchildren.

We wish to add the following comments with respect to the application:

A/ Residents in the area have recently received notification from the EA that they are "at risk" from flooding. I have no reason to suppose that the proposed development is not "at risk". It would be interesting to know if the Council's view is to approve or reject further development in such areas.

B/ At least 6 properties within 200 yards of the proposed development have suffered from subsidence in the very recent past. Again I would be interested to know if the Council's view is to approve or reject further development in such areas.

C/ I accept that the building plans are subject to Building Regulations including Fire Regulations. The current drawing still shows only one door for access/egress to the living areas. The developer states that the garage has an external door, however this is not accessible via the living area. I also note that in order to conform to Fire Regulations the developer has stated that, "It would be very easy to convert the living room windows to French casements". I assume that this type of comment is not acceptable for Building Regulations in cases where planning approval has been given.

In conclusion we remain resolutely opposed to the application on the basis that is totally unsuitable for the site proposed for the reasons shown above.

Yours sincerely,

David Hollands CEng MIMechE and Jennifer Hollands BSc.

By hand 12.10.00.
obs. letter.
Rec'd.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

12th October 2000

Your Reference:
Mrs B. Polnik/F/2000/1313

Mrs B. Polnik
Planning Services
Environmental Services Dept.
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks.
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS OBS	BLP
COPIES TO:	

Dear Madam,

Planning Application No.F/2000/1313
Revised Additional Plans - Drawing 1499/01B & 1499/02A

In response to your letter of 26th September 2000, regarding the revised plans that you have received, in the form of drawings1499/01B & 1499/02A, my observation to you is that these are quite irrelevant, as they do not address any of the concerns *expressed in my letters dated 24th May 2000 and 20th July 2000.*

The Site

The site is not big enough for an additional dwelling! If the Environment Agency insisted on the restoration of the original wide flood margin, as they should, there would not be sufficient flat ground on which to build an additional dwelling to the Agency's planning criteria.

Comparing site plan drawing 138/1 of 4th March 1998 (supporting outline planning application 98/67228/0) with site plan drawings 1499/01A & 1499/01B these latter drawings would appear to show :-

1) The site boundary has been moved and the whole site significantly enlarged.

2) The route of the water course would seem to have changed.

3) The width of the Emm Brook would seem to have halved.

My letter of 4th August 2000 refers.

The Proposed Dwelling

a) Siting

The proposed siting of this dwelling shown on the latest drawing still leaves it just over 1 metre away from the existing house, No.44 Meadow Road.

This is ridiculously close, and would make it very obvious that the proposed dwelling had been pushed in and was completely contrary to the council approved Sunley Estate of nearly 40 years ago, which resulted in a density of housing giving a pleasant and spacious appearance to the whole area.

b) Proposed House Plan

The existing Sunley houses were harmonised in design with either a tile hung or wood cladding elevation.

The proposed house would appear to be of all brick construction and it would seem that no attempt has been made to try to harmonise either the design or the materials with the existing houses.

The siting and design of this proposed dwelling would make it stick out like the proverbial sore thumb and also devalue the environmental asset of the Riverside Walk.

Flooding Risk

The attentions of the appropriate personnel of the Environment Agency would seem to have been poorly addressed, giving a strong impression of bias towards the developer, and little consideration for all the householders affected by this proposed development.

This may have been due to a lack of experience by the Agency personnel charged, in the first instance, with examining this planning application. I find it quite extraordinary that the Agency did not raise any objections to this proposal.

One letter from the Agency on your file is quite amazing! This is a copy letter dated 31st January 2000 from Amanda Reed to Tony Day of the Day-Tanner Partnership. Quote (with my underlining) :-

"I can confirm the upstream and downstream floodwater levels measured during the 1968 flood event along the Emm Brook are below the ground levels quoted on your fax. Therefore, this flood must have been confined within the channel, and as such the site is not considered within the 1968 flood plain of the Emm Brook."

My comments on this very definite statement are :-

1) If the water of the Emm Brook had been confined within the channel there would not have been a flood in the Meadow Road and Meadow Walk area.

2) There are presently a number of residents in this area who personally observed this flooding, and can confirm the floodwater entered the houses in Nos. 8 & 9 Meadow Walk and rose to about the damp-proof course level at Nos. 13, 15, 42 and 44 Meadow Road.

Environment Agency

It would seem that Environment Agency approval of this planning application has relied on misleading information supplied by the developer.

You will have seen my letters to Mr Archie Robertson of 13th September 2000 and 7th October 2000, and I now enclose a copy of his letter dated 9th October 2000, in which he states that a full response will be with me by the 20th October 2000.

I am hoping that an independent re-evaluation, within the Environment Agency of all relevant facts will result in a change of mind and a refusal of this planning application.

In the meantime might I suggest that you consider placing this planning application on hold, pending the outcome of further investigations, as it would seem that approval by the Environment Agency has been based on incorrect information.

Yours faithfully,

J. Kneale.

cc Councillor R.F.N.Eke, M.B.E., D.F.C.

Our ref: CAR/kw/1000-07
Your ref:

Date: 9th October 2000

ENVIRONMENT AGENCY

RECEIVED 10TH. OCTOBER 2000

Mr J Kneale
42 Meadow Road
Wokingham
RG41 2TD

Dear Mr Kneale

WOKINGHAM DISTRICT COUNCIL – PLANNING APPLICATION NO F/200/1313

Further to my letter of 26th September I aplogise for not enclosing the letter to the District Planning Officer which is now enclosed.

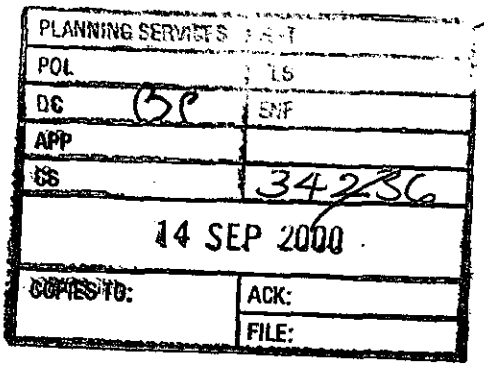
Your letter of 7th October is being dealt with and a full response will be with you by the 20th October.

Yours sincerely

ARCHIE ROBERTSON
Director of Operations

Enc:

Environment Agency
Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UD
Tel: 01454 624407 Fax: 01454 624014



John

Rec'd.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

13th September 2000

The Right Honourable John Redwood, M.P.
House of Commons
Westminster
LONDON

Dear Mr. Redwood,

Flood Warning Codes

and Planning Application No.F/2000/1313 with Wokingham District Council

Enclosed are copies of my letters to Mr. Archie Robertson, Operational Director of the Environment Agency, together with copies of his letters of July and September 2000.

Firstly, I must ask your forgiveness for involving you by adding your name on my recent letter to Mr. Robertson.

This planning application has been rumbling on since early this year and had reached a point where we needed some leverage to get the Environment Agency to take some notice of the affected residents concerns.

Hopefully, by adding your name on my letter, this might be achieved, and I am ready to absorb your wrath for not consulting you beforehand. In mitigation, time has become of the essence.

You are a very busy man and hopefully, we will not need to ask for your help. If we do, we would be grateful if you were able to do so.

In the meantime, the enclosures should give you the 'bones', and are presently for information only.

Yours sincerely,

J Kneale

J. Kneale.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

13th September 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS12 4UD

Dear Mr. Robertson,

Flood Warning Codes

and Planning Application No.F/2000/1313 with Wokingham District Council

Thank you for your letter informing me, again, that I live in a flood risk area. In the second paragraph of your letter, you state "The Environment Agency aims to help you to better protect yourself and your home".

If this is so, it would be reasonable to conclude that your agency is as concerned with the preservation of established flood prevention measures, as it is with advising on flood protection.

Seven weeks ago, I wrote to you in connection with planning application No.F/2000/1313 with Wokingham District Council, asking why your agency had acquiesced in the destruction of a long established local flood prevention measure in the Emm Brook, which increased the risk of flooding to my property, and to those adjacent.

Apart from a post-card acknowledgement of my letter of 25th July, your agency has not responded.

A few days ago, I was informed by the officer handling application No.F/2000/1313 at Wokingham District Council that your agency had been consulted on this application and that no objections had been raised to it!

I find it incomprehensible that your agency does not object to this recent planning application, when in May 1998 objections were made to a similar proposed development, mainly on the grounds that the development lay within an area of land which is liable to flood! How apposite your recent letter is!

Circumstances would not appear to have changed since May 1998, except for an increase in the risk of flooding due to the recent destruction of the local flood prevention measure, so how can your agency not object to planning application No.F/2000/1313?

For your assistance, a copy of Mr.C.Bedford's letter of 1st May 1998 from your agency is enclosed.

Your agency's apparent lack of concern for the protection of the property of those householders in Meadow Road, Meadow Walk and Meadow Way, to whom your September letter was sent, has created a general scepticism of the sincerity of you stated aims. This could be removed by your agency objecting to planning application F/2000/1313 and the insistence on the restoration of the destroyed flood prevention measure in the Emm Brook.

Enclosed is a copy of my previous letter to you, dated 25th July 2000, and I would request that you now take a personal interest in this matter, since passing it on to others does not result in any response.

The report by Charles Clover in the *Daily Telegraph* of Monday 11th September 2000 about your agency's warnings on future flood risk would seem to be very relevant. In case your press office has not already supplied you with a cutting, I enclose a copy.

Yours sincerely,

J. Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham (with copies of appropriate letters)

- Mr John Mitchell, Development Control Manager, Wokingham District Council.

- Councillor R.F.N.Eke, M.B.E., D.F.C.

The New Flood Warning Codes

ENVIRONMENT AGENCY

42 Meadow Road
WOKINGHAM
Berkshire
RG41 2TD

80631

Royal Mail
2 Postage Paid
BD 276

1/567780/EAR

Your Ref: 42QT5

Flooding. You can't prevent it. You can prepare for it.

If undelivered please return to the Environment Agency:
c/o The Stables, Manor Farm,
Chilcompton, Bath BA3 4HP

The New Flood Warning Codes

ENVIRONMENT AGENCY

Dear Householder UNDATED - RECEIVED SAT. 9TH. SEPT 2000

As you may know, you live in a flood risk area. Only three months ago, 1,000 homes were flooded in Yorkshire, County Durham and Sussex, when heavy rain caused swollen rivers to burst their banks. The damage, in insurance terms alone, was estimated at £12 million.

Whilst you can't always stop flooding, with the right preparations in advance, and by responding swiftly to warnings when they are issued, there is a great deal you can do to reduce the impact of a flood. The Environment Agency aims to help you to better protect yourself and your home.

On the back page of this letter you will find a useful checklist of advance preparations that really can make a difference. We've also enclosed a Guide to the new Flood Warning Codes. This explains how we issue warnings to the public and provides practical advice on what to do when you see or hear a warning for your area. Please do read this Guide and keep it in a safe place.

The new warning system is live from 12th September 2000 throughout England and Wales (replacing the old yellow, amber and red colour-coded system). For the first time, the Agency is now able to issue a general early alert for flooding for all water courses, known as Flood Watch.

Recycling Details
This letter has been printed on 100% recycled paper. If possible it should be recycled after you have read it. The enclosed card is made from recyclable plastic so it will remain intact in the event of a flood.

Contact Details
Environment Agency
National Flood Warning Centre
Swift House, Frimley Business Park
Frimley, Camberley, Surrey GU16 7SQ

Telephone 01276 454 725
Fax 01276 454 747

www.environment-agency.gov.uk

Environment Agency

Floodline
0845 988 1188

Flood warnings are issued on radio and television, as well as TV text services. In some areas we can also issue warnings direct to your home by telephone, fax, pager, sirens or from a local flood warden. If you already receive warnings directly in one of these ways you will continue to do so under the new system.

The Environment Agency also runs Floodline 0845 988 1188 (a telephone advice and information service). You can listen to up-to-date recorded flood warning information for your area 24 hours a day. You can also talk to our trained Floodline operators from 8am to 8pm weekdays and 10am to 4pm weekends and bank holidays. They can provide advice and details of the local service for your area including new quick dial numbers to help you find out if local warnings are in force. A set of useful factsheets is also available in braille, audio cassette and other languages.

Please remember to keep your Guide and don't hesitate to call us at Floodline.

Yours faithfully

Archie Robertson
Operational Director, Environment Agency

HE IS BASED AT:-
RIO HOUSE
WATERSIDE DRIVE.
AZTEC WEST,
ALMONDSBURY.
BRISTOL,
BS12 4UD

Data Protection Notice
The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you only wish to receive flood warning related information in the future, please advise us via Floodline.

The New Flood Warning Codes

Environment Agency
Floodline
0845 988 1188

Flooding. You can't prevent it. You can prepare for it.

Look around your home, and imagine it with two or three feet of water running through it. How would you cope? Use this handy checklist in advance of a flood. Don't wait for a flood to prepare for a flood!

Flood Plan Checklist

- Keep a list of **useful numbers** to hand eg: your local council, the emergency services, your insurance company, and Floodline – 0845 988 1188.
- Have a few **sandbags** or floodboards prepared to block doorways and airbricks.
- Make up a **Flood Kit**, including a torch, blankets, waterproof clothing, wellingtons, a portable radio, first aid kit, rubber gloves and key personal documents. Keep it upstairs, if possible.
- Talk about possible flooding with your family or those you live with. Consider writing a **Flood Plan**, and store these notes with your Flood Kit.
- Make sure you know where to turn off your **gas and electricity**.
- What about your **pets**? Where will you move them to if a flood is on the way?
- Think about your **car**. Where could you move it to in the event of a Flood Warning?
- Get into the habit of storing valuable or sentimental **personal belongings** upstairs or in a high place downstairs.
- Think about **medication**. In the event of a flood, you'll still need to take it.

42, Meadow Road
Wokingham
Berks.
RG41 2TD

25th July 2000

Archie Robertson, Operational Director
Environment Agency
National Flood Warning Centre
Swift House
Frimley Business Park
FRIMLEY, Surrey. GU16 7SQ

Dear Mr. Robertson,

Flood Warning Service Changes

Thank you for your recent letter, regarding the changes that the Environment Agency is making, to improve the flood warning service that you provide. After talking to your Floodline help desk, I find that my house together with other adjacent low-lying houses are on a register of properties at risk of flooding from the Emm Brook. This I can understand, because of the flooding problems that have occurred in the past.

What I cannot understand is why, earlier this year, the Environment Agency has permitted a local flood prevention measure to be taken away, thus increasing the risk of flooding to my property, and to those adjacent!

The sequence of events is as follows. A few years after the estate upon which I live was built, a local stream, the Emm Brook, overflowed its banks following a heavy storm. Floodwater entered a few of the houses on the estate, while others, including mine, were surrounded by water, which reached up to just below the level of the damp-proof course. As a result of this flooding, several measures were taken to prevent it happening again. One of these measures was to cut out a wide flood margin on land adjacent to the stream, which would retain floodwater in the event of another heavy storm. Since then, to my knowledge, no water has encroached upon any house in the area.

However, earlier this year, the property adjacent to the stream, and upon which the wide flood margin was dug, was put on the market. It was advertised as having "Potential for Building Plot (Subject to Planning Permission)", even though outline planning permission had been refused by Wokingham District Council two years earlier. A local builder has become the prospective purchaser for the property, and has applied for full planning permission to build a new dwelling between the existing property and the stream. In preparation for this, he has brought in many dumper-truck loads of soil, and completely filled in the wide flood margin that has existed for over 30 years. Since it was filled in, and after a relatively moderate thunderstorm,

the Emm Brook overflowed its banks again and covered the lower part of the roadway of Meadow Walk. A long-standing resident of Meadow Walk tells me that he hasn't seen the water so high since the original flooding.

In a letter to Wokingham District Council, supporting the planning application, the architect for the prospective purchaser claims that the new line of the river bank, without the wide flood margin, "has now been dealt with to the Environment Agency's satisfaction". Although, in their objection to the outline planning permission just two years ago, the Agency said "Note to Planning Authority: Under the water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency (Thames Region) is required for any works in, over, under or within 8m of any main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case."

The main objection of the Agency two years ago was that "The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere." However, the architect claims that there is no risk of flooding to local properties because "The site is not within the flood plain of the Emm Brook, as confirmed by the Environment Agency on 31st January 2000". This seems to contradict your recent letter and your Agency's register of properties at risk.

Please could you investigate this apparent contradiction for me, and let me know your findings. To assist this, I can provide you with the following details. The land I am referring to is situated between 44 Meadow Road, Wokingham and the Emm Brook. And it is the subject of Planning Application No.F/2000/1313 with Wokingham District Council.

I am sure that you can understand my concerns regarding this matter. For as you say, flooding is an important issue for us all, and we know that climate change may mean floods happen more often in the future. And if you live close to a river that has been known to flood in the past, you take these things very seriously indeed, particularly when a flood prevention measure is removed.

Yours sincerely,



J. Kneale.

RECEIVED 10.00AM MONDAY 17 JULY 2000
WHY HAS IT BEEN SENT TO THIS ADDRESS?

42 Meadow Road
Wokingham
Berkshire
RG41 2TD

80631

Dear Householder

IMPORTANT INFORMATION YOU SHOULD KNOW ABOUT FLOODING

If you have had personal experience of a flood, you will know the misery it causes and how difficult it can be to cope afterwards. That said, floods are a natural occurrence which - whether we like it or not - happen regularly in this country.

The Environment Agency issues flood warnings to allow people to take action to protect themselves and their property in the event of flooding from rivers or the sea. We work in close partnership with many organisations throughout England and Wales including the Met Office, local authorities, emergency services and the media to issue warnings wherever possible when flooding is forecast.

I am writing to give you advance notice of important changes the Environment Agency is making to improve the flood warning service we provide for you and your household. These changes will be introduced from 12 September 2000.

The changes to the way we issue warnings are in response to public concern about the present yellow, amber and red colour-coded flood warnings. Many of you have told us you find these colour codes difficult to understand. Our new system has four stages, from **Flood Watch** to **Flood Warning**, to **Severe Flood Warning**, and finally to **All Clear** when warnings are stood down.

Our key partners in all of this are you. We recognise that you need to fully understand what the warnings mean and to know what steps to take to protect yourself, your family and your home. When we introduce the new system in September we will be sending a detailed guide to explain the meaning of the new codes and what you need to do if you see or hear these warnings in the future.

Please note that existing flood warning arrangements continue until 12 September.

→→→

ENVIRONMENT AGENCY
Floodline 0845 988 1188

In the meantime, if you have any immediate queries you can telephone **Floodline 0845 988 1188** for information and advice. Recorded information on flood warnings in force in your area is available 24 hours a day. You can also talk to our trained Floodline operators at certain times (8am to 8pm weekdays; 10am to 4pm weekends/Bank Holidays). During these times a minicom service is available for hearing impaired people on 0845 602 6340. All calls are charged at local rate.

Thank you for taking the time to read this letter. Flooding is an important issue for us all. Our changing weather is often in the headlines these days and we know that climate change may mean floods happen more often in the future.

So please be aware and be prepared.

Yours sincerely

ARCHIE ROBERTSON
Operational Director
Environment Agency

Data Protection Notice

The Environment Agency keeps addresses of properties at risk in England and Wales as part of our responsibility to provide flood forecasting and warning services to the public. We use this information to improve how we forecast, plan and deliver flood warnings to you.

We also provide information to local authorities, emergency services and other organisations for planning purposes. We have strict rules regarding the use of personal information, available on request from Floodline on 0845 988 1188.

In future we may contact you about other services the Agency provides. If you **only** wish to receive flood warning related information in the future, please advise us via Floodline.

Environment Agency,
National Flood Warning Centre,
Swift House, Frimley Business Park, Frimley, Surrey, GU16 7SQ
Tel: 01276 454728/454725; Fax: 01276 454 747
www.environment-agency.gov.uk/flood

ENG/HH/7/00

Your Ref: 09/67228/O
Our Ref: SU86NW/16/20

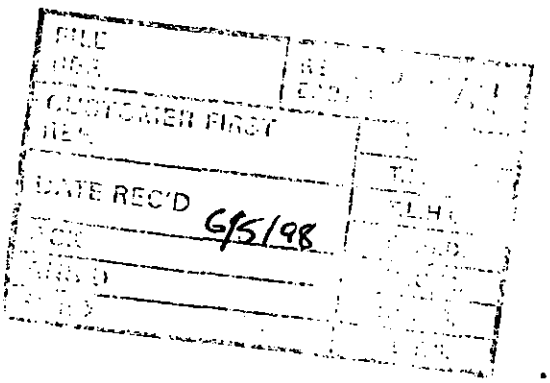
1998 APPLICATION

ENVIRONMENT AGENCY

Please Reply to: Chris Bedford on 0118 975 7063

Date: 1 May 1998

Head of Development Control
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR



for the attention of Mr Bhavash Vashi

Dear Sir

PROPOSED : **Erection of one dwelling (Outline)**
LOCATION: **Land adjoining 44 Meadow Road, Wokingham**
APPLICANT: **Mr M H Schofield**

Thank you for your letter dated 25 March 1998 which was received on 30 March 1998. May I first apologise for the delay in responding. We have circulated details of the above proposals to relevant parts of the Environment Agency, and our comments are as follows:

The Environment Agency **OBJECTS** to the proposed development for the following reason:

REASON: The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

REASON: The proposals include development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone.

(Note to Planning Authority: Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency (Thames Region) is required for any works in, over, under or within 8m of any main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case.)

Advice to Planning Authority

Flooding and Land Drainage: contact Matthew Hayes on 0118 975 7056

The site is within an area which is shown in maps held by the Agency as liable to flooding from the Emm Brook. The development would therefore be contrary to the relevant District

Environment Agency (Thames Region) Customer Services (South East Area)
Lyon House c/o Kings Meadow House, Kings Meadow Road, Reading RG1 8DQ
Tel: 0118 975 7057/7962 Fax: 0118 975 7090

Cont'd .....

Plan and Structure Plan policies, as well as to the Agency's own policy on development in areas liable to flood. As well as obstructing flood flow and reducing flood water storage capacity, the development would place an additional resident household at risk from flooding.

Conservation: contact Darren Towers on 01483 577655

The plan shows the dwelling coming at its nearest point to about 3 metres from the Emm Brook. Although this is an outline application, with siting reserved for further determination, the Agency considers that it has not been demonstrated that a dwelling can be accommodated on this site while still allowing an adequate buffer to the watercourse.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank-dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character which provides for a range of vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

WITHOUT PREJUDICE

If, notwithstanding the above advice, the Borough Council were minded to permit this proposal, then we ask that you contact us again for advice as to how its adverse impact may be minimised.

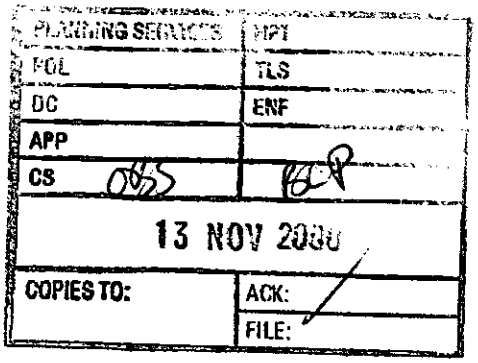
Would you please let us have a copy of any decision notice issued.

Yours faithfully

Chris Bedford

Development Planning Officer

cc Mr Martin Schofield ARIBA, 16 Crutchfield Lane, Walton on Thames, Surrey KT12 2QZ



40 Meadow Road
Wokingham
Berks. RG41 2TD

10th November 2000

Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

Please find enclosed a copy of a letter to the Environment Agency, regarding the above application.

I have only enclosed for you, the two photographs directly concerned with this application. You may find them of some use in your dealings with the Environment Agency, following the deferment decision at the meeting of the Development Control Committee, which took place last Wednesday.

Yours sincerely,

Ken Munday

Ken Munday

40 Meadow Road
Wokingham
Berks. RG41 2TD

Your Ref: CAR/jp/1100-04

10th November 2000

Mr.Archie Robertson
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr Robertson,

Wokingham District Council
Planning Application No.F/2000/1313

Thank you very much for your letter dated 28th October 2000, received on 4th November 2000. Your letter is the first response that I have had from your Agency regarding this matter, since I first contacted it in February this year, apart from acknowledgement cards and "we are passing it on" letters. If Agency staff were encouraged to respond to the valid concerns of the public, then we would not have to bother you. Their steadfast silence makes one suspicious.

Thank you for offering to review the position regarding my own property, but this will not be necessary. My property, according to the Sunley Homes estate plan, is at a level 6'9" (2.06 metres) above 44 Meadow Road, and so, for the time being, is well clear of any flooding risk.

I am involved with this matter because some of my neighbours, who are in their 70s and 80s, come to me when they see something that is not right. In this case they, and I, saw tons of soil being dumped right next to the Emm Brook, filling in the wide flood margin, which they, and I, knew had been dug out to protect them, after the 1968 floods, which some of them, and I, can remember.

My neighbours are not stupid, but they do not always have the confidence to write 'business' letters, neither do they have word processing facilities. They also know that I have plans and maps of the local area, and can use these to argue a case. They are also very concerned, because your Agency keeps sending them "You live in a flood risk area" letters.

You have asked for photographic evidence of flooding, and so I am enclosing four photographs which were taken on Monday 30th October 2000. I have labelled them A, B, C & D:

Photograph A This one shows the Emm Brook with the site of the proposed development beyond it, and the side of 44 Meadow Road beyond that. This is the site and house that you are saying are **not at risk of flooding**, which to me means you are saying that **it will never flood**!

The photograph also shows the infilled wide flood margin, where the vegetation on the surface is weedy and scrubby in appearance, which is quite different from the untouched land, which is covered by shorter grass. You can see this shorter grass, just this side of the house, in the photograph.

Photograph B This shows Meadow Road, with No.44 on the extreme left and water being washed towards the houses on the right, one of which, No.15, was flooded internally to a depth of a few inches. Most passing vehicles travelled at speed through the water, sending waves towards the houses, thus helping it to enter No.15, and almost No.13. These vehicles included an Agency 4-wheel-drive which cruised up and down, without stopping during the morning. Then, after the house had been flooded, it stopped, to offer the householders some sandbags.

Photograph C Shows the front door of No.15.

Photograph D This is Meadow Walk which is just downstream from No.15.

If, after seeing these photographs, and reading your own Agency's reports on our local flooding, you are completely confident that No.44, and the site between it and the Emm Brook, **are not** in the flood risk area and therefore **will never flood**, then please write to all the local houses at the same level as No.44, and at higher levels, to tell them that they are no longer in a flood risk area.

My elderly neighbours have other worries. There is one recovering from a heart attack, another is recovering from a cancer operation. They do not want your **Floodline** system ringing them up at 11:30pm with flood warnings, as happened to another one of them the other night, if they are **not in a flood risk area.**

I have also just heard of the case of a property sale collapsing because the house concerned, in nearby Tanhouse Lane, was described by your Agency as being in a flood risk

area. If your Agency is saying that households **are** in a flood risk area when they **are not**, then you are causing unnecessary hardship and expense to those households. So, are the properties at the same level as No.44, and above, at risk of flooding or not? It is your responsibility to do this, not the individual households. Don't you have any GPS equipment at the Agency?

Regarding the infilling of the wide flood margin, I have no quarrel with your statement regarding the base of the Emm Brook channel. The wide flood margin was dug out of land beside the natural Emm Brook channel, and was not quite as deep as the natural channel, so that it only came into use when the stream rose above its normal placid level. It was however several metres wide, about 5 metres I would estimate. Thus the developer moved the river bank by about 5 metres when he filled it in. Your officers have only asked for the bank to be pulled back by about half-a-metre.

This has all been explained to you before, and by effectively dismissing the protestations of the 16 local households who supported the letter written to you by John Kneale on 7th October 2000, you have branded them liars, and the developer and landowner as honest and truthful. I find this action odd to say the least. Is there some reason for this action?

In my dealings in this matter, I have noticed a growing mis-use of the English language by your Agency. We have already been told by one of your officers that the 1968 flood (*OED: "irruption of water over land"*) remained within the Emm Brook channel! You are now telling me that the restored (OED: *"bring back to original state"*) river bank is not being put back to its <u>original</u> position, but to one which satisfies your Agency, who appear to be easily satisfied. I fully expect you to tell me now that being 'not at risk of flooding' doesn't mean that you won't get flooded!

Your argument about there being no detailed survey of the wide flood margin, for you to restore the river bank to, is rather weak. If archaeologists can find river beds which were filled in some 4000 years ago, I am sure that an organisation like yours could find the extent of a wide flood margin which was filled in only last February. You could start at the surface level, where the vegetation on the surface of the new soil is quite different from the vegetation on the surface of the long established old soil. As a last resort, you could even ask local residents, several of whom have lived here since 1964, when the estate was built.

Your statement about the ultimate planning decision being with Wokingham District Council is, of course, true. However, it is

no good us going to them with these issues, because the planning officers there regard your Agency as the 'experts' and would believe that water ran uphill if you told them.

And my neighbours and I now regard as worthless your assurance that there has been no reduction in the standard of protection against flooding. We prefer to believe the evidence of our own eyes.

A few days ago I read the following in a national daily newspaper:

"The possible risk of a flood occurring in a particular area is determined by the Environment Agency using historical records and computer modelling. Any proposed development, within areas where flooding is likely, is routinely - and rightly - opposed by the Agency and, in the past decade, I have never come across such a development in a high-risk area being given consent. Sites next to flood plains are restricted, and cannot touch any land within 300mm above the 100-year flood plain. Thus houses can be built only 2 feet above the flood plain."

[I don't know how he equates 300mm with 2 feet. Anyway, 300mm and 1 foot will do for my purposes]

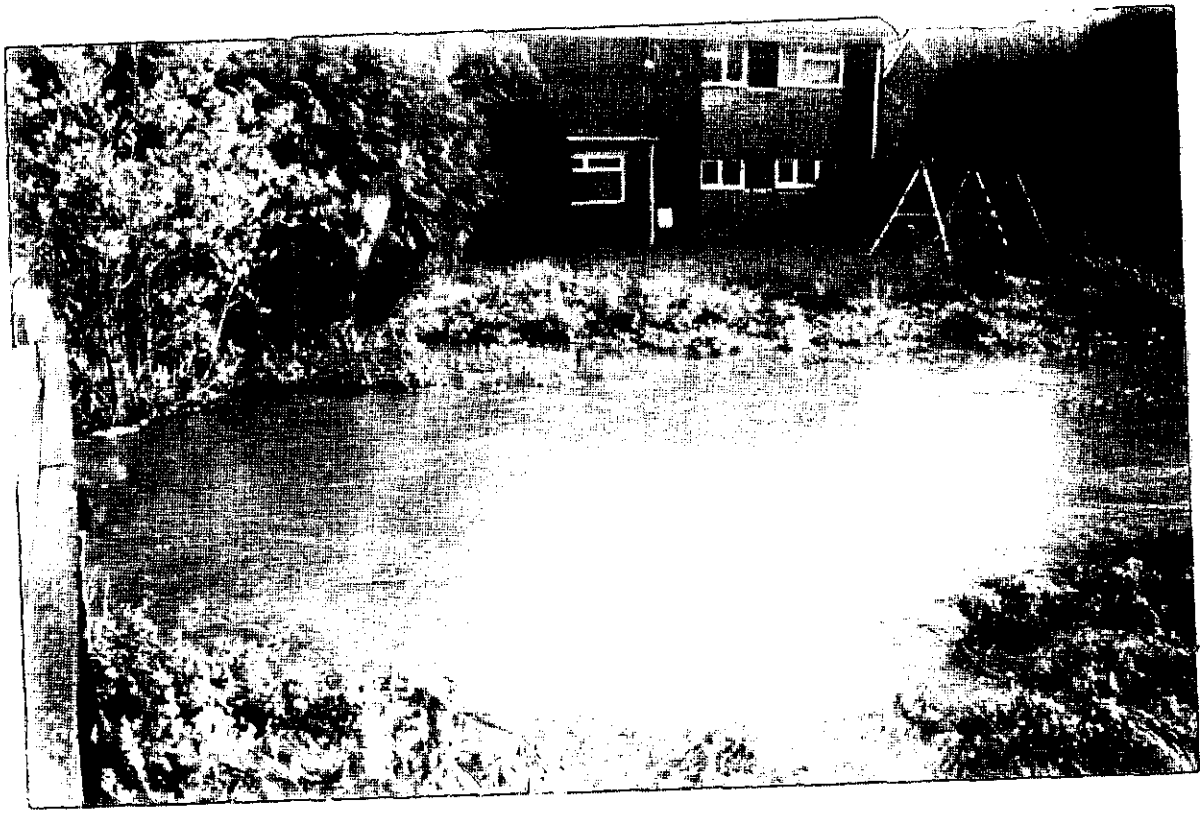
Before I write to the newspaper concerned, to challenge the above statement, using Photograph A as my initial evidence, do you have any comments to make about it? It certainly does not apply to 44 Meadow Road, where *historical records and computer modelling* have been put aside, in favour of some secret information provided by the developer. In addition, we know that 15 Meadow Road has recently flooded, and according to the Sunley Homes estate plan, No.44 is only 3" above No.15. We know for certain that No.44 is much less than 300mm above No.15.

Yours sincerely

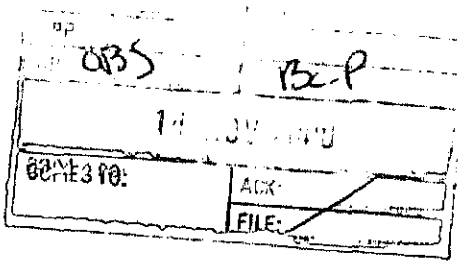
Ken Munday

Copy: The Rt.Hon. John Redwood, MP

John Mitchell, Development Control Manager,
Wokingham District Council







42, Meadow Road
Wokingham
Berks.
RG41 2TD

21st October 2000

Mr. Archie Robertson, Operational Director
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

F/2000/1313

Dear Mr. Robertson,

Flood Warnings and Flood Protection Measures
Houses at Risk in my Neighbourhood

After receiving your advance notice about the changes in flood warnings in July 2000, and then your more detailed letter and information in September, we concluded we should seriously consider ways and means of providing our own flood protection measures for our houses.

Looking at stage two, 'Flood Warning', of your information schedule, the second item for action is :-

"Put sandbags or flood boards in place"

I rang the National Flood Warning Centre to enquire about the availability of a detailed information sheet, informing the public about what "floodboards" were, how they were to be constructed, where and how they should be placed etc., etc.

To my great surprise, I was informed that no such technical sheet was available, and no one could help me further! The only assistance available was a list of commercial suppliers of flood protection products!

The covering letter from Liz Cook, Marketing & Communications Manager, states "The Environment Agency does not endorse any individual product or company, and the list is provided on the basis of public information only".

This is a very laudable stance, and one which I trust is adhered to throughout the whole of your Agency, but it does mean that your Agency has washed its hands off

trying to ensure that the public buys the most effective flood protection equipment and at a realistic price!

We have been supplied with excellent help and advice by you on all aspects of flooding, but this particular area is a let-down! The crime prevention police can at least recommend the most effective anti-theft equipment; surely your Agency should be able to offer some general advice.

I have obtained information and one sample product from the suppliers on your list and there is quite a variation in both system and cost, ranging from a steel monstrosity so heavy I can hardly move it (costing £221 per door) to simpler and seemingly effective systems (costing £45 per door).

I have also been visited by a representative of one of the companies on your list. He surveyed my property and told me of the additional things that needed to be done to make sure that my house was as resistant to flooding as possible. For example, he advised me to ensure that all breaks in the brickwork and rendering caused by TV aerials, kitchen waste pipes, telephone cables etc. were sealed with a waterproof mastic. In addition he pointed out that air-bricks, tumble-dryer vents, overflow pipes and waste pipes would need to be sealed off, if flooding was imminent. I would have thought that the Environment Agency could provide the public with this sort of information in a technical leaflet. You must have a great deal of experience in this area.

I fear that one effect of the recent increase in the incidence of flooding will be an increase in house insurance premiums. Any increase in premiums, I feel, should be reduced for those householders who provide themselves with flood protection equipment, which meets specific standards. Perhaps the Environment Agency should be setting these standards.

I am sure your Agency can do better Mr. Robertson.

Yours sincerely,

John Kneale

J. Kneale.

Recd 9.00 AM 14.11.00

42, Meadow Road
Wokingham
Berks.
RG41 2TD

14th November 2000

Your Ref: EPG/REC/100-58

Mr. Ed Gallagher, Chief Executive
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury
BRISTOL. BS32 4UD

Dear Mr. Gallagher,

Wokingham District Council - Planning Application No.F/2000/1313

Thank you for your letter of 31st October 2000 to the Rt.Hon.John Redwood, M.P. which he passed to me with his covering letter of 6th November 2000.

I must apologise for replying directly to you, but time has become important as the above application was considered by the Development Control Committee on 8th November, whose decision was deferred, pending a reference back to your Agency.

The committee had difficulty in reconciling your Agency's report on the application with our presentation , and the photographic evidence of the extent of the flooding which occurred on Monday 30th October 2000, near to and around the site covered in the application.

Mr Archie Robertson has been sent a set of our photographs, by Mr. K. Munday, and the Development Control Committee will be considering the application again in about two weeks!

Flood Risk Areas

Whilst your recent Floodline campaign is admirable, I do wonder, now, whether the subsequent consequences of this campaign had been thoroughly thought through.

Numerous people, especially the elderly were alarmed to be told that their properties were at risk of flooding, especially when some properties are about a couple of feet above the source of the flooding. By issuing these warning notices as a blanket exercise, it would seem that a lot of properties have suffered a diminution in value, perhaps unnecessarily, and we are now hearing of sales of houses collapsing, because the house had been identified by the Environment Agency as being in a flood risk area.

In your letter of 31st October 2000, you say the Floodline campaign targeted the properties you believe to be at risk, which had been identified using Indicative Flood Plain Maps, and were your current best estimates of flood risk. This I find strange as your individual identifications of flood risk would appear to be open to negotiation! You say that *"44 Meadow Road is one of those sites, which, because of the detailed ground levels provided to us, we do not now consider to be at risk".*

In the original Sunley Homes Estate plan, my house (No.42) is at exactly the same level as No.44 (at 154 feet 9 inches), which can be confirmed by visual inspection, and 3 inches higher than No.15, which was flooded on 30th October 2000. If I provided the required ground levels, it would be reasonable to assume that your Agency should be in a position to issue me with a declaration that you no longer considered my property "at risk".

Having personally seen the extent of the flooding on 30th October (Mr Archie Robertson should now have the photographic evidence), seen the flood pool near the bridge within a few inches of lapping over onto the site at 44 Meadow Road, the extent of flooding in 15 Meadow Road, and floodwater 4-5 feet up my drive, I must graciously decline your invitation.

Your own staff on television have warned that the country is saturated, that it is only mid-November, and the likelihood of more floods to come throughout the Winter is high.

In these circumstances, I see no point in engaging a professional surveyor in order to obtain a piece of paper which I can show to rising floodwater entering my home, as I shout "Go back - the Environment Agency has said you will not come in here".

I now fully accept that my house is at risk of flooding, has declined significantly in value, and instead of spending money on a professional surveyor, I should use it to provide flood prevention measures to protect my home.

Flood Prevention Measures

Your Agency is very good at issuing flood warnings but very poor at providing the public with flood protection technical advice.

I have already written to Mr Archie Robertson on this subject (my letter of 21st October 2000 - copy enclosed) as I think it is a poor show that the only thing on offer is a list of commercial suppliers of flood protection products.

The general public should be able to look to your Agency for general technical advice in this area, and not have to rely on commercial suppliers for help. Your Agency should not need to endorse any individual product or company. The crime prevention police units can offer good advice on the most suitable and effective anti-theft equipment without endorsing specific products. Surely your Agency can do the same.

Yours sincerely,

John Kneale

John Kneale.

cc - The Rt. Hon. John Redwood, Member of Parliament for Wokingham

- Mr John Mitchell, Development Control Manager, Wokingham District Council

- Councillor R.F.N.Eke, M.B.E., D.F.C.

- Councillor K.A.Malvern

Rec'd.

Tel: 0118 9
13 Meadow Road
Wokingham
Berkshire
RG41 2TE

PLANNING SERVICES	HPT
POL M. Pickell	TLS
DC	ENE
APPT	
CS	BLP

0835 12 OCT 2000

COPIES TO:	ACK:
	FILE

To: Mr Ja
Development Control Manager

9 October 2000

Dear Sir,

Ref. Your ref: DC/BLP/Lick/FP/2000/1313. 26Sep00.

Thank you for your letter advising me of the revised plans for the proposed dwelling adjacent to N°44 Meadow Road. I have made myself aware of the subject alterations, but must record that they in no way modify the objections raised in my previous letters, which were mainly concerned with the flooding, drainage and subsidence problems associated with the area.

Yours faithfully

Derek Gillam

L. Smith
9 Meadow Rd.
Wokingham
Berks
RG41 2TE.

Your Ref: Mrs B. Polnick/F/2000/1313

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
1313	
17 OCT 2000	
COPIES TO:	ACK:
	FILE:

Dear Madam,

Application No. F/2000/1313
Site Address 44 Meadow Rd

Thank you for your letter of the 20 Sep in connection with the proposed erection of dwelling on the above site.

I have inspected the revised plans which do not change my previous objections.

1. The new house is completely out of keeping with others on the estate.
2. It is on the absolute limit for size on a plot that is far from desireable.
3. The plot itself has been the subject of earth moving etc in order to accomodate the aforementioned house. Whether this was done before or after the house was sold is anybody's guess, but seems absolutely wrong when restrictions were originally placed on the site by the Environment Agency. Which

obviously leads to the next point.

4. Very recently a number of residents have been warned about the risk of flooding including myself. In view of this it seems incomprehensible a house should be built on this site. The recent devastation caused by flooding in Sussex & Kent should serve as a timely warning - nobody thinks it can happen to them - until it does!

5. There have been a number of cases of subsidence in this area and again this particular plot and its close proximity to the stream do not make it a desirable position.

6. Rear Access. - Meadow Rd is a 'Rat Run' Speed limit 20 mph with 2 Schools. 75% of people do not drive at 20 mph. Coming out of one's drive early morning or late evening is particularly hazardous & is not easy at any time of the day. The drive to the proposed house is near to the bridge - one of the fastest points on the road, people accelerate down the hill - a straight road & then swing well wide to negotiate the bend, coming the other way they accelerate out of the bend & up the hill. You can

say 'One house' what difference will that make - well it could be 2 cars or at worst 3. The fact remains it will increase the possibility of an accident - when many cars using the road carry children.

As an afterthought it is shame that what was previously sold by the Council ostensibly for garden use should be subject to this application. Even more so when I understand the Environment Agency is now to be asked to take a more active roll in assessing whether ground is suitable to be used for housing bearing in mind the recent flooding.

Your sympathetic consideration of this letter will be appreciated.

With Thanks.

Yours faithfully

[signature]

Recd 11.05AM 16.10.00

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF
APP	
CS	
17 OCT 2000	
COPIES TO:	ACK:
	FILE:

34 Curl Way, Wokingham, Berks. RG41 2T

Mr. A. Robertson
Director of Operations
Environment Agency
Rio House
Waterside Drive
Aztec West
Almondsbury, Bristol BS32 4UD

12th October 2000

Dear Mr. Robertson

Re Wokingham District Council Planning Application No. F/2000/1313

We have been given copies of your letter of the 26th September to Mr. J. Kneale concerning the above.

I find it hard to believe that an Environment Agency, presumably set up to conserve and protect the environment believes what a developer says when he has an interest to develop this area for his own gain. The riverbank has not been restored to what it was originally and this area is now at risk of flooding. The small area of land in question is directly before a small bridge. In years gone by when the river was in flood, because of the narrowness here and the lowness of the bridge, the river would back up and flood. The Council then widened this area enabling the river in flood more space before proceeding under the bridge. We have had no trouble since this time. Now because the developer has decided he can squeeze another house in this area of land he has encroached upon this area building the plot up with land brought in to make the plot larger, thus narrowing the river bank to what it was previously. It surprises me that this alteration is not shown on any plans so that this can be more accurately assessed.

You have recently written to us warning us that we are in danger of possible flooding. If you can foresee this danger why are you allowing a builder to urbanise even further the river bank This development would be at greater risk of flooding than others especially as water tables are rising and with global warming surely any new building in such an area is not only a threat to the eventual purchasers but also to the neighbours in the surrounding area.

As protectors of the environment I believe you should err on the side of caution if there is any risk of future flooding of an area. The altering of a river bank which may cause flooding should not be allowed and I believe it is your duty to uphold this.

Yours sincerely

Mrs. J. Hollands BSc

Cc: Wokingham District Counci, Planning Dept. Shute End, Wokingham, Berks.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 09 May 2000

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling.

Parish: WOKINGHAM TOWN

Site Address:
44, Meadow Road, , Wokingham.

Applicant:
Mr D Rawlins C/O Day Tanner Partnership.

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

✓ below as applicable;

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

"Before the development hereby permitted is commenced a vehicular access shall be formed and provided with visibility splays of 2.0m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6metres in height and so maintained at all times."
SR13
IN08

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

Date: 26 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1313

Location: 44, Meadow Road, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Mr D Rawlins C/O Day Tanner Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design and layout of proposed dwelling. Drawing nos 1499/01B and 1499/02A.

Comments are required by 17/10/2000.

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

CONDITIONAL APPROVAL.

C049 R049
C122 R122
C125 (INSERT: 2.0m x 45.0m) R125

INFORMATIVE: NO7

Adam Coggins

28/9/00.

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

06 February 2001

RECEIVED IN PINS AA
- 8 FEB 2001

Miss A Groves
The Planning Inspectorate
Appeals Register
Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Dear Miss Groves

Planning Appeal APP/X0360/A/00/1055657

I am writing to support Wokingham District Council which refused planning application no. F/2000/1313 for a detached house at 44 Meadow Road, Wokingham. I agree with the Council and local residents that the proposed dwelling would be totally out of place and detrimental to the appearance and amenity of the street scene. Even more important is the probability of flooding. This house would be within the flood margins of the Emm Brook which has seen considerable flooding in the recent bad weather. The Environment Agency stated that the area did not flood, but residents know from experience that it does and the flooding which began on 31st October last year was not caused by any blockage but by massive flows of water draining off built up areas. I therefore hope you will reject this appeal.

Yours sincerely

Email: redwoodj@parliament.uk

Fax: 1 Mar 2001 12:38 P.02

The Planning Inspectorate

Room 10/10
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987 8733
Switchboard 0117-987 8000
Fax No 0117-987 8443
GTN 1374 8733

The Rt Hon John Redwood MP
House of Commons
LONDON
SW1A OAA

Your Ref:

Our Ref: APP/X0360/A/00/1055657

Date: 19 February 2001

Dear Mr Redwood

Thank you for your letter of 6 February objecting to the planning appeal by Mr D Rawlins for the erection of a detached dwelling at 44 Meadow Road, Wokingham.

As you may know, the appeal is proceeding by the written representations method. Arrangements are in hand for the Inspector appointed to determine the appeal to visit the site so that a thorough assessment can be made of the likely impact of the proposals on the surrounding area.

Your letter will be placed before the Inspector and you may be assured, therefore, that your views, together with those of local residents, will be given full consideration in reaching a decision. As is usual, copies will be sent to the appellant and to the local planning authority.

In view of your interest, I will see that you are notified of the outcome.

Yours sincerely

John Parris

JOHN PARRIS
Planning Inspectorate
Appeals Administration

Fax: 1 Mar 2001 12:38 P.03

The Planning Inspectorate
An Executive Agency in the Dept of the Environment and the Welsh Office

Room 10/
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987-
Switchboard 0117-987-8000
Fax No 0117-987-8624
GTN 1374-

FACSIMILE HEADER SHEET

FOR THE ATTENTION OF:-

NAME Denise Cumbrell

COMPANY Wokingham

FAX NUMBER 0118 974 6484

DATE 01-03 TIME.....

NUMBER OF PAGES (INCLUDING THIS ONE) 3

MESSAGE As requested, a copy of M.P.'s letter.

FROM.....ROOM No.....

If this transmission is incomplete or illegible, please telephone the above number immediately.

Fax: 1 Mar 2001 12:37 P.01

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 9th October 2000

Location: 44 Meadow Road, Wokingham.

Proposal: Erection of one detached house.

Application Number: F/2000/1313

In response to your consultation dated 26th September 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposal will result in the loss of the Cypress hedge to the front of the site. This hedge is of little significance in the surrounding landscape. There is a Weeping Willow overhanging the rear garden. This has been reduced in size in the past and providing this is done again every few years it should not cause excessive problems for the future resident.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 25th July 2000

Location: 44 Meadow Road Wokingham

Proposal: Proposed erection of detached dwelling.

Application Number: F/2000/1313

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable now that the requirements of the Environment Agency are met.

Patricia Green

Patricia Green
Landscape Consultant

TO: **DEVELOPMENT CONTROL**
Mrs B Pollit

FROM: Environmental Design

DATE: 22nd May 2000

Location: 44 Meadow Road Wokingham

Proposal: Proposed erection of detached dwelling

Application Number: F/2000/1313

In response to your consultation dated 9th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable on landscape grounds, provided that the Environment Agency is satisfied with the proximity of the proposed dwelling to the Emmbrook and that the requirements of the Environment Agency are met for (a) the native bankside planting, and (b) the works to the bank of the stream.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	SMF
APP	
CS	
13 OCT 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

32421

28 JUL 2000

COPIES TO: | ACK: | FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr & MrsD Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **25/07/2000**

Observation on new plans showing river bank restored –drawing no.1499/01A:
We stand by our previous objection to this development.

SIGNED: _____ **DATE:** 26/07/00

CLERK TO Wokingham Town Council

PLANNING SERVICES | RPT 30053
FOL | TLS
DC | ENF
APP
CS
01 Jun 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

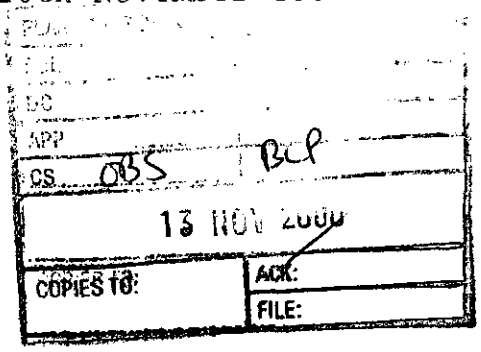
Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

42 Meadow Road
Wokingham
Berks. RG41 2TD

10th November 2000



Your Ref: Mrs B Polnik
F/2000/1313

Mr John Mitchell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End, WOKINGHAM
Berks. RG40 1WR

Dear Mr Mitchell,

re: Planning Application
No.F/2000/1313

Further to the meeting of the Development Control Committee on Wednesday 8th November 2000, I enclose the colour photocopies of the transparencies which Mr.Malcolm Dunmore used in his presentation to the committee.

He used only three in his presentation, but I also enclose a fourth which had been prepared, but not used, due to time constraints, as you may find it useful when referring back the aforementioned planning application to the Environment Agency.

This fourth colour photocopy shows the extent of the flooding in Meadow Walk which backs onto Mr.Dunmore's house at 15 Meadow Road.

"Lake Riverside" is clearly visible through the trees.

Yours sincerely,

John Kneale

John Kneale

c.c. Councillor R.F.N.Eke, M.B.E., D.F.C.
Mr.M.Dunmore

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY NO. 1.



THE FLOODED MEADOW ROAD BY THE BRIDGE.
NO 44 ON THE LEFT.
VEHICLES WASHING ADDITIONAL FLOODWATER
DOWN INTO NO's 13 AND 15 MEADOW ROAD
ON THE RIGHT

J Greenle 04/11/00

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY No 2



SHOWING FLOODWATER AROUND AND ENTERING THROUGH THE FRONT DOOR OF MR. M. DUNMORE'S HOME AT 15 MEADOW ROAD.

JHeath 04/11/00

TAKEN MONDAY OCT. 30TH. 2000 TRANSPARENCY No. 3



SHOWING - MEADOW RD. BRIDGE ON THE LEFT.
THE POOL OF FLOODWATER WITHIN A FEW INCHES OF THE BUILDING SITE, WHICH IS THE SUBJECT OF PLANNING APPLICATIO No F/2000/1313.
THE PRESENT No 44 MEADOW ROAD IN THE BACKGROUND

JMeade 04/11/00

TRANSPARENCY NO 4.
(NOT USED)

TAKEN MONDAY OCT 30TH 2000



SHOWING THE EXTENT OF FLOODING IN MEADOW WALK, WHICH IS DIRECTLY BEHIND MR. DUNMORE'S HOUSE IN 15 MEADOW ROAD.

THE "LAKE RIVERSIDE" IS CLEARLY VISIBLE THROUGH THE TREES

JMeale 04/11/00

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728809
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8809

42582

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date 23 April 2001

TLS NF APP CS DC 26 APR 2001 COPIES TO: ACK: FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

Mr M A Hillyer BSc MSc CEng MICE FCIWEM

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 12:45pm on Wednesday 2 May 2001 and you are requested to arrange for the inspector to be met at this time to enable the inspection to be made.

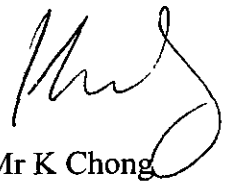
The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Mr K Chong

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 6 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose third party correspondence and a copy of our reply relating to the above appeal.

Yours faithfully

42120

DG

09 APR 2001

COPIES TO: ACK: FILE:

Passed to AO BP. ~~MO~~ MO.

Miss A Groves

211AL(BPR)

John Kneale
Chartered Accountant

42, Meadow Road,
Wokingham,
Berkshire,
RG41 2TD.
Tel 0118 9783534

BY RECORDED DELIVERY

Your Ref. APP/X0360/A/00/1055657

Our Ref.

5TH. APRIL 2001

MR. C. SHEPLEY,
CHIEF PLANNING INSPECTOR,
ROOM 1426,
TOLLGATE HOUSE,
HOULTON STREET,
BRISTOL BS2 9DJ.

DEAR SIR,

PROPOSED ERECTION OF DETACHED DWELLING
44 MEADOW ROAD, WOKINGHAM — F/2000/1313
APPEAL REFERENCE NO.: APP/X0360/A/00/1055657

MY PROPERTY IS NEXT DOOR TO THE APPEAL SITE AT 44, MEADOW ROAD, WOKINGHAM.

WHEN THE APPOINTED INSPECTOR MAKES A VISIT TO THE APPEAL SITE I WOULD LIKE THE INSPECTOR TO ENTER UPON MY PROPERTY TO ENABLE THE COMPREHENSIVE CONSIDERATION OF TWO MATTERS RAISED IN PARAGRAPH NO. 3. AND ALL OF PARAGRAPH NO. 5. OF MY LETTER OF 12TH. FEBRUARY 2001.

I SHOULD BE PLEASED IF YOU COULD INFORM ME OF THE DATE AND TIME OF THE INSPECTOR'S VISIT.

I FULLY UNDERSTAND THAT THE CASE CANNOT BE DISCUSSED WITH THE INSPECTOR ON SITE, AND I WOULD HAVE CONTACT ONLY IF FURTHER ELABORATION AND EXPLANATIONS WERE SPECIFICALLY ASKED OF ME BY THE INSPECTOR, IF NECESSARY.

COULD YOU PLEASE ACKNOWLEDGE RECEIPT OF THIS LETTER.

MANY THANKS,

YOURS SINCERELY,

John Kneale.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Mr J Kneale
42 Meadow Road
Wokingham
Berkshire
RG41 2TD

Your Ref:

Our Ref: APP/X0360/A/00/1055657

Date: 6 April 2001

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 05/04/2001 asking the Inspector to look at the appeal site from your property.

I will make sure that the Inspector sees your request. However, it is for the Inspector to decide whether to accept your invitation. If it is accepted, the local planning authority (LPA) and the appellant or their representative will also have to be present throughout the visit.

The purpose of the site visit is to allow our Inspector to see the site before deciding the appeal. The Inspector can be asked to note particular physical features of the site or of the proposed development itself, but will not be able to discuss the merits of the case with anyone during the visit. We will send you details of the site visit as soon as they are made.

I am sending a copy of your letter and this reply to the appellant and the LPA.

Yours faithfully

Miss A Groves

105(BPR)

Rec'd 1.55pm 6.3.01.

☎ 0118-978-3534

42 Meadow Road
Wokingham
Berks. RG41 2TD

Your Ref: APP/X0360/A/00/1055657

6th March 2001

Miss A. Groves
The Planning Inspectorate
Room 1004, Tollgate House
Houlton Street
BRISTOL BS2 9DJ

PLANNING SERVICES | HPT 40800
PCL | TLS
DC | ENF
APP |
CS DG
07 MAR 2001
COPIES TO: | ACK:
SITE:

Dear Miss Groves,

Town & Country Planning Act 1990
Appeal by Mr. D. Rawlins. Site at 44 Meadow Road, Wokingham
Reference: F/2000/1313

I have examined the case for the Local Planning Authority, recently submitted to you by Wokingham District Council, in respect of the above appeal, and have to draw your attention to **an important omission** of some words from Condition 13 on Page 6 of the schedule entitled "Proposed Conditions and Informatives in the Event of the Appeal Being Allowed Without Prejudice to the Council's Case".

The second line of Condition 13 should read *"... proposed vehicular access shall be formed and provided with visibility splays* ***of 2m x 45m*** *in accordance with details ..."*

I have high-lighted the missing words, and shown the wording used for Condition 13 on Page 1404 of the Agenda considered by the Wokingham District Council's meeting of the Development Control Committee, held on Wednesday 8th November 2000. This same wording was used again on Page 1511 of the Agenda considered by the meeting of the Development Control Committee, held on Wednesday 29th November 2000.

I enclose an extra copy of this letter for the appellant's agent, and I am sending a copy direct to Mr. J. Mitchell, Development Control Manager, Wokingham District Council.

Yours sincerely,

John Kneale

cc Mr J. Mitchell, Development Control Manager, Wokingham District Council.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

167. APPLICATION NO: 2000/1313, ERECTION OF ONE DETACHED DWELLING, 44 MEADOW ROAD WOKINGHAM, FOR MR D RAWLINS

The Committee considered a report about this application set out on Agenda pages 1505 to 1519.

Members were informed that consideration of this application had been deferred at the Committee meeting on 8 November 2000, for further comments to be sought from the Environment Agency concerning the potential flood risk at the site.

In explaining the report, the Head of Planning and Transportation informed Members that an extra letter of objection had been received.

Mr. Dunmore and Mr. Hall, local residents attended the meeting and spoke in opposition to the proposal.

Mr. J Bailey, (Applicants Agent) attended the meeting and spoke in favour of the proposal.

In discussing, the proposal Members expressed disappointment with the comments of the Environment Agency regarding the flood risk at the site and

also commented on the effect of the proposal on the street scene.

RESOLVED: That Application No: 2000/1313 be refused on the grounds of adverse effect of the proposal on the street scene.

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Introduction** – This application was deferred at the last Development Control Committee on 8th November 2000 in order to reconsult the Environment Agency regarding the restoration works and cumulative impact of other permitted developments and the effect these could have in increasing the risk of flooding to other properties which could be exacerbated by the proposed development. A copy of the reply is attached.

   A copy of the previous report is also attached together with a letter from the Environment Agency, dated 3rd November 2000, which was circulated to Members at the last meeting.

2. **Recommendation** – GRANT planning permission subject to the conditions in the attached report.

BASIA POLNIK

0118 9757090

PLANNING SERVICES | REF 36434
PSL | TLS
DC | SCF
APP

21 NOV 2000

COPIES TO:

To: Basia Polnik
Company: Wokingham DC Fax No: 0118 9746484
From: Sarah Paxman
Company: EA Tel No: 01276 454323
No. of pages: 1 Date: 20/11/00
niceday fax notes No.122498

Our ref: SU86NW/16/20
Your ref: BP/F/2000/1373

Date: 20 November 2000

ENVIRONMENT AGENCY

Basia Polnik
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Mrs Polnik

PROPOSED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to your letter dated 10 November 2000 concerning the above site.

Further to my previous letter, I again confirm that it is the view of the Environment Agency that the bank adjacent to 44 Meadow Road has been restored to the same level as it was prior to the unconsented works to the bank being undertaken. This had been confirmed by site visits by Environment Agency officers before the infilling works had been done (site visited in January this year), and after the restoration works were completed, in June.

You mention in your letter that members were concerned about the impacts of other developments along the Emm Brook affecting this site. I would comment that when consulted on an application, the Environment Agency considers whether a site is within the floodplain (where the limits of the floodplain are defined as the greater of the 1 in 100 year return period flood or the highest known water level), and hence whether the proposal will impede flood flows, increase the risk of flooding elsewhere, or increase the number of people or properties at risk of flooding, in accordance with Environment Agency policy on development in flood plains. The application site, as stated previously, is not in the floodplain, and will therefore not increase the risk of flooding elsewhere. The Environment Agency therefore has no grounds of objection to the proposal.

I have also spoken to Environment Agency flood defence inspector Terry Hind about this site, and he has informed me that during the recent floods, a fallen tree in the flood channel was causing flood flow to be diverted into Meadow Walk, thus exacerbating flooding there, and also causing flood water to back-up upstream. However, even under these extreme conditions the application site did not flood. I understand that this blockage has now been cleared.

I hope that the Environment Agency's position regarding this application is now clear.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

1506

Application No.	Received	Wokingham	Listed by
F/2000/1313	19.4.00		Cllr. Malvern & Cllr. Eke

Applicant: Mr D Rawlins
Location : 44 Meadow Road, Wokingham
Proposal : Erection of one detached dwelling

1. **Planning History** – The site currently forms the side garden of 44 Meadow Road and is located immediately adjacent to the Emm Brook. In May 1998 outline planning permission 98/67228/0 was refused for the erection of one dwelling on the following grounds:

   1. The proposed development lies within the area of land liable to flooding as shown by maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.
   2. The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).

   The application has been listed by Cllr. Malvern and Cllr. Eke on grounds of impact on floodplain, street scene, design of dwelling and highway issues.

2. **Proposal** – Full application for a 3 bedroomed 2 storey house with integral garage located 8m from riverbank. New dwelling would be located 1m from the existing house. Revised plans received 19.9.00 indicate the single storey element set in 4.6m from the highway boundary and the 2 storey element 5.6m (Original plans indicated a distance of 4.6m for both and 4 bedrooms).

3. **Consultations** -
   - ***Highway Authority:*** No objection subject to condition re: formation of new vehicular access with visibility splays of 2m x 45m.
   - ***Arboriculturalist:*** No objection to planning permission being granted.
   - ***Landscape Architect:*** No objection subject to Environment Agency requirements being met.
   - ***Environment Agency:*** No objection in principle subject to conditions relating to an 8m buffer zone (details to be submitted), storage of materials within 4m buffer zone, surface water source control and soakaways.
   - ***Town Council:*** Refusal recommended on application as originally submitted. No objection to revised plan. (refer to attached).
   - ***Letters of Representation:*** 18 letters received in respect of application as originally submitted, and a further 9 letters in respect of revised plans (27 in total).

Objections can be summarised as follows:

- risk of flooding (this has been increased by filling in of wide flood margin)
- impact on character of riverbank
- subsidence problems in area
- lack of parking
- overlooking
- loss of light
- visual impact
- problems of drainage
- sight lines/impact on highway safety
- increased traffic/impact on infrastructure
- out of character with area
- discrepancy between site plans submitted on current application and that in 1998
- revised plans do not overcome original concerns
- plans not in accordance with Fire Regulations

4. **Appraisal** – Main issues are:

A. Principle of development: Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan

F. Concerns of residents

A. Principle of development

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, visual amenity, amenities of neighbouring occupiers etc.

B. Effect on the visual amenity and character of area

The proposal as originally submitted was considered to be unacceptable in terms of its impact on the streetscene. The first floor element has now been set 1m further back so that the proposed dwelling would project 2.5m at first floor level and 1m at ground floor level forward of the adjoining property, 44 Meadow Road. Whilst it is acknowledged that the proposed dwelling would be set further forward than the adjoining property, the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road. The design of the dwelling is also satisfactory. In view of this it is considered that the effect of the proposal on the visual amenity of the area and streetscene would be acceptable.

C. Effect on amenities of neighbouring occupiers

The existing house at 44 Meadow Road contains a porch and 4 windows in the side elevation facing the application site. The porch is shown to be demolished. Whilst there would be some loss of light to these windows (2 lounge at ground floor level and a landing and bedroom at first floor level) due to the location of the proposed dwelling it is not considered that the amenities of neighbouring occupiers would be so adversely affected to warrant refusal. A condition is recommended restricting additional windows being inserted in side elevation facing no. 44 Meadow Road.

The proposed dwelling would be no nearer than the existing property to 1 Meadow Way and located in excess of 38m from the side of 46 Meadow Road which is considered acceptable.

D. Highway Issues

No highway objection is raised to the proposal subject to conditions. Adequate on-site parking would be provided in accordance with adopted standards of 2 spaces for a 3 bedroomed property (garage and space to front).

E. Effect on adjoining watercourse

Site is located within floodplain as indicated by maps held by LPA although the Environment Agency state (letter dated 18.7.2000) that the site is not within the floodplain and no objection is raised as proposed dwelling would be situated outside 8m zone measured from top of restored bank. In light of this the Environment Agency no longer raise an objection to the proposal subject to conditions regarding buffer zones etc. and therefore the previous reasons for refusal (98/67228/O) are considered to have been overcome. During the recent flooding of the Emm Brook the site was not affected.

F. Concerns of residents

Issues of impact on character of area, residential amenity, floodplain, watercourse and highway issues have been dealt with. Fire regulations and need for adequate foundations to prevent subsidence are dealt with under Building Regulations and are not a planning matter.

5. **Conclusion** – There are no objections raised by the Highway Authority or the Environment Agency. In terms of streetscene, whilst the new dwelling would be forward of the 1st floor element of 44 Meadow Road it would be in line with others in the streetscene. The design and relationship with adjoining properties is also considered acceptable.

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

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

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

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation facing 44 Meadow Road hereby permitted except for any which may be shown on the approved drawing.

4. The en-suite bathroom window in the side elevation facing 44 Meadow Road elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the dwelling. The approved scheme shall be maintained in perpetuity.

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

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting

that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

12. The dwelling hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

13. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2m x 45m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

14. No materials shall be stored within a 4m buffer zone to the top of the bank of the watercourse and construction plant and vehicles shall avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

15. A Buffer Zone 8 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be reatined thereafter.

Reasons:

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

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

3.-5.To safeguard the amenities of neighbouring occupiers.

6.-8. In the interests of visual amenity.

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

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

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

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

13. In the interests of highway safety and convenience.

14. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Informatives:

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:
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS3 & ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WK16, WLL5 & WT6

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

3. This permission relates to the application as amended with revised drawing number(s) 1499/01B and 1499/02A submitted to the Local Planing Authority on 19.9.00 and does not approve the proposals as originally submitted.

4. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

6. Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 45 4405 for further details.*

7. The applicant is advised that no soakaways should be constructed such that they penetrate the water table and should not exceed 3 metres in depth below existing ground level.

BASIA POLNIK

PLANNING CONTROL	HPT 30053
FOL	TLS
DC	RIF
APP	
CS	
01 Jun 2000	
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	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham.

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **02/06/2000**

The proposed development lies within a flood plain, therefore the risk of flooding will increase for the house, and have a knock on effect for the surrounding areas.

The proposal is in close proximity to the Emmbrook, which will affect the character and conservation value of the area, with the added risk of pollution. There is a likelihood of some kind of fencing for safety reasons in the future, which will detract from the natural beauty of the area.

Recommend refusal.

SIGNED: _____ **DATE:** 24/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	EHF
APP	
CS	
13 OCT 2000	
COPIES TO:	ACK:
	TLS:

Case officer: Mrs B Polnik

Application Number: F/2000/1313

Proposal: Proposed erection of detached dwelling

Site Address: 44 Meadow Road, Wokingham

Applicant: Mr D Rawlins C/O Day Tanner Partnership

Your observations are required in respect of this application by **17/10/2000**

No objections to revised design and layout of proposed dwelling – Drawing nos 1499/01B and 1499/02A

SIGNED: _____ **DATE:** 11/10/00

CLERK TO Wokingham Town Council

I hope that the above clarifies the Environment Agency's position in regard to this application, however please contact me on 01276 454323 if you require any further information.

Yours faithfully

Sarah Paxman
Development Planning Officer

Our ref: SU86NW/16/20
Your ref: F/2000/1313

Date: 3rd November 2000

ENVIRONMENT AGENCY

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06 NOV 2000	
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APP	
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POL	TLS
PLANNING SERVICES	HPT

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Mrs B Polnik

Dear Madam,

PROPOSED ERECTION OF DETACHED DWELLING AT 44 MEADOW ROAD, WOKINGHAM

I refer to the above application, which I understand is to be considered by Wokingham District Council in the near future.

In view of the recent flooding which has occurred in areas close to the application site, along the Emm Brook, I would like to confirm the Environment Agency's comments in regard to the above proposal.

As confirmed by an inspection of the site on 30 ~~November~~ October while the flood water was near its peak, the application site did not flood during this event. The severity of this flood has not yet been determined, and it is not known, therefore, how this event compares with the worst recorded flood event of the Emm Brook, in 1968.

I understand that a number of residents of nearby properties, some of which were flooded during this week's flood, are concerned that the building of an additional dwelling at no. 4 Meadow Road, along with the previous works to the flood channel at the site, would have the effect of increasing the risk of flooding in the area.

In the Environment Agency's view, however, this is not the case as a) the application site is outside the 1968 floodplain, and b) the flood channel, which was partially infilled without consent, has now been restored to the Environment Agency's satisfaction. It is our view that the works to the Emm Brook have not resulted in a reduction in the standard of protection against flooding, and have subsequently not contributed to the scale of the recent flooding.

I would therefore reiterate our comments of 18 July 2000, that the Environment Agency has no objection to this proposal, provided that the specified conditions are imposed on any planning permission granted.

Cont/d..

1518

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT. COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.
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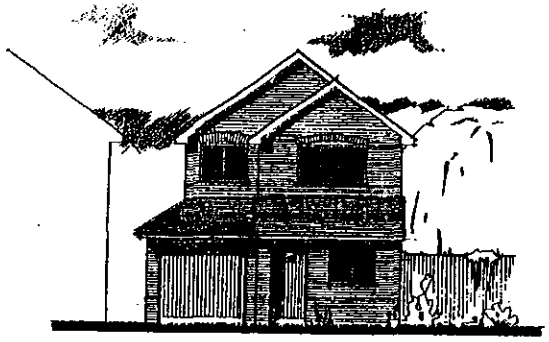
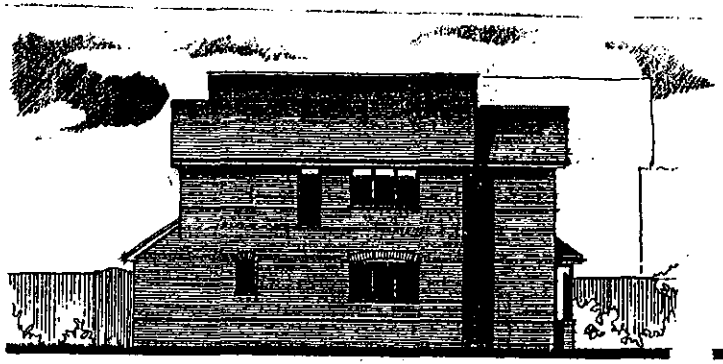
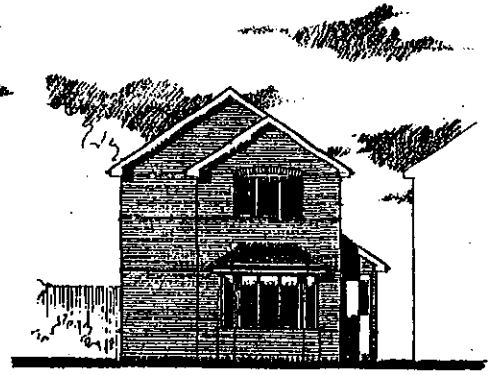


FRONT ELEVATION



SIDE



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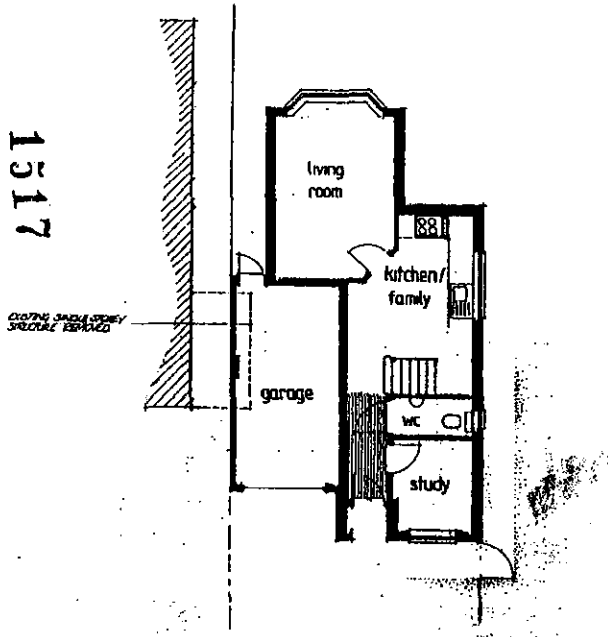
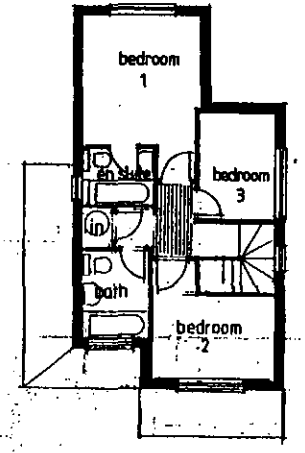
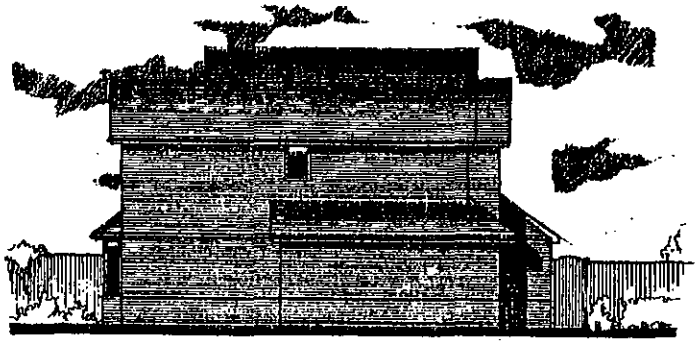


GROUND FLOOR PLAN

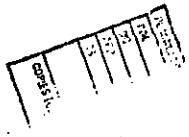


FIRST FLOOR



SIDE

REVISED PLAN
1313-1



A - AUG '00 - 2 STOREY REDUCED 1:2

DWT
THE·DAY·TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-18 DUKES RIDE & PROSPECT ST
CROWTHORNE BERKSHIRE RG11 6LZ 01344 - 777148
CAVERSHAM READING RG4 6JA 0118 - 946 1848

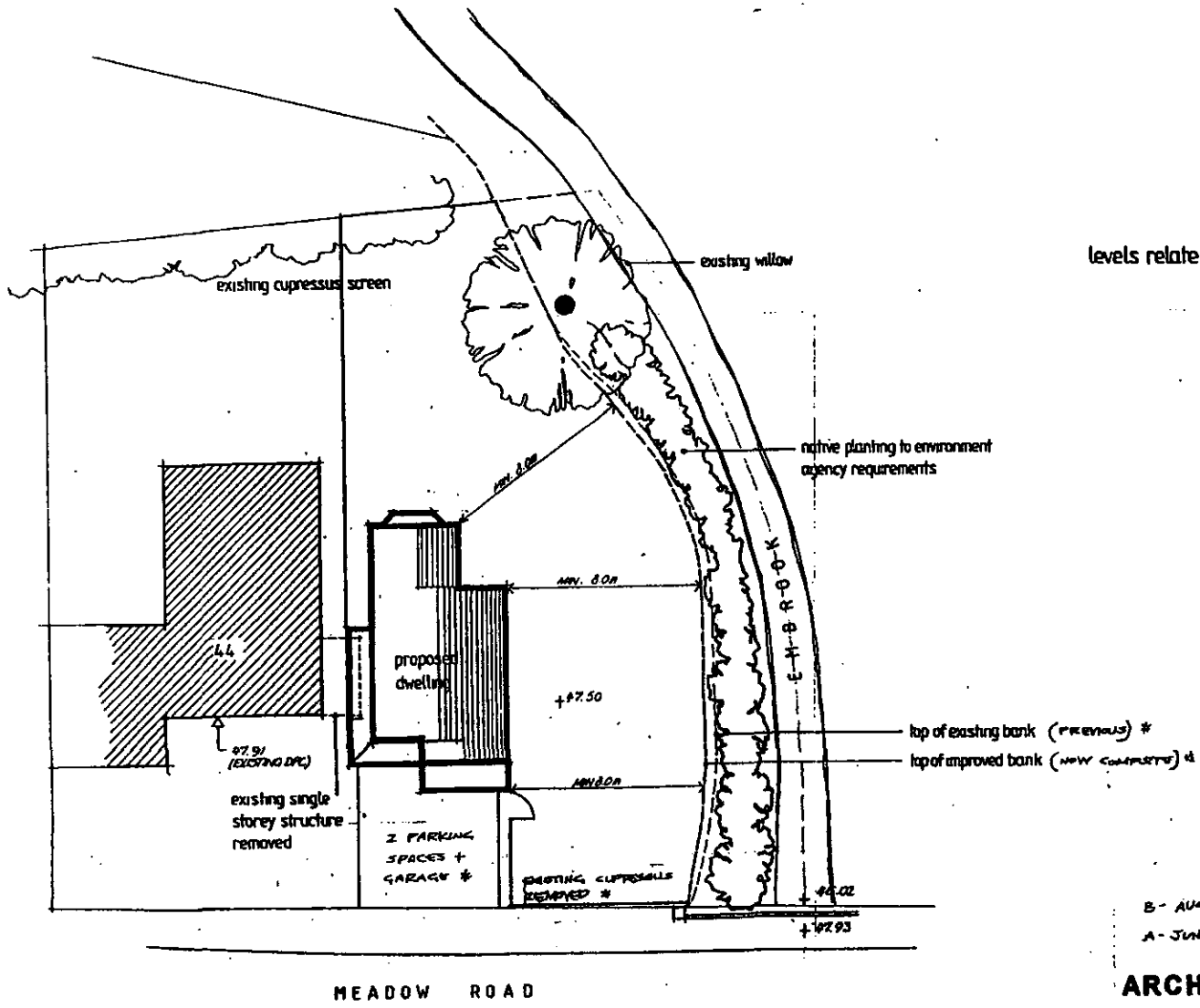
CLIENT D Rawlins Esq

JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG PROPOSED HOUSE

1499/02 A

SCALE 1:100 DRAWN MT DATE April 2000



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REVISED PLAN

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PLANNING SERVICES | HPT
PDL | TLS
SC | DATE
APP | 19 SEP 2000
CS | ACK:
COPIES TO: | FILE:

B - AUG '00 - 2 STOREY REDUCED IN LENGTH
A - JUN '00 - AMENDMENTS + CLARIFICATIONS *

DMT THE DAY TANNED

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG11 6LZ, 01344 - 777143
5a PROSPECT ST, CAVERSHAM, READING RG4 8JA, 0118 - 946 1242

CLIENT D Rawlins Esq

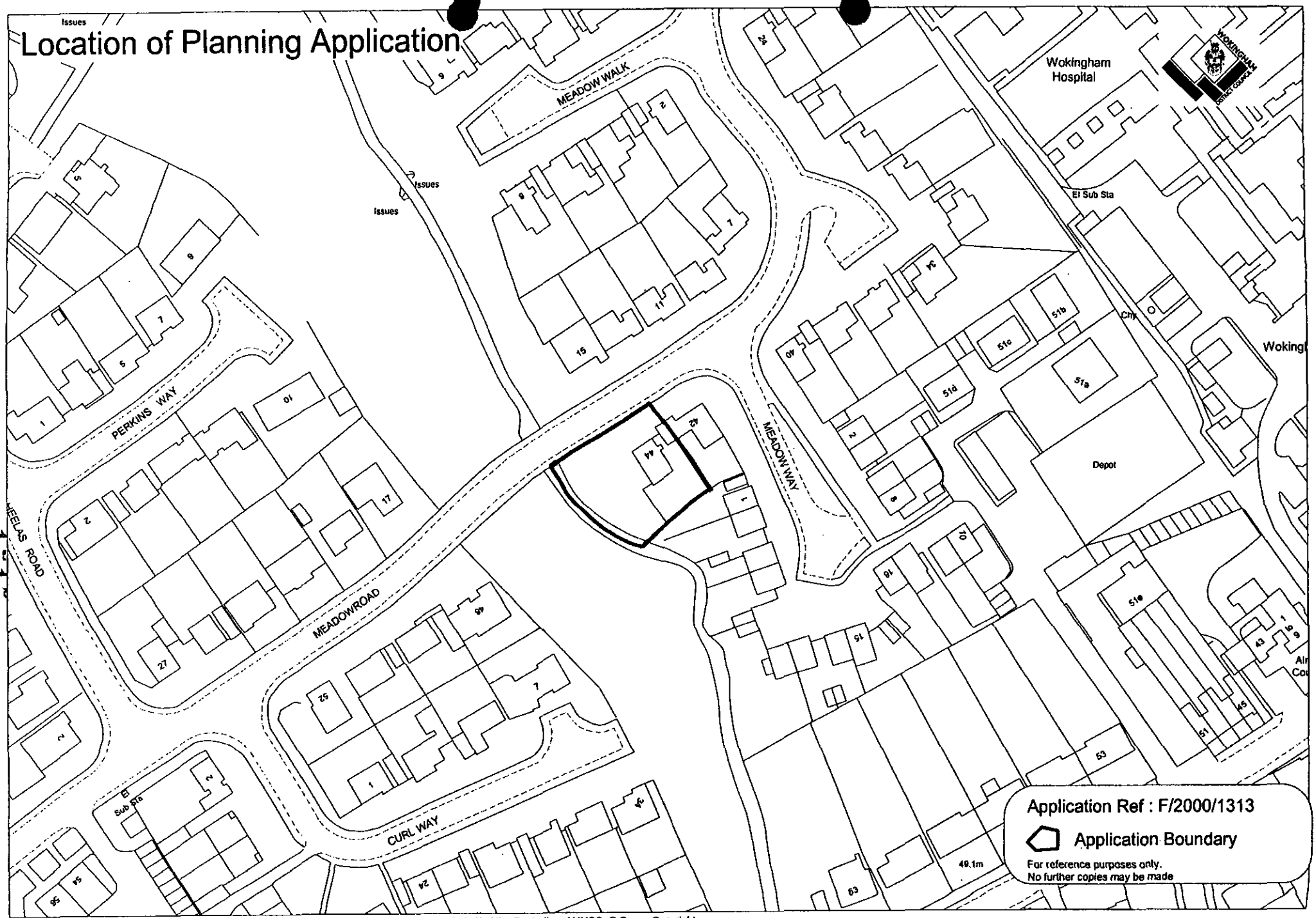
JOB New Dwelling Adjacent 44 Meadow Road, Wokingham

DRG SITE PLAN

1499 / 01 a

1519

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 19 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

Enclosed is a copy of a letter, which was today sent to an interested party concerning the late submission of their representations.

41373

Yours faithfully

DG

Miss A Groves

211B(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Mr J Kneale
42 Meadow Road
Wokingham
Berkshire
RG41 2TD

Your Ref:

Our Ref: APP/X0360/A/00/1055657

Date: 19 March 2001

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 06/03 about the above appeal.

Unfortunately, we received it after the deadline for the receipt. I have carefully considered whether it should be taken into account, but I can find no exceptional reasons. I am therefore returning your letter to you.

Yours faithfully

Miss A Groves

218(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 19 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

41378

Yours faithfully

DG

Miss A Groves

217L(BPR)

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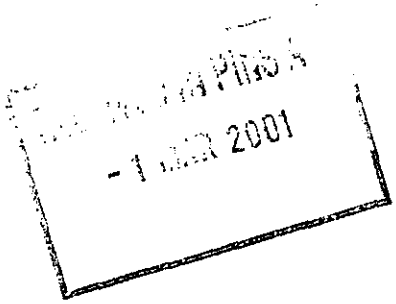
ARCHITECTURE & PLANNING



AID/LC/1499

28 February 2001

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

For the attention of Miss A Groves

Dear Madam

44 MEADOW ROAD, WOKINGHAM (Your Ref. 8PP/X0360/A/00/1055657)

We write in response to the Council's statement as follows:

5.03 It is clear that the members on the planning committee rejected the application because they considered the forward projection of the dwelling, in relation to the neighbouring properties, to be harmful to the street scene and the visual amenity of the area. However, it should be noted that Meadow Road and surrounding roads are varied in character, with dwellings both set back from and close up to the public highway. Consequently, the siting of the proposed dwelling will not be out of keeping or visually obtrusive in this context. The inspector will find evidence of this varied character on his or her site visit.

5.04 The objection raised concerning the location of the dwelling in relation to the public open space along Emm Brook is a completely new introduction to the debate. In effect, it amounts to an objection in principle to the erection of a dwelling on this site because it would harm the public open space. There is no mention of this objection in the refusal notice. There was no mention of this objection in the debate at the committee meeting, which was attended by the appellant and I. Clearly, it is completely erroneous of the council to introduce this issue at this late stage when it was not previously considered a problem. There will be no harm to the visual amenity of the area if this private garden site is developed for a single dwelling.

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

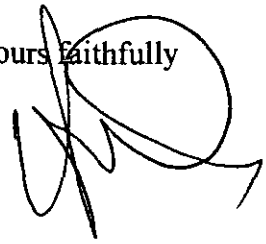
TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

6.01 In conclusion, the proposed dwelling will not harm the street scene or the visual amenities of the area, either as a result of its siting forward of the adjoining dwellings or in the context of its relationship with the adjoining Emm Brook. It is respectfully requested that this appeal should be allowed.

Yours faithfully



A I Day

cc D Rawlins
J Bailey

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 19 March 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

41372

Yours faithfully

DG

Miss A Groves

217L(BPR)

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ARCHITECTURE & PLANNING

RECEIVED [illegible]
23 FEB 2001
1055657

AID/LC/1499

22 February 2001

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

For the attention of Miss A Groves

Dear Madam

44 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 21 February 2001 together with Third Party correspondence. Our only observation is that the objections mainly relate to the flood plain which we have already addressed within our Statement of Case. The photographs from various sources show flooding which occurred near the site during the storms of October but also reiterate the point that the site itself is higher than adjacent ground and did not flood thus reinforcing the Environment Agency's consultation comments.

Yours faithfully

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

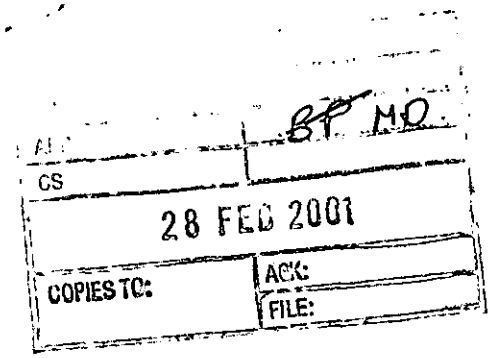
TONY DAY [illegible] SHAUN TANNER [illegible]

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

34 Curl Way, Wokingham, Berkshire RG41 2TJ
01189 783742

27th February 2001



Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

Dear Sir,

Re: 44 Meadow Road, Wokingham, Berkshire F/2000/1313 - REF - 29/11/00

Receiving a letter with the above heading not only fills me with foreboding but makes me extremely annoyed.

I cannot remember for how long we have been objecting to the above planning application. We have put in a considerable amount of work, attended meetings and now see that the owners are selling the property advertising that planning consent for an adjoining house is in its final stages.

It seems to me that this is a lifelong job not only for us but for Wokingham District Council. Is this not a waste of taxpayers money? If you are going to refuse a planning application shouldn't we ensure that it is final to save time, money and effort for us all. I can understand living in a democratic society that we need the right of appeal but how many appeals do we need before it becomes ridiculous.

Please can we ensure that at the next appeal we squash this application once and for all and put it to bed for good so that we can all move on with our lives to other more pressing items.

Yours faithfully

Mrs. J. Hollands

The Planning Inspectorate 60352

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 21 February 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I enclose a copy of the appellants statement relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Amy

Miss A Groves

211AL(BPR)

File 2000/1313

CS 0835 BCP

COPIES TO: ACK: FILE:

40 Meadow Road
Wokingham
Berks. RG41 2TD

4th December 2000

Your Ref: F/2000/1313

Mrs B. Polnik
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM, Berks. RG40 1WR

Dear Mrs Polnik,

Planning Application No.F/2000/1313

You may remember that I wrote to John Mitchell with some comments, regarding the F/2000/1313 part of the Development Control Committee report for 08/11/00. I was of the opinion that it was invalid to use my house as a straight-line building line reference, when it is on the start of a bend in Meadow Road. I still hold this opinion.

However, in your introduction to this planning application, at the Development Control Committee meeting on 29/11/00, you still seemed keen to pursue the straight-line approach. This has caused me to look further into the statements you made in the report, about the positioning of the houses in this part of Meadow Road.

Regarding the **first floor element**, you quite rightly say that the proposed dwelling projects 2.5m (8 feet) forward of 44 Meadow Road. Now, since 42 Meadow Road is situated similarly to No.44, the new dwelling will also project 2.5m forward of that house. You then say that the proposed dwelling would be in line with both 38 and 40 Meadow Road. This implies that these two houses both project 2.5m forward of Nos.42&44. I felt that this needed verification.

I first consulted the Ordnance Survey 1:1250 (50" to the mile) plan, deposited with HM Land Registry in connection with my property. This showed that No.40 was not forward of Nos.42&44, but that the front faces of Nos.44,42&40 formed a perfectly straight line and that No.38 was set back by a small amount. I then looked at the plan in the F/2000/1313 part of the Development Control Committee report for 29/11/00 (page 1515), which is also at a scale of 1:1250. This gave much the same

result as the Land Registry plan, except that No.40 was set forward by a very small amount. I then went outside and took a line of sight on Nos.44&42, in order to find out exactly how far forward my house was of the *de facto* building line established by the front faces of Nos.44&42. The answer was **0.3m** (1 foot), not the **2.5m** (8 feet) that you claim.

Regarding the **ground floor element**, I first discovered, using the 1:100 house plan 1499/02A, that the proposed dwelling is **2m** forward of No.44, not the **1m** that you quote in your report. Note that the garage of No.44 is only 1.5m (5 feet) forward of the house, not the 2m shown in the 1:200 site plan 1499/01B. It was then possible to deduce, that for the ground floor element, the proposed dwelling would be 1.7m (5.5 feet) forward of my garage.

It is therefore **completely untrue** to say *"... the single storey element would be no further forward than the garage at 40 Meadow Road and the first floor would be in line with both 38 and 40 Meadow Road".*

A **truly accurate** statement would read *"... the single storey element would project 1.7m (5.5 feet) forward of the garage at 40 Meadow Road and the first floor element would project 2.2m (7 feet) forward of 40 Meadow Road, and 3m (10 feet) forward of 38 Meadow Road".*

For your convenience, I have attached an appendix containing the various measurements, in tabulated form.

I would now like your assurance that these errors in the report will be drawn to the attention of the Planning Inspectorate, should this application go to appeal. I would also like to know, how errors of such magnitude came to be made in the first place.

Yours sincerely,



Ken Munday

Copies: The Rt.Hon. John Redwood, M.P.
Councillor K.A.Malvern
Councillor R.F.N.Eke, M.B.E., D.F.C.
Mr John Mitchell, Wokingham District Council
Mr J. Kneale
Mr M. Dunmore

Appendix

Distances forward of the *de facto* building line, formed by the front faces of 44 & 42 Meadow Road:

1. Local to the proposed dwelling:

1.5m	(5 feet)	Existing garages of Nos.44 & 42
2.5m	(8 feet)	Proposed dwelling - first floor
3.5m	(11.5 feet)	Proposed dwelling - ground floor

2. Further afield, by floor element:

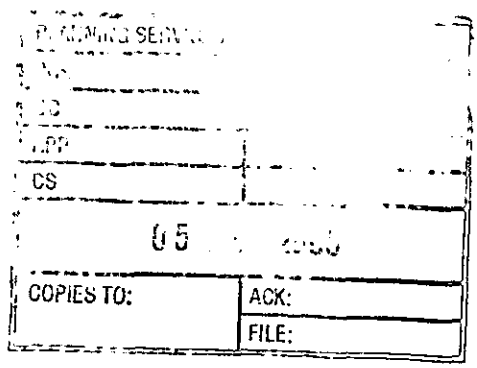
First floor elements:

Proposed dwelling	2.5m	(8 feet)
Nos.44 & 42	0.0m	(0 feet)
No.40	0.3m	(1 foot)
No.38	-0.6m	(-2 feet)

Ground floor elements:

Proposed dwelling	3.5m	(11.5 feet)
Nos.44 & 42	1.5m	(5 feet)
No.40	1.8m	(6 feet)
No.38	0.0m	(0 feet)

KJM
04/12/00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FILE:

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd, Wokingham
APPLICATION NO.: 1313
PROPOSAL: Proposed erection of detached dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for EMMBROOK

Mr J L Earnshaw

Mr R F N Eke

Mr K A Malvern

Clerk(s) of Parish / Town Council of Wokingham

Mr K Abnett, Town Hall, Market Place, Wokingham RG40 1AS

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Design

-Landscape
-Trees

The Environment Agency, Swift House, Frimley Business Park, Camberley, Surrey GU16 5SQ-Ref SU86NW/16/20 FAO Sarah Paxman

Applicationo	Name & Address
F/2000/1313	K J Munday 40 Meadow Road Wokingham RG41 2DT
F/2000/1313	D Gilliam 13 Meadow Road Wokingham RG41 2TE
F/2000/1313	Mr & Mrs S Atwell 11 Meadow Road Wokingham RG41 2TE
F/2000/1313	Mr & Mrs Dunmore 15 Meadow Road wokingham RG41 2TE
F/2000/1313	J Kneale 42 Meadow Road Wokingham RG41 2TD
F/2000/1313	Mrs J Hollands 34 Curl Way Wokingham RG41 2TJ
F/2000/1313	L F Smith 9 Meadow Road Wokingham RG41 2TE
F/2000/1313	M J Holmes 7 Curl Way Wokingham RG41 2TJ
F/2000/1313	Mr R Eke 55 Lowther Road Wokingham RG41 1JB
F/2000/1313	Mr C Elkington 32 Curl Way Wokingham RG41 2TJ

Duplicated (councillor)

App. refused
Letter sent 30/11/00

The Planning Inspectorate

4/19 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728464
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Fax No 0117-3726093

GTN 1371-8464

Ms Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 10 May 2001

Dear Ms Gumbrell

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

The Inspector has asked for your response to the following question:

The Thames Region of the Environment Agency (EA) operate a policy in which there is no general presumption against development which lies outside the area defined by the 1 in 100 return period flood event (their letter to the Planning Inspectorate dated 6 February 2001). They have advised that the site is outside the 1968 flood plain of the Emm Brook, and did not flood during the flood events of October/November 2000. What are the estimated return periods of the 1968 flood on the Emm Brook, and of the October/November 2000 event?

Please ensure that your reply reaches me at the above room number by **17 May 2001**. Please also confirm that a copy has been sent direct to the appellants agent, to whom a copy of this letter has been sent for information .

PLANNING SERVICES	HPT 43180
POL	TLS
DC	ENF
APP	
CS DG	
14 MAY 2001	
COPIES TO:	ACK:
	FILE:

Yours Sincerely

S Saunders

Miss S Saunders

211B

Tel. (0118) 974 6448 (Direct Line)
Date: May 16, 2001
My ref: F/2000/1313
Your ref: APP/X0360/A/01/1055657

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

Miss S Saunders
The Planning Inspectorate
Room 4/19 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Saunders.

Dear Miss ~~Groves~~

APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd, Wokingham

I am replying to your letter received 14th May 2001 about the flood plain of the Emm Brook.

The case officer considers this a question for the Environment Agency & it has been passed to them for consideration.

I confirm that a copy of this letter will be sent to the appellant's agent.

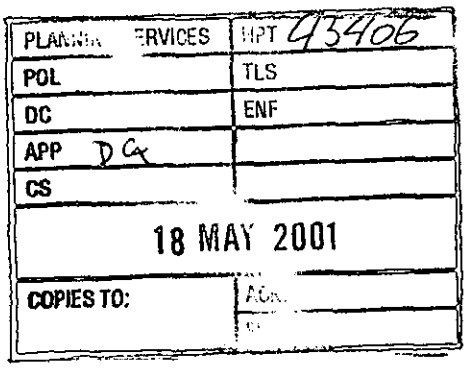
Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

ENVIRONMENT AGENCY

Your ref: F/2001/1313
Date: 16th May 2001

FAO: Den Grumbrell
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO BOX 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

SUBJECT: Appeal By Mr. D Rawlins, Site At 44 Meadow Road, Wokingham, With Regd. To Flood Events

Thank you for your fax dated 16 May 2001, which was received on the same date. Unfortunately Sarah Paxman is away on leave for the next fortnight, so I hope I can help with your query. I have spoken to an internal Land Drainage Consultant and in response to your question the Agency's reply is as follows;

There is a lack of detailed information (i.e. flow rates, etc) for the 1968 event along the Emm Brook. Therefore we are unable to provide a specific return period for this flood. However, the 1968 flood was a very large event for the Mole, Wey and lower Loddon Catchments.

With regards to the October/November 2000 flooding, the Agency is still undertaking flood assessments (which were held up considerably due to the foot and mouth crisis) of various catchments, including the Emm Brook. To date we have no data relating to flood levels, and as such The Agency is unable to compare this event with the 1968 event.

I hope the above information helps. If you have any further queries please do not hesitate to contact myself or Amanda Reed on 01276 454323 or 01276 454331 respectively

Yours Faithfully

M. Rose

Matt Rose
Development Planning Team

ENVIRONMENT AGENCY

Your ref: F/2001/1313
Date: 16th May 2001

FAO: Den Grumbrell
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO BOX 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 43358
POL	TLS
DC	ENF
APP DC	
CS	
17 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir/Madam

SUBJECT: Appeal By Mr. D Rawlins, Site At 44 Meadow Road, Wokingham, With Regd. To Flood Events

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I hope the above information helps. If you have any further queries please do not hesitate to contact myself or Amanda Reed on 01276 454323 or 01276 454331 respectively

Yours Faithfully

M. Rose.

Matt Rose
Development Planning Team

Appeal by Mr D Rawlins against the Refusal of
Wokingham District Council
to allow Planning Permission for the Erection of a New Dwelling
adjacent number 44 Meadow Road, Wokingham, Berkshire RG41 2TD

Wokingham District Council Application No. F/2000/1313

STATEMENT OF CASE BY THE APPELLANT'S AGENT

Anthony I Day M.B.I.A.T.
Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

01344 777143

1) **THE SITE**

i) Number 44 Meadow Road lies within the Urban Settlement of Wokingham approximately 0.5km from the Town Centre and railway station.

ii) The site currently forms the side garden of number 44 and lies adjacent the Emmbrook.

iii) The total site area including the host property is 0.08 hectares.

2. **PLANNING HISTORY**

i) In May 1998 Outline Planning application Ref. 98/67228/O was refused for the erection of one dwelling for the following reasons:

ii) 1. *The proposed development lies within the area of land liable to flooding as shown by maps held by the environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.*

2. *The proposal includes development in close proximity to the Emm Brook. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution, increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future, and preclude the creation of an adequate buffer zone. As such, the proposal is contrary to Policy SPS3 of the South East Area Local Plan and policies WK16 and WLL5 of the Wokingham District Local plan (Deposit Draft).*

iii) The refusal was based solely on Flood Plain reasons and cited no other planning objections for refusal.

3. **POLICY**

i) The relevant policies are:-

A. Principle of development: Policies STV1 of South East Area Local Plan: and WS02 of Wokingham District Local Plan.

B. Effect on the visual amenity and character of area: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan.

C. Effect on amenities of neighbouring occupiers: Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan.

D. Highway Issues: Policies ST5 of South East Area Local Plan; and WT6 of Wokingham District Local Plan.

E. Effect on adjoining watercourse: Policies SPS3 of South East Area Local Plan; and WK16/WLL5 of Wokingham District Local Plan.

The South East Area Local Plan is the adopted plan. The Wokingham District Local Plan is at an advanced stage, with the Local Plan inquiry closed in October 2000. The Inspector's report is expected in late 2001.

4. **THE PROPOSAL**

i) In early 2000 the appellant sought the advice of Day Tanner Partnership concerning the previous refusal referred to above. It was considered that the earlier proposal had not addressed the over-riding issue of building near watercourses and, prior to submission of a further application, the Environment Agency were consulted over the reasons for the previous refusal and their fundamental objection.

ii) Environment Agency policy states quite clearly that residential buildings should not be allowed in Flood Plains nor any building within 8.0m of the deemed watercourse including the banks.

iii) The Environment Agency requested a level survey relative to Ordnance Datum of the site and adjoining ground. This information was duly provided and on 31 January 2000 the Agency confirmed that the site did not fall within the 1968 Flood Plain of the Emmbrook.

iv) On 20 April 2000, following the advice from the Environment Agency, a full planning application was submitted for a new detached dwelling in the side garden of number 44 Meadow Road. The application was registered on 9 May 2000.

v) The application and supporting documentation clearly indicated an 8.0m margin to the bank of the Emmbrook and the Local Authority was informed in the letter accompanying the application that the Environment Agency considered the site to be outside of the Flood Plain.

vi) The proposal became the subject of protracted negotiations with the Local Authority due to unauthorised works to the river bank undertaken by the previous owner (Mr Rawlins did not own the site at the time but has since purchased it outright) and the concerns of residents primarily over the Flood Plain issue.

vii) On 18 July 2000 the Environment Agency confirmed to the Local Authority that it had no objection to the development subject to the retention of the 8.0m buffer zone and the planting of the river bank with suitable vegetation.

viii) At the end of August 2000 the appellant held discussions with the Development Control Manager to express his concern over the continued delays in determining the application. At that meeting it was suggested that modifications be made to the proposal to reduce its impact on the street scene and to reduce it in size (see DTP letter 30/8/2000).

ix) Revised drawings numbers 1499/01B and 1499/02A were prepared and submitted to the Council as amended plans. These drawings are the subject of this appeal.

x) The Council confirmed in writing on 12 September 2000 that the revised scheme was considered an improvement and confirmed that they would form the basis of a reconsultation.

xi) On 9 October 2000 the environment Agency reconfirmed that it had no objection to the proposal following the previous consultation.

xii) Following the severe flooding which occurred in October 2000 the Council considered it prudent to reconsult the Environment agency in light of the continued concerns expressed by local residents. The Environment Agency replied on 3 November 2000 with an emphatic reiteration of its previous comments and confirmed that despite the severe flooding which had taken place nearby no flooding had occurred on the site.

xiii) The application was subsequently reported to the Development Control Committee on 8 November 2000 with a recommendation for approval.

xiv) The Officer's report to the Committee confirmed at paragraph 3 that none of the statutory consultees objected to the proposal. The Officer's report further confirmed that the principle of development, the effect on the visual amenity and character of the area, effect on neighbouring occupiers, highway issues, and effects on adjoining watercourse were all considered acceptable.

xv) The Development Control Committee did not concur with the Officer's recommendation and subsequently refused the application.

5. THE REFUSAL

i) The refusal notice dated 29 November 2000 had one reason for refusal:-

"The proposed dwelling by reason of its design and location would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan."

ii) With regard to the reason for refusal it must be pointed out that the proposal is the result of an initial design to overcome Environment Agency objections on a previous scheme and a subsequent smaller design agreed in principle with the Officers of the Council during the course of 7 months intensive discussion.

iii) The proposal complies with all the policies of the South East Area Local Plan and Wokingham District Local Plan which are cited at Para. 3(i) of this statement and confirmed in the Committee Report dated 8 November 2000 at Para. 4.

iv) The subsequent refusal cites the proposal as being contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of Wokingham District Local Plan. These policies refer to "Effect on the visual amenity and character of the area."

v) The above is disputed, primarily as the design and siting of the proposal is the result of negotiations with the Council to conform to their adopted standards and with regard to the wide 8.0m buffer zone to the watercourse bank, the width of the watercourse itself and the open land directly to the north east afforded by the lower land which is in the Flood Plain.

vi) It is not accepted that the character of the area will be harmed by the proposed dwelling. The area surrounding the site is characterised by two storey detached houses of mundane appearance with an average of 25 dwellings per hectare (dph). The proposed dwelling will be relatively attractive in appearance and constructed of good quality materials, so that it will make a positive contribution to the street scene.

vii) Attention is drawn to a new house which was built as infill development in 1997 adjacent number 14 Meadow Road. This house was approved by the Council with no mention being made of the visual amenity and character of the area at the time.

viii) Nothing has changed in policy terms since that time except that Government Guidance Note PPG3 has since been revised to encourage Local Authorities to make best possible use of residential land in existing urban settlements and develop land to a higher density than previously in an effort to maximise the use of land as a finite resource.

ix) To illustrate this point I would refer the Inspector to a recent appeal decision in Wokingham District. The Inspector concluded that:

"bearing in mind the advice of PPG3 and the encouragement given to making the best use of land, I consider that the benefits of providing 3 dwellings on this site within the defined settlement outway the limited harm which would be cause to the spacious appearance of the immediate locality".

A copy of appeal decision Ref. APP/X0360/A/00/1051777 is attached.

6. CONCLUSION

i) The proposal to erect a further dwelling to the side of number 44 Meadow Road presents an opportunity to maximise the use of residential land within the Urban Settlement. The additional dwelling will raise the average density in the locality from 25 dph to about 27.5 dph in the spirit of PPG3 guidance.

ii) Any impact on the street scene and character of the locality will be offset by the benefit by additional housing provision within the built-up area of Wokingham.

iii) The proposal accords with all relevant policies of the adopted and emerging Local Plans and meets the criteria set down by all statutory consultees and the planning officers themselves.

iv) In view of the foregoing the Inspector is respectfully requested to allow this appeal.

Dated: 25 January 2001

Appeal Decision

Site visit made on 08 January 2001

by Michael Hill BSc MSc CEng MICE FGS

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
RECEIVED
23 JAN 2001
Date
24 JAN 2001

Appeal Ref: APP/X0360/A/00/1051777
Nirvana and 3 Tintagel Road, Finchampstead, Wokingham, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by N Clark Esq against the decision of Wokingham District Council.
- The application (ref:F/2000/2071), dated 24 July 2000, was refused by notice dated 27 September 2000.
- The development proposed is the demolition of the existing two dwellings and the erection of three replacement houses with garages.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The application drawings do not clearly identify the dimensions of the appeal site or the proposed dwellings. It seems to me that this has led to some confusion. The appellant's statement refers twice to the appeal site being 35 metres wide, yet the conclusion indicates that the site is 36 metres wide. The various elevations on the application drawings show a gap of at least 1 metre between the proposed dwelling on Plot 1 and the boundary with the existing dwelling known as Heatherside, yet the Council refers to the proposed house at Plot 1 being sited on the boundary with Heatherside. I note that an amended site plan has been submitted (ref: 1568/01A), although the intended gap between the proposed dwelling at Plot 1 and Heatherside is unclear on my copy of that drawing.

2. Scaling the width of the proposed dwellings off the 1:100 scale elevations submitted with the application, gives the width of the proposed dwelling at Plot 1 as 8.5 metres and the width of the other two proposed dwellings as 11.5 metres.

3. The appellant also refers to a detailed survey of the site, the results of which are at Plan J in the appendices to his statement. It is submitted that this demonstrates that a 2-metre gap could be achieved between the dwelling at Plot 1 and Heatherside. Again, however, there are no dimensions stated on this plan, and the sketched outline of the three proposed dwellings does not accurately represents the dimensions of those dwellings as scaled off the 1:100 scale elevations. However, during my site, the width of the site was measured and confirmed as being at least 36 metres. This would allow a gap of 1 metre between each of the proposed dwellings and 1 metre between the proposed dwellings and the boundaries with the curtilage of the adjacent properties at Heatherside and Heatherbelle (based on the scaled widths of the proposed dwellings referred to above). These dimensions would be in accord with those scaled off the 1:200 scale 'Street Elevation', which was also submitted as an application drawing. I shall therefore consider this appeal on the basis that the site has an overall width of at least 36m, and a gap of at least 1 metre would be provided between

25 Jan 01 12:07 DLP Wokingham 0118 978 6551 P.2

each of the new dwellings, and also between the new dwellings and the boundary with adjacent properties.

Main Issues

4. I consider that the main issues in this case are, firstly, the impact of the scheme on the character and appearance of the area and, secondly, the implication for neighbours' living conditions with particular reference to outlook.

Local Planning Policy

5. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. One of the objectives of the Structure Plan, as set out in Policy OS1, is to protect and enhance the character and quality of Berkshire's environment. Development plan policies seek to ensure that new development makes a positive contribution to its setting and to the character of the area in which it is sited.

6. The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. The policies of the emerging Local Plan require that the design of new development respects the character of the area in which it is located and can be integrated into its local context without detriment to the amenities of adjoining land uses and occupiers. New development is expected to make an acceptable and positive contribution to the built environment.

Reasons

7. The appeal site lies within the defined settlement envelope of Finchampstead North. Within an identified settlement, Local Plan Policy STV1 indicates that development will normally be allowed, subject to the provisions of other policies in the plan.

8. With regard to the first issue, I am mindful that the two existing bungalows on the appeal site are set back approximately 10 metres from the road. Moreover, the gap between those bungalows, and the gaps between the bungalows and adjacent dwellings, are such that they contribute to the reasonably spacious appearance of the area. There is no doubt that the replacement of these two bungalows with three dwellings would result in a more cramped form of development. The gaps between dwellings would be far smaller than at present and the new two storey dwellings would be more prominent in the street scene. In this respect the proposal would cause harm, albeit limited, to the more spacious appearance of the immediate locality and to some extent conflict with development plan policies which seek to ensure that new development respects the character of the area within which it is sited.

9. I am mindful, however, of the advice in Planning Policy Guidance 3 (PPG3), which indicates that the Government is committed to maximising the re-use of previously developed land, in order, amongst other things to minimise the amount of greenfield land being taken for development. The advice indicates that local authorities should avoid low-density development (defined as less than 30 dwellings per hectare) and encourage densities of 30 to 50 dwellings per hectare. However, the PPG also indicates that the design and layout of housing development should be of a high quality in order to ensure that efficient use can be made of land without compromising the quality of the environment.

10. In this case, I note that the sites on which the existing bungalows are situated are

25 Jan 01 12:07 DLP Wokingham 0118 978 6551 p.3

substantial. Each is approximately 18m wide and 55m deep, giving a total area for the appeal site of over 0.19 hectares. The proposed development of 3 dwellings would result in a density of less than 16 dwellings per hectare, which, in my judgement and in the light of the advice in PPG3, is not excessive.

11. Objectors to the scheme point out that existing development in the vicinity of the appeal site on the southern side of Tintagel Road consists of single storey dwellings. On the other hand I note that there are two storey houses on the southern side of the road further to the west, and also on the northern side of the road, opposite the appeal site. It seems to me that Tintagel Road in general, which is not a particularly long road, is characterised by a mixture of houses built in differing styles. Although, ground levels are higher on those plots to the south of Tintagel Road than plots to the north, the gradient is relatively gentle and I do not consider that the ground levels at the appeal site are such that two storey development would be overbearing. On this point, I note that planning permission was granted in April 2000 for the replacement of one of the existing bungalows on the appeal site with a two storey dwelling.

12. The design of the dwellings at Plots 1 and 3 incorporate hipped roofs, which assist in limiting the height of those buildings. Moreover, the proposed single storey garage elements on Plots 2 and 3 would help to break up the frontage of the development and provide significant gaps at first floor level.

13. In my judgement, the proposed plots are not unacceptably small, despite the fact that they would be relatively narrow compared to others in Tintagel Road. The new dwellings would be set back a similar distance from the road as the existing bungalows. Moreover, although some trees would be removed, the retention of an existing length of laurel hedge and the potential to introduce new planting would help to ameliorate the impact of the proposals on the street scene. Although the proposal would result in a more cramped form of development than presently exists, I do not consider that it would have a serious impact on the general character of this residential area bearing in mind the variety of dwelling designs and styles in Tintagel Road. I consider that any harm caused to the spacious appearance of the area, would be limited and would not outweigh the benefit of providing an additional unit of housing at this location within a defined settlement boundary.

14. With regard to the second issue, the Council submits that the proposed dwelling at Plot No1 would be overbearing and dominant when viewed from Heatherside. However, as indicated above, the new dwelling would be sited at least one metre from the boundary with Heatherside and the two storey element would be within the front and rear building lines of the bungalow at Heatherside. Furthermore, I note that there is a garage at Heatherside situated between the bungalow and the boundary with the appeal site. The appellant points out that the proposed dwelling at Plot 1 would be nearly 6 metres from the existing bungalow. Under the circumstances, I consider that the proposed dwelling would not have an unacceptably overbearing or over-dominant effect when viewed from Heatherside.

15. A gap of approximately 6 metres would also exist between the flank wall of the dwelling at Heatherbell(e) and the two storey element of the proposed dwelling at Plot 3. Part of the new dwelling would project slightly beyond the rear of the existing dwelling at Heatherbelle, although this element would be a single storey conservatory, which, in my judgement would not have a serious impact on the amenities of the occupiers of Heatherbelle.

25 Jan 01 12:07 DLP Workingham 0118 978 6551 P.4

16. Overall, I conclude that the scheme would not have a particularly serious impact on the character and appearance of the area and the effect on the living conditions of neighbouring residents would not be unacceptable. Bearing in mind the advice in PPG 3 and the encouragement given to making the best use of land, I consider that the benefits of providing 3 dwellings on this site within a defined settlement outweigh the limited harm which would be caused to the spacious appearance of the immediate locality. Moreover, I am mindful that both Government guidance and local planning policies are designed to encourage development at locations well served by public transport. I understand that the site lies within easy walking distance of bus stops for services to Wokingham and Bracknell, which in my opinion, adds some weight to the need to make efficient use of land in the locality.

17. I have taken account of all other matters raised in the representations, including the concern of the occupier of Heatherbelle regarding a potential loss of privacy. I appreciate that there is a widow serving a bedroom in the flank wall of Heatherbelle, but it seems to me that a condition requiring the only first floor window in the south-western flank wall of the new dwelling at Plot 3 to be obscure glazed and fixed shut would avoid any serious loss of privacy for the occupiers of Heatherbelle. I consider that this and the other matters raised do not outweigh my conclusions on the main issues raised in this case.

Conditions

18. With regard to the conditions suggested by the Council and others, I agree that samples of materials to be used on the external surfaces of the development should be approved by the Council, in the interests of the visual amenities of the area. For the same reason, and to avoid an excessive amount of development at this location, I agree that permitted development rights should be restricted in relation to alterations and extensions. To safeguard the privacy of neighbouring residents, no additional windows or openings should be constructed in the side elevations of the proposed buildings and the bathroom and en-suite windows in the development should be glazed in obscure glass and be permanently fixed shut.

19. To help avoid the need for parking in the road, I agree that the proposed garage accommodation should be retained for the parking of vehicles. I also agree that the hours of construction should be limited, in the interests of the living conditions of local residents. However, I do not consider that it is necessary to impose a planning condition preventing the burning of waste on site or the damping down of dust on site roads. Any site roads would be extremely short and alternative measures are available to control the burning of waste. Bearing in mind the narrow width and condition of Tintagel Road, I agree that a scheme should be agreed with the Council to provide site parking facilities during the construction period. In the interests of the visual amenities of the area, details of the slab levels should be approved by the Council and a landscaping scheme should be approved and undertaken at the site.

Conclusions

20. For the reasons given above, I conclude that the appeal should be allowed.

Formal Decision

21. In exercise of the powers transferred to me, I allow the appeal and grant planning

25 Jan 01 12:08 DLP Wokingham 0118 978 6551 p.5

permission for the demolition of the existing two dwellings and the erection of three replacement houses with garages at Nirvana and 3 Tintagel Road, Finchampstead, Wokingham, Berkshire in accordance with the terms of the application (ref:F/2000/2071), dated 24 July 2000, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the local planning authority.

4) The bathroom and en-suite windows in the first floor side elevations of the houses hereby permitted shall not at any time be glazed other than with obscured glass, and shall be fixed shut, and be permanently so retained.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the side elevations of the buildings hereby permitted except for those shown on the approved drawings.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the garage accommodation on the site shall be kept available at all times for the parking of vehicles ancillary to the residential use of the houses hereby permitted. It shall not be used for any business or as a habitable space.

7) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 to 1900 Monday to Friday and 0800 to 1330 on Saturdays and at no time on Sundays or Bank or National Holidays.

8) No development shall take place until details of the slab levels of the proposed buildings herby permitted have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

9) Prior to the construction of the houses hereby permitted, provision shall be made to accommodate all construction vehicles, and the vehicles of site operatives and visitors, including facilities for loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and approved in writing by the local planning authority. The provision shall be retained at all times during the construction period.

25 Jan 01 12:09 DLP Wokingham 0118 978 6551 p.8

10) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping, with the exception of planting, seeding and turfing, shall be implemented prior to the occupation of any of the buildings hereby approved.

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

Information

22. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

23. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

24. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

25. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended

M. P. Hill.

INSPECTOR

25 Jan 01 12:09 DLP Workingham 0118 978 6551 P.7

Tel. (0118) 974 6448 (Direct Line)
Date: February 7, 2001
My ref: F/2000/1313
Your ref: APP/X0360/A/00/1055657

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd, Wokingham

With reference to this appeal, I enclose 2 copies of third party correspondence. Please note the writer would like a copy of the decision.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

MR D J. WHITAKER
46 MEADOW ROAD
WOKINGHAM
RG41 2TD
BERKSHIRE.

PLANNING SERVICES	HPT 39597
POL	TLS
DC	ENF
APP	
CS	
06 FEB 2001	
COPIES TO:	ACK:
	FILE:

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
P.O BOX 157
SHUTE END WOKINGHAM
RG40 1WR

RE APPEAL FOR PLANNING PERMISSION
44 MEADOW ROAD WOKINGHAM.

Dear Sir/Madam,

I am writing to you about my concerns regarding the proposal of Erection of a detatched dwelling at 44 meadow. Road. This is my second letter to the Council giving my concerns. I am, and will be the direct neighbour accross the meadow, in my last objection I believed that this proposed property would be detrimental to the natural authsthetic feature of the meadow, which was one of the reasons planning permission was refused. I still take the view that this would still be the case. However I am now more concerned that this development would only be 1 metre from the adjoining property, and would in my view restrict my vision when accessing my drive. This property would have a drive which would come out onto the narrow road over the bridge, thus making it a very dangerous exit.

I am also very concerned that land had been reclaimed adjacent to the river which in my view did not help with the recent flooding of the River. I have noticed an increase in the river levels since this area of land has been reclaimed, I am led to believe that land was purposely cut from the river bank to help ease river levels?

I therefore strongly again object to planning permission on the grounds I have stated. One final point I wish to make is that houses on Meadow Road were made to be end houses, consequently doors are located to the side entrances of the house, and really believe that this new house would spoil the Street Scene considerably.

Yours Sincerely
David John Walshe
Resident 46 Meadow Road.

N.B. I would like details sent to me following this appeal.

Tel. (0118) 974 6448 (Direct Line)
Date: January 17, 2001
My ref: F/2000/1313
Your ref: APP/X0360/A/00/1055657

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

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd, Wokingham

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 17, 2001
My ref: F/2000/1313
Your ref: AID/1499

Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6LZ

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 Sirs

APPEAL BY: **Mr D Rawlins**
SITE: **44 Meadow Rd, Wokingham**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 17, 2001
My ref. F/2000/1313
Your ref.

Mrs J Hollands
34 Curl Way
Wokingham
RG41 2TJ

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 Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr D Rawlins
SITE: 44 Meadow Rd, Wokingham
PROPOSAL: Proposed erection of detached dwelling

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should, if possible, send three copies quoting reference APP/X0360/A/00/1055657. Comments received after 21 February 2001 will not normally be seen by the Inspector & will be returned.

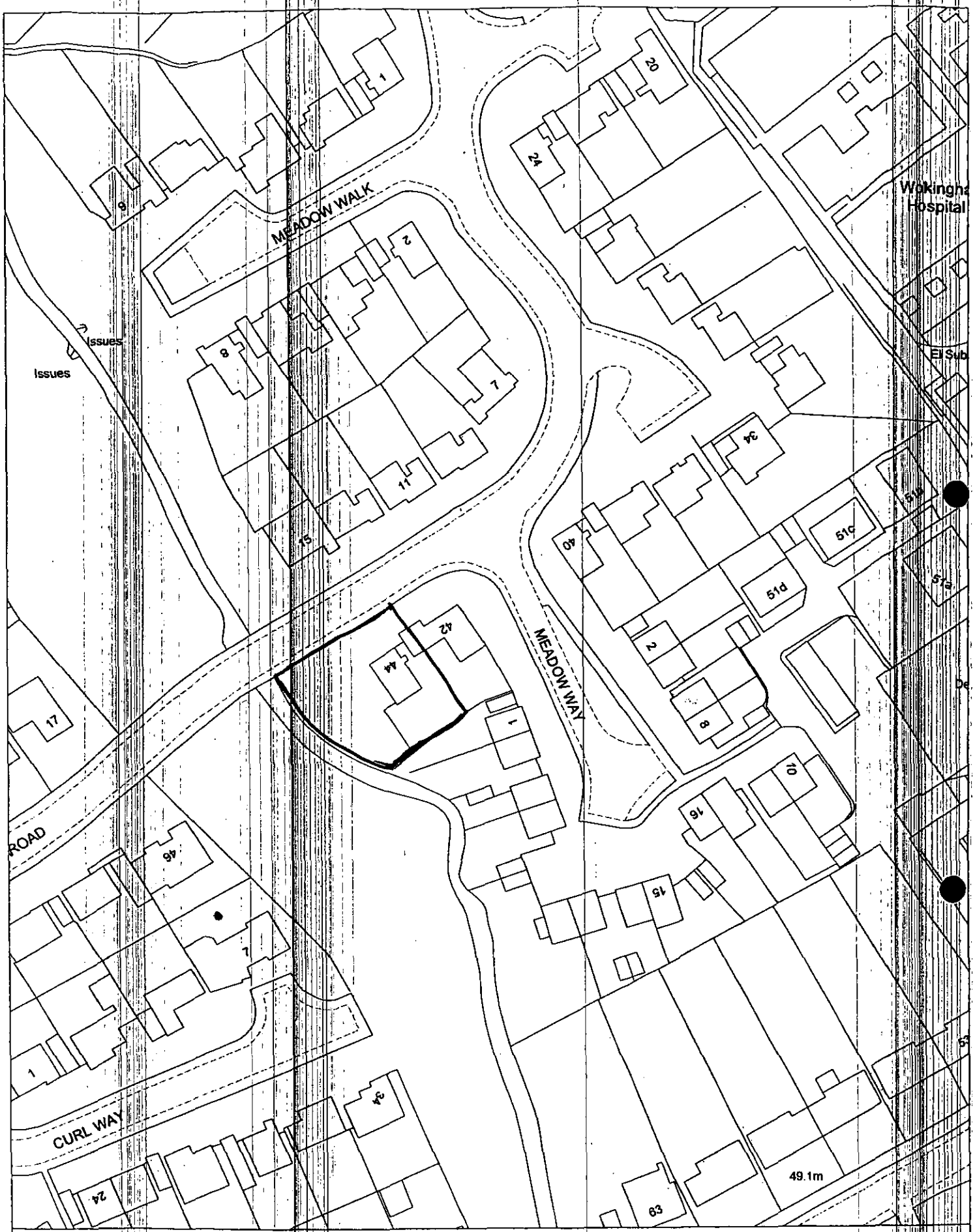
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1000

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Date: 17 January 2001

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES | HPT
PQL | TLS
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1313

Our Ref: APP/X0360/A/00/1055657

Date: 10 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR D RAWLINS
SITE AT 44 MEADOW ROAD, WOKINGHAM

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents to the appellant and me (including relevant development plan policies when appeals are against non-determination).

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the LPA's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

pp Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MR D RAWLINS

Address 44 MEADOW ROAD, WOKINGHAM, BERKS.

Your reference

Daytime phone no

Fax no

Postcode RG41 2TD

E-mail address

B. AGENT DETAILS (if any)

Name DAY TANNER PARTNERSHIP

Address 11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE

Your reference AID/1499

Daytime phone no 01344 777143

Fax no 01344 750971

Postcode RG45 6LZ

E-mail address Tony@daytanner.freeserve.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

LPA's application reference no F/2000/1313

Date of the planning application 18 APRIL 2000

Date of LPA's decision notice (if issued) 29/11/00

D. APPEAL SITE ADDRESS

Address 44 MEADOW ROAD
WOKINGHAM
BERKSHIRE

Postcode RG41 2TD

National grid reference SU 8068 SW

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

PROPOSED ERECTION OF DETACHED DWELLING.

Size of the whole appeal site (*in hectares*)

0.08

Area of floor space of proposed development *(in square metres)*

105m²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

THE APPEAL IS AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL REFUSING PLANNING PERMISSION FOR THE ERECTION OF A NEW DETACHED DWELLING. WITH REGARD TO THE SINGLE REASON FOR REFUSAL THE COUNCIL STATE THAT THE PROPOSED DWELLING ... "WOULD FORM AN OBTRUSIVE FEATURE IN THE STREET SCENE, DETRIMENTAL TO THE VISUAL AMENITY OF THE AREA". WE DO NOT CONSIDER THIS TO BE THE CASE ESPECIALLY AS THE DESIGN WAS DISCUSSED AND AGREED WITH THE OFFICERS OF THE PLANNING DEPARTMENT AND RECOMMENDED FOR APPROVAL. WE CONSIDER THAT THIS REFUSAL IS UNJUSTIFIED AND UNREASONABLE AND WILL BE FORWARDING A FULL STATEMENT SHORTLY.

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

   _____

   _____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

    _____

    _____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) MR D RAWLINS

Name (in capitals) MR A I DAY Date 12 DECEMBER 2000

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769
- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.
- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.
2) Write to you and the LPA and tell you the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations. **If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**
4) Tell you about the arrangements for the site visit, hearing or inquiry.
5) Tell you our Inspector's decision.

Published by the Planning Inspectorate September 2000

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed _____ (on behalf of) MR D RAWLINS

Name (in capitals) MR A I DAY Date 12 DECEMBER 2000

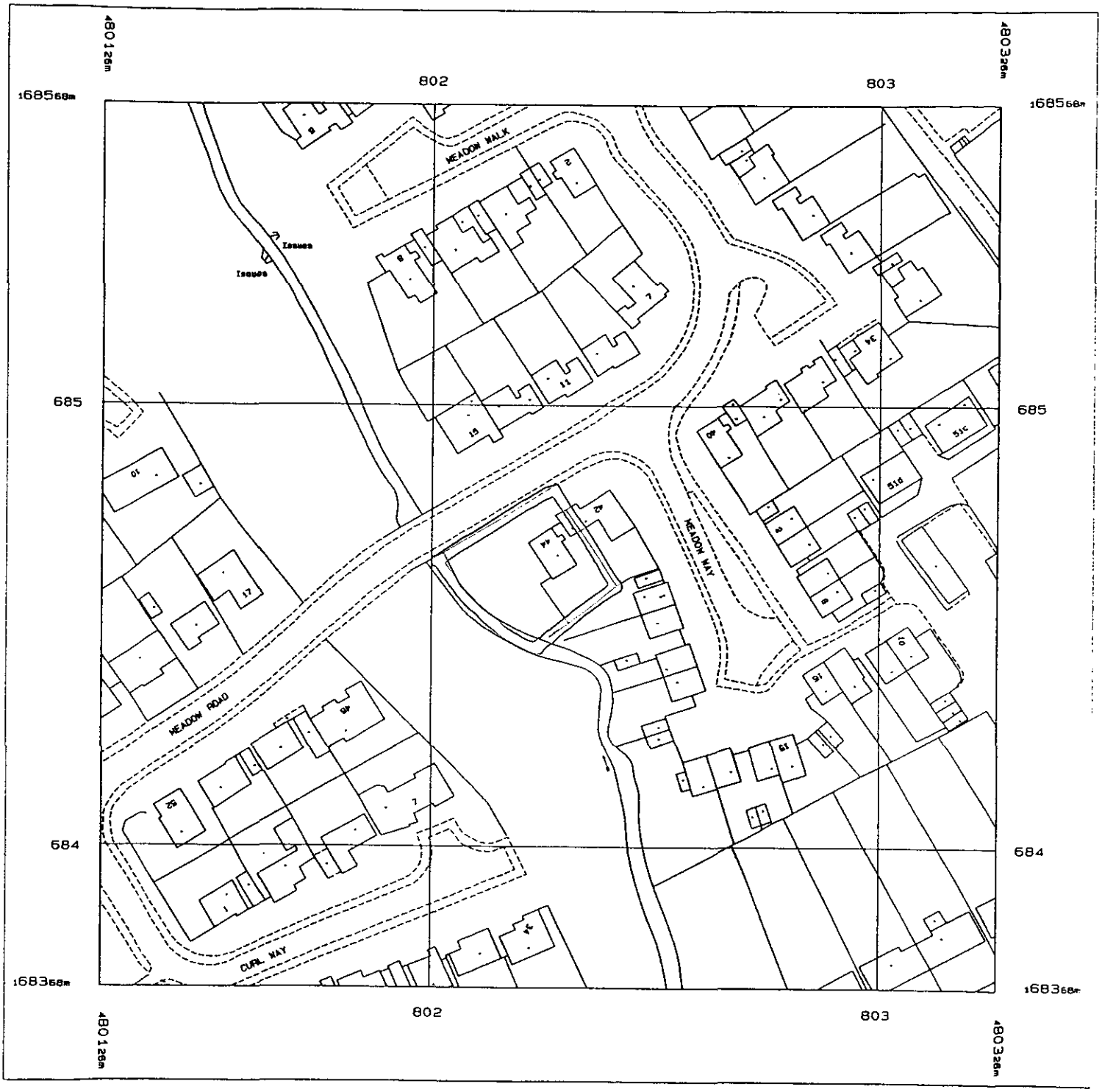
Please turn over

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



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National Grid sheet reference at centre of this Superplan: SU8068SW

Scale 1: 1250

This Superplan product does not contain all recorded map information.

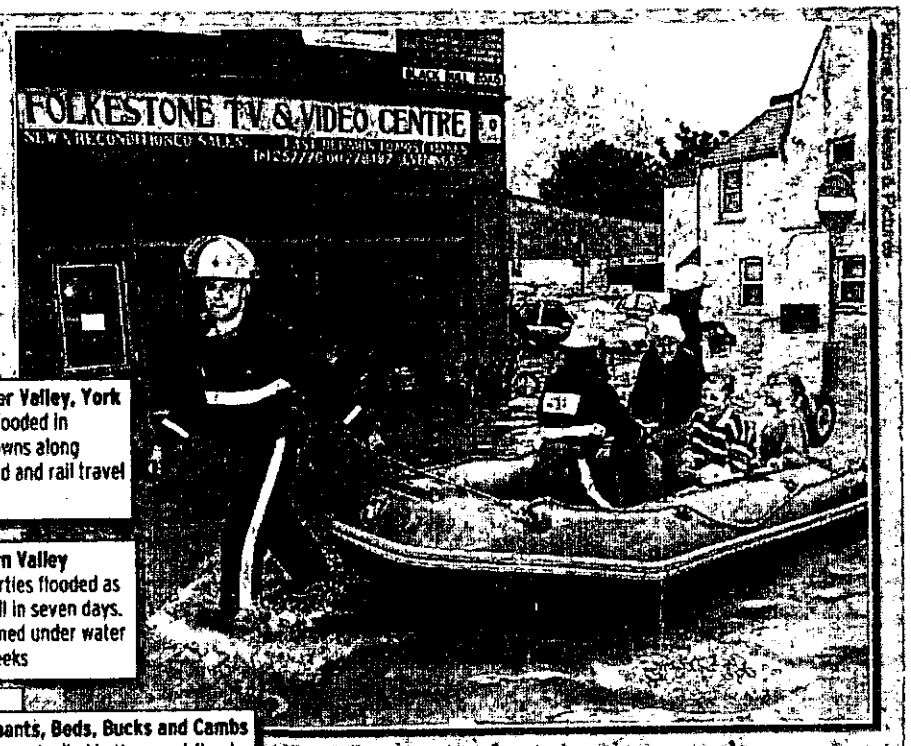
Centre Coordinates

Britain hit by 30 floods in as many months

1 Bishop Auckland, Co Durham, Jun 2000
2 Calder Valley, York, Jun 2000
3 Rochford, Essex, May 2000
4 North Kent, May 2000
5 Uckfield, Petworth, Robertsbridge and Horsham, Sussex, May 2000
6 Bracknell, Berks, May 2000
7 Bucks, Beds, Northants and Lincs, Apr 2000
8 IOW, Hants and Sussex coasts, Christmas 1999
9 Devon and Cornwall, Dec 1999
10 Somerset Levels and Moors, Hants Dec 1999
11 Severn Estuary, Evesham, Dec 1999
12 Pevensey and Selsey, Sussex, Oct 1999
13 Birmingham, Coleshill, Warwicks, Sep 1999
14 Chorley and Whittle-Le-Woods, Lancs, Aug 1999
15 W Midlands, Aug 1999
16 Malton and Norton, Yorks, Mar 1999
17 Sussex and S Kent coasts, Jan 1999
18 Kendal Cumbria, Jan 1999
19 Whatton and Aslockton, Notts Christmas 1998
20 Sussex coast, Oct 1998
21 Mid and East Devon, Oct 1998
22 Severn Valley, Oct 1998
23 Aberfan and Vale of Glamorgan, Oct 1998
24 Derbys, Gtr Manchester and Cheshire, Oct 1998
25 Hellifield, N Yorks, Oct 1998
26 Northants, Beds, Bucks and Cambs, Apr 1998
27 Banbury and Kidlington, Apr 1998
28 Warwicks, Glos, Leics and SE Wales, Apr 1998
29 Selsey, Sussex coast, Jan 1998
30 River Severn, Dec 1997



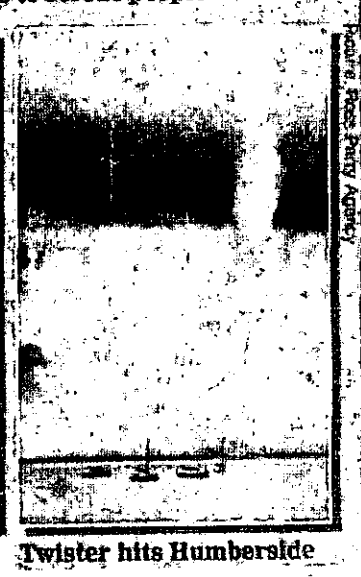
Information supplied by the Environment Agency



Kent firemen use boats to rescue people



Floods in York



Twister hits Humberside

Pictures: PA

Source: Press Association

Stand by with the sandbags for a future of floods

Increasing rainfall, more storms and rising seas will put property – and people – at risk, reports Charles Clover

CLIMATE change has made Britain a "hot-spot" for flooding, in which the risk to lives and property will increase tenfold over the next century, the Environment Agency said yesterday.

Five million people already live in flood risk areas in England and Wales and 25 people have died in floods in the past two years, according to the agency, which now has responsibility for issuing flood warnings.

Over the next century, today's extreme floods will become the norm and the agency is launching Flood Action Week to draw attention to precautions that people can take to protect themselves.

However, the agency's claim that Britain has become a flooding "hot-spot" in global terms — compared with notorious flood zones such as Bangladesh — earned a mild rebuke from the Department of the Environment, Transport and the Regions, where a spokesman described the claim as "artistic licence."

But the Department agreed that there were definite flooding "hot-spots" within Britain and that the agency's predictions, derived from the Met Office's Hadley Centre for Climate Change, were the most accurate available.

The Environment Agency said that while the North and West would see the greatest increase in rainfall, the danger of flooding was greatest in the South-East, where most of the new development was predicted to take place.

There, sudden intense thunderstorms were likely to increase and there would be a danger of flooding of low-lying land due to the rise in sea level.

The agency said that the present year's figures were in line with predictions of heavier rainfall becoming three to four times more common and annual rainfall increasing by 10 per cent in England and Wales, together with more intense storms locally. April was the wettest month since records began in 1766, washing out the British Grand Prix at Silverstone. The May bank holiday was a washout too with rivers in the South-East bursting their banks.

In June, unusually severe summer rain caused 1,000 homes to be flooded across Yorkshire and County Durham. A cloudburst of fish, sucked up by a tornado, fell on the beach at Great Yarmouth on Aug 6. Hailstones fell in Hereford and snow in Hull on Aug 21. On the same day tornadoes were recorded in the Humber.

This century, the sea is expected to rise by 15-50cm as glaciers and snowfields melt.

By the 2050s, the rise in level due to climate change will increase the frequency of dangerously high tides from once a century to once a decade, threatening structures such as the Thames Barrage, according to the Environment Agency. Sir John Harman, chairman of the agency, said: "Flood risk is now a daily fact of life in England and Wales. Looking at recent history, reports of flooding are now on average nearly twice as frequent as they were 100 years ago.

"More worryingly, with climate change, we could see up to a tenfold increase in flood risk over the next century.

"Awareness is increasing gradually, but still only one person in 20 makes any kind of preparation for a flood, and more than a third of people at risk don't know whether their insurance will cover them.

"You may never have been the victim of a flood, but that doesn't mean your home is not at risk. Last year only one in eight people who were flooded had experienced a flood before."

The agency advocates simple preparations, such as taking out adequate insurance, protecting vital documents such as insurance certificates, and clearly marking gas and electricity switches because supplies will need to be turned off if a flood is forecast.

This, and advice on how to make a "family flood plan", is given on a telephone hotline: 0845 988 1188.

The agency, which took over the responsibility for flood warning from the police, was criticised by an independent inquiry for failing to warn 4,500 families caught up in the Easter floods of 1998, which flooded 3,000 square miles.

The inquiry, by Peter Rye, former chief executive of Suffolk county council, concluded: "More important, people did not know what to do when they were warned."

The agency set up a National Flood Warning Centre in April and plans to spend more than £100 million over 10 years increasing public awareness.