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APPLICATION NO:
F/2000/0451

LOCATION:
The House In The Trees Maiden Erlegh Drive, Earley Reading.

APPLICANT:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed demolition of existing dwelling and erection of 8 flats with associated parking.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **22/03/2000**

CASE OFFICER: **Simon Lewis**

Appeal Decision

Site visit made on 12 September 2000

By Stephen Amos MA (Cantab) MCD MRTPI

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
☎ 0117 987 8927

Date 24 OCT 2000

Appeal Ref: APP/X0360/A/00/1045177
The House in the Trees, Maiden Erlegh Drive, Earley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by T A Fisher and Sons Ltd against Wokingham District Council.
- The application (ref: F/2000/0451), is dated 25 January 2000.
- The development proposed is "8 No. 2-bedroom flats in 2½ storeys with associated parking".

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The original application drawings were superseded by others prior to the appeal being made. The changes included repositioning of the proposed building and alterations to the parking arrangements. I have considered the appeal on the basis of the amended drawings, Nos. 1473-1A, 2A and 3B, together with the front elevation details on drawing No. 1473-4.

Main Issues

2. I consider the 3 main issues to be (i) the effect the proposal would have on the character and appearance of the area; (ii) its impact on neighbouring residents, particularly in terms of loss of privacy, outlook and light; and, (iii) its effect on highway safety for users of Wokingham Road and Maiden Erlegh Drive.

Planning Policy

3. The development plan includes the Berkshire Structure Plan 1991-2006 (BSP) and the Loddon Area Local Plan (LALP). BSP Policy EN1 aims to protect and enhance the character and quality of the environment of built-up areas, where development is to be appropriate in scale, form, impact, character and siting to its location, and to be of a high standard of design, which maintains or enhances the character of its surroundings, and conserves tree cover. Where appropriate, the redevelopment of derelict or genuinely under-used urban land to achieve optimum land use will be supported. LALP Policy LBE1 also seeks development of a high standard of design, which is appropriate to the character of the area and retains important natural, man-made or landscape features. LALP Policy LBE2 provides that development that relates inappropriately to adjoining sites and buildings, or adversely affects the character of an area, will not normally be permitted.

4. The Deposit Draft Wokingham District Local Plan (WDLP) has reached inquiry stage. Its relevant provisions are similar to those of the development plan, and so merit some weight. Policy WOS3 includes that development should be appropriate to the character of the area, should not cause detriment to the amenities of adjoining occupiers or significant detriment

to important man-made or landscape features, and should be of a high quality of design which respects the local context. Policy WBE1 specifies criteria for the consideration of proposals, which include visual impact, local townscape, layout, form, scale, massing and materials, and the privacy and amenity of the existing environment. Relevant Government advice includes that contained in Planning Policy Guidance Notes 3 and 13 (PPG3 and 13).

Reasons

Character and Appearance of the Area

5. "The House in the Trees" is a substantial 2-storey detached dwelling on a corner plot of some 0.3 ha to the south of Wokingham Road and to the west of Maiden Erlegh Drive, from which vehicular access is taken. It is proposed to demolish the house and erect a building with 8 flats on 3 floors. This frontage of Wokingham Road and Maiden Erlegh Drive are characterised by large 2-storey detached houses on sizeable plots. The appeal site tapers towards the front, but even at its narrowest it is roughly twice as wide as most plots nearby, and is of the order of 3 times their area. Therefore, the intensity of development on the site is somewhat less than that on most other plots in the vicinity.

6. The proposal would be a significantly more intensive development. The "L" shaped house, with maximum plan dimensions of about 16m (metres) by 11m, would be replaced by a near rectangular building with plan dimensions of roughly 21.7m by 11.2m, excluding the porch and the projecting elements to the rear and side. The appellants suggest that the new building would have an eaves height to match that of the adjacent dwellings, and that the second floor flats would be mostly within the roof. However, although the roof would fall to eaves at a first floor height of about 5.5m along much of its rear elevation and part of its front elevation, I do not consider that to give a true indicator of its scale, bulk and mass.

7. There would be 3 substantial gabled 3-storey elements at the front of the building, which would rise to an eaves height of about 7.5m, and which would occupy about 70% of the width of the front elevation. Much of the side elevations, and some elements of the rear elevation, would have a similar eaves height. Moreover, the significant bulk of the hipped main roof would rise to a height approaching 11m, some 5.5m above the lower eaves at first floor level. I have noted that existing outbuildings would also be demolished, but these are of limited mass. I consider that, by virtue of its plan dimensions, height, bulk, massing and overall scale, the proposed building would be seriously out of keeping with the character of the other buildings nearby to which it most closely relates.

8. The site has substantial tree cover, including between the house and both road frontages and inside the boundary with 1 Maiden Erlegh Drive, the adjacent detached house to the south. Many of the trees are tall and mature, and there is a Tree Preservation Order (TPO). The trees would lessen the visual prominence of the proposed building from the adjacent roads. However, given its height and bulk, it would be clearly evident from several of the gardens to the west and south west. Taking into account also that most of the trees are deciduous, and that some thinning of them is proposed and is needed whether or not this proposal takes place, I do not consider that the flats would be unseen from the roads, particularly during the seasons of leaf-fall. In my assessment, despite the trees, the building would be sufficiently evident to highlight its incongruity in relation to its surroundings.

9. Another consideration is that the proposal is for a permanent building, which could well outlast the present maturing tree cover on the site. Notwithstanding the existence of the

TPO, and the opportunity it offers for securing replacement planting in future, there can be no certainty that the extent of screening of the site would remain unchanged over ensuing years. My overall conclusion on the first issue is that the proposal would cause significant harm to the character and appearance of the area, and would conflict with BSP Policy EN1, LALP Policies LBE1 and 2, and draft WDLP Policies WBE1 and WOS3. It would not be appropriate to the character of the area, nor would it respect the local context.

10. In reaching that view, I have noted local residents' arguments that the proposed design would be out of keeping with the inter-war architecture of nearby houses. However, traditional building materials would be used, and there is some limited variety in detailed designs nearby. For example, 356 Wokingham Road, the adjacent detached dwelling to the west, has been built more recently than most of the houses, and in a different style. The scale, bulk and massing of the proposed flats have been important to my assessment, but I do not regard the proposed detailed architectural style as a determining consideration.

Impact on Neighbouring Residents

11. There are 3 neighbouring properties to be considered. No. 360 Wokingham Road is a lodge house across Maiden Erlegh Drive to the east. It lies very close to that Drive. However, some 27m would separate it from the flats, and I do not consider that there would be any direct impact on its occupiers by loss of privacy, light or outlook, even allowing for the intended felling of some trees near the site entrance. Given the heavy existing traffic flows on Wokingham Road, I do not consider that noise and disturbance from traffic generated by the proposed flats would have a significant impact on its occupiers either.

12. There would be over 25m from the rear wall of the flats to the side wall of 1 Maiden Erlegh Drive. With that separation, the close-boarded fence and substantial vegetation along and close to the intervening boundary, and the fact that the facing side wall of 1 Maiden Erlegh Drive is not a principal elevation, I do not consider that any significant overlooking of this house or loss of outlook would result. There would be no material loss of privacy to its occupiers, and this house would be too far distant from the flats to suffer any loss of light.

13. The proposed building would be sited about 7.5m from the boundary with 356 Wokingham Road. As a result, even though the rear elevation of the flats would project behind the line of the rear elevation of No. 356, and the flats would lie to the east of this house, I do not consider that it would be overshadowed to any significant extent or that its occupiers would suffer a material loss of outlook. Views of the sky from the main elevations of No. 356 would be unaffected, so there would be no material impact on the daylight to that property.

14. The amended drawings attempt to address the potential for overlooking of 356 Wokingham Road, by omitting a second floor balcony and using obscure glazing in the west facing windows above the ground floor. The latter would prevent direct overlooking of No. 356 from those windows, and a condition could require non-opening windows and the retention of obscure glazing. That would not totally resolve the potential for loss of privacy, as there would be the possibility of overlooking at an angle from the rear of the flats over the back garden of No. 356. The first and second floor flats at the western end would have combined windows and double doors to their living/dining rooms, which would facilitate substantial visibility to the outside from those rooms. The proposed railings would allow people to look outwards while standing immediately within the doorways, and would permit relatively close views at an angle over the back garden of No. 356 from both those flats.

15. Although some overlooking of private gardens is a usual feature of residential areas, here the overlooking would not be from bedrooms but from living rooms, which would be more likely to be occupied through the day. In my view, significant harm would be thereby caused to the living conditions of the occupiers of 356 Wokingham Road by loss of privacy. The harm to their amenities would constitute conflict with draft WDLP Policy WOS3. As this aspect of the scheme would represent an inappropriate relationship to the adjacent house, there would also be conflict with LALP Policy LBE2.

Highway Safety

16. Highway safety was not included in the Council's indicative reason for refusal, but local residents have raised it and the relevant highway officer recommended refusal when he was consulted. Consequently, it is a material issue. Access would be taken from Maiden Erlegh Drive at the existing access point, and so vehicles entering and exiting would traverse the first 25m or so of Maiden Erlegh Drive from Wokingham Road. Maiden Erlegh Drive is a private road without separate footways. Pedestrians and vehicles share its metalled width of about 4.8m. Not only does it provide access to the houses along it, but it also gives pedestrian access to 2 schools, and large numbers of school pupils walk along it.

17. The appellants' estimate that about 70 vehicle trips per day would be generated, about 60-63 more than for the existing house. The Council has not queried these figures, and they seem reasonable for the size of flats proposed in relation to typical trip generation rates. Even if the estimated peak hour generation of 6 extra trips were to coincide with the times of movement by school children, the potential for greater conflict between pedestrians and vehicles would be limited, and would not justify dismissal of the appeal on that basis. In any event, it would be possible to require by condition the building of a footway on the west side of Maiden Erlegh Drive, through the site, together with improved visibility splays at the site entrance. This would not only give an alternative to walking on the carriageway for the length of Maiden Erlegh Drive subject to the extra traffic flows, but would also provide better intervisibility than at present between vehicles exiting the site and vehicles and pedestrians on Maiden Erlegh Drive. While the footway might not attract persons turning into Maiden Erlegh Drive after walking from the east, on balance it would more than offset any potential for greater pedestrian/vehicular conflict on the relevant length of that Drive which might otherwise result.

18. It is agreed that Wokingham Road (A329) carries heavy volumes of traffic, and its junction with Maiden Erlegh Drive is clearly sub-standard relative to modern standards. However, I noted that visibility to the east is relatively good, and that the restrictions on visibility to the west are due to vegetation which appears to be within the appeal site or on highway land. Trimming of that vegetation, and avoidance of regrowth causing obstructions to visibility, could either be secured by condition or would be in the control of the highway authority. Therefore, visibility considerations at this junction do not, in my view, provide a substantial impediment to the scheme. Moreover, while the highway officer's comments suggest that the kerb radii at the junction are sub-standard, my observations indicated that the bellmouth at the junction is sufficiently commodious to allow vehicles to turn from Wokingham Road without undue interruption to traffic flows or danger to vehicle occupants and pedestrians.

19. 16 parking spaces are proposed, equalling 2 per flat. Local people consider this to be inadequate. However, Government policy in PPG13 seeks, among other matters, to reduce dependence on the private car and to promote development within urban areas at locations

highly accessible by other means. There are bus stops close to the site, and I have no substantial evidence to counter the appellants' contention that there are regular and frequent services. There is a shared footway/cycleway along the frontage, and I am told there is a railway station within about 800m. A local shopping centre with limited facilities lies nearby to the west. Taking all those factors into account, I consider that the proposed parking would be adequate, and that no significant road safety implications would arise due to on street parking. My conclusion on this issue is that the proposal would not cause significant harm to highway safety for users of Wokingham Road and Maiden Erlegh Drive.

Other Matters

20. Policy in PPG3 seeks, among other matters, to concentrate most additional housing in urban areas, to make more effective use of land by maximising re-use of previously developed land, and to encourage development that makes more efficient use of land in density terms. BSP Policy EN1 also encourages re-development of under-used urban land. However, PPG3 also indicates that poor designs should be rejected, particularly where this is supported by clear plan policies. I consider that this proposal constitutes poor design in terms of its height, bulk, massing and scale, and that clear plan policies support dismissal of the appeal. In my view, that factor overrides any advantages the scheme might have in terms of making more efficient use of land in an existing built-up area.

21. It has been suggested that the existing house has reached the end of its economic life, and is incapable of reasonable beneficial use without prohibitive expenditure. However, there are no schedules of deficiencies, estimates for rectification works, or any other evidence of substance before me to support that contention. I have noted the references by several local residents to the existence of covenants and/or a Council resolution from 1932 that are said to restrict development densities in this area. Be that as it may, such restrictions are a separate matter from the consideration of the planning merits of the scheme, and their existence has not weighed in my reasoning.

22. Interested persons have suggested that the existing house is of historic interest, and have referred to the potential effect on the lodge house and gate pillars at the head of Maiden Erlegh Drive. However, it would be expected that the house would be a Listed Building if its historic interest were sufficient to merit its retention. The Council has stated that it is not listed, and the evidence I have would not justify its retention on grounds of historic interest. The brick gate pillars would not be affected, although changes to the adjacent walls would probably be needed to provide the suggested footpath. Such changes would not be so significant as to justify dismissal of the appeal for that reason. While reference has been made to the precedent that the proposal might set for demolition of the lodge house and redevelopment of its site, I have treated this appeal on its own merits, and any proposal on that site would have to be considered on its individual merits.

The Balance of the Main Issues and Other Matters

23. In my assessment, the absence of significant detriment to highway safety, and the potential advantages in making more efficient use of urban land, do not outweigh the harm I have identified in relation to the character and appearance of the area and to the living conditions of the occupiers of 356 Wokingham Road. I consider that those matters must lead to dismissal of the appeal.

Conclusions

24. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

25. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for "8 No. 2-bedroom flats in 2½ storeys with associated car parking", at The House in the Trees, Maiden Erlegh Drive, Earley.

Information

26. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

Stephen Amor

Inspector

Please file

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 SE
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APP
COPIES TO:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0451

Our Ref: APP/X0360/A/00/1045177

Date: 10 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER & SONS LTD
SITE AT THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING

I enclose a copy of correspondence from Carol & Jim Adkins.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

Foxglade House, 356 Wokingham Road, Earley, Reading, RG6 7DE

19 July 2000

Mrs C Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

RECEIVED IN PINS AA
10 AUG 2000

Dear Mrs Bate

Re: Appeal by T A Fisher & Sons Ltd, House in the Trees
Ref: APP/X0360/A/00/1045177

We have received notice of the above appeal and we wish to add the enclosed photographs to our previous objections to the revised plan F/2000/0451and resubmitted plans F/2000/1931.

The photographs show the entrance to Maiden Erlegh Drive at the junction of the entrance to the 'House in the Trees' at 8.30am at the beginning of a typical school day, they clearly show that the road is narrow and unmarked and that children fill the area. Any extra cars from the proposed flats would be extremely dangerous to the safety of the children.

We also ask to be notified of the decision of this appeal.

Yours sincerely

C & J Adkins

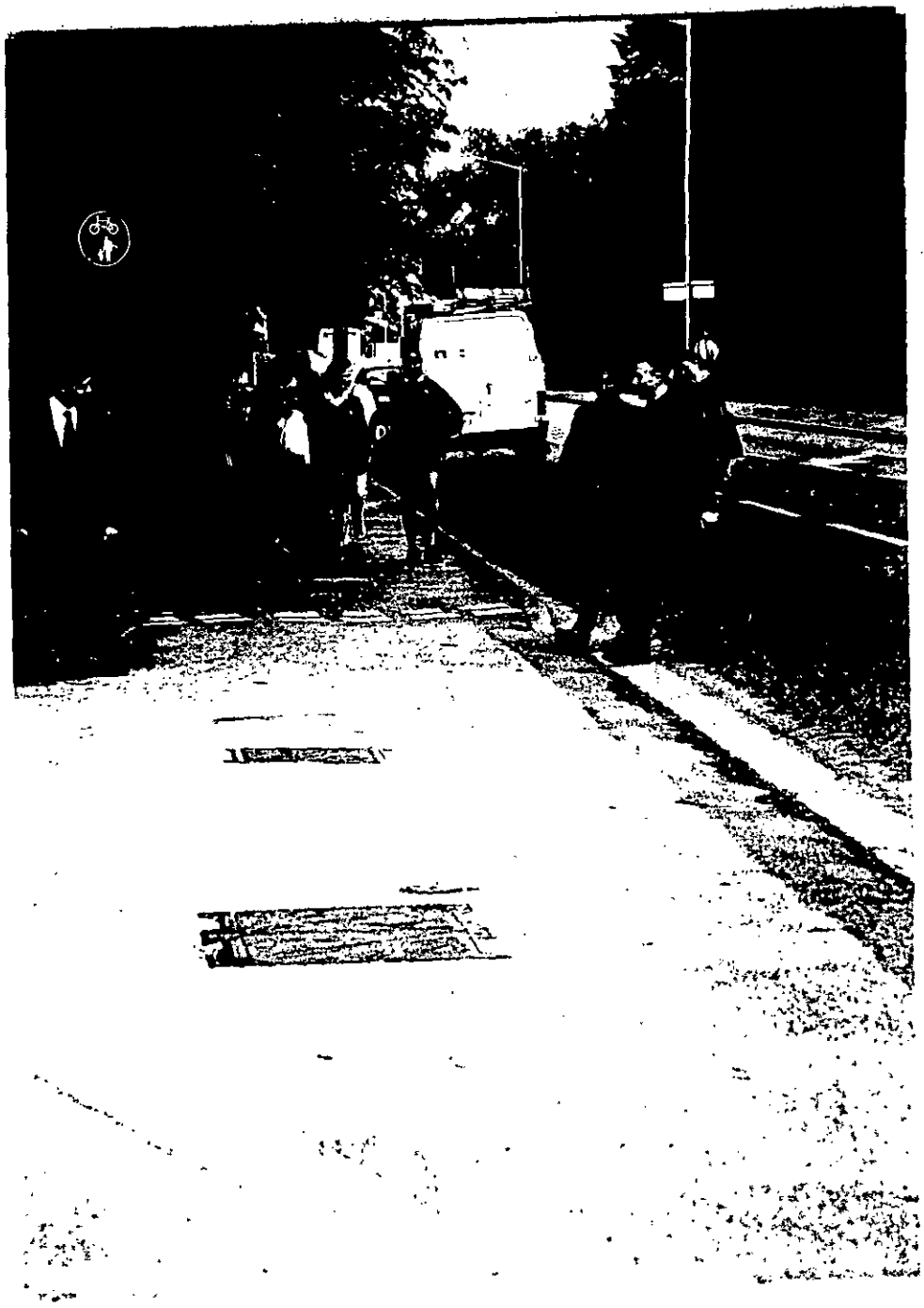
Carol and Jim Adkins











WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0451

Applicant : T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Location : The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Proposal : *Proposed demolition of existing dwelling and erection of 8 flats with associated parking.*

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 22/03/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0451

Appraisal :

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

Application Number F/2000/0451
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The House In The Trees Maiden Erlegh Drive Earley Reading.

APPLICATION NUMBER: F/2000/0451

OFFICER: Simon Lewis

DATE OF SITE VISIT: 21/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Private Rd, Large detached properties along Wokingham Rd. Good line of trees to Wok Rd. Bus stop outside site.

3. DESCRIPTION OF SITE/BUILDING Large no. of T.P.O trees on site. Large existing property with adequate amenity space set well back from Rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES Bungalow opposite (M.E.D) Property to the rear boundary - discreet glazed 1st floor windows

Line of detached (med/large) - running along M.E.Drive.

Private Rd, Very attractive, low vehicular use? - No pedestrian access to School.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Timber 1.8 fence / bushes along boundary to M.E.Drive.

LEVELS

BOUNDARY TREATMENT Boundary to 35b 2m high wall/hedge.

OTHERS Rear boundary mix of trees shrubs 1.8m timber fence

Sun facing into rear of property in morning - Shouldn't be any loss to neighbours through proposal.

Tel: (0118) 974 6454

Date:

My ref: F/2000/0451

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: 33505 - Wokingham

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/0451
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.
Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6454

Date:

My ref: F/2000/0451

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/0451
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.
Proposed demolition of existing dwelling and erection of 8 flats with associated parking.

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 **Simon Lewis** on **(0118) 974 6454**. 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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/0451**
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.
Proposed demolition of existing dwelling and erection of 8 flats with associated parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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 6454

Date:

My ref: F/2000/0451

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/0451
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.
Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

TOWN AND COUNTRY PLANNING ACT 1990

WRITTEN REPRESENTATIONS OF WOKINGHAM DISTRICT COUNCIL

APPEAL by Mr A Roach against Wokingham District Council's decision to REFUSE permission for the demolition of the existing dwelling and erection of three five bedroom detached dwellings with integral garages at 358 Wokingham Road, Earley

District Planning Authority Ref : 37897

Department of the Environment Ref : APP/H0330/A/92/199429

1.00 SITE DESCRIPTION

1.01 The site lies on the south side of the Wokingham Road at its junction with Maiden Erlegh Drive, a private driveway. The site comprises a large detached house set in 1.39 acres of land.

1.02 The site is well screened on the northern and eastern boundaries with mature trees which are the subject of a Tree Preservation Order (see Appendix 1) and shrubs.

1.03 The existing dwelling is served by an access onto Maiden Erlegh Drive. The scheme proposes to utilise the existing access arrangements.

1.04 The existing properties fronting onto Wokingham Road between the application site and Albourne Avenue to the west follow a regular building line with reasonable spacing between the properties. The siting of the proposed dwellings indicates the maintenance of this building line.

2.00 RELEVANT SITE HISTORY

2.01 An application for erection of one house in the grounds of the existing property was refused permission under Ref. 22888 in January 1985 and dismissed at Appeal.

2.02 An application submitted in 1990 for three 5 bedroom detached houses with detached garages was refused under Ref 35514. The

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE I
A COMPLETE AND ACCURATE REPRODUCTION OF THE
ORIGINAL DOCUMENT FORMING PART OF THE RECOR
KEPT BY WOKINGHAM D.C.
IN THE ORDINARY COURSE OF BUSINESS
Todays Date: 13/8/97 Name: D. Griffin

current application was made in an attempt to overcome the previous reasons for refusal by reducing the overall size of the houses and repositioning them to follow the building line of the existing Wokingham Road properties.

3.00 RELEVANT PLANNING POLICIES

3.01 The site lies within the identified settlement boundary for Barkley as defined within the Ladkin Area Local Plan Deposit Draft (March 1990). As such there is no in principle objection to residential development in the form of infilling, rounding off and redevelopment subject to local environmental constraints and other provisions of the Local Plan.

4.00 RESPONSE TO APPELLANTS GROUNDS OF APPEAL

4.01 The current proposal was submitted in an attempt to overcome the concerns of this Authority with respect to Application No 79514. Whilst the internal relationships of the proposed dwellings has been improved and follows more closely the regular building line of the existing Wokingham Road properties, this Authority still has concerns regarding the scale of development, relationship with trees and highway matters.

4.02 It might appear that the application site is of a reasonable size to accommodate three dwellings in gross terms and that it would appear initially that the dwellings could be provided with reasonable plots. However, in reality the overall site area available for development is significantly reduced by the location, number, size and spread of the trees which are covered by a Tree Preservation order. These act as a considerable constraint to the development of the site and requires that any development is pushed to the west of the site. To accommodate three properties of this size within the site the properties are pushed close together thus leaving only limited gaps between. Because of the size and scale and limited spacing this results in a form of development that appears to be 'squeezed' into the developable area generating a cramped appearance which is inherently out of character with this part of Wokingham Road.

I HEREBY CERTIFY THAT THIS MICROFILM IS A COMPLETE AND ACCURATE REPRODUCTION O

4.03 The property at 356 Nottingham Road, which was constructed in the 1970's, was considered on its merits as was this current application. It is suggested that there are significant differences between the two in terms of the nature of the proposals and the site characteristics.

4.04 The site is the subject of a Tree Preservation Order. It is considered that the proposed siting of the easternmost dwelling will result in the loss of five trees within the Order. Although not shown on the plan it is considered the close proximity of the proposed easternmost dwelling to T4 (identified as T24 on the Tree Preservation Order) is a distance of 3 metres, would necessitate the loss of this tree which is a mature oak. The construction of the dwelling would result in severance of roots and alteration of ground conditions in proximity to the tree which could result in the tree becoming unstable and would result in its death. Such a view is supported by information given in BS 5837 of 1990 - 'Trees in relation to construction'.

4.05 Concern is also raised regarding the pressure for future removal of trees protected by the Order because of the siting of the eastern plot in close proximity to trees and overshadowing that will be created. National guidance on trees and development is given in Section X of Department of the Environment Circular 36/78. Paragraph 76 advises that, where trees are the subject of a Tree Preservation Order, layouts may require careful adjustment to prevent trees which are to remain causing unreasonable inconvenience to future occupiers, leading inevitably to a request for consent to fell. It is considered that the above applies to the submitted layout in that it will lead to great pressure from future householders requesting radical lopping, topping and even felling of trees. Such concern has been supported by the Department of the Environment at Appeal. With respect to a similar situation concerning trees covered by a Tree Preservation Order at the Geo Ford site, Davis Street, Hurst the Inspector said

"Whilst distances from large trees may vary, depending on their age, height and vigour, as a rule of thumb buildings

I HEREBY CERTIFY THAT THE MICROFI
A COMPLETE AND ACCURATE REPRODUCT

should not be erected within or close to the canopy .... that tree would overhang the house on plot 2 and completely overshadow its garden. I believe it would only be a matter of time before requests were made to lop or remove it and the Council would find either proposition difficult to resist." (See Appendix 2).

4.06 The loss of trees immediately adjacent to the access and close to the boundary with Maiden Erlegh Drive would result in a loss of screening to the site when viewed from Wokingham Road or Maiden Erlegh Drive. These trees are considered to be important in terms of their contribution to the character and visual appearance of the locality. Their loss would create a more open aspect to the site which would emphasise the form and scale of development proposed.

4.07 With respect to the work which has been suggested as being carried out by Wokingham District Council. Having inspected the site and this Authority's records the trees referred to are not in the ownership of Wokingham District Council nor was the work carried out by this Authority.

4.08 Matters relating to the Highway Objection are contained in Berkshire County Council's separate statement of 27 February 1992.

4.09 The development at Saffron Close was considered on its merits as was this proposal. It should be noted that the nature of the proposals, the character of the area and the site constraints are significantly different with respect to this proposal.

5.00 CONCLUSIONS

5.01 The application site because of the specific site characteristics allows for only limited scope for redevelopment and still maintain the visual character of the locality.

5.02 The proposal would result in the loss of trees and create pressure for further tree removal in the future. These trees are the subject of a Tree Preservation Order because of their importance

I HEREBY CERTIFY THAT THE ABO
A COMPLETE AND ACCURATE REPR
ORIGINAL DOCUMENT PHOTOGRAPH

in terms of the visual amenity of the locality. Their loss would have an impact on the character and amenity of the locality.

5.03 The proposal would result in additional turning movements onto Maiden Bradley Drive which is substandard with respect to its junction with the A329 Nottingham Road and would result in an increased risk of accidents occurring.

5.04 The application has been considered on its merits and for the reasons outlined above has been rightly refused. The Inspector is therefore respectfully requested to dismiss the appeal.

Should the Inspector determine to uphold the appeal it is requested that the conditions attached should be included in that decision.

RL/RC

26.1.92.

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE

Application No. 37897(F) Received on 18.06.91 EARLEY North Team

Applicant: MR A ROACH
Location: 35 JONATHAN ROAD, EARLEY
Proposal: ERECTION OF THREE FIVE BEDROOM DETACHED HOUSES WITH INTEGRAL GARAGES

Introduction and Planning History - The site lies on the south side of the Wokingham Road at its junction with Maiden Erleigh Drive. The site comprises of a large residential unit on 1.39 acres of land. An application for 1 house in the grounds was refused permission and dismissed on appeal in 1985. An application for 3 5-bedroom detached houses with detached garages was refused by this Committee in May 1990. The site is covered by a Tree Preservation Order. The application has been listed at the request of Councillor Devenold.

The Proposal - Is for the demolition of the existing dwelling and garage and erection of 3 5-bedroom detached houses with integral garages. The application has been submitted to try and overcome the previous reasons for refusal.

Consultations - Earley Town Council : recommends refusal - contrary to policies LSE 6, 9 and 16 of Loddon Area Local Plan Deposit Draft. Undesirable overdevelopment of the site which would cause a major road safety hazard. Concern over likely damage to retained trees.
Highway Authority : recommends refusal.
Architects Panel : recommends refusal - feel that with the house type and size proposed and the proximity of trees the site is suitable for a maximum of 2.
Eighteen letters of objection have been received raising concerns with respect to the following matters: 1) effect on trees 2) highway safety due to increase in use of existing access 3) proposed density of housing and siting is not in accordance with existing buildings and building line in the locality 4) out of character with the locality 5) overdevelopment of the site 6) would set a precedent for 'infill' and 'back' development in the locality 7) effect on residential amenities.

Appraisal - The site lies within the identified settlement of Earley. The northern and eastern boundaries are well screened by a large number of mature trees, many of which are covered by a Tree Preservation Order. This current scheme proposes a different form of layout to that previously refused in that the proposed dwellings now follow the general building line of this section of Wokingham Road. This helps to overcome some of the previous concerns raised regarding effect on the amenities and privacy of the adjoining property and the previous conflicts with this Authority's Guidelines regarding new residential developments.

However, whilst the site is 1.39 acres in size the amount of open, unshaded land available is restricted to the south and west of the site because of the size and spread of the trees. The siting of the proposed dwellings is therefore constrained. It is considered that the size and siting and massing of the units are such that they would create a form of development which would be cramped in appearance and out of character with the area.

As previously stated the site is covered by a Tree Preservation Order. It is considered that the proposed siting of the western most dwelling will result in the loss of 3 trees within the Order, and although not shown on the plan will also result in the loss of a mature oak covered by the Order as a direct result of the development. The loss of trees will result in a loss of screening to the site when viewed from Maiden Erleigh Drive and will be detrimental to the visual amenity of the locality. Concern is also raised regarding the pressure for future removal of trees protected by the Order because of the siting of the western plot in close proximity to trees and overshadowing that will be created.

I HEREBY CERTIFY THAT THE PHO... A CORRECT AND ACCURATE REPRO... ORIGINAL DOCUMENT FORMING PA... KEPT BY WOKINGHAM D.C.

Furthermore, the proposed development will generate additional vehicle turning movements onto Maiden Erleigh Drive which is substandard in respect of road width, footway provision and visibility and kerb radii at its junction with the A329 Wokingham Road and this would result in an increased risk of accidents occurring.

Recommendation - REFUSE planning permission on the grounds that this represents a cramped form of development out of keeping with the general scale and character of the area, would detract from the visual amenity of the area, unacceptable loss of trees which are worthy of retention and enhance the visual amenity of the area, and for the highway reason set out in the appraisal section of this report.

NL/TAM
08.03.91

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFIL
A COMPLETE AND ACCURATE REPRODUCTI
ORIGINAL DOCUMENT FORMING PART OF
KEPT BY WOKINGHAM D.C.
IN THE ORDINARY COURSE OF BUSINES
Todays Date: 13/8/97 Name: D.G.

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/704
Your Ref:- F/2000/0451

11 February 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 FEB 2000	
COPIES TO:	

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

Attention of:- Mr Simon Lewis

Dear Mr Lewis

ERECTION OF EIGHT, 2 BED FLATS IN 2½ STORIES WITH ASSOCIATED PARKING.
THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, WOKINGHAM.

We refer to the letter dated 25th January 2000 from our colleagues Messrs Andrews Kalik Associates accompanying the above application. Mrs Bragg advised that we would be writing to you under separate cover in support of the planning merits of the application. In this respect we would be grateful if you would make copies of this letter available to the public and consultees. We would be grateful if you would take the following planning considerations into account when presenting the application to Members.

BACKGROUND TO THE SCHEME

The House in the Trees is a large 'L' shaped detached house with outbuildings situated on level ground at the junction of Maiden Erlegh Drive and Wokingham Road. As its name suggests the site is characterised by a very dense tree screen along its public frontages which even during the winter months completely screens the existing dwelling. The site adjoins dwellings of a similar size to the south (356 Reading Road) and east (1 Maiden Erlegh Drive). However the plot size of The House in the Trees is nearly three times that of its neighbours.

In line with well-established Government policy to make full and effective use of land and to provide dwellings for one and two persons households our clients have elected to provide a development of spacious two bedroom flats. Subsequent to the evolution of the scheme it has become clear from both the national and planning press that the Planning Minister Nick Raynsford is now very keen indeed to promote good-quality higher-density homes as opposed to low-density development.

The House in the Trees is an ideal candidate for a such a good quality scheme of luxury flats. The large size, well-wooded and secluded character of the site ensures that such a scheme will be easily absorbed into the receiving environment and that the proposal will be entirely in keeping with local character and context.

The existing dwelling has no architectural or historic merit and is not situated within a Conservation Area or other area of special control. The building has reached the end of its economic life and is not capable of reasonable beneficial use without substantial and prohibitive expenditure. The principle of demolition and residential redevelopment to a higher density (subject to the retention of the majority of trees) therefore represents good planning and is supported by both local and national policy.

A previously dismissed appeal examined the possibility of building individual detached dwellings on the site. In our view the site obviously does not lend itself to this type of development and we were surprised that such a proposal had been formulated. The principle of the proposed scheme is to produce a high quality development of flats within a mature woodland setting with easy access to public transport and local facilities.

The scheme is designed to be secure and self-contained and will continue to use the existing secure single access off Maiden Erlegh Drive. The height of the surrounding trees and distance and orientation to adjoining dwellings allows the site to easily accommodate what is in effect a two and one-half storey development with an eaves line matching that of adjoining development.

THE DEVELOPER - T A FISHER (HOLDINGS) LTD.

The developer of the site will be T A Fisher & Sons Ltd who are a well-known and respected firm of local builders established in 1895 and who have an excellent reputation for building quality schemes in the Thames Valley. Recent development of a similar nature include the 'Crossways' site at 145-147 Wokingham Road Reading and Devonshire Park close to Reading University. Officers and Members will of course be aware of the high standard T A Fisher development close to the Council Offices on the north side of Alderman Willey Close.

PRESERVATION OF TREES

One of the main site features is the substantial tree cover around the boundary of the site. A full tree survey has been carried out by our qualified arboriculturalist Mr Grainger of A/F Technical Services. A copy of his report and tree survey is attached. Mr Grainger confirms that the proposed layout appears to retain all of the existing trees subject to a Tree Preservation Order and that those retained comply with the relevant BS standard regarding distance from buildings.

Two suppressed trees adjoining 356 Reading Road are shown to be removed for reasons of safety and stability. We are advised that these should be removed whether or not the development takes place. Otherwise the only other requirement is the removal of an overgrown group of holly bushes on the 'island' in front of the existing house formed by the narrow access drive.

DESIGN CONCEPT

The design has been evolved to take advantage of the unique benefits offered by the mature woodland setting and the more positive elements of the existing surrounding development. The location of the development is over the existing building so that apart from the enclosed parking area there will be no extension of development into the remainder of the site and no development outside the established building 'footprint'.

This is important as long-standing 'privacy zones' have been established with adjoining dwellings and it would not be beneficial to alter these. The well wooded boundary screening the whole of the rear garden from 1 Maiden Erlegh Drive will remain unchanged. The only fenestration on the north elevation of 1 Maiden Erlegh Drive is an obscure-glazed bathroom window and so there will be no alteration to this established privacy zone.

The orientation of the proposal to 356 Reading Road has been intentionally changed by a slight anti-clockwise rotation. This has the effect of substantially reducing the already minimal possibility of overlooking from first-floor windows and gives residents a better view of the communal garden to the rear of the development. Windows along the west elevation of the development will be obscure glazed, fixed and unopenable.

The eaves height of the development is designed to match that of adjoining dwellings so that the third 'half' storey lies mostly within the roof. This approach is considered to be highly beneficial in terms of design and setting. The eaves height adjoining 356 Reading Road is therefore nearly identical and the breaking-up and modelling of the roof plane ensures that there will be no perception of overlooking or overshadowing.

The parking area has been accommodated within the encircling trees so that from outside the site there is no visible change. It has been designed to respect the location and crown spread of adjoining trees whilst providing the level of parking required by the District Council. It will be noted however that the site lies on a principal public transport artery with both buses and rail links available nearby. Therefore residents will not be dependant on motor vehicles.

CONCLUSIONS

1) This is a scheme which makes full and effective use of land in line with local and national policy with no demonstrable effect on either the character of the area in general or the amenity and privacy of adjoining residential property in particular.

2) The development respects the existing building 'footprint' and replaces a building of little merit which has reached the end of its economic life and which makes wasteful use of a scarce and valuable resource.

3) The proposal preserves and enhances the established woodland setting and includes a re-orientation of the existing building to further reduce any effect on neighbouring property.

4) The existing screen of tree is so dense that even in winter it is doubtful whether the scheme could be seen from the public domain.

5) Notwithstanding its seclusion and privacy the proposal is nevertheless designed to very high standards with a variety of complimentary roof lines, brickwork and rendered features. In particular the eaves line reflects and reinforces the established eaves lines of adjoining property.

6) The development is fully sustainable in that it represent the full and effective redevelopment of an existing uneconomic and wasteful dwellinghouse with excessively large garden and has excellent public transport links thus reducing dependence on motor vehicles.

We trust that we have supplied sufficient information to allow the proposal to be dealt with favourably. If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786 • Mobile: 0860 742359 • Fax: 01483 534836 • E-mail: AFTS@msn.com

Mr J Pacey
T A Fisher & Sons Ltd
Windmill House
Victoria Road
Mortimer
Reading
Berkshire RG7 3DF

Our Ref: 99060L1.RDG
21 January 2000

Dear Julian

Trees – House in the Trees, Maiden Erleigh Drive

Further to your instructions I surveyed trees at the above site on 7 January 2000. Enclosed is my tree survey schedule and plan which has been colour-coded to indicate the condition of individual trees.

Trees in the high category (A – green) are the best trees on the site and should be retained where possible. The moderate category trees (B - blue) can also be retained as individuals or part of a group. Trees in the low category (C - brown) should not be retained as individual specimens but only as part of a group of, preferably, better quality trees and where they are not a significant constraint on development. All trees in the fell category (D - red) must be removed in any event. Trees in this category will normally be exempt from a Tree Preservation Order. Where a tree has been given two codes (B/D - blue/red) it has some suspected defect or problem which requires further investigation before it can be retained.

I note there is a TPO scheduling a number of trees on the site. As I have only seen a copy of the TPO plan and not the First Schedule, which lists the species, it is not possible to accurately determine the trees covered by the Order. There is some confusion in the area of T13 – T18 and T19 and T20. However, I confirm that T2 has been removed.

I have seen a proposed site layout plan which appears to retain all of the existing TPO trees. I confirm that those indicated to be retained comply with the recommendations of Table 1 of BS5837:1991 'British Standard Guide for Trees in relation to Construction'.

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

Yours sincerely

R D D Grainger

enc. Tree survey schedule & plan

cc Stojan Kalik – Andrews Kalik Associates
Mr A J Thorpe – Tony Thorpe Associates

T A Fisher

Tree Survey Schedule
January 2000

House in the Trees
Maiden Erleigh Drive
Reading

A/F TECHNICAL SERVICES

Arboricultural Consultancy Service

A/F Technical Services • 21 Burpham Lane • Guildford • Surrey • GU4 7LN • Tel: 01483 532786 • Fax: 01483 534836

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees and other vegetation have not been included.

Site: *House in the Trees*
Maiden Erleigh Drive
Reading
Berkshire

Client: T A Fisher
Windmill House
Victoria Road
Mortimer
Reading RG7 3DF

Survey Date: 7 January 2000

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 99060SS.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to :

- the health, vigour and condition of each tree
- any structural defects in each tree, and its safe life expectancy
- the size and form of each tree and its suitability within the context of the proposed development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

DBH Trunk diameter (centimetres) at breast height (1.5m)

AGE Age class

Y	Young - Less than one third life expectancy
MI	Middle age - One to two thirds life expectancy
M	Mature - More than two thirds life expectancy
OM	Overmature - Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:

- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:

- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:

- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age, trunk diameter (dbh) and vigour.

Table 1 Distances – Trees of Normal Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) – dbh	Distance (m)	One Side Only (m)
Young	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour (BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - dbh	Distance (m)	One Side Only (m)
Young	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
1	Indian bean	M	3	34	MI	N	C	Heavily crown reduced, poor shape, close to adjacent house
2	Ash	M	7	29	MI	N	C	One-sided crown
3	Oak	L	5	46	M	L	D	**T1** One-sided crown, crown die-back
4	Hornbeam	M	4	24	Y	N	B	**T3**
5	Oak	L	6	55*	M	L	D	Extensive crown die-back (dbh estimated)
6	Oak	L	8	49*	M	N	C	Suppressed, very one-sided crown (dbh estimated)
7	Hornbeam	M	3	20	Y	N	C	**T4** Leaning, suppressed crown – tree surgery required
8	Horse chestnut	M	5	29	Y	N	C	**T5** Suppressed, leaning, one-sided crown – tree surgery required
9	Hornbeam	M	4	30	Y	N	B	**T6** Suppressed crown – tree surgery required
10	Oak	L	6	66	M	N	B	**T7**
11	Horse chestnut	L	7	78	M	N	B/D	**T8** Suspected trunk decay – detailed inspection required
12	Horse chestnut	M	7	34	Y	N	C	**T9** Suppressed, one-sided crown
13	Oak	L	8	59	M	L	D	**T10** Trunk decay, crown die-back
14	Hornbeam	M	4	28	Y	N	C	**T11** Leaning, suppressed crown – detailed inspection required
15	Yew	S	4	23	Y	N	B	**T12**
16	Oak	L	10	95	M	N	B	**T13?** One-sided crown
17	Holly	S	2	16	Y	N	C	**T15?** Suppressed
18	Yew	S	5	20	Y	N	B	**T14?** Suppressed, leaning, forked trunk
19	Yew	S	4	24	Y	N	B	**T16?** Suppressed, forked trunk
20	Oak	L	8	86	M	N	B	**T18** Tree surgery required
21	Holly	S	3	14	Y	N	C	Leaning, suppressed
22	Oak	L	10	93	M	N	B	**T17** One-sided crown – tree surgery required
23	Oak	L	9	58	M	L	D	**T23** One-sided crown, crown die-back
24	Yew	S	4	16	Y	N	B	**T22** Multi-stemmed
25	Yew	S	5	20	Y	N	B	**T21** Forked trunk
26	Hornbeam	M	4	29	MI	N	B	
27	Hornbeam	L	5	34	MI	N	C	**T19/20?** Regrown coppice, three3 stems
28	Lawson cypress	S	1.5	15	MI	N	C	Multi-stemmed
29	Oak	L	8	80	M	N	B	**T24** Tree surgery required

NO	SPECIES	HT	RAD	DBH	AGE	VIG	CODE	COMMENTS
30	Oak	L	11	106	M	L	B/D	**T25** Some crown die-back – detailed inspection required
31	Beech	M	3	19	Y	N	B	Suppressed
32	Horse chestnut	S	3	13	Y	N	B	Suppressed
33	Oak	L	10	93	M	N	B	**T26** Crown reduced
34	Beech	L	4	23	Y	N	C	One-sided crown
35	Beech	L	5	28	Y	N	B	**T27**
36	Hawthorn	M	-	-	-	-	D	Dead
37	Laburnum	M	4	26	M	N	C	Leaning trunk
38	Hawthorn	M	4	28	M	N	C	Leaning trunk
39	Horse chestnut	L	9	68	M	N	B/D	**T28** Grafted, possible basal decay – detailed inspection required
40	Cherry	M	-	-	-	-	D	**T29** Dead
41	Holly	S	2	15	Y	N	C	Suppressed
42	Box elder	M	7	39	M	N	B/D	Possible basal decay

Stuart Michael Associates

CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

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Newbury Tel: 01635 551511
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Egham Tel: 01784 471923
Fax: 01784 432319

e-mail: stuartmichael@btinternet.com

Our Ref: 1223/DJLM/sb

22 May 2000

Mr S Auton
Wokingham District Council
Environmental Services Department
Engineering Services
PO Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

Dear Sir

Further to our fax dated 18 May 2000.

Please find enclosed figure 1223/1 Revision B showing footpath realignment as discussed with our client.

Can you please confirm that this is acceptable.

We would greatly appreciate a response by Friday 28 May 2000.

Yours faithfully

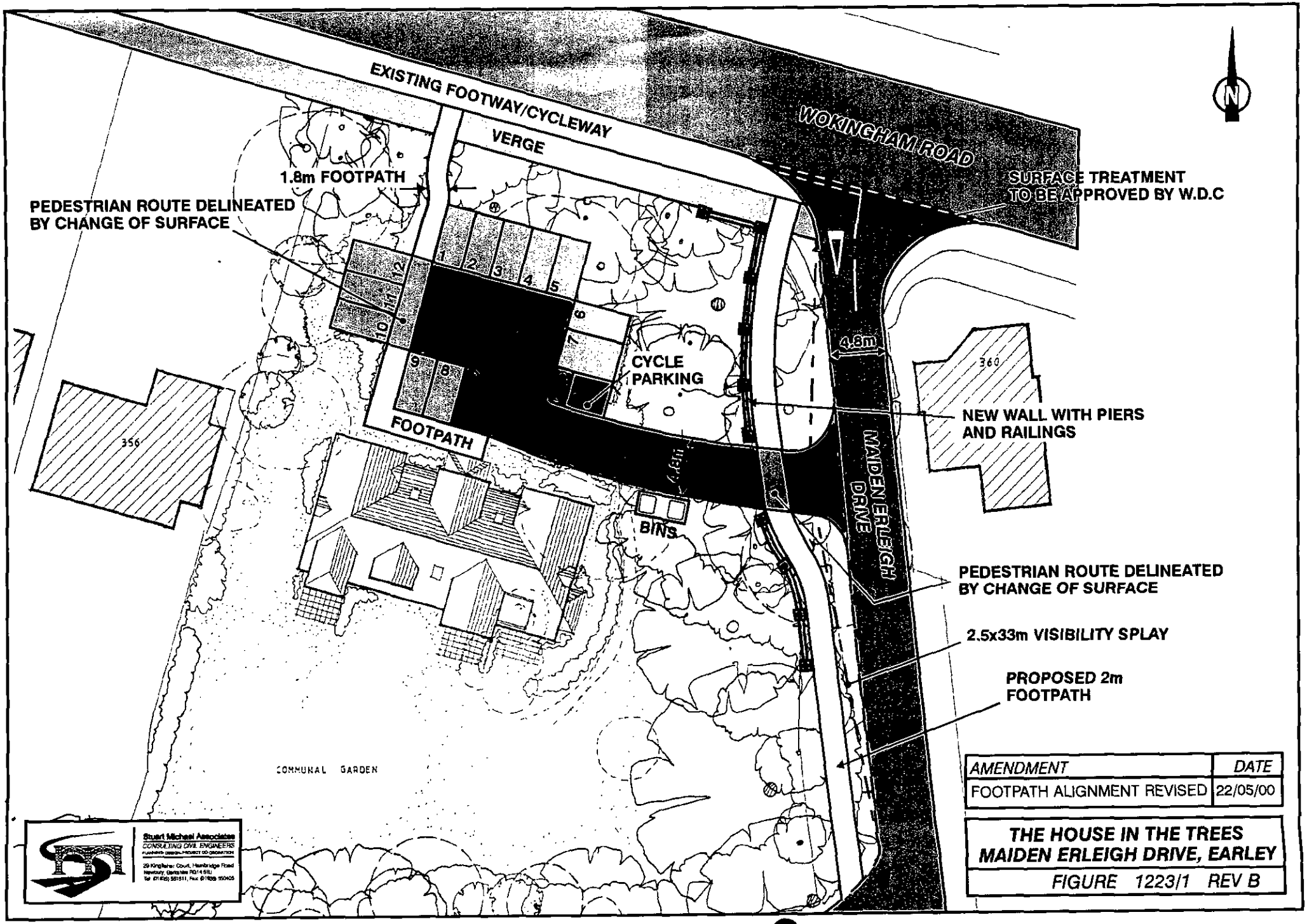
Darren Marsh
STUART MICHAEL ASSOCIATES

c.c. Mr J Pacey – T A Fisher
Mr Stojan Kalik - AKA

FILE REF P4.	REFER TO BABTIE Y/N
CUSTOMER FIRST REF 20279	H.E.S.
	T.L.W.S.
DATE REC'D 24 MAY 2000	T.L.H.O.
	T.L.H.D. SNA.
ACK	T.L.G.M.
ANS'D	T.L.A.S.
	T.L.T.S.
FILED	E.P.O.

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.

Associates: S. W. Andrews M.I.H.T
J. S. Muscroft B. Eng. (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.



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29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Tel: (01635) 551511, Fax: (01635) 550405

AMENDMENT	DATE
FOOTPATH ALIGNMENT REVISED	22/05/00

THE HOUSE IN THE TREES
MAIDEN ERLEIGH DRIVE, EARLEY
FIGURE 1223/1 REV B

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
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FACSIMILE TRANSMISSION

DATE: 18/05/2000
TIME: 11.00
JOB No. 1223

To. Mr. S Auton

COMPANY / FIRM: Wokingham District Council

FAX No.: 0118 974 6313

PROJECT REFERENCE: House in the Trees, Maiden Erleigh Drive, Earley, Reading

MESSAGE :

No. OF PAGES: 2

Dear Sir

Further to your recent telephone conversation with Bob Hewitt and letter received from T.A Fisher Dated 9 May 2000.

Please find attached Drawing 1223/1 Revision A, showing footpath realignment as discussed.
The alignment shown is entirely within highway/client land.
Please confirm that this is acceptable.

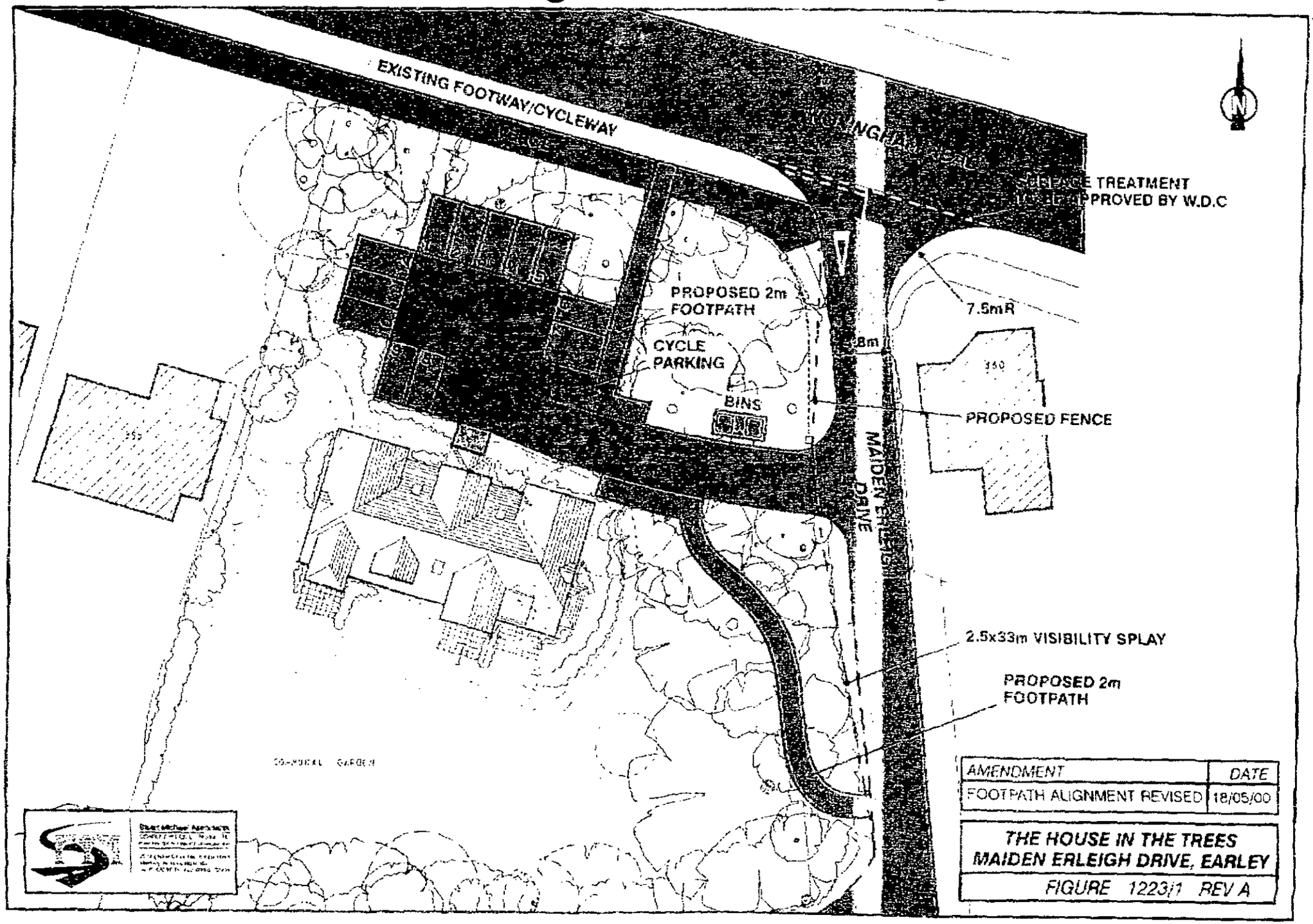
Yours Faithfully

D J L MARSH
STUART MICHAEL ASSOCIATES

19 MAY 2000

Copies to Mr J.Pacey T.A.Fisher Fax 0118 933 3486
Mr Stojan Kalik Fax 0118 956 8642

Partners S M Atkinson B Sc (Hons) C Eng MICE MIHT, M A Prix
R M E Howell B Sc (Hons) C Eng MICE, MIHT
Associates S W Andrews MIHT
J S Musgrove B Eng (Hons) C Eng MICE MCIWEM MIHT



18/05 00 THU 11:22 FAX 01635 550405 Stuart Michael Associate 002

Date: 13 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0451

Location: The House In The Trees, Maiden Erlegh Drive, Earley, Reading.

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Simon Lewis

The new plans show the following: Amended siting of the building and new elevational details. Drawing nos 1473-1A, 1473-2A, 1473-3B.

Comments are required by 03/08/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

(RING ONE)

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

App No. F/2000/0451 (Planaps) / (Ludhouse) Date Rec.

Location: HOUSE IN TREES, MAIDEN ERLEIGH DRIVE, READING.

Parish EARLEY.

Applicant: TA FISHER + SONS LTD

Description of attached plans Amended siting of the building and new elevational details

Drawing No's: 1473-1A, 1473-2A, 1473-3B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

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

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

NEIGHBOURS: All who objected.

_____ 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 SL

Consultations Sent by Admin. on 13.07.05

Yellow - Part One Copy
Green - Officer's Copy

Albs Hare, Rolls, Spratling. 13/7/00.

Mr I Pisiura	1	Maid. Etleigh Drive, Earley, Reading		RG6 7HP	
Mr PW & Mrs D Ellison (St Andrews)	5	Oak House	"	"	"
AT & P Cowie	6	"	"	"	RG6 7HP
Mr & Mrs M. Brannelly	8	"	"	"	"
Mr M J Braithi	9	"	"	"	"
Mrs C Melrose	10	"	"	"	"
Mr A.R. Atkinson, Barum,	11	"	"	"	"
Mr J Morgan	12	"	"	"	"
J. Pundek	13	"	"	"	"
Mr D Autherson	16	"	"	"	"
Mr & Mrs T E Dyer	15	"	"	"	"
L & E I Rowell	16	"	"	"	"
Mr G Hidding	17	"	"	"	"
RA Harland & Mrs E I Harland	18	"	"	"	"
Mr P J & Mrs S E Lowry	19	"	"	"	"
Mr & Mrs M Pearache	20	"	"	"	"
Mr G Broadhurst	22	"	"	"	"
Mr S Walkers	23	"	"	"	"
Dr & Mrs R Menai-Williams	28	Butchurst Lane	"	"	"

WH & M Pearson 350 Wok - Rd. Earley

Dr M & Dr B Mitchell 354 " " " Rdg RG6 7DE

C & J Adkins Foxglade House 356 Wok Rd " " " "

Mr & Mrs S Field 9 Aldbourne Ave Earley RG6 7QB

Mr S R Gavin 11 " " " Rdg " "

Dr & Mrs C E Lewis 27 " " " " " "

& P Memmott The Willows 80 Silverdale Rd Earley Rdg RG67C

Monica Rook, Headteacher, Aldryngton Primary School, Silverdale Rd, Earley RG67H

D Wills, Headteacher, Maiden Erlegh School, Silv. Rd Early Rdg RG6 7HS

Mrs C Bell 35 Easby Way, Lower Earley, Rdg. RG6 3XA

Mrs V M Gilbert 35 Hamington Close, " " , " RG6 3BU

Mr S J Phares & The Knapp, Earley, Rdg RG6 7DD

Prof. Brian Bridges, Flat 28A, Block One, Scenic Garden,
AIR MAIL 9 Kotewall Road, Mid-levels, Hong Kong.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | RPT 28201
POL | CS
DC VSL | MF
APP
CS
11 APR 2000
COPIES TO: | ACK: | FILE:

PB/JAG/1473

10th April 2000

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

F.A.O. Mr S Lewis

Dear Sir,

HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, READING APPLICATION No. F/2000/0451

Following the meeting last week in your office, we have revised the drawings as discussed. Please find enclosed 6 copies of our amended drawing nos. 1473/1A, 2A and 3B.

We trust that these are now acceptable.

Yours faithfully,

P. Bragg. (Mrs)

Enc:

c.c. Mr J Pacey — T A Fisher & Sons Ltd
Mr A J Thorpe — Tony Thorpe Associates

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

FAX COVER SHEET

TO: Miss A. Bibi

FROM: Simon Lewis

DESTINATION FAX No: 0117-9878443

DATE: 10/8/00

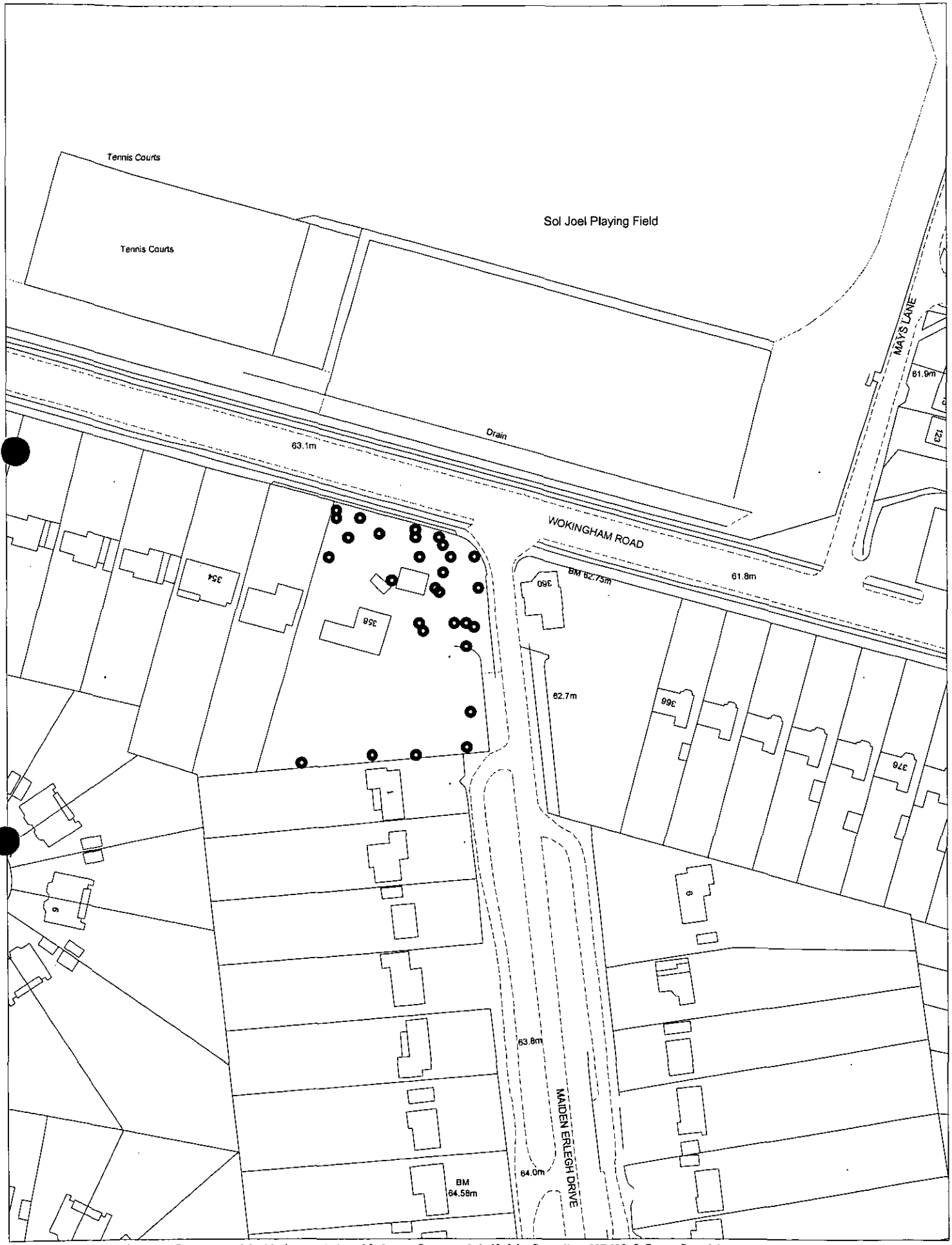
TIME: 10.35.

SUBJECT: Appeal Ref: 1045177.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 7.

Appendicies to follow with original Statement.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.



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Landscape Section, Environmental Services, Wokingham District Council.
9 February 2000

Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0451

PROPOSAL:
Proposed demolition of existing dwelling and erection of 8 flats with associated parking.

LOCATION:
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/02/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

FROM: Simon Lewis

DELEGATED

DATE: 13 July 2000

PLANNING SERVICES 18 JUL 2000 32157
POL
DC
CS
Earley Town Council

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1931

Proposal: Proposed erection of 8 flats with associated parking. Demolition of existing dwelling..

Site Address: The House In The Trees, Maiden Erlegh Drive, Earley, Reading.

Applicant: T A Fisher And Sons Ltd C/O Andrews Kalik Associates Ltd.

Your observations are required in respect of this application **by 06/08/2000** .

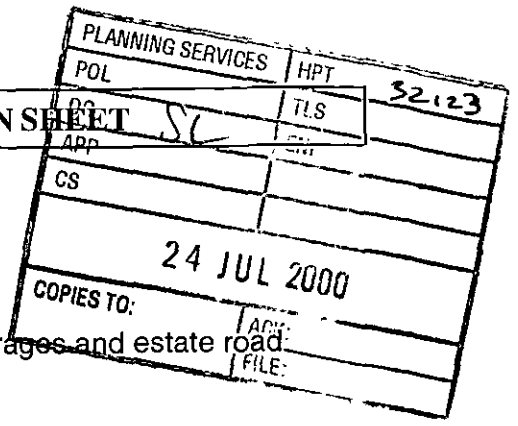
It is acknowledged that this latest application goes some way to alleviating Councillors' concerns in respect of the large number of pedestrians who use Maiden Erlegh Drive.

However, members of the Planning Committee still remain of the opinion that the design of the proposal is out of character with the surrounding area, and the increase in ridge height in comparison to neighbouring properties is unacceptable (particularly in view of the fact that a planning application submitted recently to create a first floor on an existing bungalow in Wokingham Road was refused for this reason). The proposal will mean in an increase in vehicular movements both in Maiden Erlegh Drive and Wokingham Road, and it was felt, despite the revisions in respect of the provision of a footway, this was unacceptable.

The other concerns of the Town Council highlighted in the observations submitted in respect of planning application F/2000/0451 (revised) remain applicable to this latest application, and it is, therefore, requested that these observations are taken into account when considering this latest application and that the application is refused.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/1778

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Site Address: Benfieldside, Cornerhaven and Highmoor, Milton Road, Wokingham.

Applicant: Millgate Homes C/O The Barton Willmore Partnership

Your observations are required in respect of this application by **22/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

The relocation of the driveway for plot no. 1 – it is now too near to the main access to the site.

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

PLANNING SERVICES	HPT 32167
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	24 JUL 2000
COPIES TO:	
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/0451 PLANNING OFFICER: Simon Lewis

PARISH: EARLEY

PROPOSAL: Revised Plans: Showing resiting within the plot and revised elevations

ADDRESS: The House in the Trees

APPLICANT: T. A. Fisher & Sons

Whilst the removal of the side balcony and the obscure glazed and non-opening nature of certain windows on the second floor did lessen the concerns about this application previously raised concerning unneighbourlyness to No. 356 Wokingham Road, the revisions did nothing to alleviate the other concerns about this proposal raised by the Town Council.

Members of the Planning Committee remain of the opinion that this application should be refused.

SIGNED: _____ DATE: 20 JUL 2000

CLERK TO EARLEY TOWN COUNCIL

Our Ref: 2107.woki.r

PLANNING SERVICES | PT
POL
DC
APP
CS. 0835
24 JUL 2000
COPIES TO:
ACK:
FILE:

23 Maiden Erlegh Drive
Earley
Reading
RG6 2HP

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

21st July 2000

Dear Sirs

Re: Reference: F/2000/1931
The House in the Trees, Maiden Erlegh Drive, Earley, Reading.

I write to confirm my strongest objections to the proposed development under the above application. I raised objections in principal to the previous application and it appears that the revisions made do not in any way enhance the scheme and would still provide properties which are totally out of character with the surrounding area.

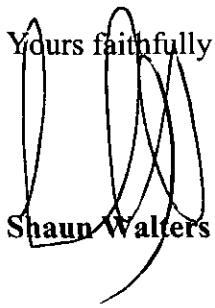
I have made my observations very clear about the last application but would also add that the reduction in parking provided will only encourage unauthorised parking either on other parts of the site in question or on the access road. Secondly, the provision of the 2 metre wide footpath will totally change the character and entrance to Maiden Erlegh Drive which has been in its current format for a number of years.

Also, between the footpath and the access road there is a grass verge proposed which in reality will turn into an unkept piece of land thereby detracting from the overall area. There are currently, I believe some land drains outside the existing property and it appears that the proposed footpath would interfere with these, so therefore assurances will be required that this will not cause a problem further up the road.

As you are aware Maiden Erlegh Drive is a private road and whilst in the ownership of the council, the question of changing the character of the entrance will need to be considered from a legal point of view and whether this is something which would be allowed without permission of the residents in the road.

Taking the above and my previous comments on the original application into account, I would strongly advise the council to refuse this application and any further application for flats on this site.

Yours faithfully



Shaun Walters

Foxglade House, 356 Wokingham Road, Earley, Reading, RG6 7DE

19 July 2000

Mr Simon Lewis
Planning Services
PO Box157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS	SL
24 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Mr Lewis

Re: F/2000/1931

Thank you for your letter informing us of the application to develop the 'House in the Trees', 358 Wokingham Road, Earley.

We wish to comment on the following:

The Education Authority owns Maiden Erlegh Drive and their views concerning access by new dwellings onto the drive must be sought by planning services, in discussions with them we understand that they have not been informed of the above application.

We are extremely concerned about the following:

1) The **eight** windows that overlook our property next door.
2) The completely different character of the proposed development to the surrounding houses. This proposed development would adversely affect the character of the area.
3) The fact that the House in the Trees was built to house the doctor serving the Maiden Erlegh Mansion and therefore has historical merit.
4) That the House in the Trees has by no means reached the end of its economic life – indeed in 1993 it underwent extensive under-pining and external enhancement. More recently the present owners have undertaken considerable redesigning of the structure of the interior.
5) A previous appeal in 1992 for three houses on the same site was dismissed because of concerns about additional traffic. Eight flats would cause far more traffic.
6) The proposed development is **3.2 metres higher** than our property next door, and over **three times bigger**, this would cause overshadowing of our house and intolerable intrusion of our privacy in our garden.
7) The first and second floor has balconies that would look directly into our and No 1 Maiden Erlegh Drive gardens. We would have no private area in our garden at all.
8) The suggested footpath is simply derisory, it could not be ensured that children would use it, and many children would have to cut across the path of the traffic to get to it. It is an ill thought out plan, which in no way will reduce the traffic and ensure the children's safety. Who would maintain it and stop it being a wet and muddy track through dark trees. The informal area next to the House in the Trees is a drainage ditch and covering this with a footpath would cause flooding of the entrance, further increasing the danger in this area.
9) Passing these plans would set an unwanted precedent in the area and the historical Lodge opposite could also be developed in a similar way
10) The development does not take into account the resolution passed by Wokingham District Council in February 1947, which allows for only four dwellings per acre on land abutting the Wokingham Road, (discussed with you on 11 July 2000).
11) Our biggest concern however is the extra traffic the development would bring, not only whilst being built but eight flats would mean a extra 16 cars. Maiden Erlegh serves two schools and a total of 2000 children most of whom walk down the drive each morning to school. I suggest you visit the site at 8.30 am in term time and see the effect that more cars would create on an already dangerous junction.

We ask that you take into account the view of neighbours whose lives will be deeply affected by these plans, and not those of developers, and ask that these revised plans be summarily dismissed.

Yours truly,

C and J Adkins

HOUSE IN THE TREES, MAIDEN ERLEIGH DRIVE, EARLEY.
F/2000/0451.
- REVISED PLANS

COMMENTS

1. PLAN IS INACCURATE IN THAT THE ENTRANCE DETAIL DOES NOT CORRESPOND WITH THE EXISTING SITUATION ON SITE.

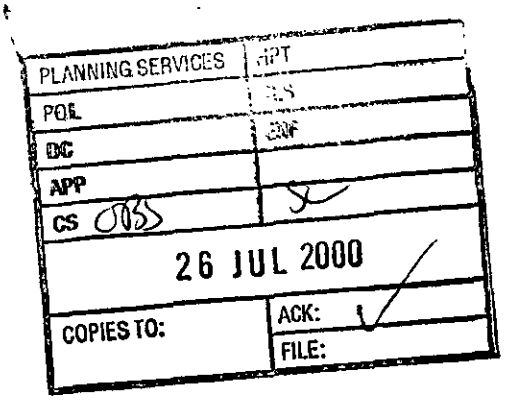
2. FOOTPATH BEING PROVIDED IS TOO NARROW - SHOULD BE AT LEAST 2m WIDE.

3. CONCERNS REGARDING THE WIDTH OF MAIDEN ERLEIGH DRIVE STILL HAS NOT BEEN ADDRESSED.

4. CONCERNS REGARDING SUB-STANDARD VISIBILITY STILL HAS NOT BEEN ADDRESSED.

N.S. Trotter
18-4-00

Telephone 0118 966 4959



BUCKHURST COPSE,
28, MAIDEN ERLEGH DRIVE,
READING,
BERKSHIRE,
RG6 7HP.
24/07/00.

Mr. S. Lewis,
Planning Officer,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir,

Re: The House in the Trees, Maiden Erlegh Drive,
Building Application No. F/2000/0451.

We wish to advise you of our objection to this planning proposal. Having viewed the plans we are very concerned to see that the proposed eight flats are on three levels, and, their associated parking allows two parking bays per flat. The height of the building seems to us totally incongruous with the area, also the parking provisions appear completely inadequate.

In a previous communication we have tried to emphasise that Maiden Erlegh Drive is a small narrow shrub and bush enclosed thoroughfare heavily pedestrianised by school children and local residents; some quite elderly. The development of eight flats would lead to an utterly disproportionate increase in the volume of traffic at the end of the Drive, much of which, I have no doubt, would be at the time when children are walking along the Drive or congregated at the Wokingham Road end. Indeed, there are times when this end of the Drive is already dangerously crowded with children and parents in cars. Furthermore, the cyclists who use the designated pavement cycle way on the Wokingham Road which crosses the end of the Drive constitute an additional hazard as visibility is an ongoing problem and near accidents are frequent. As a Consultant Pathologist I am all too aware of the risks involved with the enormous numbers of young people daily flooding out onto the extremely busy [redacted]kingham Road. Eight flats with many cars including visitors, could easily be the setting for a tragic scene.

Urban development is of course understandable and becoming more necessary; though any gains made must be carefully weighed against possible harm. The safety of our children should be paramount to a speculative building development.

Please consider refusal of this application.

Thank you for your kind attention.

Yours faithfully.

Dr. & Mrs. R. Menai-Williams.

Foxglade House, 356 Wokingham Road, Earley, Reading, RG6 7DE

13 July 2000

PLANNING SERVICES	
POL	ILS
DC	ENF
APP	SU
CS OBS	
21 JUL 2000	
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	FILE:

Mr Simon Lewis
Planning Services
PO Box157
Shute End
Wokingham
RG40 1WR

Dear Mr Lewis

Re: F/2000/0451

Thank you for your letter informing us of the revised /additional plans for the 'House in the Trees', 358 Wokingham Road, Earley.

We wish to comment on the following:

The Education Authority owns Maiden Erlegh Drive and their views concerning access by new dwellings onto the drive have not been sought by planning services.

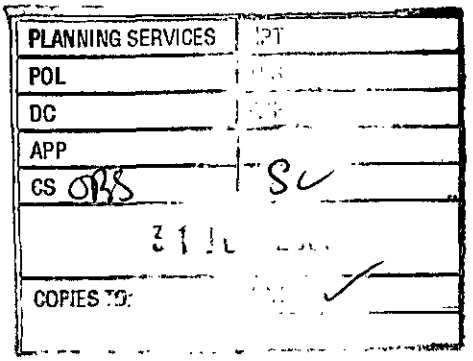
The revised plans do not address:

1) The **eight** windows that overlook our property next door.
2) The completely different character of the proposed development to the surrounding houses. This proposed development would adversely affect the character of the area.
3) The fact that the House in the Trees was built to house the doctor serving the Maiden Erlegh Mansion and therefore has historical merit.
4) That the House in the Trees has by no means reached the end of its economic life – indeed in 1993 it underwent extensive under-pining and external enhancement. More recently the present owners have undertaken considerable redesigning of the structure of the interior.
5) A previous appeal for three houses on the same site was dismissed because of concerns about additional traffic. Eight flats would cause far more traffic.
6) The proposed development is **3.2 metres higher** than our property next door, and over **three times bigger**, this would cause overshadowing of our house and intolerable intrusion of our privacy in our garden.
7) The first and second floor has balconies that would look directly into our and No 1 Maiden Erlegh Drive gardens. We would have no private area in our garden at all.
8) The suggested footpath is simply derisory, it could not be ensured that children would use it, and many children would have to cut across the path of the traffic to get to it. It is an ill thought out plan, which in no way will reduce the traffic of children and ensure their safety. Who would maintain it and stop it being a wet and muddy track through dark trees. The informal area next to the House in the Trees is a drainage ditch and covering this with a footpath would cause flooding of the entrance, further increasing the danger in this area.
9) Passing these plans would set an unwanted precedent in the area and the historical Lodge opposite could also be developed in a similar way

We ask that you take into account the view of neighbours whose lives will be deeply affected by these plans, and not those of developers, and ask that these revised plans be summarily dismissed.

Yours truly,

C and J Adkins



Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

29th July 2000

Mr Simon Lewis
Planning Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Dear Mr Lewis,

Ref: Planning Application F/2000/0451, The House in the Trees, Maiden Erlegh Drive

I have studied the amendments for the above planning application and do not find that the changes alter my objections to the proposal as per my letter of 26th February. The changes are relatively minor and the development will still alter the character and nature of one of the remaining elements of the original Earley Estate.

Reduced car parking facilities will not remove the problem of increased traffic on a very busy route for school children attending Aldryngton and Maiden Erlegh schools and playgroups. Indeed it will increase the problem as there will be insufficient space to accommodate the owners' vehicles and those of any visitors. These will be forced to park along Maiden Erlegh Drive and Wokingham Road causing obstruction and congestion, increasing the danger and risk to motorist and pedestrian.

I remain very concerned at the height of the development. Removing balconies and using obscured glass does not remove the fact that the occupants will be permanently living at a height offering clear views over the neighbouring gardens. This invasion of privacy is not acceptable. The trees do not offer sufficient screening of the property and to allow such an increase in the height and use of the property is intolerable and sets a dangerous precedent for the area.

I therefore, urge the planning committee to reject the proposals for the developments of "The House in the Trees".

Yours sincerely,

Simon,

With compliments

If you haven't seen the attached already - I thought you may find item 2 of interest

Maddy Bruton



Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com

PLANNING SERVICES	RPT
POL	TLS
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CS	
28 JUL 2000	
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WOKINGHAM RURAL DISTRICT COUNCIL.

Extract from Part III of the Register of Local Land Charges.

Resolutions passed by the Rural District Council of Wokingham.

at a Meeting held on the 12th day of January, 1932.

The Wokingham Rural District Council having regard to the probable development of the Maiden Erlegh Estate and the need for immediate control on the part of the Council in an endeavour to ensure that development as it proceeds will be in the best interests of effective Town Planning, hereby resolve:-

(1) That the whole of the Estate shall be classed as a residential area, and that any buildings other than of a residential nature shall be precluded from being erected thereon, without special permission of the Council.

(2) The density shall not exceed on any of the land abutting on the Reading-Wokingham Road and Wilderness Road, four houses to the acre, and on the remaining portions, six or eight houses, as the Council may hereafter determine, such density to exclude land used for purposes other than buildings.

(3) That each purchaser be reminded that the Council have passed a resolution to prepare a Town Planning Scheme, and shall be requested to submit to the Council, before the commencement of any development, in addition to plans of buildings proposed to be erected, plot plans shewing the suggested layout.

Deleted by Resolution of Council dated 10th January 1933.

(4) That each purchaser be informed that the Council hope, when preparing their Preliminary Scheme, to include a clause dealing with the preservation of trees.

(5) That all owners concerned with the belt of trees abutting on the Reading-Wokingham and Wilderness Roads be asked to co-operate with the Council in an endeavour to preserve the same, subject to the right of access to any land required for building purposes.

(6) That a copy of this resolution be forwarded to the Ministry of Health, the Berkshire Joint Regional Committee, the Reading Joint Advisory Committee and the present owners of the Estate and the Auctioneers.

It was further resolved that Mr. W. C. J. Hissey of Avenue House, Sindlesham, should be informed that the Council require a plot plan shewing the suggested lay-out of the portion of the Estate purchased by him and fronting Loddon Bridge Road and Mill Lane, and also that not more than six houses to the acre be erected on such land.

Date of Registration of Charge - 19th January, 1932.

Date. 1st February 1932.

Godfrey Heath
Local Registrar.

CS obs	S.L
1 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

18 Maiden Erlegh Drive
Earley
Reading
Berks
RG6 7HP
30 July 2000

Wokingham District Council
Planning Dept

Attention Mr. S. Lewis

Dear Sir,

Ref F/2000/0451

Thank you for notifying us of the revised/additional plans.

We remain opposed to the redevelopment of the property known as the 'House in the Trees' for the reasons set out in our letter objecting to the original planning application, namely:-

(a) ours is a quiet residential road and the proposed flats would be out of character

(b) the Drive is a major pedestrian thoroughfare for 1600/1700 children who attend to the two schools at the end of the drive and a pleasant alternative to the adjoining roads for those who wish to walk between Wokingham Road and Silverdale.

The construction of flats and the resulting increase in traffic would not be welcome.

Yours faithfully

Robert & Elizabeth Harland

3 The Knapp, Earley, Reading RG6 7DD
tel: 0118 966 5833 [ex-d]
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PLANNING SERVICES	HPT
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CS 065	S.L
01 AUG 2000	
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30th July 2000

Dear Mr Lewis

Ref : F/2000/0451

We are most concerned should the above development go ahead for the following reasons:

The proposed development would be unsightly – the roof line is not in keeping with the remaining area. This part of Earley is an attractive and mostly , older style residential , suburban area which would be spoilt and set an unfortunate precedent should flats be allowed to replace a single dwelling. Too many gardens are being replaced by extensions / replacement buildings. This area should not be allowed to become higher density than it already is!

To increase the traffic from what is currently a single dwelling to 8 dwellings with a likely 16 vehicles daily to-ing and fro-ing is preposterous. The increased traffic joining Wokingham Road will add to congestion and also increase the likelihood of accidents. In addition, Maiden Earley Drive, which is not a through road, is a main pedestrian access for the pupils to the local primary and secondary schools The proposed increased traffic makes their daily journeys even more dangerous.

In relation to our own situation having flats means that we will now be overlooked by rooms which are not designated as bedrooms but are kitchens /living accommodation. This is not in keeping with our local area.

Please seriously consider all the above points. If this proposal is permitted a precedent will have been set and the whole area will be open to ruin as well as worsening the current traffic situatio and congestion.

Yours,

Jackie Calcroft Chris Rix

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01 AUG 2000	
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	FILE:

Mr and Mrs T E Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

July 31, 2000

Your Ref: Simon Lewis/F/2000/0451

Dear Mr Lewis

We refer to your letter of July 13 in respect of revised/additional plans pertaining to the proposed development on the site known as The House in the Trees. These changes are essentially cosmetic and in no way affect the issues of principle raised in our original letter dated February 26. We attach a copy of this letter and restate that we continue to be strongly opposed to this proposed development for the reasons given therein.

Yours sincerely

For and on behalf of
Mr and Mrs T E Dyer

Mr and Mrs TE Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

February 26, 2000

Your Ref: Simon Lewis/F/2000/0451

Dear Mr Lewis

We write with reference to your letter of February 10, 2000 in respect of the above application to erect a three story building on the site known as The House in the Trees, Maiden Erlegh Drive, Earley, Reading.

We believe this is the third application to redevelop this site in recent years (previous ones being in respect of executive homes). We object to the proposed redevelopment on much the same grounds as the previous ones, namely:

1. It is totally out of keeping with the immediate adjacent area, this being predominantly substantial four bedroomed detached houses. The current proposal is even more intrusive than previous proposals which were rejected.

2. This is the thin end of the wedge. If planning permission for this application were granted, then on what grounds would an application in respect of the opposite corner – the old lodge – be refused? We hear from neighbours that such an application is already being contemplated. The possibility of such developments on both sides of the entrance to the drive is too horrendous to contemplate (see 3).

3. There is already considerable traffic, cycle and pedestrian congestion in the area around the entrance to the drive – this providing pedestrian access to Maiden Erlegh and Aldryngton schools – which can only be exacerbated by such a development. Children being children, they just do not take the amount of care that ideally they should, and any additional danger must be of serious concern to us all. This is a potentially greater problem than might appear at first sight in view of the fact that several of the flats may well be bought as investments and end up as multiple occupancies. Where would any excess cars be accommodated - on a busy main road with an adjacent bus stop or on what is effectively a single lane drive? Also, the entrance and egress

of builders' lorries, skips, cement deliveries etc in this congested area is something not to be contemplated under any circumstances.

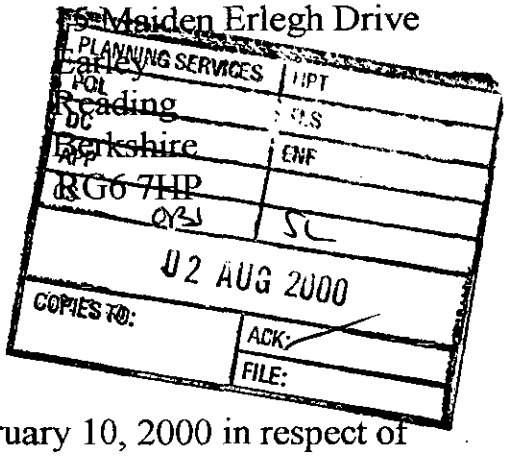
4. Of less importance, but nevertheless a relevant consideration in the context of the environment, is potential damage to some very old established trees which are a feature of the area. While our understanding is that no trees can be felled, the construction of parking bays among the trees will inevitably lead to long-term damage.

We see no merit in this application and respectfully request that it be refused on the above grounds

Yours sincerely

TE and Mrs A Dyer

Mr and Mrs TE Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP



February 26, 2000

Your Ref: Simon Lewis/F/2000/0451

Dear Mr Lewis

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1. It is totally out of keeping with the immediate adjacent area, this being predominantly substantial four bedroomed detached houses. The current proposal is even more intrusive than previous proposals which were rejected.

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We see no merit in this application and respectfully request that it be refused on the above grounds

Yours sincerely

TE and Mrs A Dyer

8 Maiden Erlegh Drive
Earley
Reading
Berks
29th July 2000

Environmental Services Dept
Planning Services PO Box 157
Shute End
Wokingham
Berks
RG40 1WR
FAO Simon Lewis

PLANNING SERVICES	HPT
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CS Obs	S.L
02 AUG 2000	
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	FILE:

Re: Application No F/2000/0451 (& 1931)

Dear Sirs,

We have reviewed the plans detailed in your letter 13th July. But little has changed. Our original objections remain in particular the safety aspect. The developers ideas on footpaths are flawed. Children will not be channelled into narrow footpaths. And why should they? Any inspection of the area during busy periods would highlight the obvious safety problems. The council, the schools and the residents are unanimous on this matter. The children should not be exposed to this danger.

Our reasons for objecting to this development are as follows:

1 To allow access to the proposed development close to the main entrance to Maiden Erlegh drive would further increase the danger to the residents & scores of school children (pedestrian & cyclists) who use the drive. Each morning & evening the entrance is already congested with parents dropping children who then walk to school

2 Eight flats will mean c16 vehicles. Then, where will visitors park? On the drive, again causing danger to pedestrians.

3 If you allow this then the same request WILL come from the opposite side of the Drive.

4 This is not in keeping with the area. Maiden Erlegh Drive has a clearly defined character. We current residents have paid a premium to live here in an established area We felt confident we would not be blighted in this way.

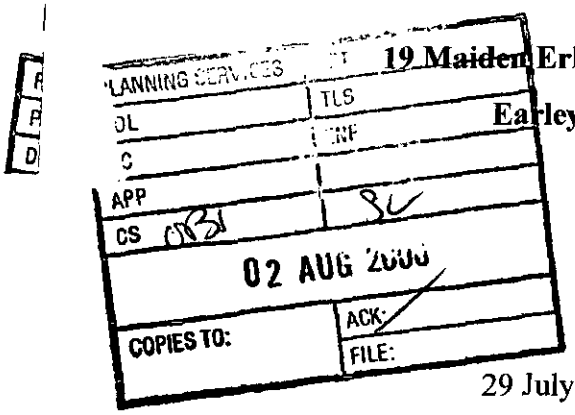
5 Basic fairness. One persons desire to make money should not impact on the security and lives of others.

Yours Sincerely.

M Brannelly

Mr & Mrs M Brannelly

PLEASE NOTE:
TWO
DOCUMENTS
ENCLOSED



19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

Simon Lewis
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

29 July 2000

Building Application No. F/2000/0451 - Revised/Additional Plans
The House in the Trees, Maiden Erlegh Drive

Dear Sir

Drawing No. 1473-1A: 'Position of flats and parking revised'
Drawing No. 1473-2A: 'Balcony omitted' 'Obscure glass added'
Drawing No. 1473-3B: 'Balcony omitted' 'Obscure glass added to side elevation'

We wish to register again our opposition to this Planning Application, which we continue to find to be inappropriate to the location. These few amendments do not in any way make the Planning Application more acceptable or suitable, even though in themselves they are desirable and should be essential requirements in the undesirable event that the Planning Application were to be granted. We have stated that we do not find it at all acceptable that any development on this site should be of 3 storeys (which this is, despite the Applicants' use of the description '2½ storeys'), and we do not think it acceptable for there to be any balconies or windows of patio- or French-window size above ground floor level.

Other than those details, the Application remains unaltered. As we observed previously:

This is a unique area of Maiden Erlegh that forms an important part of its heritage. The proposed design of the building, the impact of the development on the unique environment, and the housing density that would result from the development would have a very adverse effect on this valuable locality.

1. The application appears to show ownership by the Applicants (were they eventually to purchase the site in order to proceed with this development) of the entire part of Maiden Erlegh Drive that leads from Wokingham Road to the site entrance. The applicants should be advised that such ownership does not and would not exist; the Drive, although privately owned at some stage early in its history, was adopted by the local Authority some time ago.

2. The movement of heavy vehicles and equipment that would be inevitable to carry out the demolition and rebuilding associated with the proposed development, at a site of limited access, would cause unacceptable physical damage to this part of Maiden Erlegh Drive and its infrastructure.

3. The application describes a development of '2½' storeys. However, it is in fact clearly of 3 storeys. There is no other building of such a height in the area, and anything more than 2 storeys, of whatever nature, should not be permitted.

4. The proposed modern, rather harsh style of the building would not compliment the style of existing buildings in the area.

5. The proposed development is one of 8, 2-bedroom flats. Hard-standing car parking for 16 vehicles appears to have been included in the plans. This is certainly preferable to the construction of garages. However, it is not unlikely that at least 24 'residential' vehicles would be associated with such a provision of accommodation, with additional vehicles being associated with visitors/deliveries to the residents.

(i) There is no possibility of accommodating additional vehicles for the purpose of parking, within the site of the development, on the Wokingham Road, or in Maiden Erlegh Drive.

(ii) Wokingham Road is extremely congested at rush hours, and very busy at other times. The entrance to Maiden Erlegh Drive is narrow, because of the 'gates' that are part of the unique and historic character of the Drive (and must be preserved), and because of its general nature. There is a bus stop close to the entrance to the Drive, for which there is no suitable alternative location. Further along Wokingham Road, a (2-storey) development of flats currently in progress will soon add to the traffic congestion in this area. Negotiation of entry to and exit from Maiden Erlegh Drive/Wokingham Road is thus already hazardous, and would be much more so were an additional 16 vehicles or more to be involved, and in the event of 'spill-over' parking.

(iii) Point (ii) above is particularly pertinent in view of the fact that Maiden Erlegh Drive provides pedestrian access for the numerous pupils attending three schools (including Infant and Junior grades) located at the end of the Drive. The mixture of pedestrians and vehicles, both along the length of the Drive and at its junction with Wokingham Road, is already problematic and dangerous.

6. Trees! It is our understanding that Preservation Orders exist in respect of all the trees on this site. (Furthermore, when we applied for permission to erect a small conservatory next to our kitchen, one of the 'standard' restrictions was that no tree or shrub should be affected by the operation.) The trees in Maiden Erlegh Drive, and in particular the oaks, are an extremely important part of the area. They provide a significant environmental feature, not only for the residents of the Drive and it immediate environs, but also for all those who pass through to the schools and shops, and for a variety of wildlife. The Drive is an important ecological niche. In relatively recent years, natural disasters in the form of storm damage have made it clear that such irreplaceable and ancient natural heritage is vulnerable and should not be put at additional risk by the unnecessary or selfish activities of man. None of the trees associated with 'The House in the Trees' should be put at risk.

(i) Trees (and shrubs?) are indicated on the Applicants' Plans. These may be 'artistic impressions' or may give accurate indications of the 'positions and spread' of the trees actually there, as is required. However, the Applicants have not complied with the terms of the Application, in that they have not indicated the species of each tree

(or indeed any) involved. Some of what are presumbaly trees have been shown with dashed outlines; these number at least 13, 7 of which are depicted as large and may therefore be assumed to be large mature trees, possibly oaks. Do the dashed outlines imply that these trees are intended to be felled? This should not be permitted under any circumstances.

(ii) Regardless of whether it is the intention of the Applicants to fell any trees or remove shrubs, it is likely that many will be damaged as a result of
   (a) The movement of vehicles associated with the development process.
   (b) The demolition and building work.
   (c) The proposed parking provision.

7. The privacy and quality of life of adjacent residents would be considerably and adversely affected if the development were to go ahead. As we have had occasion to observe in relation to previous matters concerning Maiden Erlegh Drive, those of us who are lucky enough to live here are well aware of our good fortune (and happy to conserve the environment for the benefit of others who share it as part of their daily lives). We have, however, (willingly) paid the associated prices for our homes and environment, both at the outset and on a continuing basis through local taxes that reflect the standard of our locality, and we do so in an atmosphere of trust and expectation that our investments in and contributions to our locality will not be devalued, either environmentally or financially.

(i) The fact that the proposed development is one of flats, in which daily life will be taking place at first- and second-floor levels, in kitchens and living/dining rooms shown on the Plans, means that the adjacent properties (in particular, 356 Wokingham Road, The Lodge Maiden Erlegh Drive and 1 Maiden Erlegh Drive) and their occupants will be constantly overlooked. As noted above, no development above 2 storeys should be considered. Furthermore, any rooms above ground-floor level at the rear and sides of any development (where windows overlook the properties mentioned) should be either bathrooms or bedrooms, not rooms likely to be in constant daytime use.

(ii) Certain of the trees/shrubs depicted in dashed outline on the Plans are located along the boundary with 1 Maiden Erlegh Drive. If it is indeed proposed that they be felled, this would have an additional impact on the privacy of the occupants of 1 Maiden Erlegh Drive, as these plants appear to form part of what is at present a lower-level screen. Similarly, the apparent intention to remove trees near the site entrance would detrimentally affect the occupants of The Lodge.

(iii) The occupants of The Lodge would also be considerably and adversely affected by the building works, and subsequently by the passage, close to the walls of their dwelling, of the excessive traffic generated by the increased occupancy of the site.

Thanking you for your time and consideration in this matter,
We remain,
Yours faithfully,

P J Lowry Susan E. Lowry

(Mr P.J. Lowry & Mrs S.E. Lowry)

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS 085 | SC
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FILE:

1 Maiden Erlegh Drive,
Earley,
Reading,
RG6 7HP

25th July 00

Dear Sirs,

Re Planning No.F/2ooo/o451/1931
House in the Trees, Maiden Erlegh Drive

I object to the new plan. A three story building is out of balance with the two story houses. As I live next door to the proposed plan I feel my privacy is being invaded after 36 years at my present address. A couple of diseased Trees will obviously have to be removed from my side. These trees are overhanging on to my side and when they are removed my privacy will go too as it will take many years to grow replacements.

There could be another 16 cars going in and out and it is already difficult to get onto the main road. The end of the Drive is where the school children congregate and it will be dangerous for them. Someone should come and see the problems for themselves at school going home time.

Just a reminder this Drive is a culdesac with one way for cars and we do not want congestion at its entrance during demolition and rebuilding.

I have lived here for thirtysix years and the thought of this becoming such a disturbed place if the plan goes ahead is very worrying indeed.

Yours truly

I Pisiura

Ivan Pisiura

To
SIMON LEWIS / CASE OFFICER
PLANNING DEPT
WOKINGHAM

35 Harrington Close,
Lower Earley,
Reading,
Berks. RG6 3BU

TO SIMON LEWIS
CASE OFFICER
PLANNING DEPT
WOKINGHAM

25th July 00

DearSirs,

Re Planning Application 2000/0451/1931

The House In The Trees Maiden Erlegh Drive

I visit a relative in the above drive daily and therefor have comments to make.

I do not consider the proposed changes to the originalplan any good, if anything it will be more dangerous. To put a Pavement in the drive will be out of balance in this historical Drive.

You would have to experience it to believe what I see as the many school children spread the width of the drive some are walking backwards at this point in the Drive saying their goodbyes, oblivious to traffic. I always have to stop my car when I approach them. They are in another world as they brush the sides of my car and as for a pavement they would fall off it!

This is a very dangerous spot at the best of times and if this Plan goes ahead I can see there will be fatalities.Protected trees line the drive and it is only just wide enough for two cars.

There will be the debris from the house being pulled down and the numerous lorry trips by drivers high up in their cabs unable to see the children. Apart from school children the elderly and mothers with prams have only recently begun to use the Drive since their Post Office in the Wokingham Rd closed down. They now use the P.O. at the end of the drive. A lot of the elderly will be hard of hearing. Extra traffic will be bad for them.

The proposed flats are not in keeping with the other property in the Drive which are only two story high, Extra traffic, there could be another sixteencars so traffic lights will be required to gain access.

There is no shortage of accommodation in the area a little further down the road in Lower Earley flats and houses for sale and to rent are in abundance.

This Plan is both dangerous and out of keeping withis beautiful Drive which is of historical interest and pleasure to the people of Earley.

Yours truly,

V.M.Gilbert (Mrs)

Andrew R Atkinson PhD FRICS
Barum, 11 Maiden Erlegh Drive,
Earley, Reading, Berkshire RG6 7HP,
Telephone 0118 966 6887 Fax 0118 935 1641
E-mail Andrew.Atkinson@btinternet.com

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28 JUL 2000
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21 July, 2000

Mr John Mitchell,
Development Control Manager,
Environmental Services Department,
Planning Services,
P O Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr Mitchell,

APPLICATION F/2000/0451 - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING - REVISED/ADDITIONAL PLANS SHOWING AMENDED SITING ETC.

I write to record my comments concerning the above amendments.

There has been no material alteration to the proposal and my comments of 12 February stand. The only noticeable change is that the developer has introduced a short length of footpath (presumably for the use of residents and school children) and appears to have reduced the number of car parking places to 12 from the original 16. My comments on these changes are:-

1) The proposed footpath is totally inadequate for the numbers of schoolchildren using Maiden Erlegh Drive at peak times. Maiden Erlegh School houses over 1500 pupils and Aldryngton Primary School houses about 200 pupils. About two thirds of these pupils use Maiden Erlegh Drive for access and egress. School arrival and leaving times are <u>not</u> staggered and all children are required to arrive before 8.45. This means that around 1000 pupils use Maiden Erlegh Drive in a period of approximately 30 minutes at a time when the residents of the proposed scheme are most likely to be leaving for work. This gives a pedestrian flow of 30 pupils per minute (ignoring other local users). The footpath is thus clearly inadequate and the result will be that pupils will continue to use the Drive itself. Even if all pupils were to use the path, the crossing with the exit from this development will be dangerous and congested with cars having to fight through pedestrians. I would urge that the Planning Officer and representatives of the Council visit the site between the hours of 8.15 and 8.45 on school days to confirm this. Please note that the schools will be closed now until September and the full effect of congestion will not be apparent.

I also note that, as the Education Authority, Wokingham District Council has a duty to ensure the safety of school children in the district. It would be a dereliction of that duty for WDC to allow increased danger to school children by permitting large increases in vehicles using the Drive (which it controls). Assuming that WDC does properly exercise its duty by refusing an easement over its property, it will be impossible for the developer to implement the scheme. Planning permission should therefore be refused as the scheme cannot be implemented.

2) 12 car parking spaces for 8 two-bedroom flats is inadequate. Given the type of resident that these flats are marketed towards, an expectation of less than 2 cars per dwelling is wishful thinking. As a result, residents will park either in un-marked areas (blocking access to emergency vehicles etc) or park in the Drive itself (thus creating further danger and inconvenience to residents and school children). The lack of car parking coupled with the traffic issue noted above demonstrates that the proposal is a gross over-development of the site far beyond any "sustainability" objectives of National Government.

Yours sincerely,

A R. Atkinson

A.R. ATKINSON

Andrew R Atkinson PhD FRICS,
Barum, 11 Maiden Erlegh Drive,
Earley, Reading, Berkshire RG6 7HP,
Telephone 0118 966 6887 Fax 0118 935 1641
E-mail Andrew.Atkinson@btinternet.com

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23 JUL 2000
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FILE:

21 July, 2000

Mr John Mitchell,
Development Control Manager,
Environmental Services Department,
Planning Services,
P O Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr Mitchell,

APPLICATION F/2000/1931 - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING - SECOND APPLICATION

I note that you have received a second application relating to the above. There has been no material alteration to the proposal, the only noticeable change being that the developer has introduced a short length of footpath (presumably for the use of residents and school children) and appears to have reduced the number of car parking places to 12 from the original 16. I also note that the Council were unable to come to a decision on the first application within the statutory period. Given that it was to be dealt with by delegated powers, I consider the lack of a decision reprehensible and an explanation is owed to the local residents and the ratepayers of the District. I would be please to know why WDC appeared unable to decide the original application in time.

I write to re-record and amplify my comments concerning the proposal. Where I have made amplifications I have indicated these in *italics* for ease of identification. My comments relate to four features of the development, (1) the massing and height of the building, (2) the architecture, (3) The intensification of the site, (4) traffic and safety considerations.

(1) Massing and height

The proposed building compares with other properties in Maiden Erlegh Drive as shown in the table overleaf:-

Features	Proposal	Other properties in the Drive
Footprint area	242 m^2	75 m^2
Total floor area	720 m^2	150 m^2
Height to ridge	11.0m	7.8m (5.5m to bungalow opposite)
Height to higher eaves	8.0m	4.8m
Height to lower eaves	5.5m	2.3m to bungalow
Number of storeys	3	2 (Except bungalow)

From the table, it can be seen that the proposed building is over three times bigger than its neighbours and will not physically match the local low-density, low rise environment. *Despite assertions in a letter of support for the development from Tony Thorpe Associates the inappropriate massing and height of the proposal has not been adequately addressed. This building will not be adequately screened by trees or other "barriers".*

(2) **Architecture**

The proposed building has been designed in the "Mock Victorian" style, often employed by developers for three or four storey blocks of flats. This does not match the general 1930s character of the area, or the 1920s style used for the bungalow opposite. *Exhortations from the developer and the above consultant in no way has addressed the inappropriateness of the architecture to the local environment.*

(3) **Intensification of the site.**

The average plot size for houses on the same side of Maiden Erlegh Drive to the proposed building is one dwelling to 1185m^2 of garden area. The plot density is lower on the Wokingham Road. Further, there are covenants imposed by the original builder restricting the plot density to below ¼ acre per dwelling. The proposal represents a density of one dwelling to 375m^2 of garden area, over 4 times more intensive than neighbouring properties. Despite the Government's wish to increase the use of "brown-field" sites for housing, this should not be taken to mean inserting inappropriate high density building types in a generally low density area.

Further, Wokingham Rural District Council passed a resolution on 12/1/32 to restrict plot densities to 4 per acre on land abutting the Reading-Wokingham Road and Wilderness road. This resolution was complied with between Salcome Drive and Wilderness Road and has not been exceeded to date here. In granting planning permission, WDC will be in breach of its own resolutions.

(4) **Traffic and safety considerations**

The proposal *originally allowed* for 200% car parking on the assumption that the flats will be occupied by two adults. This in itself may be an underestimate as two bedroom flats can accommodate up to 4 adults and the likely occupational profile is for young workers. Notwithstanding this possible under-estimate, seven extra dwellings represent an increase of traffic of approximately 25% on an already congested access. The Drive is owned by the Education Authority and used by children from Maiden Erlegh School. It is a shared pedestrian and vehicular access of limited width. An increase in traffic movements of the order suggested at the bottom end of the Drive would be both inviting accidents and inconvenience to the School and the children. It would also increase congestion on the already busy Wokingham Road. *The revised proposal only allows 12 car parking spaces for 8 two-bedroom flats. Given the type of resident that these flats are marketed towards, an expectation of less than 2 cars per dwelling is wishful thinking. As a result, residents will park either in un-marked areas (blocking access to emergency vehicles etc) or park in the Drive itself (thus creating further danger and inconvenience to residents and school children).*

The revised proposal also shows a new footpath (presumably for the use of residents and school children). The proposed footpath is totally inadequate for the numbers of schoolchildren using Maiden Erlegh Drive at peak times. Maiden Erlegh School houses over 1500 pupils and Aldryngton Primary School houses about 200 pupils. About two thirds of these pupils use Maiden Erlegh Drive for access and egress. School arrival and leaving times are not staggered and all children are required to arrive before 8.45. This means that around 1000 pupils use Maiden Erlegh Drive in a period of approximately 30 minutes at a time when the residents of the proposed scheme are most likely to be leaving for work. This gives a pedestrian flow of 30 pupils per minute (ignoring other local users). The footpath is thus clearly inadequate and the result will be that pupils will continue to use the Drive itself. Even if all pupils were to use the path, the crossing with the exit from this development will be dangerous and congested with cars having to fight through pedestrians. I would urge that the Planning Officer and representatives of the Council visit the site between the hours of 8.15 and 8.45 on school days to confirm this. Please note that the schools will be closed now until September and the full effect of congestion will not be apparent

I also note that, as the Education Authority, Wokingham District Council has a duty to ensure the safety of school children in the district. It would be a dereliction of that duty for WDC to allow increased danger to school children by permitting large increases in vehicles using the Drive (which it controls). Assuming that WDC does properly exercise its duty by refusing an easement over its property, it will be impossible for the developer to implement the scheme. Planning permission should therefore be refused as the scheme cannot be implemented.

In summary, therefore, I do not think that the proposal is a good application under any of the above four headings. The very reasonable sustainability objectives of National Government cannot be obtained in isolation of safety and other environmental considerations and in this instance, the relatively low density of housing in and around Maiden Erlegh Drive is closely balanced with the use to which local residents put it. In this instance, meeting "brown field" development ambitions by permitting this development will upset the balance and in itself not be sustainable. I would urge the Planning Authority to reject the application.

Yours sincerely,

A R Atkinson

A.R. ATKINSON

Aldryngton Primary School

Silverdale Road, Earley, Reading, RG6 7HR. Telephone (0118) 926 5843: Fax (0118) 926 6267

PLANNING SERVICES
POL
DC
APP
CS 615
17 JUL 2000
COPIES TO:

14th July 2000
Ref F/2000/0451

Dear Mr Mitchell

I am concerned about the proposed building of eight flats with associated parking at The House in The Trees.

These dwellings would generate an extra flow of traffic, totally unsuitable to this area. Our school children who use Maiden Erlegh Drive would be at greater risk from this increased vehicular traffic.

Yours sincerely

Bryan Thomas

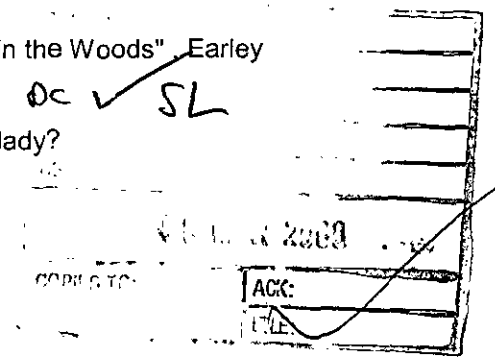
Mr Bryan Thomas
Acting Headteacher

Lynette Baker

From: Joanna Pulman
Sent: 29 February 2000 18:19
To: Lynette Baker
Subject: FW: Planning Application 451 "The House in the Woods" , Earley

Obj Letter.

DC ✓ SL



We have received this email via the general address, can you help this lady?

Jo Pulman
Wokingham District Council
Education & Cultural Services
Tel: (0118) 974 6109
Email: Joanna.Pulman@Wokingham.gov.uk
Website: www.wokingham.gov.uk

-----Original Message-----
From: Pauline Davis
Sent: Tuesday, February 29, 2000 11:54 AM
To: Joanna Pulman
Subject: FW: Planning Application 451 "The House in the Woods" , Earley

F/2000/0451

Pauline Davis
Information Manager
Wokingham District Council
Tel: +44 (118) 974 6132
e-mail: pauline.davis@wokingham.gov.uk

-----Original Message-----
From: A&P Memmott [SMTP:APCMEMMOTT@compuserve.com]
Sent: Tuesday, February 29, 2000 8:52 AM
To: wokinghamdc@wokingham.gov.uk
Subject: Planning Application 451 "The House in the Woods" , Earley

The Willows
80 Silverdale Road
Earley
Reading
RG6 7LT

Tel 0118 926 3561
Email APCMEMMOTT@compuserve.com

29th February 2000

The Senior Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Dear Sir,

Re: Planning Application by T A Fisher to develop "The House in the Woods", Maiden Erlegh Drive, Earley, Reading (Planning ref 451 I believe)

As a keen local Historian and as an active member of our local community, I would like to express my strongest objection to the proposed Planning Application to demolish this beautiful and historic Victorian property which is set in a beautiful, private and historic location in order to build a set of eight flats in its place.

Earley is a community that has been decimated by wide-scale overdevelopment, destroying over the years many of its famous and invaluable landmarks - Maiden Erlegh House being one famous example from

many years back. All we have, as residents of Earley, are a very few sites of historic significance left to us. The gateway and lodge house plus the Victorian house in this proposal are of profound value to all who live in this area, as they represent almost all that remains of the old Maiden Erlegh Estate which dated back as far as the 17th Century. I assume also that many of the trees in this site are under the protection of Tree Preservation Orders.

The road that this development is proposed for is a very quiet private road that takes a heavy daily population of schoolchildren of all ages. There is no doubt that many of the eight flats will be occupied by those with cars, and this will have a very serious impact on the safety of the children using this peaceful avenue to reach their schools and homes.

It would be nothing short of a disaster to allow this form of development to ruin one of the oldest houses in one of the most beautiful and rare settings that Earley possesses. I understand that Earley Town Council is seeking to have the building listed in response to the wide and voiciferous objections that have been raised. I wholeheartedly support their endeavours, and I shall (as a Partner of a prominent Chartered Surveying firm) be lending my assistance to their plan for listing.

I would urge you to reject the application, and to consider the wider negative impact that any redevelopment of historically significant sites in our community would bring in reviewing any further development suggestions proposed for this site or those around it.

Yours sincerely

Mrs Ann Egan

Telephone 0118 966 4959

PLANNING SERVICES
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CS OBS | SC
17 FEB 2000
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FILE:

BUCKHURST COPSE,
28, MAIDEN ERLEGH DRIVE,
READING,
BERKSHIRE,
RG6 7HP.
14/02/00.

Mr. C. Wood,
Head of Planning and Transportation,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir,

Re: The House in the Trees, Maiden Erlegh Drive,
Building Application No. F/2000/1451.

We wish to advise you of our objection to this planning proposal.

Maiden Erlegh Drive is a small narrow shrub and bush enclosed thoroughway heavily pedestrianised by school children and local residents; some quite elderly. The development of eight flats would lead to an utterly disproportionate increase in the volume of traffic at the end of the Drive, much of which, I have no doubt, would be at the time when children are walking along the Drive or congregated at the Wokingham Road end. Indeed, there are times when this end of the Drive is already dangerously crowded with children and parents in cars. School children are playful, do not concentrate and are therefore easily distracted. Eight flats with at least as many cars - and probably more, and not even including visitors, - could easily be the setting for a tragic scene.

On a different note, it is difficult to reconcile development of eight flats in with the character of the Drive. Maiden Erlegh Drive is special, and is a unique feature of Earley. It has a definite, meaningful local history, and we believe building eight flats would compromise this; it would spoil everybody's enjoyment of a quite lovely Drive.

In summary eight flats will produce an unacceptable and dangerous increase in volume of traffic, and will be an incongruous eyesore to a remarkable and historic old Drive.

We beg you to refuse to grant the application.

Thank you for your kind attention.

Yours faithfully.

Dr. & Mrs. R. Menai-Williams.

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Attn Simon Lewis / ref: F2000/0451

Thank you for the notification of the redevelopment of The House in The Trees. We have viewed the application and plans at Woodley Library and have no objections to the proposed building, however we do have two concerns:

Firstly, the trees in this plot are mature and it would be a loss to the surroundings if they were cut down. The plans show surviving trees, but a firm undertaking from the builders to retain them would be welcome.

Secondly, it appears that the current entrance off Maiden Erlegh drive is to be retained; during demolition and building large heavy machinery will be using this entrance and the possible danger to pedestrians, mainly children on their way to and from school, must be very carefully considered

W. H. & H. Pearson,
350 Wokingham Road

PLANNING SERVICES	HPT
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CS 085	SC
22 FEB 2000	
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Dear DM Lewis	FILE:

Mr & Mrs S Field
9 Aldbourne Ave
Earley
Reading RG6 7DB

Re: F/2000/0451

With regard to the above planning application please accept this letter as our objection to the proposal. We feel that the proposal will not be in keeping with the general residential area, several established trees would have to be cut down. Our main concern however is that their flats would mean extra vechicles turning into & using Maiden Erlegh Drive which we use to walk to the primary school. This is already a hazardous task without an increase of vehicles.

Yours sincerely

Mr S. Lewis,
Case Officer,
Planning Dept

SERVICES	HPT
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25 F . 2000	
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Dr and Mrs C.E. Lewis,
27 Aldbourne Avenue,
Earley,
Reading
Berks
RG6 7DB
22/2/00

Dear Mr Lewis,

re: Planning Application F2000/0451
'House in the Trees'
Maiden Earley Drive,

I wish to voice my objection to the above planning proposal.

(1) This is an established residential area of large detached houses, both along the Wokingham Road on this side and down Maiden Earley Drive. Flats would be out of character.

(2) To allow demolition of properties will, ultimately, lead to other owners proposing such changes.

(3) Trees would have to be felled.

(4) Yet more cars.

Yours sincerely, Edward Lewis.

ST. ANDREWS,
6 MAIDEN ERLEGH DRIVE,
EARLEY,
READING,
RG6 7HP
TEL. 0118 926 2558

10th February 2000

Mr Chris Wood
Head of Planning & Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

PLANNING SERVICES	HPT
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11 FEB 2000	
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Dear Mr Wood,

My wife & I wish to submit our objection to the building application for a three-storey block of eight flats at the House in the Trees Maiden Erlegh Drive (application No F/2000/0451).

We object because the entrance to Maiden Erlegh Drive is already a very dangerous traffic area for children walking to and from the schools at the end of the Drive and to

add considerably to this traffic that would arise from blocks of flats would further exacerbate this traffic danger spot.

Yours sincerely

A.T. Cowie

P. Cowie.

(A.T. COWIE
P. COWIE)

PLANNING SERVICES	
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10 FEB 2000	
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10 MAIDEN ERLECH DR NF
EARLEY
READING
RG6 1HP
9 2 00

TO MR CHRIS WOOD

Dear Sir:

I am writing as regards planning application F/200/0451 to place my disagreement to the building of Rae lined in Maiden Erleigh Drive for forty seven years, and when the schools were built at the top of the drive it was agreed that

no more extra traffic would go
out onto the Wokingham Road.
Hence it was not made into
a through Road, and would
be safe passage for the
School Children to use.
please take note of this

Yours sincerely
Charlotte Melrose.
MRS MELROSE

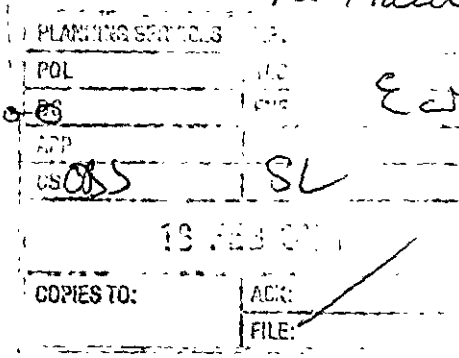
12 Maiden Eleigh Drive,

15/2/00

Earley,

Reading

RG6 7HP



Dear Sir,

Thank you for your letter about planning application (F 2000/0451) for the House in the Trees, Maiden Eleigh Drive.

I feel I must object to this application, as I did to an earlier attempt to develop

(actually overdevelop) this site.

This development would risk changing for the worse the character of Maiden Creek Drive and the adjoining section of Wokingham Road and it is difficult to see how flats would fit into the platters of architecture.

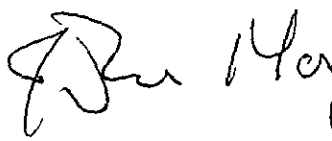
More worrying, though, is the impact of additional traffic emerging at a point where there are already problems

with the existing traffic from the drive once the movement of schoolchildren once more. Remember, it isn't just Maiden Early children, quite a lot of the Aldrington pupils use this route.

Any extra traffic generated by this scheme would also be decanting into a Wokingham which will shortly be getting extra traffic from the Hall garage and oil storage sites. If this part of the Early has

to have extra development perhaps these truly 'brownfield' sites are sufficient.

Yours faithfully,



(JOHN MORGAN)

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16 FEB 2000
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C Wood Esq
Head of Planning & Transportation
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr P W and Mrs D Ellison
Oak House
5 Maiden Erlegh Drive
Early
Reading

14 February 2000

Dear Mr Wood

BUILDING APPLICATION – THE HOUSE IN THE TREES
MAIDEN ERLEGH DRIVE
APPLICATION NUMBER: F/2000/0451

We understand, but have not seen the planning notice, that the owners of the above property are applying for permission to demolish the existing property (which is perfectly in fitting with other houses in the vacinity) and build a three storey block of eight flats in their place.

This is clearly based upon financial gain with no regard whatsoever as to the problem that they will leave behind. The only certainty is that they will move away from the area having taken a profit.

We are unclear as to the process of objection however believe that you should be aware that;

i) such a proposal is entirely at odds with the surrounding houses and

ii) most importantly would create an accident waiting to happen.

As you will be aware vehicular access is not permitted to the school. The majority of Maiden Erlegh School children seem to gain access adjacent to the property concerned. In addition parents pull into the opening to drop off their children. This can block the exit to our houses for some time. The proposed development would involve significantly increased traffic exiting to the opening at a time when parents are dropping off.

In addition the opening is a cycle track where cyclists rarely slow down as they cross the opening or enter the drive. Recently one cyclist shot into the drive and in missing our car ran into the ditch outside the property concerned. If approved this would increase the incidence of accident ten fold.

Finally the exit of the property is almost blind from children, who do not have that much respect for residents, entering the Drive.

As stated earlier I am not aware of the process of objection however would like this to remain on record, even in the event of being ignored.

Are you able to advise as as to the outcome of the application prior to absolute approval?

Thank you for your time in reading this objection.

Yours sincerely

Mr P Ellison
Mrs D Ellison
Lauren Ellison (9)
Amie Ellison (4)

Andrew R Atkinson PhD FRICS,
Barum, 11 Maiden Erlegh Drive,
Earley, Reading, Berkshire RG6 7HP,
Telephone 0118 966 6887 Fax 0118 935 1641
E-mail Andrew.Atkinson@btinternet.com

PLANNING SERVICES
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12 February, 2000

Mr Chris Wood,
Head of Planning and Transportation,
Environmental Services Department,
Planning Services,
P O Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr Wood,

APPLICATION F/2000/0451 - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING

I write to record my comments concerning the above proposal. My comments relate to four features of the development, (1) the massing and height of the building, (2) the architecture, (3) The intensification of the site, (4) traffic and safety considerations.

(1) Massing and height

The proposed building compares with other properties in Maiden Erlegh Drive as shown in the following table:-

Features	**Proposal**	**Other properties in the Drive**
Footprint area	242 m^2	75 m^2
Total floor area	720 m^2	150 m^2
Height to ridge	11.0m	7.8m (5.5m to bungalow opposite)
Height to higher eaves	8.0m	4.8m
Height to lower eaves	5.5m	2.3m to bungalow
Number of storeys	3	2 (Except bungalow)

From the table, it can be seen that the proposed building is over three times bigger than its neighbours and will not physically match the local low-density, low rise environment.

(2) **Architecture**

The proposed building has been designed in the "Mock Victorian" style, often employed by developers for three or four storey blocks of flats. This does not match the general 1930s character of the area, or the 1920s style used for the bungalow opposite.

(3) **Intensification of the site.**

The average plot size for houses on the same side of Maiden Erlegh Drive to the proposed building is one dwelling to 1185m^2 of garden area. The plot density is lower on the Wokingham Road. Further, there are covenants imposed by the original builder restricting the plot density to below ¼ acre per dwelling. The proposal represents a density of one dwelling to 375m^2 of garden area, over 4 times more intensive than neighbouring properties. Despite the Government's wish to increase the use of "brown-field" sites for housing, this should not be taken to mean inserting inappropriate high density building types in a generally low density area.

(4) **Traffic and safety considerations**

The proposal allows for 200% car parking on the assumption that the flats will be occupied by two adults. This in itself may be an underestimate as two bedroom flats can accommodate up to 4 adults and the likely occupational profile is for young workers. Notwithstanding this possible under-estimate, seven extra dwellings represent an increase of traffic of approximately 25% on an already congested access. The Drive is owned by the Education Authority and used by children from Maiden Erlegh School. It is a shared pedestrian and vehicular access of limited width. An increase in traffic movements of the order suggested at the bottom end of the Drive would be both inviting accidents and inconvenience to the School and the children. It would also increase congestion on the already busy Wokingham Road.

In summary, therefore, I do not think that the proposal is a good application under any of the above four headings and I would urge the Planning Authority to reject it.

Yours sincerely,

A.R. ATKINSON

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 21/06/00

Location: The House In the Trees, Maiden Erlegh Drive, Earley

Proposal: Demolition of existing dwelling and erection of 8 flats with associated parking.

Application Number: F/2000/0451

In response to your consultation for the above application, the arboricultural comments are as follows:

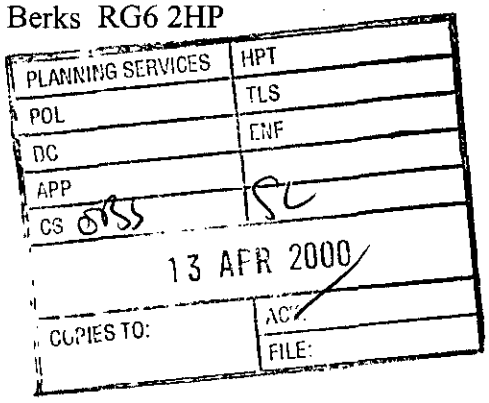
The proposed footpath will result in the loss of 1 yew tree, which is included in Tree preservation Order no. 534/1990. Whilst this is regrettable I do not consider this tree to be of such value as to warrant refusing permission for the footpath.

To avoid damaging the roots of trees being retained it will be necessary to construct the footpath without carrying excavations or using machinery. Minor levelling of the ground may be acceptable. The applicant should submit a method statement of how the footpath will be constructed. This should be done before the application is determined to ensure that the solution is acceptable both in relation to trees and highway requirements.

The applicant still needs to submit the details requested in my previous comments. Again this should be done before the application is determined.

Neil Etherington
Senior Arboriculturist

23 Maiden Erlegh Drive
Earley
Reading
Berks RG6 2HP



Mr. Lewis
Planning Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

11 April 2000

Dear Mr. Lewis

Re: Planning No. F/2000/451 – House in the Trees

I have tried on a number of occasions to speak with you to obtain an update in respect of the planning application on the above.

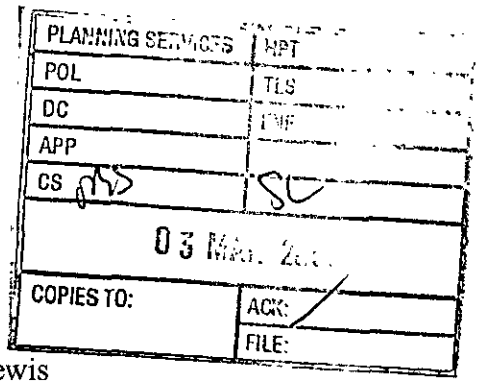
I have recently spoken to one of your colleagues and was somewhat concerned to be informed that the Council have asked the developer to submit revised drawings. This, would suggest that there is a possibility that this application would be passed which, to put it mildly would be a total disaster for the area.

I understand that there have been numerous objections from all the residents and also the two nearby schools and I would reiterate my strongest objections to this proposed development.

I trust the Council will see sense and refuse this application. If you would like to discuss my concerns please feel free to call me on 0118 959 7100.

Yours sincerely

Shaun Walters



35 Easby Way
Lower Earley
Reading
Berkshire RG6 3XA
2nd March 2000

Mr Simon Lewis
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Lewis

Re: Proposed Development Application No. F/2000/0451

As a former owner of the property concerned in this application (The House in the Trees, Maiden Erlegh Drive) I have had the application drawn to my attention.

The property was originally built on part of the Sol Joel estate and I understand that it was built for his doctor. It stands in beautiful wooded grounds and many of the trees are the subject of a preservation order. I am appalled to see that at least two trees have already been felled recently and one of these, an oak, was most certainly subject to such an order. Having looked at the proposed plans I see that these trees lay inconveniently in the way of the proposed drive and parking spaces.

The proposed block of flats will be of 3 storeys and the subsequent roof ridge will be out of proportion with the surrounding properties who will in turn be overlooked. In fact the whole amenity of the site will be lost by this 'monstrous carbuncle'.

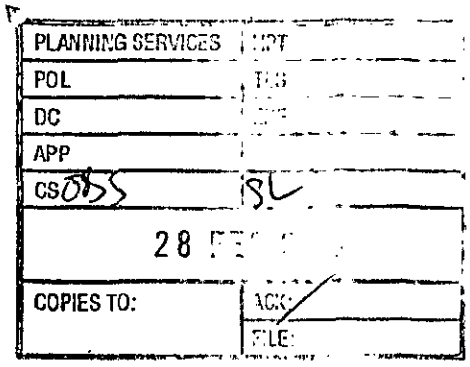
With an estimate of at least two cars per household, the frequency of traffic in Maiden Erlegh Drive will be greatly increased. This drive is a private road and a main thoroughfare for school children on their way to and from school on bike and foot. This development will therefore produce an extremely dangerous environment. Sufficient parking spaces do not appear to have been provided in the plans.

I do hope that you will not grant permission for this development which will open the flood gates for similar properties in the area to follow suite. This would only be to the detriment of the character of Earley.

Yours sincerely

C Bell

Christine Bell (Mrs)



Simon Lewis
P.O.Box 157
Council Offices
Wokingham

11 Aldbourne Ave
Reading
RG6 7DB
25 Feb 2000

Dear Mr. Lewis,

Ref Application no.F/2000/0451

I was dismayed to see the above application for permission to demolish The House in the Trees and replace it with a large block of flats.

My main concern is that so many children of all ages walk down Maiden Erlegh Drive to get to and from school between 8.15 and 9.15 am and from 2.30 pm onwards - and not just children of school age either, for there are toddlers too, and babies in push chairs taken by their parnents on these walks to school. Everyone is on foot, and Maiden Erlegh Drive is essentially turned into a walkway. Any visit to the area at these times will reveal that the road is swarming with children - there is no footpath because there does not have to be. Cars are few and far between and Maiden Erlegh Drive is a cul-de-sac.

The idea that these children should now have to share the end of Maiden Erlegh Drive with the comings and goings of demolition trucks and all the deliveries and traffic a busy building site will generate for the next 12 months is quite unacceptable.

This is a well established area of residential houses. There is no call for this sort of inappropriate development here, no need to re-generate the area, and no need for an out of place neo-Victorian block of flats to be plonked down here of all places, no matter how big the £-signs are in the eyes of those who dreamt up this business.

I do hope sanity prevails in consideration of this application and the precedent is not set for this area to be turned into a playground for builders and unscrupulous land owners hoping to make their fortunes at the expense of others.

Yours sincerely,

S R Gavin

Mr.S.R.Gavin

Graham Hickling
17 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Home Phone 0118 926 2435
Email graham@ghicklings.freeserve.co.uk

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20 February 2000

Mr Chris Wood
Head of Planning and Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Wood

BUILDING APPLICATION - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE APPLICATION NUMBER F/2000/045

I am writing to outline my objections to the above proposal which I think is wholly inappropriate for the site and I would urge the Planning Authority to reject.

First, at three storeys the proposed flats are unacceptably taller than the surrounding buildings.

Second, I understand it is proposed that the style is to be mock Victorian which is out of keeping with the 1920s or 1930s style of the surrounding buildings.

Third, the area to be occupied by the building is many times greater than on other plots in Maiden Erlegh Drive and that area of Wokingham Road making it inappropriate and intrusive.

Fourth, the addition of 7 extra residences will significantly increase the amount of traffic movements at that end and its exit onto Wokingham Road. You will be aware that the Drive is owned by the school and is the pedestrian access for the two schools from that side. An increase in traffic would not only increase congestion but be dangerous and inconvenient for the children attending those schools.

Lastly, I am concerned that there would be damage to the gate posts at that end of the drive which are the only items remaining from the mansion.

Yours Sincerely

Graham Hickling

FROM: Simon Lewis

DATE: 03 February 2000

DELEGATED
PLANNING SERVICES UNIT
POL
26140

Earley Town Council Consultation Sheet

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address: The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Your observations are required in respect of this application **by 27/02/2000** .

Members of the Planning Committee were unanimous in their objection to this proposal.

It was felt that this proposal, if allowed, would cause a loss of amenity to the whole area, was unneighbourly and would overlook No. 356. It was felt that the design of the proposal was out of character with the surrounding area, and the three stories would bring the building above the ridge height of neighbouring properties. It was felt that combination would make the development intrusive, and of considerable detriment to the street scene.

There was concern about the increase in vehicular movements this proposal would create, and not least while construction was actually taken place. Maiden Erlegh Drive is used as a direct through route by children attending both Maiden Erlegh and Aldryngton Schools, and this road is already very busy with both pedestrians and vehicles at the Schools opening and closing times. Additional traffic created by this proposal would only worsen the situation.

Councillors were worried about the safety of the many mature trees on the site, a number of which, it is understood, carry preservation orders. With the type of development proposed, and the amount of construction work which this would take, it is difficult to imagine how these trees can be adequately protected by the developers.

Finally, and by no means least, there is also considerable concern at the precedent this proposal sets, should it go ahead. There are a number of large properties in Wokingham Road, many of which currently have the benefit of being situated on good sized plots. To allow this current proposal to proceed would 'open the floodgates' for similar developments elsewhere in Wokingham Road, thus destroying the whole character of the area.

The Town Council, therefore, requests that this application is refused for the reasons stated above. To date, two letters of objection have been received to these proposals.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Aldryngton Primary School

Silverdale Road, Earley, Reading, RG6 7HR. Telephone (0118) 926 5843: Fax (0118) 926 6267

Headteacher: Monica Rook BA

PLANNING SERVICES | HPT
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18 FEB 2000
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FILE:

11 February 2000

Dear Mr Wood,

Building Application no F/2000/0451 : The House in the Trees, Maiden Erlegh Drive

I have received a letter from Mr Richard Raymond, the Town Clerk for Early Town Council about the above proposed development. I also have a letter from Mr and Mrs Adkins of 356 Wokingham Road about their concern particularly for pupils at our school. We also wish to submit an objection as follows:

1. Access to Aldryngton Primary School

   Most of our children walk to school with their parents. Access to and from the school is a bottle neck from either end of Maiden Erlegh Drive. I am concerned that any change of use or development would cause difficulties

2. Health and Safety Issues

   Any increase in traffic at the Wokingham Road end of Maiden Erlegh Drive will be a danger to our pupils. We have a continual battle with parents from both schools about driving along the Drive. If the entrance to the Drive is seen to be a thoroughfare it will encourage parents to feel they can use it at all times. At present the vehicles are limited to the private householders who live along that stretch. There have been reports from householders that cars are using the entrance to park, or pull into, particularly dangerous for our pupils whose parents often bring with them younger members of the family. It is just a matter of time before an accident happens.

3. Maiden Erlegh Drive as a teaching area

   In our studies about the Victorians we use the Drive and the Lodge as examples. It is an excellent resource to be able to show young children actual examples of architecture at Maiden Erlegh Lodge and gate. To walk along a quiet drive imagining days gone by would be lost if the site was developed.

I hope our above objections will be considered, when the time comes, in the context of community incorporating a large secondary and primary school sharing the same campus and how this development could change the character of that community.

Yours sincerely,

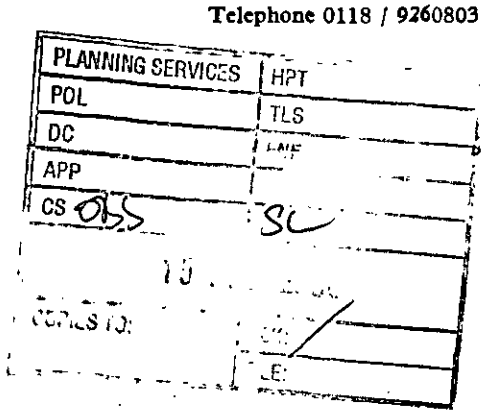
Monica Rook
Headteacher

Mr Chris Wood
Head of Planning and Transportation
Wokingham District Council

Dr. Bassma Mikhail, MBBCh, BA (Hons)

Telephone 0118 / 9260803

354 Wokingham Rd.
Earley,
Reading, Berks., RG6 7DE.



13 February 2000

Chris Wood
Head of Planning and Transportation
Environmental Services Department
Planning Services
POBox 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Re: F/2000/0451

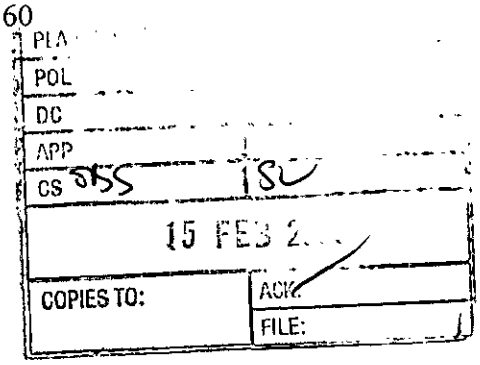
We strongly object to the demolition of the House in the trees and the erection of 8 Flats.
This is the entrance to a drive that is very busy in the morning with pedestrians. This is the route taken by children going to two schools, Aldrington and Maiden Erlegh. Maiden Erlegh is a very crowded school. Being a secondary school, the pupils there are not known for their extra vigilance regarding traffic. Any added traffic there would be dangerous for the pedestrians.

We also object from a personal point. Last year we submitted an application for building a garage (6 x 4). This was to be built hidden by the trees and not seen by any neighbours. Our application was declined, the reason being setting a precedent. Would this be setting a precedent or this is a precedent that the planners do not mind setting?

Yours faithfully

Dr M and Dr B Mikhail

9 MAIDEN ERLEGH DRIVE
EARLEY
READING, BERKS RG6 7HP
0118 926 4360



S. Lewis Esq.,
Wokingham District Council
Environmental Services Dept.,
Planning Services
P.O. Box 157
Shute End
WOKINGHAM, Berks RG40 1WR.

14 February 2000

Dear Sir,

APPLICATION NO. F/2000/0451.
THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING.

In response to your letter dated 10th February 2000 I would make the following comments in respect of the Application.

1. In recent years Wokingham District Council have refused other Applications for this site and I believe Appeals have also been rejected. As far as I can see the grounds for refusal remain valid today.

2. Although I understand the site to be about one acre and in modern development terms eight flats is not considered a higher density generally, such a development would be entirely out of keeping with the area. The area is largely medium sized detached houses standing in roughly 1/3rd acre plots.

3. Perhaps the most important objection is due to the greatly increased vehicle access and egress. This is particularly due to the way large numbers of children using Maiden Erlegh Drive to attend the two schools at the other end of the Drive. The other houses in the Drive face onto a service road prior to accessing the Drive. At the point of access this development is proposed the service road does not exist and the Drive is narrow. This could produce a very dangerous situation at times.

Yours faithfully

Michael J. Brailli

OFFICE MAIDEN ERLEGH 14.2.2000

14 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP
15 February 2000

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COPIES TO:

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

Dear Sirs

Re Application No. F/2000/0451
Site Address: The House in the Trees, Maiden Erlegh Drive, Earley

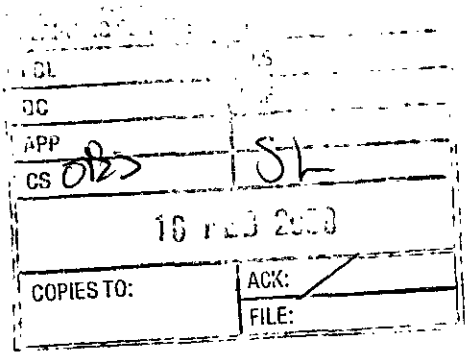
I would hereby like to express my objection to the above proposed development on the following grounds:-

1. The erection of a three-storey building of eight flats, with 15 car-parking spaces, would be out of character with the surrounding area. This consists of good quality, detached family homes, with large gardens and mature trees.
2. The increased traffic generation would be highly dangerous to highway users and pedestrians. The latter mainly consist of school children, attending the two schools nearby. Parents drop off their children immediately outside the entrance to the proposed development, and at certain times of the day there can be several scores of children milling around. The area is already a traffic hazzard, with an accident waiting to happen.
3. The provision of 15 car-parking spaces would be an over-development of the site, with loss of amenity space. Additional cars visiting the flats would cause on street parking, thereby adding to the congestion.
4. The site has many mature trees, which may have Tree Preservation Orders on them.
5. There could be a loss of privacy to the neighbours and lack of adequate amenities for the new occupiers
6. Similar applications have been submitted in earlier years for the development of this site, and these have been turned down because of some of the above quoted reasons.

I trust the head-teacher of the two schools nearby, and the school governors have been made aware of these proposals, for I am sure they would have strong opinions to express.

Yours faithfully

David Autherson



Mr & Mrs M. Paracha
20 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Date: 9th February 2000

Mr Chris Wood.
Head of Planning and Transportation
P. O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr. Wood,

Re. Planning application No. F/2000/0451. The House in the Trees, Maiden Erlegh Dr.

We would like you to take into account the following point while considering the above planning applications:

- The proposed development is not in keeping with the housing in the Maiden Erlegh Dr.
- This development would increase traffic using the drive. Given that Maiden Earlegh School children use the Drive for school access this will increase safety issues. Any access should be restricted via Wokingham Road only.
- With increased traffic, the proposed parking is not adequate. This will cause overflow parking in the drive and given its width it will cause additional safety hazard.
- Any damage to the trees will be a loss to the community in the area.

I would greatly appreciate if you can keep the above points in full view while considering the above planning application.

Yours Sincerely

Mr & Mrs M. Paracha

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | PT 27634
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DC | ENF
APP |
CS |
27 MAR 2000
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SK/JDF/1473

24 March 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1UR

fao Mr S Lewis

Dear Sir

THE HOUSE IN THE TREES MAIDEN ERLEGH DRIVE EARLEY.

I understand you have discussed the progress of this Application with our Planning Consultant, Mr Tony Thorpe, and mentioned your concern regarding the proximity of the building to the neighbouring building along the Wokingham Road.

We would like to address this matter and would appreciate it if you could wait for the revised drawings to be sent to you.

I look forward to meeting you on Tuesday 4 April at 9 o'clock, together with Tony Thorpe and Julian Pacey, to discuss the progress of this Application.

Yours faithfully

S Kalik

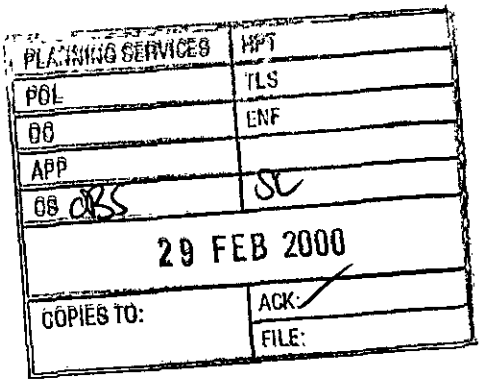
cc Mr J Pacey
Mr A Thorpe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

26th February 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
RG11 1WH

Dear Sir or Madam,

Ref: Planning Application F/2000/0451, The House in the Trees, Maiden Erlegh Drive

The above planning application has just come to my notice and I was able to view the plans at Woodley Library earlier today. As a near neighbour to the property - rear gardens nearly touch - I was surprised not to have been informed directly of the proposals. However I wish to register my concern over the requested development of the property. Firstly "The House in the Trees" is an established property, of the same period and character as the neighbouring properties and is in good and habitable condition currently being lived in by a young family. As such the property is in good repair and to my knowledge not in need of substantial work or requiring rebuilding. The proposed development of the property is thus purely for commercial gain.

Secondly, the proposal increases the domestic use of the property eight fold and provides parking space for 16 vehicles. This increase in domestic traffic coupled with the increase in service traffic is at a very busy pedestrian thoroughfare for in excess of 800 school pupils and families accessing both Aldryngton Primary and Maiden Erlegh Secondary schools using Maiden Erlegh Drive. The access for the property is very close to the entrance with Wokingham road and clearly is an unsuitable place to increase vehicle access. The width of Maiden Erlegh Drive being such that cars exiting the property would likely be head on to any traffic turning into the Drive. My two daughters use the Drive daily and I am very concerned for their continued safety both during the development and then use of the resulting properties.

Thirdly, the proposal is for eight, two bedroom apartments on "2 1/2" floors. The resultant property will be of an elevation above the adjacent buildings and roof line and overall will not

be in keeping with the existing properties all of which are detached or semi-detached dwellings (the latter in Aldbourne Avenue and The Knapp). It will be clearly visible from all directions and out of character. The current building is easily seen from my house and garden and the increased occupancy of the eight flats will have a significant detrimental effect on the privacy and peace enjoyed by myself and my family in our use of our house and garden.

Finally, I recognise that there has been a nearby development in Wokingham Road creating a number of apartments. This is taking place on the windfall site of the old BP Petrol Filling Station and is clearly a case of where a previous commercial site has been redeveloped to provide housing. In the case of "The House in the Trees", there is no reason to demolish the existing property and redevelop the site other than for the commercial gain of the developing party.

I therefore, respectfully request the planning committee to reject the proposals for the developments of "The House in the Trees" on the above points and the fact that the proposal is not beneficial to the area or the local community.

Yours faithfully,



Our Ref: 1602.plan.cw.r

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FILE:

23 Maiden Erlegh Drive
Earley
Reading
Berks RG6 2HP

C Wood Esq
Head of Planning and Transportation
PO Box 157, Shute End
Wokingham RG40 1WR

18th February 2000

Dear Mr Wood

Re: Planning Application No. F/2000/0451 – The House in the Trees, Maiden Erlegh Drive.

I write to express my strongest objections to the proposed demolition and redevelopment of the above mentioned site for eight flats. I object on the following grounds namely:

1. The development proposed is totally out of character with the adjoining and nearby buildings in Wokingham Road and Maiden Erlegh Drive.

2. The development proposed is too high, being three storeys which is way in excess of all the adjoining properties.

3. Providing 15 parking spaces which I appreciate would be required in the scheme of this size creates enormous problem from the increase in traffic to what is a very tight junction. Also there is a safety issue in that Maiden Erlegh Drive is a private road and is used by the pupils of Maiden Erlegh and Alydrington Schools at peak times during the day. This would create an enormous hazard if the development was allowed.

4. If the development is allowed how would anybody control whether the cars using the site would be limited to 15. What may occur is surplus cars being parked in the landscaping or for that matter on Maiden Erlegh Drive.

5. The development of flats is totally out of keeping with all the other properties in what is currently could be termed as a family community. Purchasers of the flats would normally be single people or recently married couples.

6. Also there has been an enormous increase in the provision of flats in the vicinity with the most recent one on former BP garage just a short distance away from the said site.

The proposed development is more suited to redundant sites with non-conforming uses or where there are larger institutional properties that could not be used as family homes.

In respect of this site there will be a loss of family home and secluded gardens in return for eight units with communal gardens.

7. In the comments made by the applicant it is indicated that the cost of upkeeping the property would be uneconomic and prohibitive. If you consider all the properties in Maiden Erlegh Drive at some stage these have all been extended and the said property does have scope and potential to do this if required.

To replace this with a block of eight flats would be inappropriate.

Both my family and I reiterate our strongest objections to this proposed development and would request you in no uncertain terms to refuse this application.

If you would like to discuss my concerns I would be pleased to meet you on site or you could telephone me on 0118 959 7100

Yours sincerely

Shaun Walters BSc ARICS
Chartered Surveyor

Flat 28A, Block One,
Scenic Garden,
9 Kotewall Road,
Mid-levels, Hong Kong
Fax : (852) 2858-9239
Email: erlegh@netvigator.com

Mr Chris Wood,
Head of Planning and Transportation,
Wokingham Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR
United Kingdom

14 February 2000

Re: planning application number F/2000/0451

Dear Sir,

I write on behalf of my wife, my children and myself regarding the planning application apparently put in by the owner of the House in the Trees, Maiden Erlegh Drive, Earley, for redevelopment of that site into a block of flats. I should say that my wife and I are the owners of no.3 Maiden Erlegh Drive, where we lived from 1989 until 1993 when we came to Hong Kong for work purposes ; however, we fully intend to return to our house in the near future and so are deeply concerned about the nearby environment.

Although at this distance we do not have the ability to view the plans, from the little that we know, we would like to register our strong objection to the proposal for a 3-storey block of 8 flats with associated parking. We have three reasons for objecting :

1. Such a high-level development (with associated large car-parking space) would be architecturally totally out of character with the current residential buildings in the Drive and surrounding roads and would create an eyesore at the entrance to a Drive which many locals, including non-residents, prize for its leafy and semi-rural ambience.

2. The Drive is used by many non-residents and hundreds of schoolchildren daily as a means of pedestrian access to the primary and secondary schools and shops in Silverdale Road. Eight extra flats situated right at the entrance would add considerable extra traffic (on the assumption that each flat occupier would have at least one car each) to the Drive and pose an increased danger to the many pedestrians who use the Drive. This would be especially dangerous in the mornings when flat-owners may be leaving for work at the same time as the children are walking to school.

3. It is impossible to imagine that such construction could take place without destruction of a considerable number of the trees from which the house derives its very name. While I personally am not a tree expert, when I investigated this issue some years ago, prior to coming to Hong Kong, I was told that some of these trees are of

particular value. I believe that some of them are aged oak trees. At the very least, when we are trying to do our best to preserve the environment for our future generations, the unnecessary destruction of such a well-established group of trees should not be condoned. If planning is approved the site would have to be renamed from 'House in the Trees' to 'Concrete Box in the Clearing'.

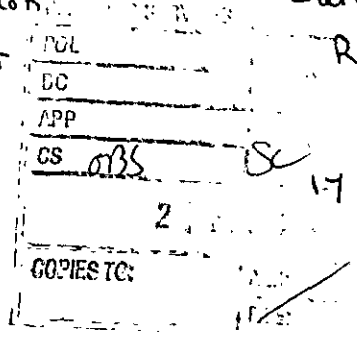
We would therefore like to reaffirm our strong objection to this proposed application and we hope that your Council's Planning Committee will reject this plan.

Yours sincerely,

Brian Bridges (Professor)

Chris Wood
Head of Planning + Transportation
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham

16, Maiden Erlegh Drive
Earley
Reading
RG6 7HP
17 February 2000



Planning application F/2000/04-51
Site: The House in the Trees, Maiden Erlegh Drive

Dear mr. Wood,

We write to express our concern regarding the proposed development of a block of flats on the above site. As you know, the drive is used by many parents and children as the access (pedestrian) to both Maiden Erlegh School and Aldryngton School. To have an extra 15 cars entering the drive would create a major hazard for the children and their parents during the morning and afternoon "rush hour". The drive is also used as a place where children can ride their bikes in relative safety and many people walk and enjoy the peace and beauty of the trees. To bring more traffic into the drive seems to be a completely unacceptable development when there are so few areas of this sort remaining.

A further concern is that the proposed development is

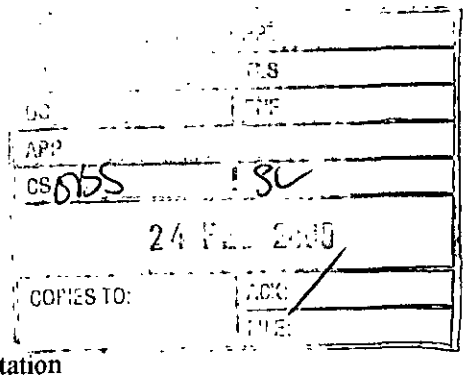
completely out of keeping in the area, which contains mostly detached houses standing in their own grounds. If any development is to take place then it should be of a character similar to that of the area - perhaps one further detached house in the grounds of the House in the Trees.

Some years ago a planning application was made for a small number of houses to be built on the site. This application was rejected. The present application would be even less acceptable both on the grounds of hazards to children and being out of keeping in the area and there can be no grounds on which this new application can be acceptable.

Yours sincerely

David L. Rowell D.L. ROWELL

E.I. Rowell E.I. ROWELL



19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

Chris Wood
Head of Planning and Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

22 February 2000

Building Application No. F/2000/0451
The House in the Trees, Maiden Erlegh Drive

Dear Sir

We write to register our opposition to the above Planning Application, which we find to be inappropriate to the location. This is a unique area of Maiden Erlegh that forms an important part of its heritage. The proposed design of the building, the impact of the development on the unique environment, and the housing density that would result from the development would have a very adverse effect on this valuable locality.

1. The application appears to show ownership by the Applicant (were they eventually to purchase the site in order to proceed with this development) of the entire part of Maiden Erlegh Drive that leads from Wokingham Road to the site entrance. The applicants should be advised that such ownership does not and would not exist; the Drive, although privately owned at some stage early in its history, was adopted by the local Authority some time ago.

2. The movement of heavy vehicles and equipment that would be inevitable to carry out the demolition and rebuilding associated with the proposed development, at a site of limited access, would cause unacceptable physical damage to this part of Maiden Erlegh Drive and its infrastructure.

3. The application describes a development of '2½' storeys. However, it is in fact clearly of 3 storeys. There is no other building of such a height in the area, and anything more than 2 storeys, of whatever nature, should not be permitted.

4. The proposed modern, rather harsh style of the building would not compliment the style of existing buildings in the area.

5. The proposed development is one of 8, 2-bedroom flats. Hard-standing car parking for 16 vehicles appears to have been included in the plans. This is certainly preferable to the construction of garages. However, it is not unlikely that at least 24 'residential' vehicles would be associated with such a provision of accommodation, with additional vehicles being associated with visitors/deliveries to the residents.

(i) There is no possibility of accommodating additional vehicles for the purpose of parking, within the site of the development, on the Wokingham Road, or in Maiden Erlegh Drive.

(ii) Wokingham Road is extremely congested at rush hours, and very busy at other times. The entrance to Maiden Erlegh Drive is narrow, because of the 'gates' that are part of the unique and historic character of the Drive (and must be preserved), and because of its general nature. There is a bus stop close to the entrance to the Drive, for which there is no suitable alternative location. Further along Wokingham Road, a (2-storey) development of flats currently in progress will soon add to the traffic congestion in this area. Negotiation of entry to and exit from Maiden Erlegh Drive/Wokingham Road is thus already hazardous, and would be much more so were an additional 16 vehicles or more to be involved, and in the event of 'spill-over' parking.

(iii) Point (ii) above is particularly pertinent in view of the fact that Maiden Erlegh Drive provides pedestrian access for the numerous pupils attending three schools (including Infant and Junior grades) located at the end of the Drive. The mixture of pedestrians and vehicles, both along the length of the Drive and at its junction with Wokingham Road, is already problematic and dangerous.

6. Trees! It is our understanding that Preservation Orders exist in respect of all the trees on this site. (Furthermore, when we applied for permission to erect a small conservatory next to our kitchen, one of the 'standard' restrictions was that no tree or shrub should be affected by the operation.) The trees in Maiden Erlegh Drive, and in particular the oaks, are an extremely important part of the area. They provide a significant environmental feature, not only for the residents of the Drive and it immediate environs, but also for all those who pass through to the schools and shops, and for a variety of wildlife. The Drive is an important ecological niche. In relatively recent years, natural disasters in the form of storm damage have made it clear that such irreplaceable and ancient natural heritage is vulnerable and should not be put at additional risk by the unnecessary or selfish activities of man. None of the trees associated with 'The House in the Trees' should be put at risk.

(i) Trees (and shrubs?) are indicated on the Applicants' Plans. These may be 'artistic impressions' or may give accurate indications of the 'positions and spread' of the trees actually there, as is required. However, the Applicants have not complied with the terms of the Application, in that they have not indicated the species of each tree (or indeed any) involved. Some of what are presumbaly trees have been shown with dashed outlines; these number at least 13, 7 of which are depicted as large and may therefore be assumed to be large mature trees, possibly oaks. Do the dashed outlines imply that these trees are intended to be felled? This should not be permitted under any circumstances.

(ii) Regardless of whether it is the intention of the Applicants to fell any trees or remove shrubs, it is likely that many will be damaged as a result of
   (a) The movement of vehicles associated with the development process.
   (b) The demolition and building work.
   (c) The proposed parking provision.

7. The privacy and quality of life of adjacent residents would be considerably and adversely affected if the development were to go ahead. As we have had occasion to observe in relation to previous matters concerning Maiden Erlegh Drive, those of us who are lucky enough to live here are well aware of our good fortune (and happy to conserve the environment for the benefit of others who share it as part of their daily lives). We have, however, (willingly) paid

the associated prices for our homes and environment, both at the outset and on a continuing basis through local taxes that reflect the standard of our locality, and we do so in an atmosphere of trust and expectation that our investments in and contributions to our locality will not be devalued, either environmentally or financially.

(i) The fact that the proposed development is one of flats, in which daily life will be taking place at first- and second-floor levels, in kitchens and living/dining rooms shown on the Plans, means that the adjacent properties (in particular, 356 Wokingham Road, The Lodge Maiden Erlegh Drive and 1 Maiden Erlegh Drive) and their occupants will be constantly overlooked. As noted above, no development above 2 storeys should be considered. Furthermore, any rooms above ground-floor level at the rear and sides of any development (where windows overlook the properties mentioned) should be either bathrooms or bedrooms, not rooms likely to be in constant daytime use.

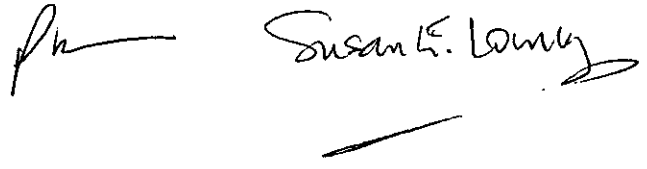
(ii) Certain of the trees/shrubs depicted in dashed outline on the Plans are located along the boundary with 1 Maiden Erlegh Drive. If it is indeed proposed that they be felled, this would have an additional impact on the privacy of the occupants of 1 Maiden Erlegh Drive, as these plants appear to form part of what is at present a lower-level screen. Similarly, the apparent intention to remove trees near the site entrance would detrimentally affect the occupants of The Lodge.

(iii) The occupants of The Lodge would also be considerably and adversely affected by the building works, and subsequently by the passage, close to the walls of their dwelling, of the excessive traffic generated by the increased occupancy of the site.

Thanking you for your time and consideration in this matter,

We remain,

Yours faithfully,

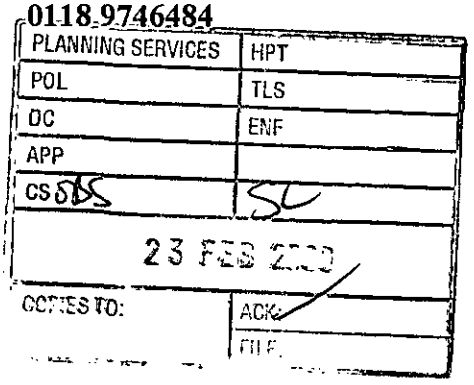


(Mr P.J. Lowry & Mrs S.E. Lowry)

18 MAIDEN ERLEGH DRIVE, EARLEY, RG6 2HP

Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

By Fax & Post
0118 9746484



22 February 2000

Dear Sir

Building Application F/2000/0451
The House in the Trees, Maiden Erlegh Drive, Earley

We are writing to express our very strong objections to the proposed demolition of the existing house and the construction of a block of flats at the entrance to Maiden Erlegh Drive ('the Drive').

Ours is a quiet residential road of large detached houses. This is what we have all paid for in the belief that it would enable our children to grow up in relative safety and tranquillity, without the noise and fumes of a lot of motor traffic.

The proposal to build some flats would:-

(a) alter the character of the Drive which was described by the Babtie Group Ltd in a report prepared for Berkshire County Council as almost unique in an urban development;

(b) create a precedent for the conversion of other adjoining properties to flats; and

(c) add to the volume of traffic with the resulting risks, not only to the children who live in the Drive, but more particularly the many children, parents and teachers who use the two schools at the end of the Drive which have an aggregate pupil roll of about 1800.

In this day and age it would not be unreasonable to suppose that each flat will have 2/3 cars, most using the Drive at peak times. By contrast, although most of the other houses in the drive have 2/3 cars, I would guess that there is an average one car per household (if that) using the Drive at peak times, reflecting the fact that the Drive tends to be the home for:

(a) families with children at school; and

(b) couples at or near retirement age.

There are rumours that some developers have agreed terms with 'The Lodge', the attractive Victorian gatehouse opposite the House in the Trees and that a planning application will be

made for a similar conversion to flats in due course. We do not wish to see this happen: not only would we mourn the loss of an attractive period dwelling but we would view it as the thin end of the wedge for the redevelopment of other houses in the Drive.

We have not seen the title deeds to the House in the Trees but if they are the same as ours then there will be a restrictive covenant limiting the use of the plot occupied by each property to the construction of a single dwelling.

What comes across from these proposals is greed. We believe that someone may have suggested that if the planning application is allowed it would be possible for the local authority to do a deal with the developers to finance the construction of a zebra crossing on the A329 Wokingham Road. We are aware that such arrangements are made elsewhere but that seems an unsavoury approach. If a zebra crossing is needed it should be paid for from the appropriate funds not financed from a grubby deal with a builder to ride roughshod over the wishes of the residents of a particular area.

Yours faithfully

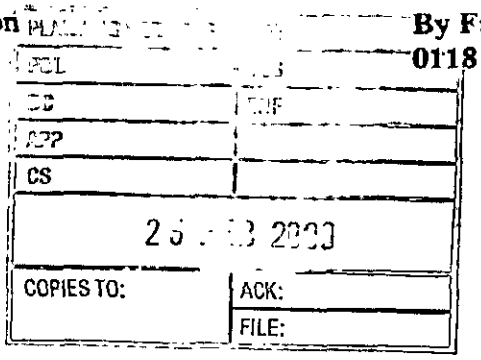
Robert & Elizabeth Harland

R A Harland and Mrs E I Harland

18 MAIDEN ERLEGH DRIVE, EARLEY, RG6 2HP

Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

By Fax & Post
0118 9746484



22 February 2000

Dear Sir

Building Application F/2000/0451
The House in the Trees, Maiden Erlegh Drive, Earley

We are writing to express our very strong objections to the proposed demolition of the existing house and the construction of a block of flats at the entrance to Maiden Erlegh Drive ('the Drive').

Ours is a quiet residential road of large detached houses. This is what we have all paid for in the belief that it would enable our children to grow up in relative safety and tranquillity, without the noise and fumes of a lot of motor traffic.

The proposal to build some flats would:-

(a) alter the character of the Drive which was described by the Babtie Group Ltd in a report prepared for Berkshire County Council as almost unique in an urban development;

(b) create a precedent for the conversion of other adjoining properties to flats; and

(c) add to the volume of traffic with the resulting risks, not only to the children who live in the Drive, but more particularly the many children, parents and teachers who use the two schools at the end of the Drive which have an aggregate pupil roll of about 1800.

In this day and age it would not be unreasonable to suppose that each flat will have 2/3 cars, most using the Drive at peak times. By contrast, although most of the other houses in the drive have 2/3 cars, I would guess that there is an average one car per household (if that) using the Drive at peak times, reflecting the fact that the Drive tends to be the home for:

(a) families with children at school; and

(b) couples at or near retirement age.

There are rumours that some developers have agreed terms with 'The Lodge', the attractive Victorian gatehouse opposite the House in the Trees and that a planning application will be

made for a similar conversion to flats in due course. We do not wish to see this happen: not only would we mourn the loss of an attractive period dwelling but we would view it as the thin end of the wedge for the redevelopment of other houses in the Drive.

We have not seen the title deeds to the House in the Trees but if they are the same as ours then there will be a restrictive covenant limiting the use of the plot occupied by each property to the construction of a single dwelling.

What comes across from these proposals is greed. We believe that someone may have suggested that if the planning application is allowed it would be possible for the local authority to do a deal with the developers to finance the construction of a zebra crossing on the A329 Wokingham Road. We are aware that such arrangements are made elsewhere but that seems an unsavoury approach. If a zebra crossing is needed it should be paid for from the appropriate funds not financed from a grubby deal with a builder to ride roughshod over the wishes of the residents of a particular area.

Yours faithfully

Robert & Elizabeth Harland

R A Harland and Mrs E I Harland

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 085 | SL
23 FEB 2000
COPIES TO: | ACK:
FILE:

For the attention of Chris Wood

Head of Planning and Transportation
PO Box 157
Shute End
Wokingham
RG40 1WR

16 February 2000

13 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

Dear Sir

Re: Planning application number F/2000/0451 - The House in the Trees

GENERAL COMMENTS

I understand that the correct address to the above property is Wokingham Road and not Maiden Erlegh Drive.

From an inspection of the planning application available at Earley Town Council Offices, I note that no answer has been given to the question relating to the site possibly abutting a Public Right of Way. As this site clearly abuts a busy Public Right of Way it must be critical that the application is fully completed to enable the public to examine it with the full understanding of its many implications.

There is no notice given that any trees are to be felled. Is this correct?

I trust that the Education Authority and Heads of the local schools at the end of Maiden Erlegh Drive will be consulted.

OBJECTIONS

I would like to register my objections to the application for the following reasons:

Traffic congestion

Unless one is fully familiar with the junction of Maiden Erlegh Drive and the Wokingham Road, it is impossible to fully comprehend how busy and dangerous this location has become. There is a high volume mix of pedestrians, cyclists and cars. This is further complicated by pedestrians (mostly school children) entering into Maiden Erlegh Drive from the park side of the Wokingham Road (north). Maiden Erlegh Drive itself offers pedestrian excess to two schools and is a common cycle route. Mix this with the residents vehicular traffic and narrow width of carriageway.

I will list the many reasons for accessing Maiden Erlegh Drive.
Vehicles (residents and visitors, an illegal turning circle for taxis, parents dropping off school children, cyclists and pedestrians, giving access to both schools at the end of the drive, the shops at Silverdale Road, the park with its BMX and skateboard facilities, Wokingham Road bus route, Earley railway station, residents, and cyclists looking for access to the cycle lane along the main road).

I understand that the Local Authority plan to site a Toucan Crossing in the near future at the junction for obvious safety reasons.

I think it is worth stating that similar developments to the one proposed have in the past attracted a great number of landlord/investors as purchasers of individual flats. It is therefore conceivable that the several of the flats could attract four adults, each with a car. This development will increase the car traffic passing though this junction considerably.

Enviromental Objections

When one reviews other conservation areas within Wokingham and Reading, the quality and importance of Maiden Erlegh Drive, with its fine Rhododendron lined carriageway and its entrance, are clear. The entrance would be ruined by this development which is completely out of character and proportion. Members of the local community all enjoy having such a splendid walk available to them.

Yours faithfully

J.PUNDEK.

PLANNING SERVICES UNIT
POL
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CS OBS SL
28 FEB 2000
COPIES TO: ACK
FILE:

G Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Mr Chris Wood
Head of Planning & Transportation
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

21 February 2000

Dear Sirs

Re: **Planning Application No F/2000/0451**
The House in The Trees, Maiden Erlegh Drive, Earley.

I understand that the above application provides for a single block of eight flats on three storeys with associated parking. I wish to object to the application on the following grounds:

1. That a three storey building of such density will not be in keeping with the existing adjoining properties.

2. There are number of fine specimen trees on the site and these should be preserved.

3. The entrance to Maiden Erlegh Drive is already congested and dangerous at peak school times due to the enormous number of children arriving on foot, by bicycle and an ever increasing number of children being dropped off by car with a number of drivers ignoring the no access signs and driving to the school end of the drive to drop off children. Many of the car drivers then proceed to carry out dangerous manoeuvres including three point turns and reversing. In addition an increasing number are using the resident's access roads to gain access. The upkeep of these access roads is the responsibility of individual owners and the roads are being eroded by the increase in unauthorised use. A development such as this will almost certainly attract in the region of twelve to sixteen additional vehicles belonging to residents plus additional visitors and service vehicles thereby further increasing congestion and danger to the schoolchildren.

Earlier this year and prior to the announcement of this planning application I wrote to Mr Potts at your council regarding my concerns about the traffic problems. My letter was copied to various other parties with an interest in the matter. I enclose copies of my letter plus the various replies. As you will see the schools in particular have expressed their concerns and I trust that this will be taken into consideration when considering this application.

Yours faithfully

Graham Broadhurst

G Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Mr S Potts
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WH

5 January 2000

Dear Sirs

Re Maiden Erlegh Drive

I am becoming increasingly concerned about the problems being created by parents dropping school children off by car before and after school.

In recent months there are often 2/3 cars parked in the entrance to the Drive, where it joins the Wokingham Road, making access both in and out of the Drive extremely hazardous. These motorists also make U and three point turns with little regard for the safety of the many passing school children. There are two particular drivers who when traffic is heavy actually drop the children off in the middle of the Wokingham Road (yes I do mean the middle of the road!) with traffic passing either side of them at speeds of around 30mph.

Several divers are also ignoring the "No Vehicular Access" signs and driving down the Drive to drop their children off. They are then forced to either reverse or make a three point turn thereby putting even more children at risk.

Whilst I appreciate that there is not an easy solution to the problem it is clear that "there is an accident waiting to happen " which will probably involve a child being injured. I know that many other residents share my concerns and I would suggest that prompt action is required such as new and improved signage, no parking restrictions, etc.

Whilst writing I would also like to draw your attention to the accumulation of leaves at the entrance to the drive making conditions very slippery when wet for motorists and pedestrians.

I look forward to receiving your comments.

Yours faithfully

Graham Broadhurst

Copy:
Councillors: D.Swindells, D.F. Carpenter, C. Smith, F.Rolls, D.A.Hare, and A.W. Spratling
Mr. W. Wills, Maiden Erlegh School, Mrs. M. Rook, Aldryngton School and Thames Valley Police, Reading

Aldryngton Primary School

Silverdale Road, Earley, Reading, RG6 7HR. Telephone (0118) 926 5843: Fax (0118) 926 6267

Headteacher: Monica Rook BA

13th January 2000

Dear Mr Broadhurst

Thank you for your letter. I will point out to our parents the dangers and hazards of using Maiden Erlegh Drive in which to drop off children. I regularly remind parents about not driving down the other end of the drive, through the two schools, but I did not realise there was a problem at your end.

I have spoken to Mr Wills about the leaves problem and hope the relevant authorities will respond to the lack of signage at both ends of the drive.

Yours sincerely

Monica Rook

Monica Rook
Headteacher

Maiden Erlegh School

Silverdale Road, Earley, Reading, Berkshire RG6 7HS
Telephone: (0118) 926 2467 Facsimile: (0118) 926 6111

Headmaster: Mr. W. D. Wills M.A.

QUI VEUT PEUT

11 January 2000

Mr G. Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Dear Graham,

MAIDEN ERLEGH DRIVE

It was nice to receive a copy of your circulated letter. I still remember you as a good friend of the School, and hope all is well with you.

I am not sure what I can do to help the residents of Maiden Erlegh Drive. This is probably a Police matter.

I have to say that, having tried to deal with similar problems at the main entrance of the School, I do not hold out much hope of anything being done to change the situation. Both Aldryngton School and ourselves do discourage parents from driving their children to school but it seems to have very little effect.

With kindest regards,

Yours sincerely,

WILTON D. WILLS
Headmaster

Tel: (0118) 974 6134 (Direct Line)
Fax: (0118) 974 6135
Date: 10 February 2000
My ref:
Your ref:

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Graham Broadhurst
22 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP

Dear Graham

MAIDEN ERLEGH DRIVE – SCHOOL SAFETY

With reference to your letter of 5th January 2000 on the above matter.

I am advised that Education and Cultural Services has some responsibilities for the drive, and we are looking further into the detail of how these will be met.

I understand from a colleague who has visited the site that the work undertaken by Engineering Services has solved the immediate problem of the accumulated leaves. However, if there are any other concerns please let me know.

Yours sincerely

David Armstrong
School Support Team Leader

Tel: 0118 974 6304 (Direct Line) Fax. 0118 974 6313

Date: 17 January, 2000

Your Ref:

My Ref: KF/DF/H11d

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Graham Broadhurst
22 Maiden Erlegh Drive
Earley
Reading
Berkshire RG6 7HP

Dear Graham

MAIDEN ERLEGH DRIVE – SCHOOL SAFETY

Thank you for your letter dated 5th January 2000 regarding the above subject.

The majority of Maiden Erlegh Drive is the responsibility of the Education Department and as such I have forwarded a copy of your letter to David Armstrong in the Education Department for his attention.

Wokingham District Council are committed to providing Safer Routes to Schools and as such, a report will be submitted to a meeting of the Highways Sub-Committee on 21st February 2000 detailing the way forward for the scheme. The area outside Maiden Erlegh School will be looked at as part of the initiative.

As stated above, the Education Department are responsible for the sweeping the Drive. I have arranged for the bell mouth to be swept by our Department.

If you have any queries regarding these matters please contact me on the number above.
Yours sincerely

Kate Fuller
Traffic Management Officer

Cc: David Armstrong – Education

THAMES VALLEY
POLICE

Tony WALKER
INSPECTOR

Loddon Valley Police Station
Rushey Way
Lower Earley
Reading, Berks. RG6 4PS.
Tel. 0118 9181610
Fax. 0118 9181619

Date 17th January, 2000.

Mr. G. Broadhurst,
22, Maiden Erlegh Drive,
Earley,
Reading. RG6 7HP.

Dear Mr. Broadhurst,

I am in receipt of a copy of your letter to Mr. POTTS, Wokingham District Council dated 5th January, 2000. I have already asked Traffic Warden Bernie SMITH to look at the location you describe and assess if there is any action we can effectively take to alleviate the problem. I have also sent a copy to the Youth and Schools Officer, PC Les EKE to see if the matter can be addressed internally with the School.

Traffic in and around Schools is a consistent problem across the Area, but I hope these two approaches will improve the situation and make it safer for road users, pedestrian or vehicular.

Yours sincerely,

Tony WALKER
Inspector

cc: Mr. S. Potts, Wokingham District Council

FAX MESSAGE FOR THE ATTENTION OF SIMON LEWIS,
PLANNING SERVICES, WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	HPT
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CS 0835	SL
28 FEB 2000	
COPIES TO:	ACK
	FILE:

February 26, 2000

From:

Mr and Mrs TE Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

Mr and Mrs TE Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

February 26, 2000

Your Ref: Simon Lewis/F/2000/0451

Dear Mr Lewis

We write with reference to your letter of February 10, 2000 in respect of the above application to erect a three story building on the site known as The House in the Trees, Maiden Erlegh Drive, Earley, Reading.

We believe this is the third application to redevelop this site in recent years (previous ones being in respect of executive homes). We object to the proposed redevelopment on much the same grounds as the previous ones, namely:

1. It is totally out of keeping with the immediate adjacent area, this being predominantly substantial four bedroomed detached houses. The current proposal is even more intrusive than previous proposals which were rejected.

2. This is the thin end of the wedge. If planning permission for this application were granted, then on what grounds would an application in respect of the opposite corner – the old lodge – be refused? We hear from neighbours that such an application is already being contemplated. The possibility of such developments on both sides of the entrance to the drive is too horrendous to contemplate (see 3).

3. There is already considerable traffic, cycle and pedestrian congestion in the area around the entrance to the drive – this providing pedestrian access to Maiden Erlegh and Aldryngton schools – which can only be exacerbated by such a development. Children being children, they just do not take the amount of care that ideally they should, and any additional danger must be of serious concern to us all. This is a potentially greater problem than might appear at first sight in view of the fact that several of the flats may well be bought as investments and end up as multiple occupancies. Where would any excess cars be accommodated - on a busy main road with an adjacent bus stop or on what is effectively a single lane drive? Also, the entrance and egress

p.2 01189262386 Tom Dyer 07:00p 03 Mar

of builders' lorries, skips, cement deliveries etc in this congested area is something not to be contemplated under any circumstances.

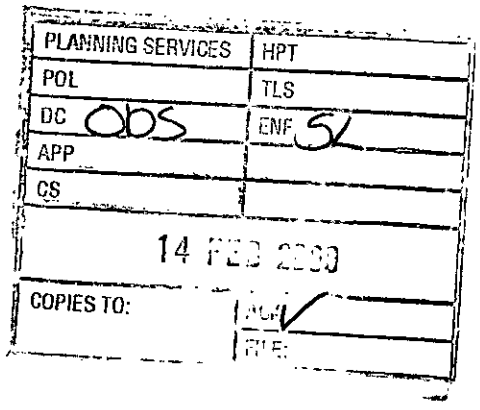
4. Of less importance, but nevertheless a relevant consideration in the context of the environment, is potential damage to some very old established trees which are a feature of the area. While our understanding is that no trees can be felled, the construction of parking bays among the trees will inevitably lead to long-term damage.

We see no merit in this application and respectfully request that it be refused on the above grounds

Yours sincerely

TE and Mrs A Dyer

35 Harrington Close,
Lower Earley,
Reading
RG6 3BU



14th February 2000

Dear Sir,

Planning Application No. F/2000/0451

I object to your building proposal for eight flats where the House In The Trees now stands.

Although I am not a resident of the Drive I drive there daily to visit a friend, and so I am very aware of the road problems it will create.

There are two Schools at the end of the Drive and when the pupils leave the school they enter the Drive and are not traffic wise until they are well into Wokingham Road.

At the very end of the Drive where the increased traffic will be the school children bunch together to say their goodbyes. When I drive in they can be spread right across the drive with several walking backwards engrosed in chat and oblivious to any traffic whatsoever that one has to halt.

Can you imagine the mayhem of increased traffic to the flats not to think of turning lorries.

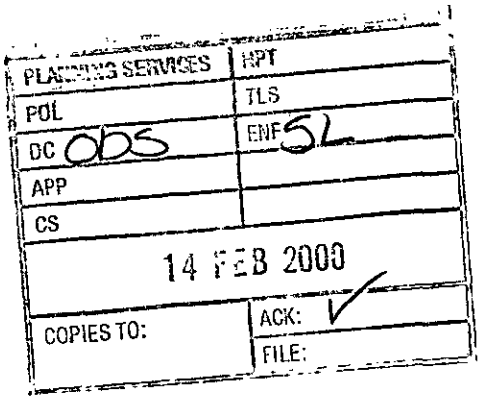
There are more elderly folk going that way now due to the closure of the Post Office in Wokingham Road due to the ending of the Lease.Alot of these people seem hard of hearing where cars are concerned.

For safety sake this plan should not be accepted.

Yours truly,

V.M.Gilbert (Mrs)

1 Maiden Erlegh Drive
Earley,
Reading,
RG6 7HP



14th February 00

Dear Sir,

Re. Planning Application F/2000/0451

I have lived at my address for 36 years and was shocked to read about the proposed building of eight flats next to my house.

The flats will be completely out of character with the Drive and will affect the peace and wild life.

I do not like the idea of being overlooked by a three story building. The noise and possible barbeque of a communal garden will not help.

I cannot believe that if you buy a house in a private road and then someone wants to build flats there it is legal. Perhaps the original Deeds from the time the houses were built in 1936 should be looked at to see if it is legal.

In 1992 the Plan for three houses was thrown out.

This was propably for noise and traffic reasons. It is even more dangerous now. It seems the Post Office in Wokingham Road has closed and the elderly and mothers with prams are having to use the Drive to go to the nearest Office in Maiden Erlegh to collect their allowances, and there is no footpath for them.

There is a lot to be taken into consideration.

Yours truly

I Pisiura

Ivan Pisiura

The Planning Officer,
Wokingham District Council

Foxglade House, 356 Wokingham Road, Earley, Reading, RG6 7DE

8 February 2000

Chris Wood
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES | HPT
POL | TLS
DC ODS | ENF 51
APP |
CS |
14 FEB 2000
COPIES TO: | ACK: ✓
FILE:

Dear Chris Wood

Re: Application: F/2000/0451

We received notice today of the above application for the demolition of the existing house and erection of 8 flats on three floors, with 15 car-parking spaces.

Firstly I would like to point out that the address for that property is actually 358 Wokingham Road, not Maiden Erlegh Drive, and that no orange planning application notice has been posted outside the property.

We would like to object to the proposal on the following grounds:

- The first objection is on safety grounds as over 800 children walk down Maiden Erlegh Drive every morning at 8.30am, a peak time for traffic. The entrance for these 8 flats will be close to the junction with Wokingham Road and a possible extra 16 cars turning onto the highway each morning and evening will further jeopardise children's safety as they turn into what is already a dangerous entrance.

- Whilst the building work is in progress the lorries turning and extra traffic will cause considerable congestion and danger to the children and other pedestrians.

- The proposed flats will be considerably higher than adjacent properties and the third floor flats will have easy views into neighbour's houses and gardens.

- The proposed building will be incongruous and out of character with the houses in Maiden Erlegh Drive and surrounding Wokingham Road area.

- The trees surrounding the house have preservation orders on them and the proposed building and car parking will have a detrimental effect on the trees causing possible die back due to the compression of the roots. The larger footings for the building will certainly cause problems for the surrounding trees.

We therefore strongly object to the proposal and would ask the planning department to take our views into consideration when deliberating these plans.

Yours sincerely

Jim & Carol Adkins

Carol and Jim Adkins

Maiden Erlegh School

Silverdale Road, Earley, Reading, Berkshire RG6 7HS
Telephone: (0118) 926 2467 Facsimile: (0118) 926 6111

Headmaster: Mr. W. D. Wills M.A.

QUI VEUT PEUT

PLANNING SERVICES	HPT
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COPIES TO:	ACK:
	FILE:

10 February 2000

Mr Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM, RG40 1WR

Dear Mr Wood,

Building Application no. F/2000/0451 : The House in the Trees, Maiden Erlegh Drive

We have received information that plans have been submitted to Wokingham District Council for The House in the Trees and that the public has 21 days from 3 February to object. A similar proposal was made seven years ago and objections were submitted by the School. We wish on this occasion to submit an objection on similar grounds. These are:

1. **Access to Maiden Erlegh School**

   The School is a very large secondary school of 1528 pupils, which shares its site with a large primary school (Aldryngton School). Access to and from the schools is at present very difficult and any development – short term or long term – would present both schools with particular difficulties.

2. **Health and Safety Issues**

   I am very concerned about the safety and well being of pupils who travel into school each day along Maiden Erlegh Drive. At present it is relatively safe because the number of vehicles is limited to those owned by private householders in the Drive. Increased use of the Drive by vehicles parked on the proposed development would create significant safety problems.

3. **Historical Character of the Area**

   The proposed development of flats and parking areas would inevitably alter the historical character of the area significantly. The Drive and Maiden Erlegh Lodge at the entrance are an important part of the history of this area: they are visual reminders of the former glories of Maiden Erlegh House and its estate, now vanished under a housing estate but still of considerable interest to local historians and researchers.

We hope that our objections will be given serious consideration at the appropriate time.

Yours sincerely,

W. D. WILLS
Headmaster

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 03 February 2000

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address:
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

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

✓ below as applicable;

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

---

1. THE PROPOSED DEVELOPMENT WOULD GENERATE ADDITIONAL TRAFFIC ONTO MAIDEN ERLEIGH DRIVE WHICH IS SUB-STANDARD IN RESPECT OF ROAD WIDTH & FOOTWAY PROVISION AND WOULD RESULT IN THE INCREASED RISK OF ACCIDENTS TO ROAD USERS AND IMPEDE THE FREE FLOW OF TRAFFIC ALONG MAIDEN ERLEIGH DRIVE.

2. THE JUNCTION OF MAIDEN ERLEIGH DRIVE WITH THE A329 WOKINGHAM ROAD IS SUB-STANDARD WITH REGARD TO VISIBILITY AND KERB RADII & THE PROPOSED DEVELOPMENT WOULD RESULT IN THE INCREASED USE OF THIS JUNCTION WHICH WOULD ADVERSELY AFFECT HIGHWAY SAFETY AND IMPEDE THE FREE FLOW OF TRAFFIC ALONG THE A329.

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

23-3-00

To:
Neil Etherington
Senior Arboricultural Officer

- 7 FEB 2000

From: Simon Lewis

Date: 03 February 2000

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address:
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

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

TPO 534/90

No objection in principle — Bulk is reasonable distance from trees.

Hornbeam to be removed OK
Oak(?) to be removed good.

Need BS survey of all trees to see whats what
Detail of construction of car parking spaces
Landscape scheme : boundary well screened

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 14/02/00

Location: The House In The Trees, Maiden Erlegh Drive, Earley.

Proposal: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 8 FLATS WITH ASSOCIATED PARKING

Application Number: F/2000/0451

In response to your consultation dated 3rd February 2000 for the above application, the arboricultural comments are as follows:

I have no objection in principle to the proposals, however further information is required to accurately assess the impact on trees, many of which are included in Tree Preservation order No. 534/1990.

Please ask the applicant to provide the following:

1. A detailed tree survey of all the trees on the site. This must be carried out in accordance with the recommendations of BS5837: 1991 'Trees in relation to construction'.

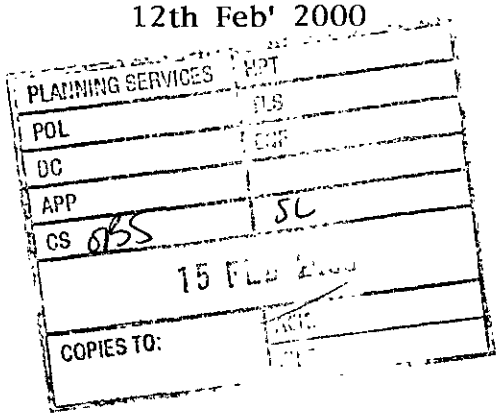
2. Details of the construction of car parking spaces and driveway.

3. Details of levels and final finished levels.

4. Details of where all underground services will be routed.

Neil Etherington
Senior Arboriculturist

8 Maiden Erlegh Drive
Earley
Reading
Berks
12th Feb' 2000



Planning Services PO Box 157
Shute End
Wokingham
Berks
RG40 1WR
FAO Chris Wood

Re: Application No F/2000/0451

Dear Sirs,

We strongly object to the above proposed development adjacent to the entrance to Maiden Erlegh Drive.

Our reasons for objecting to this development are as follows:

1 To allow access to the proposed development close to the main entrance to Maiden Erlegh drive would further increase the danger to the residents & scores of school children (pedestrian & cyclists) who use the drive. Each morning & evening the entrance is already congested with parents dropping children who then walk to school
2 Eight flats will mean c16 vehicles. Then, where will visitors park? On the drive, again causing danger to pedestrians.
3 If you allow this then the same request WILL come from the opposite side of the Drive.
4 This is not in keeping with the area. Maiden Erlegh Drive has a clearly defined character. We current residents have paid a premium to live here in an established area We felt confident we would not be blighted in this way.
5 Basic fairness. One persons desire to make money should not impact on the security and lives of others.

Across the Wokingham Road the old petrol station is currently being developed as flats. Replacing a Petrol station with flats is an improvement. Replacing a nice house and clearing countless trees is terrible. This development must NOT be allowed.

Yours Sincerely.

M Brannelly

Mr & Mrs M Brannelly

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JAN 2000	Map No. 52 Site 041
Officer: SL	Application No. F/2000/0451
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 8 FLATS WITH ASSOCIATED PARKING

? ~~358 WOKINGHAM ROAD~~

Location: THE HOUSE IN THE TREES ~~MAIDEN ERLEGH DRIVE~~

Parish: EARLEY Ward: Redhatch

Applicant: TA FISHER & SONS LTD

Fee Received 1520-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees (TPOs on site.)	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: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 2 x S/N — Wokingham Road .....
..... & Maiden Erlegh Drive. .....
..... ✓ .....
..... 356 & 360 Wokingham Rd .....
..... 1 Maiden Erlegh Drive .....
.....
..... 350, 352, 354, 366, 368 Wokingham Rd .....
..... 1, 3-15, 9, 6-16 Maiden Erlegh Drive .....
.....

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

26.JAN.2000* 0451

PB/JAG/1473

25th January 2000

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

Dear Sirs,

THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY

Please find enclosed our Planning application on behalf of T A Fisher & Son Ltd for the construction of 8 No. two bedroom flats to replace the existing house.

Enclosed are the following documents:

- 6 copies of the application form
- Certificate B
- 6 copies of our drawing nos. 1473/1, 2, 3 and coloured elevation
- Deposit cheque in the sum of £1,520.00.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

P. Bragg. (Mrs)

Enc:

c.c. Mr J Pacey — T A Fisher & Son Ltd
Mr A Thorpe — Tony Thorpe Associates

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1769A

PLANNING APPLICATION PART I

26. JAN. 2000 * 0454

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME	T.A. FISHER & SONS LTD
	ADDRESS	WINDMILL HOUSE. VICTORIA RD
		MORTIMER. BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	ANDREWS KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO. 101. LONDON RD.
		READING. BERKS
	POST CODE	RG1 5BY Tel. No. 0118 950 7700
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	THE HOUSE IN THE TREES
		MAIDEN ERLEGH DRIVE
		EARLEY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.3 ha.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	8 NO 2 BEDROOM FLATS
		IN 2½ STOREYS WITH
		ASSOCIATED PARKING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1250 1:2500 Location Plan	✓	1:100 Floor Plan	✓
200 1:500 Block Plan	✓	Other	✓
1:100 Elevations	✓	COLOURED ELEVATION.	

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	BRICKWORK & TILES WITH RENDER. ALL TO LA. APPROVAL.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	8
	3	
	4	
	5 or more	
	TOTAL	8
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	PLUS 7.

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. TO GROUND FLOOR YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £1520.

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

SIGNED P. Bragg ANDREWS KALIK ASSOCIATES ON BEHALF OF T.A. FISHER & SONS Ltd DATE 25-01-2000

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

1789/a

SECTION 66 CERTIFICATE

Application No.

26.JAN.2000* 0451

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR P.A. HATTON MS. J. PEARCE	THE HOUSE IN THE TREES MAIDEN ERLEIGH DRIVE EARLEY. READING. BERKS RG6 7HP.	25.01.2000

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed D. Bagg ANDREWS KALIK ASSOCIATES Ltd.

On behalf of T.A. FISHER & SONS Ltd.

Date 25-01-2000.

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

THE HOUSE IN THE TREES

26. JAN. 2000 0451

ADDRESS 358 WOKINGHAM ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
489/48	Mr. F.E. Pearson	Addition to Garage	14/12/48	App. N
521/50	Mr. F.E. Pearson	Garage	12/12/50	App. N
0/92/70	SEE 356 "	outline - Det. House on land West side of garden at	23.6.70	N/A C/R
PD/178/73	Mr J Wilson Bell	Extent Exist Ent Hall	22 3 73	App N/A
22888	"	DET. HOUSE & GARAGE (RE. MERLEIGH DRIVE)	30.1.85	N/A REF
35514	MR. A. ROACH	3 DWELLINGS 6 GARAGES	9.5.90	REF.
37897 APPEAL	"	ON SITE OF " 3 "	21.8.91	REF
—				

DATE OF COMPLETION

MINISTRY DECISION 22888 - APPEAL DISMISSED - 7.8.85 37897 - APPEAL DISMISSED - 3.6.92

SPECIAL ORDERS TPO 531/90 TPO 534/90

DRAINAGE

1769A

26. JAN. 2000 * 0451

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

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If you are a new applicant, notes to help you fill in the form are attached.

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WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	T.A. FISHER & SONS LTD
	ADDRESS	WINDMILL HOUSE. VICTORIA RD
		MORTIMER. BERKS.
	POST CODE	Tel. No.
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	ADDRESS	THE STUDIO. 101. LONDON RD.
		READING. BERKS
	POST CODE	RG1 5BY Tel. No. 0118 950 7700
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		MAIDEN ERLEGH DRIVE
		EARLEY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.3ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	8 NO 2 BEDROOM FLATS
		IN 2½ STOREYS WITH
		ASSOCIATED PARKING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ 1250 Location Plan	✓	1:100 Floor Plan	✓
1:~~500~~ 200 Block Plan	✓	Other	✓
1:100 Elevations	✓	COLOURED ELEVATION.	

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
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OTHER			

9. What type of Planning application are you applying for?

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MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
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17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
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	4	
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	TOTAL	8
Nos. of residential units lost through demolition or conversion		1
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20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. TO GROUND FLOOR YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £1520.

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

SIGNED P. Bolger ANDREWS KALIC ASSOCIATES ON BEHALF OF T.A. FISHER & SONS Ltd DATE 25-01-2000

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

SOUTHPORT U
LONDON OFFI
X SYSTEMS LTD

APPLICATION NO.0451

Name of appellant:
T A Fisher & Sons Ltd

Site address:
The House in the Trees, Maiden Erlegh Drive

Proposal:Demolish existing dwelling & erect 8, 2 bedroom

Case Officer:SL

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: SL

APPLICATION NUMBER: 0451

APPELLANT: T A Fisher & Sons Ltd

SITE: The House in the Trees, Maiden Erlegh Drive, Earley

APPEAL REF: APP/X0360/A/00/1045177

START DATE: 23/06/00

DATE OF SITE VISIT 12/9/00.

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	23/06/00	DG	
Entered on Access:	29/06/00	DG	
Notification Letters Due:	**30/06/00**		
Notification Letters Sent:	~~30/06/00~~ 6/7/00	DG	
Questionnaire Due:	**07/07/00**		
Questionnaire Sent:	~~30/06/00~~ 6/7/00.	DG	
Venue Booked:	N/A.		
File received by Officer:	6/7/00	DG.	
Statement Due:	**21/07/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	10/08/00		
Site Visit:	12/9/00		
Decision letter circulated:	5/10/00	DG.	
Decision entered on Access.	5/10/00		

Appeal Decision

Site visit made on 12 September 2000

By Stephen Amos MA (Cantab) MCD MRTPI

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
☎ 0117 987 8927

Date 4 OCT 2000

Appeal Ref: APP/X0360/A/00/1045177
The House in the Trees, Maiden Erlegh Drive, Earley

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by T A Fisher and Sons Ltd against Wokingham District Council.
- The application (ref: F/2000/0451), is dated 25 January 2000.
- The development proposed is "8 No. 2-bedroom flats in 2½ storeys with associated parking".

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The original application drawings were superseded by others prior to the appeal being made. The changes included repositioning of the proposed building and alterations to the parking arrangements. I have considered the appeal on the basis of the amended drawings, Nos. 1473-1A, 2A and 3B, together with the front elevation details on drawing No. 1473-4.

Main Issues

2. I consider the 3 main issues to be (i) the effect the proposal would have on the character and appearance of the area; (ii) its impact on neighbouring residents, particularly in terms of loss of privacy, outlook and light; and, (iii) its effect on highway safety for users of Wokingham Road and Maiden Erlegh Drive.

Planning Policy

3. The development plan includes the Berkshire Structure Plan 1991-2006 (BSP) and the Loddon Area Local Plan (LALP). BSP Policy EN1 aims to protect and enhance the character and quality of the environment of built-up areas, where development is to be appropriate in scale, form, impact, character and siting to its location, and to be of a high standard of design, which maintains or enhances the character of its surroundings, and conserves tree cover. Where appropriate, the redevelopment of derelict or genuinely under-used urban land to achieve optimum land use will be supported. LALP Policy LBE1 also seeks development of a high standard of design, which is appropriate to the character of the area and retains important natural, man-made or landscape features. LALP Policy LBE2 provides that development that relates inappropriately to adjoining sites and buildings, or adversely affects the character of an area, will not normally be permitted.

4. The Deposit Draft Wokingham District Local Plan (WDLP) has reached inquiry stage. Its relevant provisions are similar to those of the development plan, and so merit some weight. Policy WOS3 includes that development should be appropriate to the character of the area, should not cause detriment to the amenities of adjoining occupiers or significant detriment

to important man-made or landscape features, and should be of a high quality of design which respects the local context. Policy WBE1 specifies criteria for the consideration of proposals, which include visual impact, local townscape, layout, form, scale, massing and materials, and the privacy and amenity of the existing environment. Relevant Government advice includes that contained in Planning Policy Guidance Notes 3 and 13 (PPG3 and 13).

Reasons

Character and Appearance of the Area

5. "The House in the Trees" is a substantial 2-storey detached dwelling on a corner plot of some 0.3 ha to the south of Wokingham Road and to the west of Maiden Erlegh Drive, from which vehicular access is taken. It is proposed to demolish the house and erect a building with 8 flats on 3 floors. This frontage of Wokingham Road and Maiden Erlegh Drive are characterised by large 2-storey detached houses on sizeable plots. The appeal site tapers towards the front, but even at its narrowest it is roughly twice as wide as most plots nearby, and is of the order of 3 times their area. Therefore, the intensity of development on the site is somewhat less than that on most other plots in the vicinity.

6. The proposal would be a significantly more intensive development. The "L" shaped house, with maximum plan dimensions of about 16m (metres) by 11m, would be replaced by a near rectangular building with plan dimensions of roughly 21.7m by 11.2m, excluding the porch and the projecting elements to the rear and side. The appellants suggest that the new building would have an eaves height to match that of the adjacent dwellings, and that the second floor flats would be mostly within the roof. However, although the roof would fall to eaves at a first floor height of about 5.5m along much of its rear elevation and part of its front elevation, I do not consider that to give a true indicator of its scale, bulk and mass.

7. There would be 3 substantial gabled 3-storey elements at the front of the building, which would rise to an eaves height of about 7.5m, and which would occupy about 70% of the width of the front elevation. Much of the side elevations, and some elements of the rear elevation, would have a similar eaves height. Moreover, the significant bulk of the hipped main roof would rise to a height approaching 11m, some 5.5m above the lower eaves at first floor level. I have noted that existing outbuildings would also be demolished, but these are of limited mass. I consider that, by virtue of its plan dimensions, height, bulk, massing and overall scale, the proposed building would be seriously out of keeping with the character of the other buildings nearby to which it most closely relates.

8. The site has substantial tree cover, including between the house and both road frontages and inside the boundary with 1 Maiden Erlegh Drive, the adjacent detached house to the south. Many of the trees are tall and mature, and there is a Tree Preservation Order (TPO). The trees would lessen the visual prominence of the proposed building from the adjacent roads. However, given its height and bulk, it would be clearly evident from several of the gardens to the west and south west. Taking into account also that most of the trees are deciduous, and that some thinning of them is proposed and is needed whether or not this proposal takes place, I do not consider that the flats would be unseen from the roads, particularly during the seasons of leaf-fall. In my assessment, despite the trees, the building would be sufficiently evident to highlight its incongruity in relation to its surroundings.

9. Another consideration is that the proposal is for a permanent building, which could well outlast the present maturing tree cover on the site. Notwithstanding the existence of the

TPO, and the opportunity it offers for securing replacement planting in future, there can be no certainty that the extent of screening of the site would remain unchanged over ensuing years. My overall conclusion on the first issue is that the proposal would cause significant harm to the character and appearance of the area, and would conflict with BSP Policy EN1, LALP Policies LBE1 and 2, and draft WDLP Policies WBE1 and WOS3. It would not be appropriate to the character of the area, nor would it respect the local context.

10. In reaching that view, I have noted local residents' arguments that the proposed design would be out of keeping with the inter-war architecture of nearby houses. However, traditional building materials would be used, and there is some limited variety in detailed designs nearby. For example, 356 Wokingham Road, the adjacent detached dwelling to the west, has been built more recently than most of the houses, and in a different style. The scale, bulk and massing of the proposed flats have been important to my assessment, but I do not regard the proposed detailed architectural style as a determining consideration.

Impact on Neighbouring Residents

11. There are 3 neighbouring properties to be considered. No. 360 Wokingham Road is a lodge house across Maiden Erlegh Drive to the east. It lies very close to that Drive. However, some 27m would separate it from the flats, and I do not consider that there would be any direct impact on its occupiers by loss of privacy, light or outlook, even allowing for the intended felling of some trees near the site entrance. Given the heavy existing traffic flows on Wokingham Road, I do not consider that noise and disturbance from traffic generated by the proposed flats would have a significant impact on its occupiers either.

12. There would be over 25m from the rear wall of the flats to the side wall of 1 Maiden Erlegh Drive. With that separation, the close-boarded fence and substantial vegetation along and close to the intervening boundary, and the fact that the facing side wall of 1 Maiden Erlegh Drive is not a principal elevation, I do not consider that any significant overlooking of this house or loss of outlook would result. There would be no material loss of privacy to its occupiers, and this house would be too far distant from the flats to suffer any loss of light.

13. The proposed building would be sited about 7.5m from the boundary with 356 Wokingham Road. As a result, even though the rear elevation of the flats would project behind the line of the rear elevation of No. 356, and the flats would lie to the east of this house, I do not consider that it would be overshadowed to any significant extent or that its occupiers would suffer a material loss of outlook. Views of the sky from the main elevations of No. 356 would be unaffected, so there would be no material impact on the daylight to that property.

14. The amended drawings attempt to address the potential for overlooking of 356 Wokingham Road, by omitting a second floor balcony and using obscure glazing in the west facing windows above the ground floor. The latter would prevent direct overlooking of No. 356 from those windows, and a condition could require non-opening windows and the retention of obscure glazing. That would not totally resolve the potential for loss of privacy, as there would be the possibility of overlooking at an angle from the rear of the flats over the back garden of No. 356. The first and second floor flats at the western end would have combined windows and double doors to their living/dining rooms, which would facilitate substantial visibility to the outside from those rooms. The proposed railings would allow people to look outwards while standing immediately within the doorways, and would permit relatively close views at an angle over the back garden of No. 356 from both those flats.

15. Although some overlooking of private gardens is a usual feature of residential areas, here the overlooking would not be from bedrooms but from living rooms, which would be more likely to be occupied through the day. In my view, significant harm would be thereby caused to the living conditions of the occupiers of 356 Wokingham Road by loss of privacy. The harm to their amenities would constitute conflict with draft WDLP Policy WOS3. As this aspect of the scheme would represent an inappropriate relationship to the adjacent house, there would also be conflict with LALP Policy LBE2.

Highway Safety

16. Highway safety was not included in the Council's indicative reason for refusal, but local residents have raised it and the relevant highway officer recommended refusal when he was consulted. Consequently, it is a material issue. Access would be taken from Maiden Erlegh Drive at the existing access point, and so vehicles entering and exiting would traverse the first 25m or so of Maiden Erlegh Drive from Wokingham Road. Maiden Erlegh Drive is a private road without separate footways. Pedestrians and vehicles share its metalled width of about 4.8m. Not only does it provide access to the houses along it, but it also gives pedestrian access to 2 schools, and large numbers of school pupils walk along it.

17. The appellants' estimate that about 70 vehicle trips per day would be generated, about 60-63 more than for the existing house. The Council has not queried these figures, and they seem reasonable for the size of flats proposed in relation to typical trip generation rates. Even if the estimated peak hour generation of 6 extra trips were to coincide with the times of movement by school children, the potential for greater conflict between pedestrians and vehicles would be limited, and would not justify dismissal of the appeal on that basis. In any event, it would be possible to require by condition the building of a footway on the west side of Maiden Erlegh Drive, through the site, together with improved visibility splays at the site entrance. This would not only give an alternative to walking on the carriageway for the length of Maiden Erlegh Drive subject to the extra traffic flows, but would also provide better intervisibility than at present between vehicles exiting the site and vehicles and pedestrians on Maiden Erlegh Drive. While the footway might not attract persons turning into Maiden Erlegh Drive after walking from the east, on balance it would more than offset any potential for greater pedestrian/vehicular conflict on the relevant length of that Drive which might otherwise result.

18. It is agreed that Wokingham Road (A329) carries heavy volumes of traffic, and its junction with Maiden Erlegh Drive is clearly sub-standard relative to modern standards. However, I noted that visibility to the east is relatively good, and that the restrictions on visibility to the west are due to vegetation which appears to be within the appeal site or on highway land. Trimming of that vegetation, and avoidance of regrowth causing obstructions to visibility, could either be secured by condition or would be in the control of the highway authority. Therefore, visibility considerations at this junction do not, in my view, provide a substantial impediment to the scheme. Moreover, while the highway officer's comments suggest that the kerb radii at the junction are sub-standard, my observations indicated that the bellmouth at the junction is sufficiently commodious to allow vehicles to turn from Wokingham Road without undue interruption to traffic flows or danger to vehicle occupants and pedestrians.

19. 16 parking spaces are proposed, equalling 2 per flat. Local people consider this to be inadequate. However, Government policy in PPG13 seeks, among other matters, to reduce dependence on the private car and to promote development within urban areas at locations

highly accessible by other means. There are bus stops close to the site, and I have no substantial evidence to counter the appellants' contention that there are regular and frequent services. There is a shared footway/cycleway along the frontage, and I am told there is a railway station within about 800m. A local shopping centre with limited facilities lies nearby to the west. Taking all those factors into account, I consider that the proposed parking would be adequate, and that no significant road safety implications would arise due to on street parking. My conclusion on this issue is that the proposal would not cause significant harm to highway safety for users of Wokingham Road and Maiden Erlegh Drive.

Other Matters

20. Policy in PPG3 seeks, among other matters, to concentrate most additional housing in urban areas, to make more effective use of land by maximising re-use of previously developed land, and to encourage development that makes more efficient use of land in density terms. BSP Policy EN1 also encourages re-development of under-used urban land. However, PPG3 also indicates that poor designs should be rejected, particularly where this is supported by clear plan policies. I consider that this proposal constitutes poor design in terms of its height, bulk, massing and scale, and that clear plan policies support dismissal of the appeal. In my view, that factor overrides any advantages the scheme might have in terms of making more efficient use of land in an existing built-up area.

21. It has been suggested that the existing house has reached the end of its economic life, and is incapable of reasonable beneficial use without prohibitive expenditure. However, there are no schedules of deficiencies, estimates for rectification works, or any other evidence of substance before me to support that contention. I have noted the references by several local residents to the existence of covenants and/or a Council resolution from 1932 that are said to restrict development densities in this area. Be that as it may, such restrictions are a separate matter from the consideration of the planning merits of the scheme, and their existence has not weighed in my reasoning.

22. Interested persons have suggested that the existing house is of historic interest, and have referred to the potential effect on the lodge house and gate pillars at the head of Maiden Erlegh Drive. However, it would be expected that the house would be a Listed Building if its historic interest were sufficient to merit its retention. The Council has stated that it is not listed, and the evidence I have would not justify its retention on grounds of historic interest. The brick gate pillars would not be affected, although changes to the adjacent walls would probably be needed to provide the suggested footpath. Such changes would not be so significant as to justify dismissal of the appeal for that reason. While reference has been made to the precedent that the proposal might set for demolition of the lodge house and redevelopment of its site, I have treated this appeal on its own merits, and any proposal on that site would have to be considered on its individual merits.

The Balance of the Main Issues and Other Matters

23. In my assessment, the absence of significant detriment to highway safety, and the potential advantages in making more efficient use of urban land, do not outweigh the harm I have identified in relation to the character and appearance of the area and to the living conditions of the occupiers of 356 Wokingham Road. I consider that those matters must lead to dismissal of the appeal.

Conclusions

24. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

25. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for "8 No. 2-bedroom flats in 2½ storeys with associated car parking", at The House in the Trees, Maiden Erlegh Drive, Earley.

Information

26. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

Stephen Amor

Inspector

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

To be used for all appeals relating to applications made on or after 14 March 1999

APPEAL REF: APP/X0360/A/00/1045172 **GRID REF:** SU 744 719

APPEAL BY: T A FISHER + SONS LTD

SITE: The House In The Trees, Marden Furleigh Drive, FARLEY

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

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 the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	YES / NO
b. a hearing?	YES / NO
a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / N/A
5. Was it necessary for the Council 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?	YES / NO
6. Is the appeal site within an approved Green Belt or ANOB? 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 neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / NO
b Where the development would affect a public right of way, 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 a Grade I / II* / II listed building? (Delete as appropriate.)	YES / NO
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. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

		Number of Documents Enclosed
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 so, 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 attach a copy.	YES/NO	N/A
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;		1
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;		✓
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 currently before the Council relating to the same site;		✓
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; To follow with statement.		
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; To follow with statement		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application. YES / NO

b On what date did you give those notified at 16a for the submission of their representations? 31/8/00

c 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	35
ii	the planning officer's report to committee	✓
iii	any relevant committee minute	✓

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. ✓

18. Do the documents listed above comprise the Council's full statement of case? YES / NO

Council's reference: F/2000/0451

I certify that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 6/7/00

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

Revised May 1999

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: T A Fisher & Sons Ltd
SITE: The House in the Trees, Maiden Erlegh Drive, Earley
APPLICATION NO.: 0451
PROPOSAL: Demolish existing dwelling & erect 8, 2 bedroom

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for REDHATCH

Mr D A Hare
9 Easby Way
Lower Earley
Reading

Mrs F M Rolls
14 Tiptree Close
Earley
Reading
Berks

Mr A W Spratling, 18 Moor Copse Close, Earley, Berks, RG6 3RH

Clerk(s) of Parish / Town Council of Earley

Mr R Raymond
Council Office
Earley Town Council
Radstock House
Radstock Lane
Reading
RG6 2UL

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Senior Arboricultural Officer
Landscape & Trees
WDC

applicationo	Name and address
F/2000/0451	Mrs C Melrose 10 Maiden Erlegh Drive Earley Reading RG6 7HP
F/2000/0451	Mr & Mrs Cowie St. Andrews 6 Maiden Erlegh Drive Earley Reading RG6 7HP
F/2000/0451	W D Wills Maiden Erlegh School Silverdale Road Earley RG6 7HS
F/2000/0451	Mrs V M Gilbert 35 Harrington Close Lower Earley Berks
F/2000/0451	I Pisiura 1 Maiden Erlegh Drive Earley Reading Berks
F/2000/0451	C & J Adkins Foxglade House 356 Wokingham Road Earley Berks
F/2000/0451	W H & H Pearson 350 Wokingham Road Earley Berks
F/2000/0451	Drs M & B Mikhail 354 Wokingham road Earley Berks RG6 7DE
F/2000/0451	M J Brailli 9 Maiden Erlegh Drive Earley RG6 7HP
F/2000/0451	A R Atkinson Barum 11 Maiden Erlegh Drive Earley RG6 7HP

F/2000/0451 Mr & Mrs Brannelly
8 Maiden Erlegh Drive
Earley
Reading
Berks

F/2000/0451 Mr & Mrs Paracha
20 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP

F/2000/0451 Mr, Mrs & the Misses Ellison
Oak House
5 Maiden Erlegh Drive
Earley
Reading
Berks

F/2000/0451 D Autherson
14 Maiden Erlegh Drive
Earley
Berks RG6 7HP

F/2000/0451 Mr J Morgan
12 Maiden Erlegh Drive
Earley
Berks RG6 7HP

F/2000/0451 Dr & Mrs Menai-Williams
Buckhurst Copse
28 Maiden Erlegh Drive
Reading
Berks RG6 7HP

F/2000/0451 Ms M Rook
Aldrygton Primary School
Silverdale Road
Earley
Berks RG6 7HR

F/2000/0451 Mr & Mrs Rowell
16 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP

F/2000/0451 S Walters
23 Maiden Erlegh Drive
Earley
Reading
RG6 2HP

F/2000/0451 Prof. B Bridges
Flat 28a Block One
Scenic Garden
9 Kotewell Road
Mid Levels
HONG KONG

F/2000/0451 Mr & Mrs S Field
9 Aldbourne Ave.
Earley
RG6 7DB

F/2000/0451 G Hickling
17 Maiden Erlegh Drive
Earley
RG6 7HP

F/2000/0451 Mr & Mrs R A Harland
18 Maiden Erlegh Drive
Earley
RG6 2HP

F/2000/0451 J Pundek
13 Maiden Erlegh drive
Earley
RG6 7HP

F/2000/0451 Mr & Mrs PJ Lowry
19 Maiden Erlegh Drive
Earley
RG6 7HP

F/2000/0451 Dr & Mrs C E Lewis
27 Aldbourne Avenue
Earley
Reading RG6 7DB

F/2000/0451 S R Gavin
11 Aldbourne Avenue
Reading
RG6 7DB

F/2000/0451 G Broadhurst
22 Maiden Erlegh Drive
Earley
Reading RG6 7HP

F/2000/0451 Mr S J Pharez
4 the Knapp
Earley
RG6 7DD

F/2000/0451 Mr & Mrs T E Dyer
15 Maiden Erlegh Drive
Earley
RG6 7HP

F/2000/0451 Mrs C Bell
35 Easby Way
Lower Earley
Reading
Berks RG6 3XA

F/2000/0451 Ms A Egan
The Willows
80 Silverdale Road
Earley
Berks
RG6 7LT

F/2000/0451 S Walters
23 Maiden Erlegh Drive
Earley
Reading RG6 2HP

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 03 February 2000

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address:
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

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

✓ below as applicable;

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

---

1. THE PROPOSED DEVELOPMENT WOULD GENERATE ADDITIONAL TRAFFIC ONTO MAIDEN ERLEIGH DRIVE WHICH IS SUB-STANDARD IN RESPECT OF ROAD WIDTH & FOOTWAY PROVISION AND WOULD RESULT IN THE INCREASED RISK OF ACCIDENTS TO ROAD USERS AND IMPEDE THE FREE FLOW OF TRAFFIC ALONG MAIDEN ERLEIGH DRIVE.

2. THE JUNCTION OF MAIDEN ERLEIGH DRIVE WITH THE A329 WOKINGHAM ROAD IS SUB-STANDARD WITH REGARD TO VISIBILITY AND KERB RADII & THE PROPOSED DEVELOPMENT WOULD RESULT IN THE INCREASED USE OF THIS JUNCTION WHICH WOULD ADVERSELY AFFECT HIGHWAY SAFETY AND IMPEDE THE FREE FLOW OF TRAFFIC ALONG THE A329.

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

23-3-00

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 14/02/00

Location: The House In The Trees, Maiden Erlegh Drive, Earley.

Proposal: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 8 FLATS WITH ASSOCIATED PARKING

Application Number: F/2000/0451

In response to your consultation dated 3rd February 2000 for the above application, the arboricultural comments are as follows:

I have no objection in principle to the proposals, however further information is required to accurately assess the impact on trees, many of which are included in Tree Preservation order No. 534/1990.

Please ask the applicant to provide the following:

1. A detailed tree survey of all the trees on the site. This must be carried out in accordance with the recommendations of BS5837: 1991 'Trees in relation to construction'.
2. Details of the construction of car parking spaces and driveway.
3. Details of levels and final finished levels.
4. Details of where all underground services will be routed.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

- 7 FEB 2000

From: Simon Lewis

Date: 03 February 2000

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address:
The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

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

TPO 534/90

No objection in principle – Bldg is reasonable distance from trees

Hornbeam to be removed ok
Oak (?) to be removed good.

Need BS survey of all trees to see whats what
Details of construction of car parking spaces
Landscape scheme : boundary well screened

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 21/06/00

Location: The House In the Trees, Maiden Erlegh Drive, Earley

Proposal: Demolition of existing dwelling and erection of 8 flats with associated parking.

Application Number: F/2000/0451

In response to your consultation for the above application, the arboricultural comments are as follows:

The proposed footpath will result in the loss of 1 yew tree, which is included in Tree preservation Order no. 534/1990. Whilst this is regrettable I do not consider this tree to be of such value as to warrant refusing permission for the footpath.

To avoid damaging the roots of trees being retained it will be necessary to construct the footpath without carrying excavations or using machinery. Minor levelling of the ground may be acceptable. The applicant should submit a method statement of how the footpath will be constructed. This should be done before the application is determined to ensure that the solution is acceptable both in relation to trees and highway requirements.

The applicant still needs to submit the details requested in my previous comments. Again this should be done before the application is determined.

Neil Etherington
Senior Arboriculturist

FROM: Simon Lewis

DATE: 03 February 2000

DELEGATED
26140

Earley Town Council Consultation Sheet

Application Number: F/2000/0451

Proposal: Proposed demolition of existing dwelling and erection of 8 flats with associated parking..

Site Address: The House In The Trees , Maiden Erlegh Drive, Earley, Reading.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Your observations are required in respect of this application **by 27/02/2000** .

Members of the Planning Committee were unanimous in their objection to this proposal.

It was felt that this proposal, if allowed, would cause a loss of amenity to the whole area, was unneighbourly and would overlook No. 356. It was felt that the design of the proposal was out of character with the surrounding area, and the three stories would bring the building above the ridge height of neighbouring properties. It was felt that combination would make the development intrusive, and of considerable detriment to the street scene.

There was concern about the increase in vehicular movements this proposal would create, and not least while construction was actually taken place. Maiden Erlegh Drive is used as a direct through route by children attending both Maiden Erlegh and Aldryngton Schools, and this road is already very busy with both pedestrians and vehicles at the Schools opening and closing times. Additional traffic created by this proposal would only worsen the situation.

Councillors were worried about the safety of the many mature trees on the site, a number of which, it is understood, carry preservation orders. With the type of development proposed, and the amount of construction work which this would take, it is difficult to imagine how these trees can be adequately protected by the developers.

Finally, and by no means least, there is also considerable concern at the precedent this proposal sets, should it go ahead. There are a number of large properties in Wokingham Road, many of which currently have the benefit of being situated on good sized plots. To allow this current proposal to proceed would 'open the floodgates' for similar developments elsewhere in Wokingham Road, thus destroying the whole character of the area.

The Town Council, therefore, requests that this application is refused for the reasons stated above. To date, two letters of objection have been received to these proposals.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Flat 28A, Block One,
Scenic Garden,
9 Kotewall Road,
Mid-levels, Hong Kong
Fax : (852) 2858-9239
Email: erlegh@netvigator.com

Mr Chris Wood,
Head of Planning and Transportation,
Wokingham Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR
United Kingdom

14 February 2000

Re: planning application number F/2000/0451

Dear Sir,

I write on behalf of my wife, my children and myself regarding the planning application apparently put in by the owner of the House in the Trees, Maiden Erlegh Drive, Earley, for redevelopment of that site into a block of flats. I should say that my wife and I are the owners of no.3 Maiden Erlegh Drive, where we lived from 1989 until 1993 when we came to Hong Kong for work purposes ; however, we fully intend to return to our house in the near future and so are deeply concerned about the nearby environment.

Although at this distance we do not have the ability to view the plans, from the little that we know, we would like to register our strong objection to the proposal for a 3-storey block of 8 flats with associated parking. We have three reasons for objecting :

1. Such a high-level development (with associated large car-parking space) would be architecturally totally out of character with the current residential buildings in the Drive and surrounding roads and would create an eyesore at the entrance to a Drive which many locals, including non-residents, prize for its leafy and semi-rural ambience.

2. The Drive is used by many non-residents and hundreds of schoolchildren daily as a means of pedestrian access to the primary and secondary schools and shops in Silverdale Road. Eight extra flats situated right at the entrance would add considerable extra traffic (on the assumption that each flat occupier would have at least one car each) to the Drive and pose an increased danger to the many pedestrians who use the Drive. This would be especially dangerous in the mornings when flat-owners may be leaving for work at the same time as the children are walking to school.

3. It is impossible to imagine that such construction could take place without destruction of a considerable number of the trees from which the house derives its very name. While I personally am not a tree expert, when I investigated this issue some years ago, prior to coming to Hong Kong, I was told that some of these trees are of

particular value. I believe that some of them are aged oak trees. At the very least, when we are trying to do our best to preserve the environment for our future generations, the unnecessary destruction of such a well-established group of trees should not be condoned. If planning is approved the site would have to be renamed from 'House in the Trees' to 'Concrete Box in the Clearing'.

We would therefore like to reaffirm our strong objection to this proposed application and we hope that your Council's Planning Committee will reject this plan.

Yours sincerely,

Brian Bridges (Professor)

Andrew R Atkinson PhD FRICS,
Barum, 11 Maiden Erlegh Drive,
Earley, Reading, Berkshire RG6 7HP,
Telephone 0118 966 6887 Fax 0118 935 1641
E-mail Andrew.Atkinson@btinternet.com

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12 February, 2000

Mr Chris Wood,
Head of Planning and Transportation,
Environmental Services Department,
Planning Services,
P O Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr Wood,

APPLICATION F/2000/0451 - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING

I write to record my comments concerning the above proposal. My comments relate to four features of the development, (1) the massing and height of the building, (2) the architecture, (3) The intensification of the site, (4) traffic and safety considerations.

(1) Massing and height

The proposed building compares with other properties in Maiden Erlegh Drive as shown in the following table:-

Features	Proposal	Other properties in the Drive
Footprint area	242 m^2	75 m^2
Total floor area	720 m^2	150 m^2
Height to ridge	11.0m	7.8m (5.5m to bungalow opposite)
Height to higher eaves	8.0m	4.8m
Height to lower eaves	5.5m	2.3m to bungalow
Number of storeys	3	2 (Except bungalow)

From the table, it can be seen that the proposed building is over three times bigger than its neighbours and will not physically match the local low-density, low rise environment.

(2) **Architecture**

The proposed building has been designed in the "Mock Victorian" style, often employed by developers for three or four storey blocks of flats. This does not match the general 1930s character of the area, or the 1920s style used for the bungalow opposite.

(3) **Intensification of the site.**

The average plot size for houses on the same side of Maiden Erlegh Drive to the proposed building is one dwelling to 1185m^2 of garden area. The plot density is lower on the Wokingham Road. Further, there are covenants imposed by the original builder restricting the plot density to below ¼ acre per dwelling. The proposal represents a density of one dwelling to 375m^2 of garden area, over 4 times more intensive than neighbouring properties. Despite the Government's wish to increase the use of "brown-field" sites for housing, this should not be taken to mean inserting inappropriate high density building types in a generally low density area.

(4) **Traffic and safety considerations**

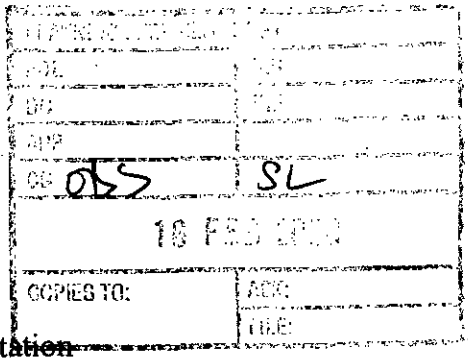
The proposal allows for 200% car parking on the assumption that the flats will be occupied by two adults. This in itself may be an underestimate as two bedroom flats can accommodate up to 4 adults and the likely occupational profile is for young workers. Notwithstanding this possible under-estimate, seven extra dwellings represent an increase of traffic of approximately 25% on an already congested access. The Drive is owned by the Education Authority and used by children from Maiden Erlegh School. It is a shared pedestrian and vehicular access of limited width. An increase in traffic movements of the order suggested at the bottom end of the Drive would be both inviting accidents and inconvenience to the School and the children. It would also increase congestion on the already busy Wokingham Road.

In summary, therefore, I do not think that the proposal is a good application under any of the above four headings and I would urge the Planning Authority to reject it.

Yours sincerely,

A R Atkinson

A.R. ATKINSON



C Wood Esq
Head of Planning & Transportation
PO Box 157
Shute End
Wokingham
RG40 1WR

Mr P W and Mrs D Ellison
Oak House
5 Maiden Erlegh Drive
Early
Reading

14 February 2000

Dear Mr Wood

BUILDING APPLICATION – THE HOUSE IN THE TREES
MAIDEN ERLEGH DRIVE
APPLICATION NUMBER: F/2000/0451

We understand, but have not seen the planning notice, that the owners of the above property are applying for permission to demolish the existing property (which is perfectly in fitting with other houses in the vacinity) and build a three storey block of eight flats in their place.

This is clearly based upon financial gain with no regard whatsoever as to the problem that they will leave behind. The only certainty is that they will move away from the area having taken a profit.

We are unclear as to the process of objection however believe that you should be aware that;

i) such a proposal is entirely at odds with the surrounding houses and

ii) most importantly would create an accident waiting to happen.

As you will be aware vehicular access is not permitted to the school. The majority of Maiden Erlegh School children seem to gain access adjacent to the property concerned. In addition parents pull into the opening to drop off their children. This can block the exit to our houses for some time. The proposed development would involve significantly increased traffic exiting to the opening at a time when parents are dropping off.

In addition the opening is a cycle track where cyclists rarely slow down as they cross the opening or enter the drive. Recently one cyclist shot into the drive and in missing our car ran into the ditch outside the property concerned. If approved this would increase the incidence of accident ten fold.

Finally the exit of the property is almost blind from children, who do not have that much respect for residents, entering the Drive.

As stated earlier I am not aware of the process of objection however would like this to remain on record, even in the event of being ignored.

Are you able to advise as as to the outcome of the application prior to absolute approval?

Thank you for your time in reading this objection.

Yours sincerely

Mr P Ellison
Mrs D Ellison
Lauren Ellison (9)
Amie Ellison (4)

12 Maiden Erlegh Drive,
Earley,
Reading
RG6 7HP

15/2/00

PLANNING SERVICES	HPT
POL	TLS
DS	ENF
APP	
CS ABS	SL
16 FEB 2000	
COPIES TO:	ACK:
	FILE:

Dear Sir,

Thank you for your letter about planning application (F 2000/0451) for the House in the Trees, Maiden Erlegh Drive.

I feel I must object to this application, as I did to an earlier attempt to develop

(actually overdevelop) this site.

This development would risk changing for the worse the character of Maiden Coleph Drive and the adjoining section of Wokingham Road and it is difficult to see how flats would fit into the platters of architecture.

More worrying, though, is the impact of additional traffic emerging at a point where there are already probl

with the existing traffic from the drive and the movements of schoolchildren and parents. Remember, it isn't just Maiden Erlegh children, quite a lot of the Aldryngton pupils use this route.

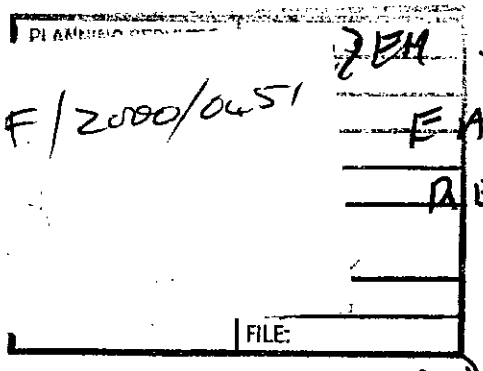
Any extra traffic generated by this scheme would also be decanting into a Wokingham which will shortly be getting extra traffic from the old garage and oil storage sites. If this part of the Earley has

to have extra development further
these truly brownfield sites
are sufficient

Yours faithfully,

John Morgan

(JOHN MORGAN)



PLANNING SERVICES

F/2000/0451

FILE:

ZEM ERLEGH DR NF
EARLIY
REA 7 INE
REG 7 H P
9 2 00

TO MR CHRIS WOOD

Dear Sir

I am writing as regards planning application F/200/0451 to place my disagreement to this building. I have lived in Marden Bleigh Drive for forty seven years, and when the schools were built at the top of the drive it was agreed that

No more extra traffic would go out onto the Wickingham Road. Hence it was not made into a thorough Road, and would be safe passage for the School Children to use. Please take note of this

Yours Sincerely
Charlotte Melrose.
MRS MELROSE

ST. ANDREWS,
6 MAIDEN ERLEGH DRIVE,
EARLEY,
READING,
RG6 7HP
TEL. 0118 926 2558

10th February 2000

Mr Chris Wood
Head of Planning & Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

PLANNING SERVICES	HPT
TOL	TLS
BC	ENF
APP	
CS DDS	SL
11 FEB 2000	
COPIES TO:	ACK:
	FILE:

Dear Mr Wood,

My wife & I wish to submit an objection to the building application for a three-storey block of eight flats at the House in the Trees Maiden Erlegh Drive (application No. F/2000/0451).

We object because the entrance to Maiden Erlegh Drive is already a very dangerous traffic area for children walking to and from the schools at the end of the Drive and to

add considerably to this traffic that would arise from blocks of flats would further exacerbate this traffic danger spot.

Yours sincerely

A.T. Cowie

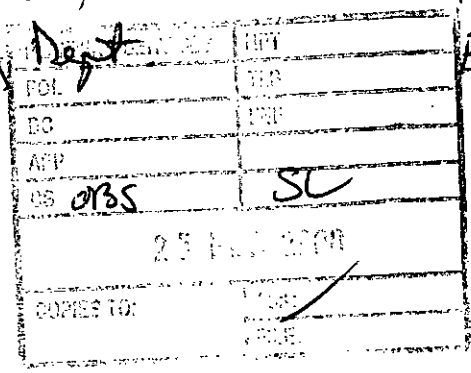
P. Cowie

(A.T. COWIE
P COWIE)

Mr S. Lewis,
Case Officer,
Planning Dept

Dr and Mrs C.E. Lewis,
27 Aldbourne Avenue,
Earley,
Reading
Berks
RG6 7DB

22/2/00



Dear Mr Lewis,

re: Planning Application F2000/0451
'House in the Trees'
Maiden Erlegh Drive,

I wish to voice my objection to the above planning proposal.

(1) This is an established residential area of large detached houses, both along the Wokingham Road on this side and down Maiden Erlegh Drive. Flats would be out of character.

(2) To allow demolition of properties will, ultimately, lead to other owners proposing such danger

(3) Trees would have to be felled.

(4) Yet more cars.

Yours sincerely, Edward Lewis.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CBS	SC
22 FEB 2000	
COPIES TO: Deachne Lewis	ACK: FILE:

Mr & Mrs S Field
9 Aldbourne Ave
Earley
Reading RG6 7DB

Re: F/2000/0451

With regard to the above planning application please accept this letter as our objection to the proposal. We feel that the proposal will not be in keeping with the general residential area, several established trees would have to be cut down. Our main concern however is that these flats would mean extra vechicles turning into & using Maiden Erlegh Drive which we use to walk to the primary school. This is already a hazardous task without an increase of vehicles.

Yours sincerely

S Field

Mr and Mrs TE Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

February 26, 2000

Your Ref: Simon Lewis/F/2000/0451

Dear Mr Lewis

We write with reference to your letter of February 10, 2000 in respect of the above application to erect a three story building on the site known as The House in the Trees, Maiden Erlegh Drive, Earley, Reading.

We believe this is the third application to redevelop this site in recent years (previous ones being in respect of executive homes). We object to the proposed redevelopment on much the same grounds as the previous ones, namely:

1. It is totally out of keeping with the immediate adjacent area, this being predominantly substantial four bedroomed detached houses. The current proposal is even more intrusive than previous proposals which were rejected.

2. This is the thin end of the wedge. If planning permission for this application were granted, then on what grounds would an application in respect of the opposite corner – the old lodge – be refused? We hear from neighbours that such an application is already being contemplated. The possibility of such developments on both sides of the entrance to the drive is too horrendous to contemplate (see 3).

3. There is already considerable traffic, cycle and pedestrian congestion in the area around the entrance to the drive – this providing pedestrian access to Maiden Erlegh and Aldryngton schools – which can only be exacerbated by such a development. Children being children, they just do not take the amount of care that ideally they should, and any additional danger must be of serious concern to us all. This is a potentially greater problem than might appear at first sight in view of the fact that several of the flats may well be bought as investments and end up as multiple occupancies. Where would any excess cars be accommodated - on a busy main road with an adjacent bus stop or on what is effectively a single lane drive? Also, the entrance and egress

of builders' lorries, skips, cement deliveries etc in this congested area is something not to be contemplated under any circumstances.

4. Of less importance, but nevertheless a relevant consideration in the context of the environment, is potential damage to some very old established trees which are a feature of the area. While our understanding is that no trees can be felled, the construction of parking bays among the trees will inevitably lead to long-term damage.

We see no merit in this application and respectfully request that it be refused on the above grounds

Yours sincerely

A. Dyer

TE and Mrs A Dyer

PLANNING SERVICE
POL
DC
APP
CS OBS SL
28 FEB 2000
COPIES TO:
ACK
FILE

G Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Mr Chris Wood
Head of Planning & Transportation
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

21 February 2000

Dear Sirs

Re: **Planning Application No F/2000/0451**
The House in The Trees, Maiden Erlegh Drive, Earley.

I understand that the above application provides for a single block of eight flats on three storeys with associated parking. I wish to object to the application on the following grounds:

1. That a three storey building of such density will not be in keeping with the existing adjoining properties.

2. There are number of fine specimen trees on the site and these should be preserved.

3. The entrance to Maiden Erlegh Drive is already congested and dangerous at peak school times due to the enormous number of children arriving on foot, by bicycle and an ever increasing number of children being dropped off by car with a number of drivers ignoring the no access signs and driving to the school end of the drive to drop off children. Many of the car drivers then proceed to carry out dangerous manoeuvres including three point turns and reversing. In addition an increasing number are using the resident's access roads to gain access. The upkeep of these access roads is the responsibility of individual owners and the roads are being eroded by the increase in unauthorised use. A development such as this will almost certainly attract in the region of twelve to sixteen additional vehicles belonging to residents plus additional visitors and service vehicles thereby further increasing congestion and danger to the schoolchildren.

Earlier this year and prior to the announcement of this planning application I wrote to Mr Potts at your council regarding my concerns about the traffic problems. My letter was copied to various other parties with an interest in the matter. I enclose copies of my letter plus the various replies. As you will see the schools in particular have expressed their concerns and I trust that this will be taken into consideration when considering this application.

Yours faithfully

Graham Broadhurst

G Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Mr S Potts
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WH

5 January 2000

Dear Sirs

Re Maiden Erlegh Drive

I am becoming increasingly concerned about the problems being created by parents dropping school children off by car before and after school.

In recent months there are often 2/3 cars parked in the entrance to the Drive, where it joins the Wokingham Road, making access both in and out of the Drive extremely hazardous. These motorists also make U and three point turns with little regard for the safety of the many passing school children. There are two particular drivers who when traffic is heavy actually drop the children off in the middle of the Wokingham Road (yes I do mean the middle of the road!) with traffic passing either side of them at speeds of around 30mph.

Several divers are also ignoring the "No Vehicular Access" signs and driving down the Drive to drop their children off. They are then forced to either reverse or make a three point turn thereby putting even more children at risk.

Whilst I appreciate that there is not an easy solution to the problem it is clear that "there is an accident waiting to happen " which will probably involve a child being injured. I know that many other residents share my concerns and I would suggest that prompt action is required such as new and improved signage, no parking restrictions, etc.

Whilst writing I would also like to draw your attention to the accumulation of leaves at the entrance to the drive making conditions very slippery when wet for motorists and pedestrians.

I look forward to receiving your comments.

Yours faithfully

Graham Broadhurst

Copy:
Councillors: D.Swindells, D.F. Carpenter, C. Smith, F.Rolls, D.A.Hare, and A.W. Spratling
Mr. W. Wills, Maiden Erlegh School, Mrs. M. Rook, Aldryngton School and Thames Valley Police, Reading

G Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

5 January 2000

Mr S Potts
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WH

Dear Sirs

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Yours faithfully

Graham Broadhurst

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Councillors: D.Swindells, D.F. Carpenter, C. Smith, F.Rolls, D.A.Hare, and A.W. Spratling
Mr. W. Wills, Maiden Erlegh School, Mrs. M. Rook, Aldryngton School and Thames Valley Police, Reading

Aldryngton Primary School

Silverdale Road, Earley, Reading, RG6 7HR. Telephone (0118) 926 5843: Fax (0118) 926 6267

Headteacher: Monica Rook BA

13th January 2000

Dear Mr Broadhurst

Thank you for your letter. I will point out to our parents the dangers and hazards of using Maiden Erlegh Drive in which to drop off children. I regularly remind parents about not driving down the other end of the drive, through the two schools, but I did not realise there was a problem at your end.

I have spoken to Mr Wills about the leaves problem and hope the relevant authorities will respond to the lack of signage at both ends of the drive.

Yours sincerely

Monica Rook

Monica Rook
Headteacher

Maiden Erlegh School

Silverdale Road, Earley, Reading, Berkshire RG6 7HS
Telephone: (0118) 926 2467 Facsimile: (0118) 926 6111

Headmaster: Mr. W. D. Wills M.A.

QUI VEUT PEUT

11 January 2000

Mr G. Broadhurst
22 Maiden Erlegh Drive
Earley
READING
RG6 7HP

Dear Graham,

MAIDEN ERLEGH DRIVE

It was nice to receive a copy of your circulated letter. I still remember you as a good friend of the School, and hope all is well with you.

I am not sure what I can do to help the residents of Maiden Erlegh Drive. This is probably a Police matter.

I have to say that, having tried to deal with similar problems at the main entrance of the School, I do not hold out much hope of anything being done to change the situation. Both Aldryngton School and ourselves do discourage parents from driving their children to school but it seems to have very little effect.

With kindest regards,

Yours sincerely,

WILTON D. WILLS
Headmaster

Tel: (0118) 974 6134 (Direct Line)
Fax: (0118) 974 6135
Date: 10 February 2000
My ref:
Your ref:

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Graham Broadhurst
22 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP

Dear Graham

MAIDEN ERLEGH DRIVE – SCHOOL SAFETY

With reference to your letter of 5th January 2000 on the above matter.

I am advised that Education and Cultural Services has some responsibilities for the drive, and we are looking further into the detail of how these will be met.

I understand from a colleague who has visited the site that the work undertaken by Engineering Services has solved the immediate problem of the accumulated leaves. However, if there are any other concerns please let me know.

Yours sincerely

David Armstrong
School Support Team Leader

Tel: 0118 974 6304 (Direct Line) Fax. 0118 974 6313

Date: 17 January, 2000

Your Ref:

My Ref: KF/DF/H11d

Mr Graham Broadhurst
22 Maiden Erlegh Drive
Earley
Reading
Berkshire RG6 7HP

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Graham

MAIDEN ERLEGH DRIVE – SCHOOL SAFETY

Thank you for your letter dated 5th January 2000 regarding the above subject.

The majority of Maiden Erlegh Drive is the responsibility of the Education Department and as such I have forwarded a copy of your letter to David Armstrong in the Education Department for his attention.

Wokingham District Council are committed to providing Safer Routes to Schools and as such, a report will be submitted to a meeting of the Highways Sub-Committee on 21st February 2000 detailing the way forward for the scheme. The area outside Maiden Erlegh School will be looked at as part of the initiative.

As stated above, the Education Department are responsible for the sweeping the Drive. I have arranged for the bell mouth to be swept by our Department.

If you have any queries regarding these matters please contact me on the number above.
Yours sincerely

Kate Fuller
Traffic Management Officer

Cc: David Armstrong – Education

THAMES VALLEY
POLICE

Tony WALKER
INSPECTOR

Loddon Valley Police Station
Rushey Way
Lower Earley
Reading, Berks. RG6 4PS.
Tel. 0118 9181610
Fax. 0118 9181619

Date 17th January, 2000.

Mr. G. Broadhurst,
22, Maiden Erlegh Drive,
Earley,
Reading. RG6 7HP.

Dear Mr. Broadhurst,

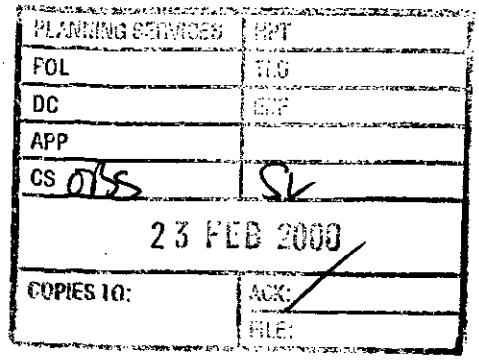
I am in receipt of a copy of your letter to Mr. POTTS, Wokingham District Council dated 5th January, 2000. I have already asked Traffic Warden Bernie SMITH to look at the location you describe and assess if there is any action we can effectively take to alleviate the problem. I have also sent a copy to the Youth and Schools Officer, PC Les EKE to see if the matter can be addressed internally with the School.

Traffic in and around Schools is a consistent problem across the Area, but I hope these two approaches will improve the situation and make it safer for road users, pedestrian or vehicular.

Yours sincerely,

Tony WALKER
Inspector

cc: Mr. S. Potts, Wokingham District Council



For the attention of Chris Wood

Head of Planning and Transportation
PO Box 157
Shute End
Wokingham
RG40 1WR

16 February 2000

13 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

Dear Sir

Re: Planning application number F/2000/0451- The House in the Trees

GENERAL COMMENTS

I understand that the correct address to the above property is Wokingham Road and not Maiden Erlegh Drive.

From an inspection of the planning application available at Earley Town Council Offices, I note that no answer has been given to the question relating to the site possibly abutting a Public Right of Way. As this site clearly abuts a busy Public Right of Way it must be critical that the application is fully completed to enable the public to examine it with the full understanding of its many implications.

There is no notice given that any trees are to be felled. Is this correct?

I trust that the Education Authority and Heads of the local schools at the end of Maiden Erlegh Drive will be consulted.

OBJECTIONS

I would like to register my objections to the application for the following reasons:

Traffic congestion

Unless one is fully familiar with the junction of Maiden Erlegh Drive and the Wokingham Road, it is impossible to fully comprehend how busy and dangerous this location has become. There is a high volume mix of pedestrians, cyclists and cars. This is further complicated by pedestrians (mostly school children) entering into Maiden Erlegh Drive from the park side of the Wokingham Road (north). Maiden Erlegh Drive itself offers pedestrian excess to two schools and is a common cycle route. Mix this with the residents vehicular traffic and narrow width of carriageway

I will list the many reasons for accessing Maiden Erlegh Drive.
Vehicles (residents and visitors, an illegal turning circle for taxis, parents dropping off school children, cyclists and pedestrians, giving access to both schools at the end of the drive, the shops at Silverdale Road, the park with its BMX and skateboard facilities, Wokingham Road bus route, Earley railway station, residents, and cyclists looking for access to the cycle lane along the main road).

I understand that the Local Authority plan to site a Toucan Crossing in the near future at the junction for obvious safety reasons.

I think it is worth stating that similar developments to the one proposed have in the past attracted a great number of landlord/investors as purchasers of individual flats. It is therefore conceivable that the several of the flats could attract four adults, each with a car. This development will increase the car traffic passing though this junction considerably.

Enviromental Objections

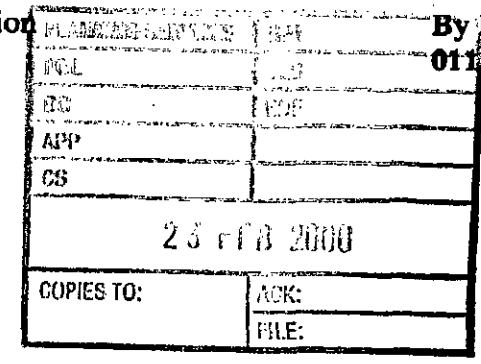
When one reviews other conservation areas within Wokingham and Reading, the quality and importance of Maiden Erlegh Drive, with its fine Rhododendron lined carriageway and its entrance, are clear. The entrance would be ruined by this development which is completely out of character and proportion. Members of the local community all enjoy having such a splendid walk available to them.

Yours faithfully

J.PUNDEK.

18 MAIDEN ERLEGH DRIVE, EARLEY, RG6 2HP

Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



By Fax & Post
0118 9746484

22 February 2000

Dear Sir

Building Application F/2000/0451
The House in the Trees, Maiden Erlegh Drive, Earley

We are writing to express our very strong objections to the proposed demolition of the existing house and the construction of a block of flats at the entrance to Maiden Erlegh Drive ('the Drive').

Ours is a quiet residential road of large detached houses. This is what we have all paid for in the belief that it would enable our children to grow up in relative safety and tranquillity, without the noise and fumes of a lot of motor traffic.

The proposal to build some flats would:-

(a) alter the character of the Drive which was described by the Babtie Group Ltd in a report prepared for Berkshire County Council as almost unique in an urban development;

(b) create a precedent for the conversion of other adjoining properties to flats; and

(c) add to the volume of traffic with the resulting risks, not only to the children who live in the Drive, but more particularly the many children, parents and teachers who use the two schools at the end of the Drive which have an aggregate pupil roll of about 1800.

In this day and age it would not be unreasonable to suppose that each flat will have 2/3 cars, most using the Drive at peak times. By contrast, although most of the other houses in the drive have 2/3 cars, I would guess that there is an average one car per household (if that) using the Drive at peak times, reflecting the fact that the Drive tends to be the home for:

(a) families with children at school; and

(b) couples at or near retirement age.

There are rumours that some developers have agreed terms with 'The Lodge', the attractive Victorian gatehouse opposite the House in the Trees and that a planning application will be

made for a similar conversion to flats in due course. We do not wish to see this happen: not only would we mourn the loss of an attractive period dwelling but we would view it as the thin end of the wedge for the redevelopment of other houses in the Drive.

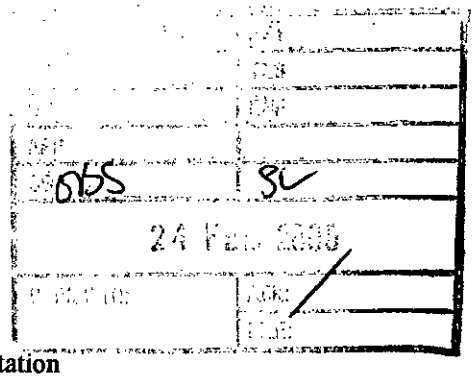
We have not seen the title deeds to the House in the Trees but if they are the same as ours then there will be a restrictive covenant limiting the use of the plot occupied by each property to the construction of a single dwelling.

What comes across from these proposals is greed. We believe that someone may have suggested that if the planning application is allowed it would be possible for the local authority to do a deal with the developers to finance the construction of a zebra crossing on the A329 Wokingham Road. We are aware that such arrangements are made elsewhere but that seems an unsavoury approach. If a zebra crossing is needed it should be paid for from the appropriate funds not financed from a grubby deal with a builder to ride roughshod over the wishes of the residents of a particular area.

Yours faithfully

Robert & Elizabeth Harland.

R A Harland and Mrs E I Harland



19 Maiden Erlegh Drive
Earley, Reading
RG6 7HP

Chris Wood
Head of Planning and Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

22 February 2000

Building Application No. F/2000/0451
The House in the Trees, Maiden Erlegh Drive

Dear Sir

We write to register our opposition to the above Planning Application, which we find to be inappropriate to the location. This is a unique area of Maiden Erlegh that forms an important part of its heritage. The proposed design of the building, the impact of the development on the unique environment, and the housing density that would result from the development would have a very adverse effect on this valuable locality.

1. The application appears to show ownership by the Applicant (were they eventually to purchase the site in order to proceed with this development) of the entire part of Maiden Erlegh Drive that leads from Wokingham Road to the site entrance. The applicants should be advised that such ownership does not and would not exist; the Drive, although privately owned at some stage early in its history, was adopted by the local Authority some time ago.

2. The movement of heavy vehicles and equipment that would be inevitable to carry out the demolition and rebuilding associated with the proposed development, at a site of limited access, would cause unacceptable physical damage to this part of Maiden Erlegh Drive and its infrastructure.

3. The application describes a development of '2½' storeys. However, it is in fact clearly of 3 storeys. There is no other building of such a height in the area, and anything more than 2 storeys, of whatever nature, should not be permitted.

4. The proposed modern, rather harsh style of the building would not compliment the style of existing buildings in the area.

5. The proposed development is one of 8, 2-bedroom flats. Hard-standing car parking for 16 vehicles appears to have been included in the plans. This is certainly preferable to the construction of garages. However, it is not unlikely that at least 24 'residential' vehicles would be associated with such a provision of accommodation, with additional vehicles being associated with visitors/deliveries to the residents.

(i) There is no possibility of accommodating additional vehicles for the purpose of parking, within the site of the development, on the Wokingham Road, or in Maiden Erlegh Drive.

(ii) Wokingham Road is extremely congested at rush hours, and very busy at other times. The entrance to Maiden Erlegh Drive is narrow, because of the 'gates' that are part of the unique and historic character of the Drive (and must be preserved), and because of its general nature. There is a bus stop close to the entrance to the Drive, for which there is no suitable alternative location. Further along Wokingham Road, a (2-storey) development of flats currently in progress will soon add to the traffic congestion in this area. Negotiation of entry to and exit from Maiden Erlegh Drive/Wokingham Road is thus already hazardous, and would be much more so were an additional 16 vehicles or more to be involved, and in the event of 'spill-over' parking.

(iii) Point (ii) above is particularly pertinent in view of the fact that Maiden Erlegh Drive provides pedestrian access for the numerous pupils attending three schools (including Infant and Junior grades) located at the end of the Drive. The mixture of pedestrians and vehicles, both along the length of the Drive and at its junction with Wokingham Road, is already problematic and dangerous.

6. Trees! It is our understanding that Preservation Orders exist in respect of all the trees on this site. (Furthermore, when we applied for permission to erect a small conservatory next to our kitchen, one of the 'standard' restrictions was that no tree or shrub should be affected by the operation.) The trees in Maiden Erlegh Drive, and in particular the oaks, are an extremely important part of the area. They provide a significant environmental feature, not only for the residents of the Drive and it immediate environs, but also for all those who pass through to the schools and shops, and for a variety of wildlife. The Drive is an important ecological niche. In relatively recent years, natural disasters in the form of storm damage have made it clear that such irreplaceable and ancient natural heritage is vulnerable and should not be put at additional risk by the unnecessary or selfish activities of man. None of the trees associated with 'The House in the Trees' should be put at risk.

(i) Trees (and shrubs?) are indicated on the Applicants' Plans. These may be 'artistic impressions' or may give accurate indications of the 'positions and spread' of the trees actually there, as is required. However, the Applicants have not complied with the terms of the Application, in that they have not indicated the species of each tree (or indeed any) involved. Some of what are presumbaly trees have been shown with dashed outlines; these number at least 13, 7 of which are depicted as large and may therefore be assumed to be large mature trees, possibly oaks. Do the dashed outlines imply that these trees are intended to be felled? This should not be permitted under any circumstances.

(ii) Regardless of whether it is the intention of the Applicants to fell any trees or remove shrubs, it is likely that many will be damaged as a result of
   (a) The movement of vehicles associated with the development process.
   (b) The demolition and building work.
   (c) The proposed parking provision.

7. The privacy and quality of life of adjacent residents would be considerably and adversely affected if the development were to go ahead. As we have had occasion to observe in relation to previous matters concerning Maiden Erlegh Drive, those of us who are lucky enough to live here are well aware of our good fortune (and happy to conserve the environment for the benefit of others who share it as part of their daily lives). We have, however, (willingly) paid

the associated prices for our homes and environment, both at the outset and on a continuing basis through local taxes that reflect the standard of our locality, and we do so in an atmosphere of trust and expectation that our investments in and contributions to our locality will not be devalued, either environmentally or financially.

(i) The fact that the proposed development is one of flats, in which daily life will be taking place at first- and second-floor levels, in kitchens and living/dining rooms shown on the Plans, means that the adjacent properties (in particular, 356 Wokingham Road, The Lodge Maiden Erlegh Drive and 1 Maiden Erlegh Drive) and their occupants will be constantly overlooked. As noted above, no development above 2 storeys should be considered. Furthermore, any rooms above ground-floor level at the rear and sides of any development (where windows overlook the properties mentioned) should be either bathrooms or bedrooms, not rooms likely to be in constant daytime use.

(ii) Certain of the trees/shrubs depicted in dashed outline on the Plans are located along the boundary with 1 Maiden Erlegh Drive. If it is indeed proposed that they be felled, this would have an additional impact on the privacy of the occupants of 1 Maiden Erlegh Drive, as these plants appear to form part of what is at present a lower-level screen. Similarly, the apparent intention to remove trees near the site entrance would detrimentally affect the occupants of The Lodge.

(iii) The occupants of The Lodge would also be considerably and adversely affected by the building works, and subsequently by the passage, close to the walls of their dwelling, of the excessive traffic generated by the increased occupancy of the site.

Thanking you for your time and consideration in this matter,

We remain,

Yours faithfully,

P J Lowry Susan E. Lowry

(Mr P.J. Lowry & Mrs S.E. Lowry)

~~Chris~~ Wood

Head of Planning & Transportation

Environmental Services Dept

Planning Services

PO Box 157

Shute End

Wokingham

16, maiden Erlegh Drive

Earley

Reading

RG6 7HP

17 February 200

Planning application F/2000/04-51

Site: The House in the Trees, maiden Erlegh

Dear mr. Wood,

We write to express our concern regarding proposed development of a block of flats on the abo site. As you know, the drive is used by many pa and children as the access (pedestrian) to both maid Erlegh School and Aldryngton School. To have an extr 15 cars entering the drive would create a major haza for the children and their parents during the morning afternoon "rush hour". The drive is also used as a place where children can ride their bikes in relative safety and many people walk and enjoy the peace beauty of the trees. To bring more traffic into the seems to be a completely unacceptable development. There are so few areas of this sort remaining.

A further concern is that the proposed developmen

completely out of keeping in the area, which contains mostly detached houses standing in their own grounds. If any development is to take place then it should be of a character similar to that of the area - perhaps one further detached house in the grounds of the House in the Trees.

Some years ago a planning application was made fo a small number of houses to be built on the site. This application was rejected. The present application would be even less acceptable both on the grounds of hazards to children and being out of keeping in the area and there can be no grounds on which this new application can be acceptable,

Yours sincerely

Warid L. Rowell D.L. ROWELL

E.I. Rowell E.I. ROWELL

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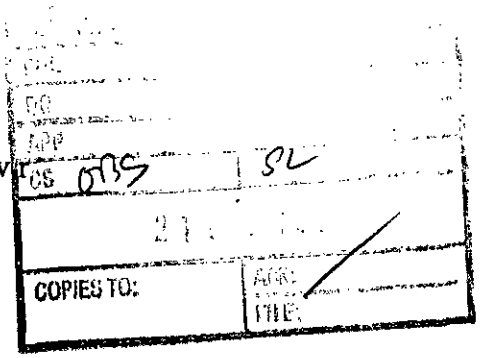
Our Ref: 1602.plan.cwr



23 Maiden Erlegh Drive
Earley
Reading
Berks RG6 2HP

C Wood Esq
Head of Planning and Transportation
PO Box 157, Shute End
Wokingham RG40 1WR

18th February 2000

Dear Mr Wood

Re: Planning Application No. F/2000/0451 – The House in the Trees, Maiden Erlegh Drive.

I write to express my strongest objections to the proposed demolition and redevelopment of the above mentioned site for eight flats. I object on the following grounds namely:

1. The development proposed is totally out of character with the adjoining and nearby buildings in Wokingham Road and Maiden Erlegh Drive.

2. The development proposed is too high, being three storeys which is way in excess of all the adjoining properties.

3. Providing 15 parking spaces which I appreciate would be required in the scheme of this size creates enormous problem from the increase in traffic to what is a very tight junction. Also there is a safety issue in that Maiden Erlegh Drive is a private road and is used by the pupils of Maiden Erlegh and Alydrington Schools at peak times during the day. This would create an enormous hazard if the development was allowed.

4. If the development is allowed how would anybody control whether the cars using the site would be limited to 15. What may occur is surplus cars being parked in the landscaping or for that matter on Maiden Erlegh Drive.

5. The development of flats is totally out of keeping with all the other properties in what is currently could be termed as a family community. Purchasers of the flats would normally be single people or recently married couples.

6. Also there has been an enormous increase in the provision of flats in the vicinity with the most recent one on former BP garage just a short distance away from the said site.

The proposed development is more suited to redundant sites with non-conforming uses or where there are larger institutional properties that could not be used as family homes.

In respect of this site there will be a loss of family home and secluded gardens in return for eight units with communal gardens.

7. In the comments made by the applicant it is indicated that the cost of upkeeping the property would be uneconomic and prohibitive. If you consider all the properties in Maiden Erlegh Drive at some stage these have all been extended and the said property does have scope and potential to do this if required.

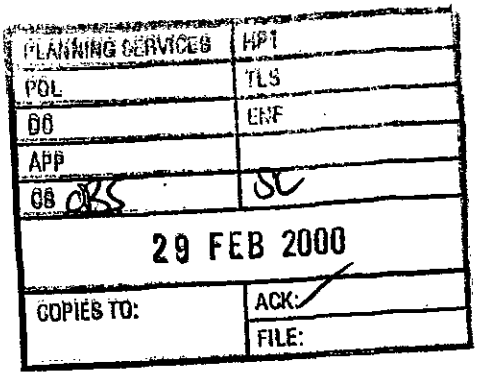
To replace this with a block of eight flats would be inappropriate.

Both my family and I reiterate our strongest objections to this proposed development and would request you in no uncertain terms to refuse this application.

If you would like to discuss my concerns I would be pleased to meet you on site or you could telephone me on 0118 959 7100

Yours sincerely

Shaun Walters BSc ARICS
Chartered Surveyor



Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

26th February 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
RG11 1WH

Dear Sir or Madam,

Ref: Planning Application F/2000/0451, The House in the Trees, Maiden Erlegh Drive

The above planning application has just come to my notice and I was able to view the plans at Woodley Library earlier today. As a near neighbour to the property - rear gardens nearly touch - I was surprised not to have been informed directly of the proposals. However I wish to register my concern over the requested development of the property. Firstly "The House in the Trees" is an established property, of the same period and character as the neighbouring properties and is in good and habitable condition currently being lived in by a young family. As such the property is in good repair and to my knowledge not in need of substantial work or requiring rebuilding. The proposed development of the property is thus purely for commercial gain.

Secondly, the proposal increases the domestic use of the property eight fold and provides parking space for 16 vehicles. This increase in domestic traffic coupled with the increase in service traffic is at a very busy pedestrian thoroughfare for in excess of 800 school pupils and families accessing both Aldryngton Primary and Maiden Erlegh Secondary schools using Maiden Erlegh Drive. The access for the property is very close to the entrance with Wokingham road and clearly is an unsuitable place to increase vehicle access. The width of Maiden Erlegh Drive being such that cars exiting the property would likely be head on to any traffic turning into the Drive. My two daughters use the Drive daily and I am very concerned for their continued safety both during the development and then use of the resulting properties.

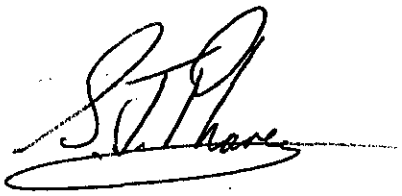
Thirdly, the proposal is for eight, two bedroom apartments on "2 1/2" floors. The resultant property will be of an elevation above the adjacent buildings and roof line and overall will not

be in keeping with the existing properties all of which are detached or semi-detached dwellings (the latter in Aldbourne Avenue and The Knapp). It will be clearly visible from all directions and out of character. The current building is easily seen from my house and garden and the increased occupancy of the eight flats will have a significant detrimental effect on the privacy and peace enjoyed by myself and my family in our use of our house and garden.

Finally, I recognise that there has been a nearby development in Wokingham Road creating a number of apartments. This is taking place on the windfall site of the old BP Petrol Filling Station and is clearly a case of where a previous commercial site has been redeveloped to provide housing. In the case of "The House in the Trees", there is no reason to demolish the existing property and redevelop the site other than for the commercial gain of the developing party.

I therefore, respectfully request the planning committee to reject the proposals for the developments of "The House in the Trees" on the above points and the fact that the proposal is not beneficial to the area or the local community.

Yours faithfully,

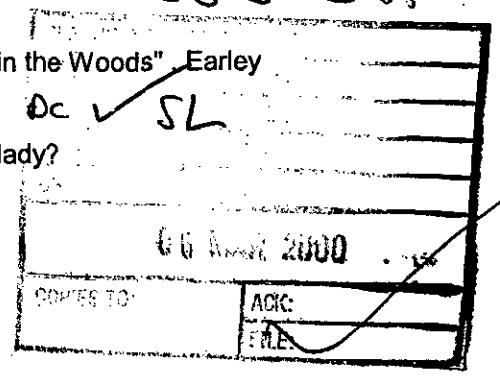


Lynette Baker

obs Letter.

From: Joanna Pulman
Sent: 29 February 2000 18:19
To: Lynette Baker
Subject: FW: Planning Application 451 "The House in the Woods" , Earley

Dc V SL



We have received this email via the general address, can you help this lady?

Jo Pulman
Wokingham District Council
Education & Cultural Services
Tel: (0118) 974 6109
Email: Joanna.Pulman@Wokingham.gov.uk
Website: www.wokingham.gov.uk

-----Original Message-----
From: Pauline Davis
Sent: Tuesday, February 29, 2000 11:54 AM
To: Joanna Pulman
Subject: FW: Planning Application 451 "The House in the Woods" , Earley

F/2000/0451

Pauline Davis
Information Manager
Wokingham District Council
Tel: +44 (118) 974 6132
e-mail: pauline.davis@wokingham.gov.uk

-----Original Message-----
From: A&P Memmott [SMTP:APCMEMMOTT@compuserve.com]
Sent: Tuesday, February 29, 2000 8:52 AM
To: wokinghamdc@wokingham.gov.uk
Subject: Planning Application 451 "The House in the Woods" , Earley

The Willows
80 Silverdale Road
Earley
Reading
RG6 7LT

Tel 0118 926 3561
Email APCMEMMOTT@compuserve.com

29th February 2000

The Senior Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Dear Sir,

Re: Planning Application by T A Fisher to develop "The House in the Woods", Maiden Erlegh Drive, Earley, Reading (Planning ref 451 I believe)

As a keen local Historian and as an active member of our local community, I would like to express my strongest objection to the proposed Planning Application to demolish this beautiful and historic Victorian property which is set in a beautiful, private and historic location in order to build a set of eight flats in its place.

Earley is a community that has been decimated by wide-scale overdevelopment, destroying over the years many of its famous and invaluable landmarks - Maiden Erlegh House being one famous example from

many years back. All we have, as residents of Earley, are a very few sites of historic significance left to us. The gateway and lodge house plus the Victorian house in this proposal are of profound value to all who live in this area, as they represent almost all that remains of the old Maiden Erlegh Estate which dated back as far as the 17th Century. I assume also that many of the trees in this site are under the protection of Tree Preservation Orders.

The road that this development is proposed for is a very quiet private road that takes a heavy daily population of schoolchildren of all ages. There is no doubt that many of the eight flats will be occupied by those with cars, and this will have a very serious impact on the safety of the children using this peaceful avenue to reach their schools and homes.

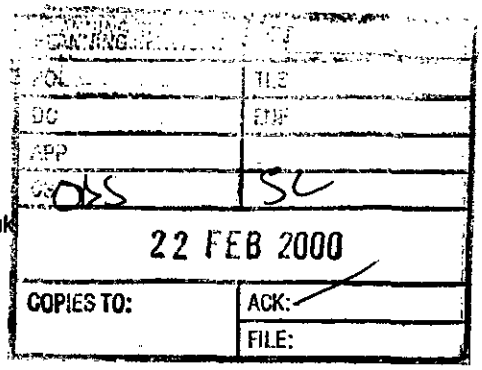
It would be nothing short of a disaster to allow this form of development to ruin one of the oldest houses in one of the most beautiful and rare settings that Earley possesses. I understand that Earley Town Council is seeking to have the building listed in response to the wide and voiciferous objections that have been raised. I wholeheartedly support their endeavours, and I shall (as a Partner of a prominent Chartered Surveying firm) be lending my assistance to their plan for listing.

I would urge you to reject the application, and to consider the wider negative impact that any redevelopment of historically significant sites in our community would bring in reviewing any further development suggestions proposed for this site or those around it.

Yours sincerely

Mrs Ann Egan

Graham Hickling
17 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Home Phone 0118 926 2435
Email graham@ghicklings.freeserve.co.uk



20 February 2000

Mr Chris Wood
Head of Planning and Transportation
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Wood

BUILDING APPLICATION - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE APPLICATION NUMBER F/2000/045

I am writing to outline my objections to the above proposal which I think is wholly inappropriate for the site and I would urge the Planning Authority to reject.

First, at three storeys the proposed flats are unacceptably taller than the surrounding buildings.

Second, I understand it is proposed that the style is to be mock Victorian which is out of keeping with the 1920s or 1930s style of the surrounding buildings.

Third, the area to be occupied by the building is many times greater than on other plots in Maiden Erlegh Drive and that area of Wokingham Road making it inappropriate and intrusive.

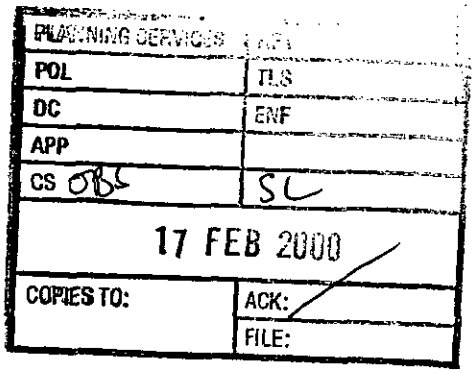
Fourth, the addition of 7 extra residences will significantly increase the amount of traffic movements at that end and its exit onto Wokingham Road. You will be aware that the Drive is owned by the school and is the pedestrian access for the two schools from that side. An increase in traffic would not only increase congestion but be dangerous and inconvenient for the children attending those schools.

Lastly, I am concerned that there would be damage to the gate posts at that end of the drive which are the only items remaining from the mansion.

Yours Sincerely

Graham Hickling

Telephone 0118 966 4959



BUCKHURST COPSE,
28, MAIDEN ERLEGH DRIVE,
READING,
BERKSHIRE,
RG6 7HP.
14/02/00.

Mr. C. Wood,
Head of Planning and Transportation,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir,

Re: The House in the Trees, Maiden Erlegh Drive,
Building Application No. F/2000/1451.

We wish to advise you of our objection to this planning proposal.

Maiden Erlegh Drive is a small narrow shrub and bush enclosed thoroughway heavily pedestrianised by school children and local residents; some quite elderly. The development of eight flats would lead to an utterly disproportionate increase in the volume of traffic at the end of the Drive, much of which, I have no doubt, would be at the time when children are walking along the Drive or congregated at the Wokingham Road end. Indeed, there are times when this end of the Drive is already dangerously crowded with children and parents in cars. School children are playful, do not concentrate and are therefore easily distracted. Eight flats with at least as many cars - and probably more, and not even including visitors, - could easily be the setting for a tragic scene.

On a different note, it is difficult to reconcile development of eight flats in with the character of the Drive. Maiden Erlegh Drive is special, and is a unique feature of Earley. It has a definite, meaningful local history, and we believe building eight flats would compromise this; it would spoil everybody's enjoyment of a quite lovely Drive.

In summary eight flats will produce an unacceptable and dangerous increase in volume of traffic, and will be an incongruous eyesore to a remarkable and historic old Drive.

We beg you to refuse to grant the application.

Thank you for your kind attention.

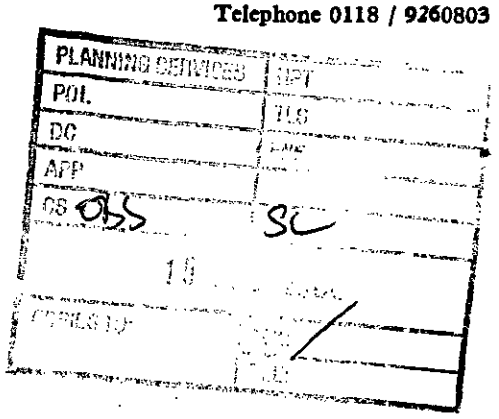
Yours faithfully.

Dr. & Mrs. R. Menai-Williams.

Dr. Bassma Mikhail, MBBCh, BA (Hons)

Telephone 0118 / 9260803

354 Wokingham Rd.
Earley,
Reading, Berks., RG6 7DE.



13 February 2000

Chris Wood
Head of Planning and Transportation
Environmental Services Department
Planning Services
POBox 157
Shute End
Wokingham
RG40 1WR

Dear Sir

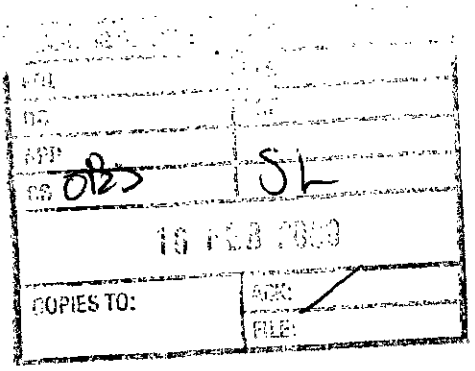
Re: F/2000/0451

We strongly object to the demolition of the House in the trees and the erection of 8 Flats.
This is the entrance to a drive that is very busy in the morning with pedestrians. This is the route taken by children going to two schools, Aldrington and Maiden Erlegh. Maiden Erlegh is a very crowded school. Being a secondary school, the pupils there are not known for their extra vigilance regarding traffic. Any added traffic there would be dangerous for the pedestrians.

We also object from a personal point. Last year we submitted an application for building a garage (6 x 4). This was to be built hidden by the trees and not seen by any neighbours. Our application was declined, the reason being setting a precedent. Would this be setting a precedent or this is a precedent that the planners do not mind setting?

Yours faithfully

Dr M and Dr B Mikhail



Mr & Mrs M. Paracha
20 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
Date: 9th February 2000

Mr Chris Wood.
Head of Planning and Transportation
P. O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr. Wood,

Re. Planning application No. F/2000/0451. The House in the Trees, Maiden Erlegh Dr.

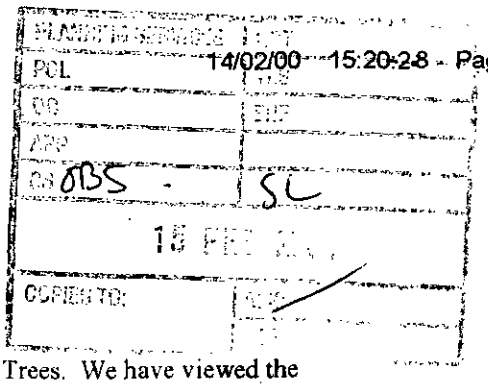
We would like you to take into account the following point while considering the above planning applications:

- The proposed development is not in keeping with the housing in the Maiden Erlegh Dr.
- This development would increase traffic using the drive. Given that Maiden Earlegh School children use the Drive for school access this will increase safety issues. Any access should be restricted via Wokingham Road only.
- With increased traffic, the proposed parking is not adequate. This will cause overflow parking in the drive and given its width it will cause additional safety hazard.
- Any damage to the trees will be a loss to the community in the area.

I would greatly appreciate if you can keep the above points in full view while considering the above planning application.

Yours Sincerely

Mr & Mrs M. Paracha



Dear Simon Lewis / ref: F2000/0451

Thank you for the notification of the redevelopment of The House in The Trees. We have viewed the application and plans at Woodley Library and have no objections to the proposed building, however we do have two concerns:

Firstly, the trees in this plot are mature and it would be a loss to the surroundings if they were cut down. The plans show surviving trees, but a firm undertaking from the builders to retain them would be welcome.

Secondly, it appears that the current entrance off Maiden Erlegh drive is to be retained; during demolition and building large heavy machinery will be using this entrance and the possible danger to pedestrians, mainly children on their way to and from school, must be very carefully considered

W. H. & H. Pearson,
350 Wokingham Road

Aldryngton Primary School

Silverdale Road, Earley, Reading, RG6 7HR. Telephone (0118) 926 5843: Fax (0118) 926 6267

Headteacher: Monica Rook BA

PLANNING SERVICES | HPT
POL
DO
APP
CS OBC | SL
18 FEB 2000
COPIES TO:

11 February 2000

Dear Mr Wood,

Building Application no F/2000/0451 : The House in the Trees, Maiden Erlegh Drive

I have received a letter from Mr Richard Raymond, the Town Clerk for Early Town Council about the above proposed development. I also have a letter from Mr and Mrs Adkins of 356 Wokingham Road about their concern particularly for pupils at our school. We also wish to submit an objection as follows:

1. Access to Aldryngton Primary School

   Most of our children walk to school with their parents. Access to and from the school is a bottle neck from either end of Maiden Erlegh Drive. I am concerned that any change of use or development would cause difficulties

2. Health and Safety Issues

   Any increase in traffic at the Wokingham Road end of Maiden Erlegh Drive will be a danger to our pupils. We have a continual battle with parents from both schools about driving along the Drive. If the entrance to the Drive is seen to be a thoroughfare it will encourage parents to feel they can use it at all times. At present the vehicles are limited to the private householders who live along that stretch. There have been reports from householders that cars are using the entrance to park, or pull into, particularly dangerous for our pupils whose parents often bring with them younger members of the family. It is just a matter of time before an accident happens.

3. Maiden Erlegh Drive as a teaching area

   In our studies about the Victorians we use the Drive and the Lodge as examples. It is an excellent resource to be able to show young children actual examples of architecture at Maiden Erlegh Lodge and gate. To walk along a quiet drive imagining days gone by would be lost if the site was developed.

I hope our above objections will be considered, when the time comes, in the context of community incorporating a large secondary and primary school sharing the same campus and how this development could change the character of that community.

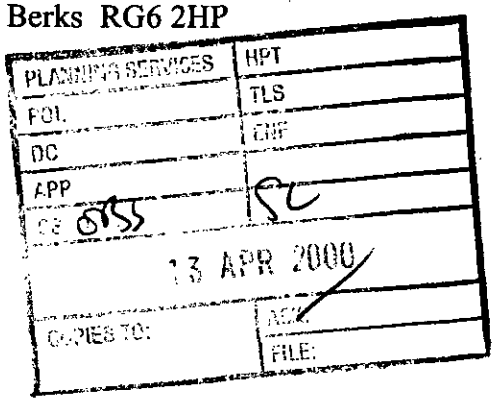
Yours sincerely,

Monica Rook

Monica Rook
Headteacher

Mr Chris Wood
Head of Planning and Transportation
Wokingham District Council

23 Maiden Erlegh Drive
Earley
Reading
Berks RG6 2HP



Mr. Lewis
Planning Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

11 April 2000

Dear Mr. Lewis

Re: Planning No. F/2000/451 – House in the Trees

I have tried on a number of occasions to speak with you to obtain an update in respect of the planning application on the above.

I have recently spoken to one of your colleagues and was somewhat concerned to be informed that the Council have asked the developer to submit revised drawings. This, would suggest that there is a possibility that this application would be passed which, to put it mildly would be a total disaster for the area.

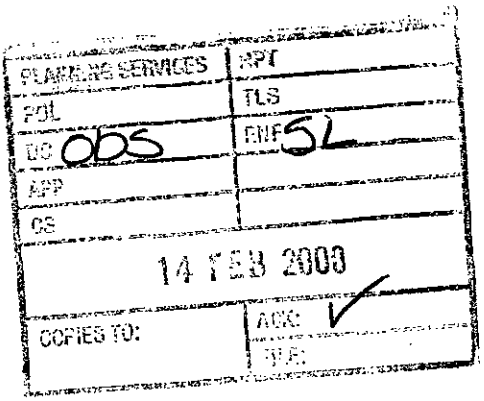
I understand that there have been numerous objections from all the residents and also the two nearby schools and I would reiterate my strongest objections to this proposed development.

I trust the Council will see sense and refuse this application. If you would like to discuss my concerns please feel free to call me on 0118 959 7100.

Yours sincerely

Shaun Walters

1 Maiden Erlegh Drive
Earley,
Reading,
RG6 7HP



14th February 00

Dear Sir,

Re. Planning Application F/2000/0451

I have lived at my address for 36 years and was shocked to read about the proposed building of eight flats next to my house.

The flats will be completely out of character with the Drive and will affect the peace and wild life.

I do not like the idea of being overlooked by a three story building. The noise and possible barbeque of a communal garden will not help.

I cannot believe that if you buy a house in a private road and then someone wants to build flats there it is legal. Perhaps the original Deeds from the time the houses were built in 1936 should be looked at to see if it is legal.

In 1992 the Plan for three houses was thrown out.

This was propably for noise and traffic reasons. It is even more dangerous now. It seems the Post Office in Wokingham Road has closed and the elderly and mothers with prams are having to use the Drive to go to the nearest Office in Maiden Erlegh to collect their allowances, and there is no footpath for them.

There is a lot to be taken into consideration.

Yours truly

I. Pisiura

Ivan Pisiura

The Planning Officer,
Wokingham District Council

PLANNING SERVICES | HPT
POL | TLS
DC ODS | ENF SL
APP |
CS |
14 FEB 2000
COPIES TO: | ✓

35 Harrington Close,
Lower Earley,
Reading
RG6 3BU

14th February 2000

Dear Sir,

Planning Application No. F/2000/0451

I object to your building proposal for eight flats where the House In The Trees now stands.

Although I am not a resident of the Drive I drive there daily to visit a friend, and so I am very aware of the road problems it will create.

There are two Schools at the end of the Drive and when the pupils leave the school they enter the Drive and are not traffic wise until they are well into Wokingham Road.

At the very end of the Drive where the increased traffic will be the school children bunch together to say their goodbyes. When I drive in they can be spread right across the drive with several walking backwards engrosed in chat and oblivious to any traffic whatsoever that one has to halt.

Can you imagine the mayhem of increased traffic to the flats not to think of turning lorries.

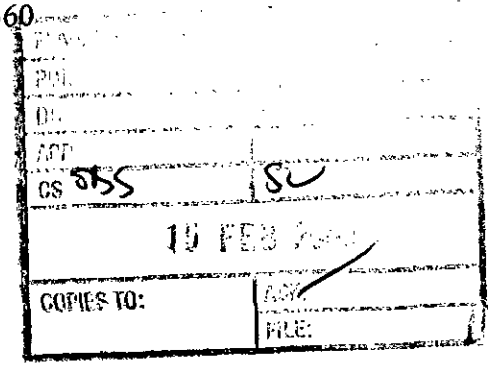
There are more elderly folk going that way now due to the closure of the Post Office in Wokingham Road due to the ending of the Lease.Alot of these people seem hard of hearing where cars are concerned.

For safety sake this plan should not be accepted.

Yours truly,

V.M.Gilbert (Mrs)

9 MAIDEN ERLEGH DRIVE
EARLEY
READING, BERKS RG6 7HP
0118 926 4360



S. Lewis Esq.,
Wokingham District Council
Environmental Services Dept.,
Planning Services
P.O. Box 157
Shute End
WOKINGHAM, Berks RG40 1WR.

14 February 2000

Dear Sir,

APPLICATION NO. F/2000/0451.
THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE, EARLEY, READING.

In response to your letter dated 10th February 2000 I would make the following comments in respect of the Application.

1. In recent years Wokingham District Council have refused other Applications for this site and I believe Appeals have also been rejected. As far as I can see the grounds for refusal remain valid today.

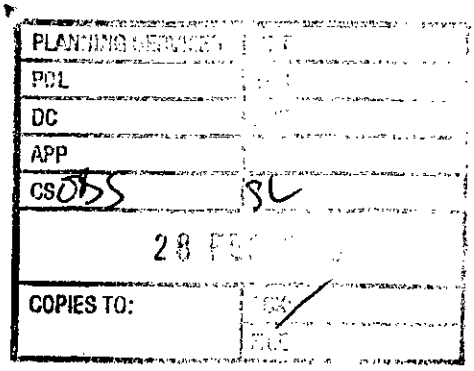
2. Although I understand the site to be about one acre and in modern development terms eight flats is not considered a higher density generally, such a development would be entirely out of keeping with the area. The area is largely medium sized detached houses standing in roughly 1/3rd acre plots.

3. Perhaps the most important objection is due to the greatly increased vehicle access and egress. This is particularly due to the way large numbers of children using Maiden Erlegh Drive to attend the two schools at the other end of the Drive. The other houses in the Drive face onto a service road prior to accessing the Drive. At the point of access this development is proposed the service road does not exist and the Drive is narrow. This could produce a very dangerous situation at times.

Yours faithfully

Michael J. Brailli

OFFICE MAIDEN ERLEGH 14.2.2000



Simon Lewis
P.O.Box 157
Council Offices
Wokingham

11 Aldbourne Ave
Reading
RG6 7DB
25 Feb 2000

Dear Mr. Lewis,

Ref Application no.F/2000/0451

I was dismayed to see the above application for permission to demolish The House in the Trees and replace it with a large block of flats.

My main concern is that so many children of all ages walk down Maiden Erlegh Drive to get to and from school between 8.15 and 9.15 am and from 2.30 pm onwards - and not just children of school age either, for there are toddlers too, and babies in push chairs taken by their parnents on these walks to school. Everyone is on foot, and Maiden Erlegh Drive is essentially turned into a walkway. Any visit to the area at these times will reveal that the road is swarming with children - there is no footpath because there does not have to be. Cars are few and far between and Maiden Erlegh Drive is a cul-de-sac.

The idea that these children should now have to share the end of Maiden Erlegh Drive with the comings and goings of demolition trucks and all the deliveries and traffic a busy building site will generate for the next 12 months is quite unacceptable.

This is a well established area of residential houses. There is no call for this sort of inappropriate development here, no need to re-generate the area, and no need for an out of place neo-Victorian block of flats to be plonked down here of all places, no matter how big the £-signs are in the eyes of those who dreamt up this business.

I do hope sanity prevails in consideration of this application and the precedent is not set for this area to be turned into a playground for builders and unscrupulous land owners hoping to make their fortunes at the expense of others.

Yours sincerely,

S R Gavin

Mr.S.R.Gavin

Foxglade House, 356 Wokingham Road, Earley, Reading, RG6 7DE

8 February 2000

Chris Wood
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES | HPT
FOL | TLS
DC 005 | ENF 51
APP |
CS |
14 FEB 2000
COPIES TO: | ACK ✓
FILE

Dear Chris Wood

Re: Application: F/2000/0451

We received notice today of the above application for the demolition of the existing house and erection of 8 flats on three floors, with 15 car-parking spaces.

Firstly I would like to point out that the address for that property is actually 358 Wokingham Road, not Maiden Erlegh Drive, and that no orange planning application notice has been posted outside the property.

We would like to object to the proposal on the following grounds:

- The first objection is on safety grounds as over 800 children walk down Maiden Erlegh Drive every morning at 8.30am, a peak time for traffic. The entrance for these 8 flats will be close to the junction with Wokingham Road and a possible extra 16 cars turning onto the highway each morning and evening will further jeopardise children's safety as they turn into what is already a dangerous entrance.

- Whilst the building work is in progress the lorries turning and extra traffic will cause considerable congestion and danger to the children and other pedestrians.

- The proposed flats will be considerably higher than adjacent properties and the third floor flats will have easy views into neighbour's houses and gardens.

- The proposed building will be incongruous and out of character with the houses in Maiden Erlegh Drive and surrounding Wokingham Road area.

- The trees surrounding the house have preservation orders on them and the proposed building and car parking will have a detrimental effect on the trees causing possible die back due to the compression of the roots. The larger footings for the building will certainly cause problems for the surrounding trees.

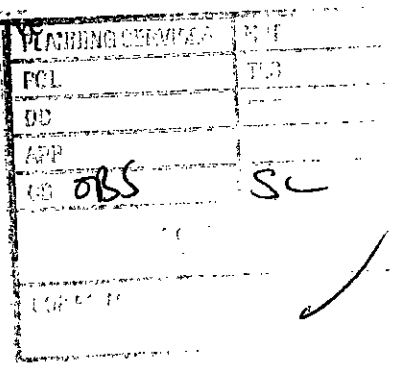
We therefore strongly object to the proposal and would ask the planning department to take our views into consideration when deliberating these plans.

Yours sincerely

Jim & Carol Adkins

Carol and Jim Adkins

14 Maiden Erlegh Drive
Earley
Reading
Berks RG6 7HP
15 February 2000



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

Dear Sirs

Re Application No. F/2000/0451
Site Address: The House in the Trees, Maiden Erlegh Drive, Earley

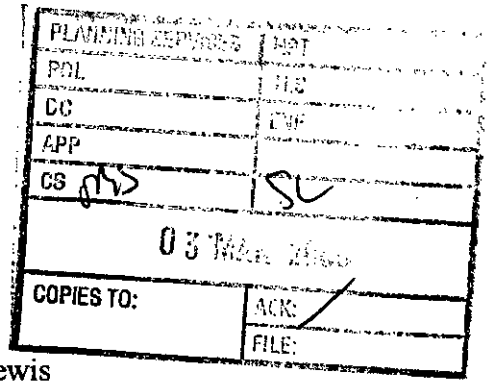
I would hereby like to express my objection to the above proposed development on the following grounds:-

1. The erection of a three-storey building of eight flats, with 15 car-parking spaces, would be out of character with the surrounding area. This consists of good quality, detached family homes, with large gardens and mature trees.
2. The increased traffic generation would be highly dangerous to highway users and pedestrians. The latter mainly consist of school children, attending the two schools nearby. Parents drop off their children immediately outside the entrance to the proposed development, and at certain times of the day there can be several scores of children milling around. The area is already a traffic hazzard, with an accident waiting to happen.
3. The provision of 15 car-parking spaces would be an over-development of the site, with loss of amenity space. Additional cars visiting the flats would cause on street parking, thereby adding to the congestion.
4. The site has many mature trees, which may have Tree Preservation Orders on them.
5. There could be a loss of privacy to the neighbours and lack of adequate amenities for the new occupiers
6. Similar applications have been submitted in earlier years for the development of this site, and these have been turned down because of some of the above quoted reasons.

I trust the head-teacher of the two schools nearby, and the school governors have been made aware of these proposals, for I am sure they would have strong opinions to express.

Yours faithfully

David Autherson



35 Easby Way
Lower Earley
Reading
Berkshire RG6 3XA
2nd March 2000

Mr Simon Lewis
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Lewis

Re: Proposed Development Application No. F/2000/0451

As a former owner of the property concerned in this application (The House in the Trees, Maiden Erlegh Drive) I have had the application drawn to my attention.

The property was originally built on part of the Sol Joel estate and I understand that it was built for his doctor. It stands in beautiful wooded grounds and many of the trees are the subject of a preservation order. I am appalled to see that at least two trees have already been felled recently and one of these, an oak, was most certainly subject to such an order. Having looked at the proposed plans I see that these trees lay inconveniently in the way of the proposed drive and parking spaces.

The proposed block of flats will be of 3 storeys and the subsequent roof ridge will be out of proportion with the surrounding properties who will in turn be overlooked. In fact the whole amenity of the site will be lost by this 'monstrous carbuncle'.

With an estimate of at least two cars per household, the frequency of traffic in Maiden Erlegh Drive will be greatly increased. This drive is a private road and a main thoroughfare for school children on their way to and from school on bike and foot. This development will therefore produce an extremely dangerous environment. Sufficient parking spaces do not appear to have been provided in the plans.

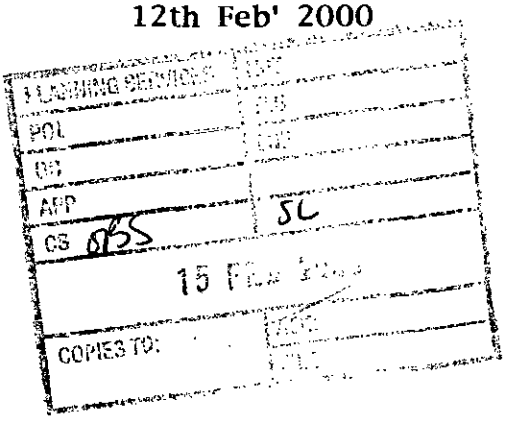
I do hope that you will not grant permission for this development which will open the flood gates for similar properties in the area to follow suite. This would only be to the detriment of the character of Earley.

Yours sincerely

CBell

Christine Bell (Mrs)

8 Maiden Erlegh Drive
Earley
Reading
Berks
12th Feb' 2000



Planning Services PO Box 157
Shute End
Wokingham
Berks
RG40 1WR
FAO Chris Wood

Re: Application No F/2000/0451

Dear Sirs,

We strongly object to the above proposed development adjacent to the entrance to Maiden Erlegh Drive.

Our reasons for objecting to this development are as follows:

1. To allow access to the proposed development close to the main entrance to Maiden Erlegh drive would further increase the danger to the residents & scores of school children (pedestrian & cyclists) who use the drive. Each morning & evening the entrance is already congested with parents dropping children who then walk to school
2. Eight flats will mean c16 vehicles. Then, where will visitors park? On the drive, again causing danger to pedestrians.
3. If you allow this then the same request WILL come from the opposite side of the Drive.
4. This is not in keeping with the area. Maiden Erlegh Drive has a clearly defined character. We current residents have paid a premium to live here in an established area We felt confident we would not be blighted in this way.
5. Basic fairness. One persons desire to make money should not impact on the security and lives of others.

Across the Wokingham Road the old petrol station is currently being developed as flats. Replacing a Petrol station with flats is an improvement. Replacing a nice house and clearing countless trees is terrible. This development must NOT be allowed.

Yours Sincerely.

M Brannelly

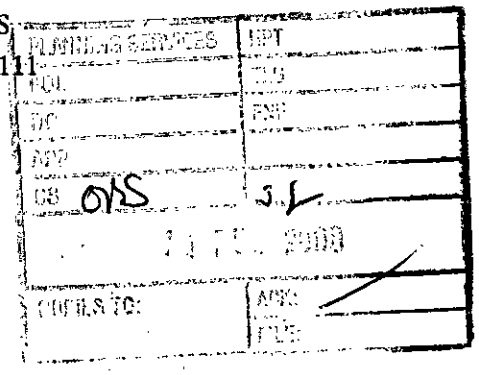
Mr & Mrs M Brannelly

Maiden Erlegh School

Silverdale Road, Earley, Reading, Berkshire RG6 7HS
Telephone: (0118) 926 2467 Facsimile: (0118) 926 6111

Headmaster: Mr. W. D. Wills M.A.

QUI VEUT PEUT



10 February 2000

Mr Chris Wood
Head of Planning and Transportation
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM, RG40 1WR

Dear Mr Wood,

Building Application no. F/2000/0451 : The House in the Trees, Maiden Erlegh Drive

We have received information that plans have been submitted to Wokingham District Council for The House in the Trees and that the public has 21 days from 3 February to object. A similar proposal was made seven years ago and objections were submitted by the School. We wish on this occasion to submit an objection on similar grounds. These are:

1. **Access to Maiden Erlegh School**

   The School is a very large secondary school of 1528 pupils, which shares its site with a large primary school (Aldryngton School). Access to and from the schools is at present very difficult and any development – short term or long term – would present both schools with particular difficulties.

2. **Health and Safety Issues**

   I am very concerned about the safety and well being of pupils who travel into school each day along Maiden Erlegh Drive. At present it is relatively safe because the number of vehicles is limited to those owned by private householders in the Drive. Increased use of the Drive by vehicles parked on the proposed development would create significant safety problems.

3. **Historical Character of the Area**

   The proposed development of flats and parking areas would inevitably alter the historical character of the area significantly. The Drive and Maiden Erlegh Lodge at the entrance are an important part of the history of this area: they are visual reminders of the former glories of Maiden Erlegh House and its estate, now vanished under a housing estate but still of considerable interest to local historians and researchers.

We hope that our objections will be given serious consideration at the appropriate time.

Yours sincerely,

W. D. WILLS
Headmaster

Copy of Notify Letter

Tel. (0118) 974 6448 (Direct Line)
Date. July 6, 2000
My ref. F/2000/0451
Your ref.

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

Mr & Mrs Brannelly
8 Maiden Erlegh Drive
Earley
Reading
Berks

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: **T A Fisher & Sons Ltd**
SITE: **The House in the Trees**

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.

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Mrs C Bate, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1045177.

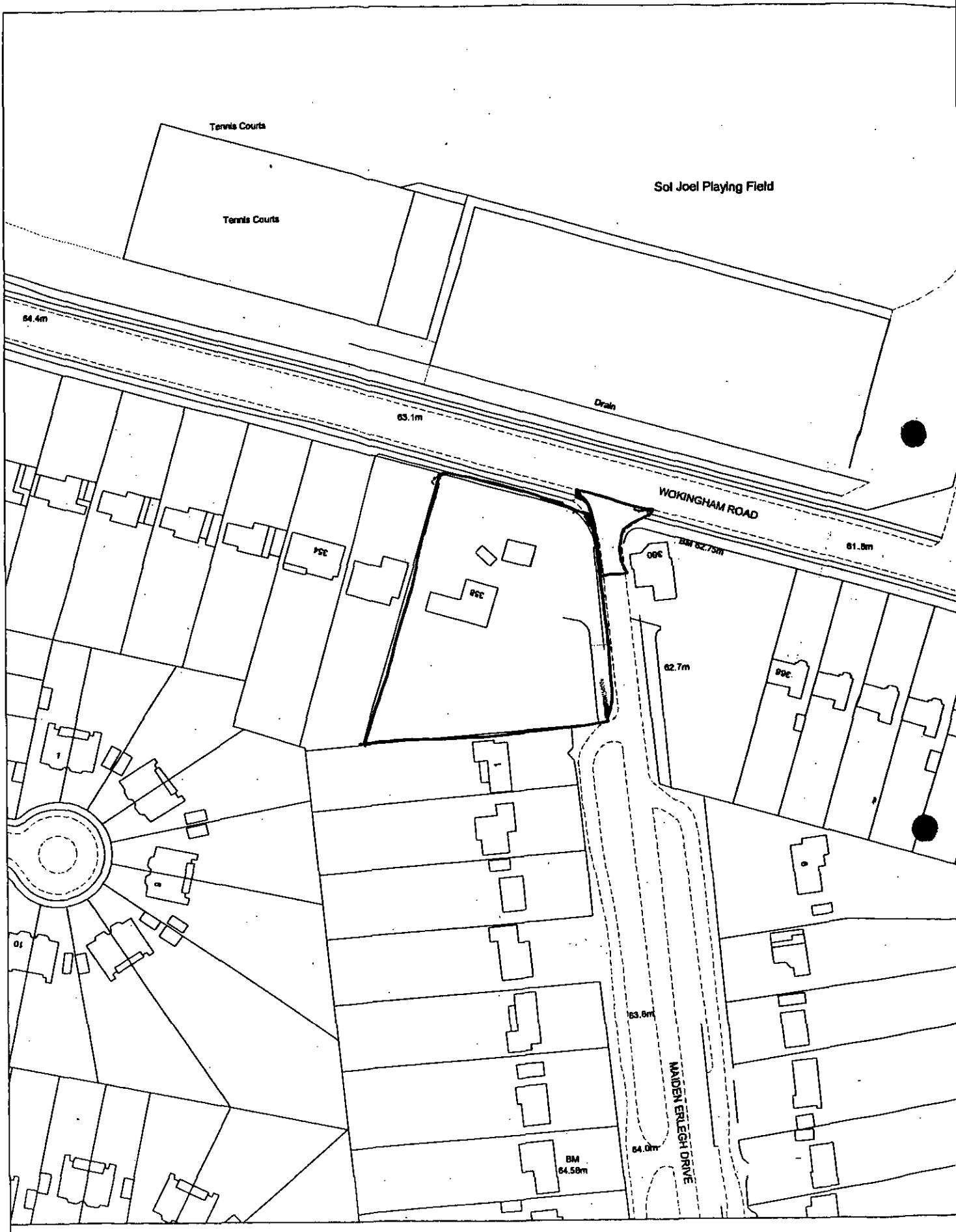
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The application, decision notice, and the appellant's grounds of appeal can 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, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 6 July 2000

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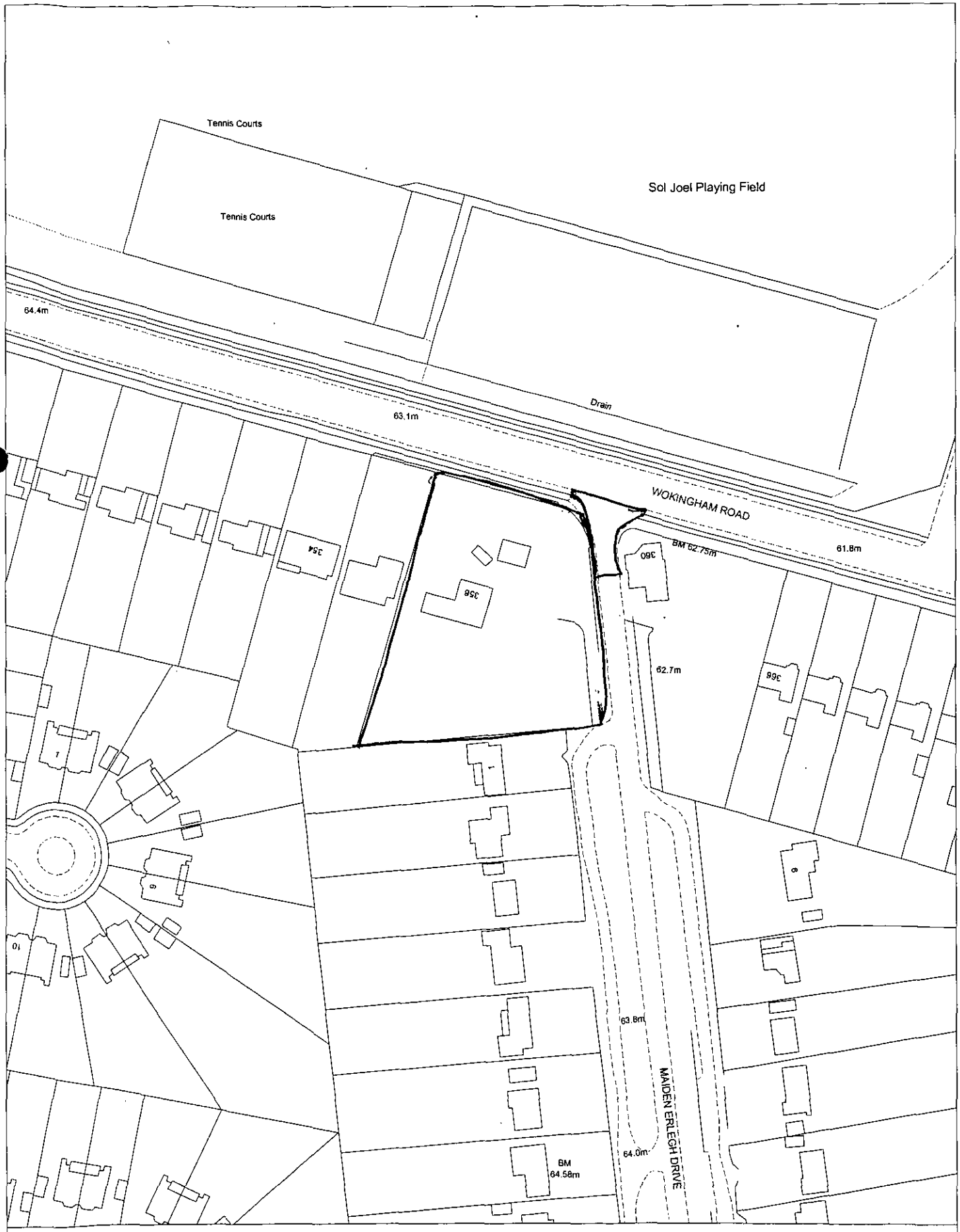

Site Plan, Scale: 1 to 1250

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Date: 6 July 2000

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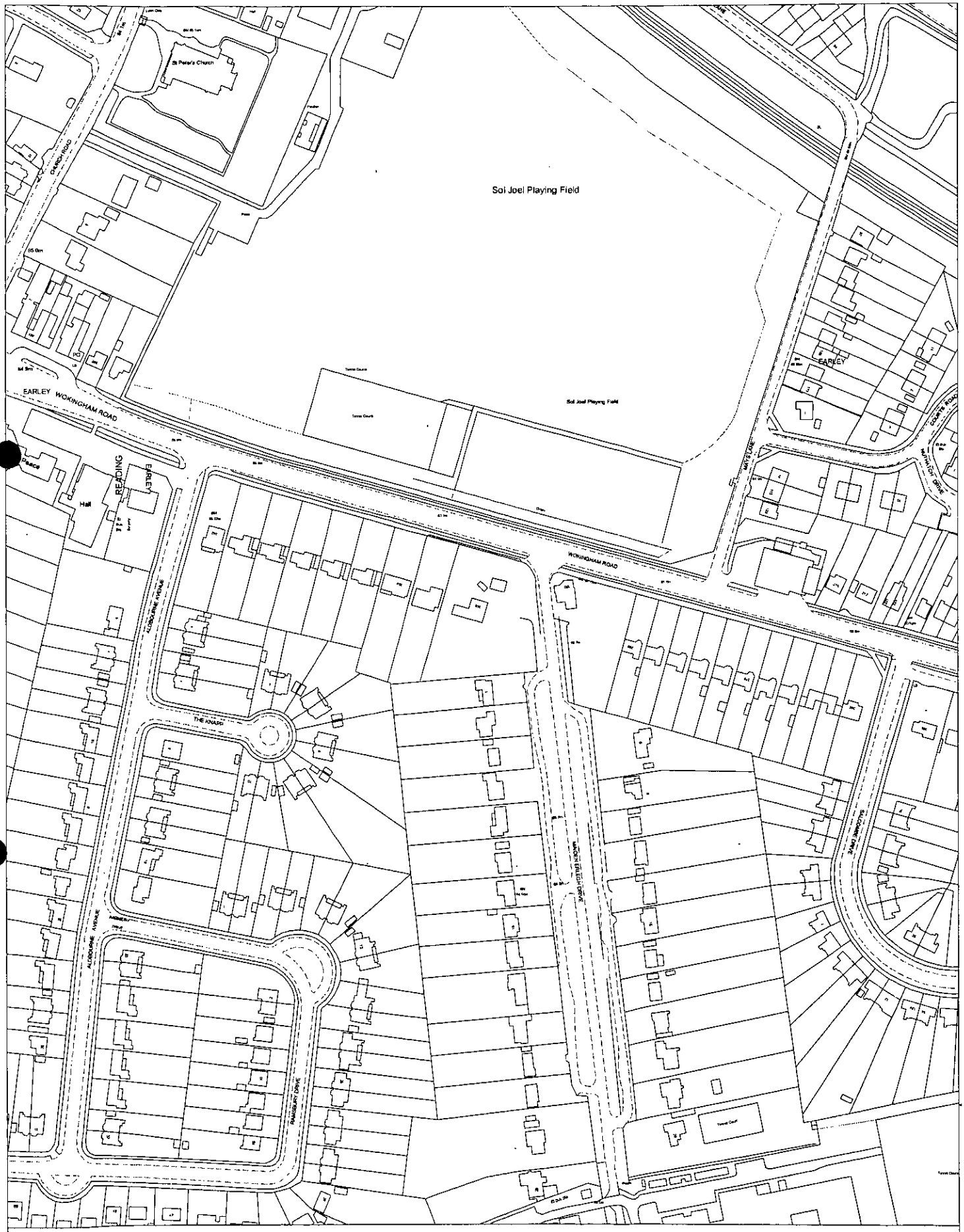

Site Plan, Scale: 1 to 2500

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Date: 6 July 2000

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- 1 AUG 2000

Mr and Mrs T E Dyer
15 Maiden Erlegh Drive
Earley
Reading
Berkshire
RG6 7HP

July 30, 2000

Dear Mrs Bate,

Town and Country Planning Act 1990
Appeal by: T A Fisher & Sons Ltd
Site: The House in the Trees
Ref: APP/X0360/A/00/1045177
LPA ref: F/2000/0451

While we would naturally expect the appellant to make the most of his case, in our view the appeal submitted by Tony Thorpe Associates is disingenuous and misleading in a number of important respects:

1. The use of phrases such as "not entirely dissimilar in character" (ref 1.04) to describe a three-story block of flats in comparison with a superior, detached, single-occupancy property. It is certainly not our perception from the plans that (ref 5.04) "there will be no perception of overlooking or overshadowing". Quite the contrary!

2. By whose judgement has a property that was substantially refurbished and underpinned several years ago and changed hands relatively recently for several hundreds of thousands of pounds "reached the end of its economic life and is not capable of reasonable beneficial use...." (ref 1.05). It is currently being beneficially used by the current occupants who bought it at that time.

3. By whose judgement is a substantial property in a large garden "a wasteful dwellinghouse with excessively large garden" (ref 7.05). Does this mean that all above average-sized properties with above average-sized gardens by comparison with their immediate neighbours are deemed to be ripe for redevelopment? If it does, this could totally change the character of the neighbourhood to the detriment of those who currently live there and who have invested considerable sums in their properties.

4. Specifically, if this application is granted, what of the property to the immediate east of the Drive? Its redevelopment would change the neighbourhood even further and duplicate the dangers referred to below.

5. "Three Tuns shopping and public transport" do not provide benefits of 'sustainability' (ref 7.07). These are small local shops – all supermarkets being a car journey away and, with one exception, not accessible by public transport, which from the nearest bus stop is at times of dubious reliability and non-existent in the evenings. Why else does one of the writers of this letter use a private car to and from Reading Station every day, and willingly bear the considerable costs of car parking?

6. Reference to "very dense tree screen.....completely screens the existing dwelling" (ref 1.02) might be true now, but will it be true after redevelopment? Our impression from the plans is that while trees covered by preservation orders would be retained, reasons would be found to fell or clear others. We are not convinced the screen will be anything like as dense as it is now.

7. The time limit for comments on the revised plans is not yet at an end, so how can the appellant state that (ref 2.01) "there are no principal matters of dispute following the submission of amended drawings".

8. Appendix 4.2 refers to a school in the singular. In fact, there are two separate schools – a primary and a secondary – with different opening and closing times. "National and local guidance suggests that a 4.8 metre wide shared surface road can serve up to 50 dwellings" – but can it serve this number together with several hundred schoolchildren either on foot or with cycles?

9. There is no vehicular access (appendix 4.2) to the schools or the library, only to the properties along the Drive. We would therefore dispute the existing traffic flows claimed for the Drive and consequently the small proportionate increase claimed for the proposed development. In addition, current daily cyclist use to and from the existing properties is minimal – only one that we know of – and we see no reason why is would be any greater for the proposed flats.

10. The proposed access (ref appendix 5.2) appears to be considerably nearer to Wokingham Road than the existing access (ref appendix2.2). It is the proximity of this entrance to the turning point of pedestrians and traffic from Wokingham Road into the Drive from both directions which creates the greatest potential danger and would be exacerbated by this proposed development.

11. The suggested footpath is not included in this application although it is included in a subsequent application now before the LPA. In our view, this suggested provision in no way addresses the issue of the increased vehicular danger to children approaching from the east and turning left into the Drive. Also those with cycles approaching from either direction will most likely choose to continue to use the main drive.

12. This suggested provision will reduce the number of parking spaces from 16 to 12. While this may conform to the regulations, with occupancy by professional couples, possible multi-tenancies and visitors it would not be difficult to envisage even 16 being inadequate at times. The service drives to the existing houses are private property for access only and, with hashed sections of main road in both directions together with a bus stop and road island, the Drive would be the obvious victim of over-spill parking with the attendant increased danger to pedestrians.

A review of the plans (including a new application currently under review) and reading of the appeal papers has simply confirmed our view that this development is totally out of keeping with the immediate neighbourhood and would indeed result in considerably increased dangers to the regular pedestrian users of the Drive. We respectfully request that it be refused.

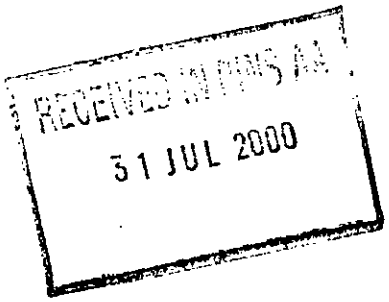
Yours sincerely

For and on behalf of
Mr and Mrs T E Dyer

Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

29th July 2000

Mrs C Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ



Dear Mrs Bate,

Ref: APP/X0360/A/00/1045177
Planning Application Wokingham District Council F/2000/0451, The House in the Trees, Maiden Erlegh Drive

I am writing to register my objections to the proposed demolition of the existing house and erection of a block of 8 flats on the site of "The House in the Trees". I have previously written to Wokingham District Council on 26th February and also today 29th July detailing the reasons for my objection. I enclose copies for your reference. I am particularly concerned by the present action of the developer in having multiple applications running for essentially the same building but with minor differences (WDC references F/2000/0451 and amendments and F/2000/1931). Whilst there is strong feeling among the local residents that this development should not be allowed, they may not have referenced all the applications. I therefore hope that you will examine the correspondence contained in the three files referenced.

Whilst there are many reasons for refusing this application and appeal, there are three which I wish to particularly emphasise to you.

Firstly, the development is for 8 double bedroomed flats. These are likely to have double occupancy which in these days means there will likely be two vehicles per flat. The initial application allowed for 16 parking spaces - enough for owners cars but not visitors. The ammended plans have reduced this to 8 - clearly inadequate for the development. Owners and visitors will be forced to park their vehicles in Maiden Erlegh Drive or Wokingham Road neither of which can accommodate parking. Furthermore the increased traffic will be extremely dangerous for the hundreds of schoolchildren who use Maiden Erlegh Drive as their access to Aldryngton Primary School and Maiden Erlegh Secondary School. Access to and from the

Drive is particularly dangerous and revisions to the plans is the new submission do not cure the problem. I urge you to visit the site and walk around the neighbourhood - unfortunately the schools are on Summer holiday so you will not appreciate the volume of pedestrians normally in the area.

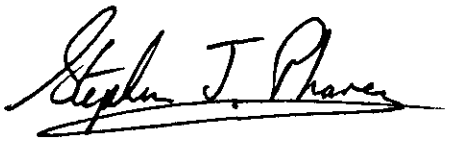
Secondly, the development is out of character with the other buildings in the area and is at the old entrance to the Earley Estate. Maiden Erlegh Drive is a Rhododendron lined Private Road which was once the main drive. The Lodge and walls at the entrance are the only remaining elem nts of this local history and should be preserved and not ruined by the development.

Finally, the building is 2 ½ storeys and is too high for the area. People living on the upper two levels will have clear views over neighbouring property and will invade residents privacy as they are permanently living at this height and not just bedrooms. Although the gardens have a number of trees these do not prevent line of sight.

There seem to be too many people eager to seek developments of this nature in an area which has a reputation for its 1930s properties and gardens. Please maintain this environment and do not let the area be spoilt.

I therefore, urge you to reject the appeal for the proposals for the developments of "The House in the Trees".

Yours sincerely,



Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

26th February 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
RG11 1WH

Dear Sir or Madam,

Ref: Planning Application F/2000/0451, The House in the Trees, Maiden Erlegh Drive

The above planning application has just come to my notice and I was able to view the plans at Woodley Library earlier today. As a near neighbour to the property - rear gardens nearly touch - I was surprised not to have been informed directly of the proposals. However I wish to register my concern over the requested development of the property. Firstly "The House in the Trees" is an established property, of the same period and character as the neighbouring properties and is in good and habitable condition currently being lived in by a young family. As such the property is in good repair and to my knowledge not in need of substantial work or requiring rebuilding. The proposed development of the property is thus purely for commercial gain.

Secondly, the proposal increases the domestic use of the property eight fold and provides parking space for 16 vehicles. This increase in domestic traffic coupled with the increase in service traffic is at a very busy pedestrian thoroughfare for in excess of 800 school pupils and families accessing both Aldryngton Primary and Maiden Erlegh Secondary schools using Maiden Erlegh Drive. The access for the property is very close to the entrance with Wokingham road and clearly is an unsuitable place to increase vehicle access. The width of Maiden Erlegh Drive being such that cars exiting the property would likely be head on to any traffic turning into the Drive. My two daughters use the Drive daily and I am very concerned for their continued safety both during the development and then use of the resulting properties.

Thirdly, the proposal is for eight, two bedroom apartments on "2 1/2" floors. The resultant property will be of an elevation above the adjacent buildings and roof line and overall will not

be in keeping with the existing properties all of which are detached or semi-detached dwellings (the latter in Aldbourne Avenue and The Knapp). It will be clearly visible from all directions and out of character. The current building is easily seen from my house and garden and the increased occupancy of the eight flats will have a significant detrimental effect on the privacy and peace enjoyed by myself and my family in our use of our house and garden.

Finally, I recognise that there has been a nearby development in Wokingham Road creating a number of apartments. This is taking place on the windfall site of the old BP Petrol Filling Station and is clearly a case of where a previous commercial site has been redeveloped to provide housing. In the case of "The House in the Trees", there is no reason to demolish the existing property and redevelop the site other than for the commercial gain of the developing party.

I therefore, respectfully request the planning committee to reject the proposals for the developments of "The House in the Trees" on the above points and the fact that the proposal is not beneficial to the area or the local community.

Yours faithfully,

Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

29th July 2000

Mr Simon Lewis
Planning Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Dear Mr Lewis,

Ref: Planning Application F/2000/0451, The House in the Trees, Maiden Erlegh Drive

I have studied the amendments for the above planning application and do not find that the changes alter my objections to the proposal as per my letter of 26th February. The changes are relatively minor and the development will still alter the character and nature of one of the remaining elements of the original Earley Estate.

Reduced car parking facilities will not remove the problem of increased traffic on a very busy route for school children attending Aldryngton and Maiden Erlegh schools and playgroups. Indeed it will increase the problem as there will be insufficient space to accommodate the owners' vehicles and those of any visitors. These will be forced to park along Maiden Erlegh Drive and Wokingham Road causing obstruction and congestion, increasing the danger and risk to motorist and pedestrian.

I remain very concerned at the height of the development. Removing balconies and using obscured glass does not remove the fact that the occupants will be permanently living at a height offering clear views over the neighbouring gardens. This invasion of privacy is not acceptable. The trees do not offer sufficient screening of the property and to allow such an increase in the height and use of the property is intolerable and sets a dangerous precedent for the area.

I therefore, urge the planning committee to reject the proposals for the developments of "The House in the Trees".

Yours sincerely,

Mr S.J. Pharez
4 The Knapp
Earley
Reading
RG6 7DD

29th July 2000

Mr Simon Lewis
Planning Services,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR

Dear Mr Lewis,

Ref: Planning Application F/2000/1931, The House in the Trees, Maiden Erlegh Drive

Thank you for your recent letter informing me of a further application for development of The House in the Trees. Having studied the plans I find that they are little changed from a previous application (F/2000/0451) and refer the planning committee to the correspondence from local residents expressing their concerns regarding that application.

The main change appears to be in handling the increased traffic flow to the development by changing the end of Maiden Erlegh Drive and its junction with Wokingham Road. Diverting the footpath onto the property, behind the brick wall will not have the desired effect of improving safety. Such a path is unlikely to be well used. Schoolchildren live in both directions and any crossing the road will turn right to the traffic island in front of any vehicles turning into the Drive. Those living to the left will be unlikely to use a narrow path which goes between trees. Indeed in hours of darkness this will itself be dangerous and for their personal safety, I would advise my daughters not to use it.

The proposal for the building itself still has many reasons for objection. Put simply it is too high, too large and over ambitious for the site and unnecessary. The development is purely for financial gain of the developer and does benefit the local community in any way. On the contrary it harms the area, changing the nature and character of Maiden Erlegh Drive and leaving the door open for redevelopment of this area.

These changes are not acceptable in an established and desirable area. This area should be preserved and its character maintained. I therefore, urge the planning committee to reject the proposals for the developments of "The House in the Trees".

Yours sincerely,

Graham Hickling
17 Maiden Erlegh Drive
Earley
Reading
RG6 7HP
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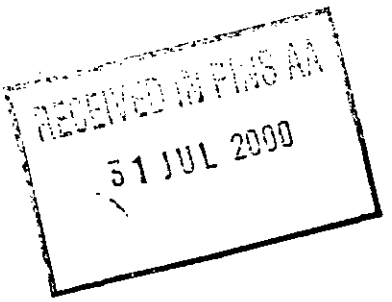
Email graham@ghicklings.freeserve.co.uk

28 July 2000



Mrs C Bate
The Planning Inspectorate
Room 1004
Tollgate house

Dear Mrs Bate

APPEAL REFERENCE APP/X0360/A/00/1045177

BUILDING APPLICATION - THE HOUSE IN THE TREES, MAIDEN ERLEGH DRIVE APPLICATION NUMBER F/2000/0451

I attach a copy of my letter setting out my objections to the above application.

I would be grateful if this could be taken into account when considering the appeal.

Yours Sincerely

Graham Hickling