APPLICATION NO:

F/2002/7059

LOCATION:
Kestrels Hogmoor Lane, Hurst Reading.

APPLICANT:
Mr B Farrell C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

EARLIEST DATE FOR DECISION: **15/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/09/2002

CASE OFFICER: **Elaine Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Farrell
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/7059

Parish: **HURST**

Location: **Kestrels, Hogmoor Lane, Hurst, Reading.**

Proposal: **Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.**

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

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

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

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

Condition
4. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

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

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

Condition
9. The dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating 300mm above the existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
10. The garage shall be constructed with the floor slab finished at the existing ground level, and any arising from excavation removed from the flood plain; and with aperatures in the side and rear walls from ground level up to 300mm above ground level to allow free entry and egress of flood water, and with gaps left under the main garage doors for the same purpose.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
11. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
12. There shall be no raising of existing ground levels on the site.

Condition
13. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
14. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
15. Any steps or ramps shall be of open construction.

Condition
16. The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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

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

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
11. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
12. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
13. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
14. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
15. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
16. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats,

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Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 45 4509 for further details.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Kathy Wood on 01276 45 4378 for further details.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1 and EN3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WNC3 and WIC16.

T. G. Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: _____

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

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 14 May, 2003

My ref: EV/2002/7059

Your ref:

Mr B Farrell
Pear Tree House
Hogmoor Lane
Hurst
Berkshire
RG10 0DH

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

Dear Mr Farrell

RE: PROPOSED REDEVELOPMENT OF LAND AT 'KESTRELS' HOGMOOR LANE, HURST
APP. NO. F/2002/7059

I refer to the outstanding conditions attached to the above mentioned planning consent and the various details relating to these that you have submitted.

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

As far as our records show you have not submitted details of the proposed roof tile. I would ask that you do so as soon, as is practicable so that the condition can be discharged.

Condition 05, 09,10 & 11: these conditions relate to the slab level and underfloor voids. The details shown on plan drwg. no. 1519/105B and 1519/104 would appear to be acceptable. However, I have referred the plans to the Environment Agency, for their comments.

Condition 06: this condition requests the submission of a landscape management plan. I have received your plan relating to this and have passed it to the Landscape Officer for comments.

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

Yours sincerely

E.V.

ELAINE VASHI

Planning Officer

FARRELL BRICKLAYING CONTRACTORS LTD

PLANNING SERVICES	PRT 66745
PCL	TLS
DC RV	ENF
APP	
04 MAR 2003	
	SDE
	FILE

FACSIMILE TRANSMITTAL SHEET

TO: Elaine Vaskis

FROM: Brendan Farrell

COMPANY: Wokingham Unitary.

DATE: 4-3-03

FAX NUMBER: 0118-9746484.

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: Kestrels, Hogmoor lane, Hurst, F/2002/7058 & 7059

YOUR REFERENCE NUMBER:

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Re: Request for written confirmation of your approval on brick type.

Following my fax of the 16th February 2003 and our subsequent telephone conversation in which you verbally gave approval of the brick type brought into you on 3rd February 2003, I am still awaiting your written confirmation.

Therefore, I would like to state that if I do not received written confirmation of approval by Friday 19th March 2003, I shall proceed with the ordering of the Terca, Renaissance brick as you verbally agreed.

My Mobile Number 07768-902767.

PEAR TREE HOUSE, HOGMOOR LANE, HURST, BERKSHIRE RG10 ODH
TELEPHONE & FACSIMILIE: 0118 932 0178

01189320178
4-MAR-2003 21:21 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:1

RR

FARRELL BRICKLAYING CONTRACTORS LTD

PLANNING SERVICES	RPT 65930
DC	T/S
DC RV	E/F
AP	
CS	

10 FEB 2003

FACSIMILE TRANSMITTAL SHEET

TO: Elaine Vashi	FROM: Brendan
COMPANY: Wokingham Unitary	DATE: 10-2-03
FAX NUMBER: 0118-974 6484	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Planning Application F/2002/7058 & 7059	YOUR REFERENCE NUMBER:

COPIES TO: Farrell — CON / FILE

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Elaine

Brick samples were brought in to you on Monday 3rd February 2003 for your approval and to date I have still not received a response.

Therefore, I would be grateful if you would contact me as a matter of urgency to confirm approval in order for me to proceed.

Regards.

Brendan Farrell.

Telephone me on 07768-902767.

PEAR TREE HOUSE, HOGMOOR LANE, HURST, BERKSHIRE RG10 ODH
TELEPHONE & FACSIMILIE: 0118 932 0178

01189320178
10-FEB-2003 19:34 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:1

FARRELL BRICKLAYING CONTRACTORS LTD

PLANNING SERVICES	HPT 65669
PCL	TLS
DC	ELF
CS	

03 FEB 2003

COPIES TO | ACK | FILE

FACSIMILE TRANSMITTAL SHEET

TO: Elaine Vashi

FROM: Brendan Farrell

COMPANY:

DATE: 4-2-03

FAX NUMBER: 0118-974 6484

TOTAL NO. OF PAGES INCLUDING COVER: 1

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: Kestrals, Hogmoor Lane, Hurst

YOUR REFERENCE NUMBER:

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Please be advised that the sample bricks relate to both application F/2002/7059 & 7058. which were brought in yesterday.

I shall arrange for return of the sample board shortly.

PEAR TREE HOUSE, HOGMOOR LANE, HURST, BERKSHIRE RG10 ODH
TELEPHONE & FACSIMILIE: 0118 932 0178

Tel: (0118) 974 6229 (Direct Line)
E-Mail: trevor.watson@wokingham.gov.uk
Date: 29 January 2003
My ref: TD/F2002/7058 & 7059
Your ref: JI/FJ/1519

Mr J Irish
Partner, The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire RG40 2BT

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

Dear Mr Irish

Re: Kestrels, Hogmore Lane, Hurst.

Thankyou for your letter dated 22 January 2003.

I have now had the opportunity of discussing this matter with my legal colleagues. Following on from this I would confirm what I said in my earlier letter dated 22 January 2003. The approval of application F/2002/7058 was a mistake and I regard the decision notice as invalid. Accordingly a refusal notice will be issued in the near future.

Please contact me with any queries.

Yours sincerely

TEW

Trevor Watson
Development Control Manager

File: letter kestrels

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

65273

TW

23 JAN 2003

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 IWR

22 January 2003

Ref/JI/DP/1519

Dear Sirs

Kestrels Hogmore Lane Hurst

My client will be building the scheme as approved (consent issued) ref; F/2002/7058 to include the front central gable.

We believe it to be illegal for you to withdraw a consent.

Yours Faithfully

John Irish
Senior Partner

cc. B Farrell

Tel: (0118) 974 6229 (Direct Line)
E-Mail: trevor.watson@wokingham.gov.uk
Date: 22 January 2003
My ref: TD/F2002/7058 & 7059
Your ref: JI/FJ/1519

Mr J Irish
Partner, The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire RG40 2BT

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

Dear Mr Irish

Re: Kestrels, Hogmore Lane, Hurst.

Thankyou for your letter dated 16 January 2003 querying the approval of two planning applications (F/2002/7058 & 9) at Kestrels, Hogmore Lane, Hurst.

As the applications were submitted as duplicates I can confirm that both applications were determined on the basis of the amended plans submitted in September 2002. I do now note the comments of your letters dated 21 January 2003 and 19 September 2002 and am grateful for you bringing this matter to my attention.

It is clear now from your letter that it was your intention that the amended plans were only submitted in respect of one of the applications. However as noted above the grant of permission on both of the schemes was on the basis of the revised plans. As you are aware the Council had a number of concerns regarding the original scheme proposals.

Therefore should your client wish for a decision on the scheme as originally submitted please contact me to discuss a way forward.

Yours sincerely

TRW

Trevor Watson
Development Control Manager

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

65078

PLANNING SERVICES | HPT | PCL | DO | APP | CS

EV

17 JAN 2003

COPIES TO | FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

16 January 2003

Ref: JI/FJ/1519

For the attention of: Elaine Vashi

Dear Sirs,

RE: KESTRELS – HOGMORE LANE – HURST.

I refer to my letter dated 19th September 2002 (copy enclosed) and to the issue of planning approvals F/2002/7058 and 7059.

My letter dated 19th September 2002 clearly states that only application ref: F/2002/7059 was to have amended drawings and that application ref: F/2002/7058 was to remain as originally submitted on 6th September 2002.

Would you please confirm that my client can build either scheme as consents have been issued for both?

Yours faithfully

Changes.
+ took out gables!
reduce ridge height from 10m → 9.2m

PP [signature].
John Irish
Partner

. Encs.

Cc. Brendan Farrell.

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 September 2002

Ref: JI/FJ/1519

For the attention of: Elaine Vashi

Dear Sirs,

RE: KESTRELS – HOGMORE LANE – HURST.
APPLICATION NUMBER: F/2002/7059.

Please find enclosed six copies of drawing No. 1519/10C for substitution in application number. F/2002/7059. Application No.F/2002/7058 remains as per our letter dated 6th September 2002.

I have half hipped the front gable, because a full hip disturbs the architectural integrity of the front elevation and in any case would be vernacularly an incorrect detail.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Brendon Farrell.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	7058 EV
BUILDING CONTROL NUMBER	FP 2003/451
~~APPLICANT~~/AGENT	Edwards Irish Partnership
ADDRESS OF SITE	Kesthels. Hogmoor Lane HURST.
DESCRIPTION OF PROPOSED WORK	replacement dwelling + detached garage - demolish existing dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1519 10B	1519 10B
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

Tel: (0118) 974 6451

Date: 22 July 2002

My ref: F/2002/7059

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2002/7059
Kestrels, Hogmoor Lane, Hurst, Reading.
Proposed erection of one replacement dwelling and garage.
Demolition of existing dwelling. Duplicate application with F/2002/7058.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2002/7059**
Kestrels, Hogmoor Lane, Hurst, Reading.
Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.
I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/REFUSAL
and my reasons are: massing, bulk, etc - rural area

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: R A Drake Date: 29.07.02

Councillor A Drake

ENVIRONMENT AGENCY

Our Ref : SP/2001/004766-1/1
Your Ref : Mark Stirling

Date : 13 November 2001

Mark Stirling
Scarlet Hollies
Wokingham Road
Hurst
Berkshire
RG10 0RX

Dear Sir

REGARDING: REPLACEMENT DWELLING AT KESTRELS, HOGMOOR LANE, HURST, BERKSHIRE

Thank you for your letter dated 24th October 2001, which was received on 26th October 2001. You are asked to quote the following reference in any correspondence: **SU77SE/25/25.** The Environment Agency has the following comments:

Flood Risk Issues

I can confirm that this site is within the modelled 1 in 100 year (1% annual probability), floodplain of the Hogmoor Lane Ditch. The site is, therefore, within an area where new development is to be strictly controlled. Furthermore, the new development proposals appear to have a ground covered area that is less than that of the existing dwelling. In this case we advise as follows;

Any new construction at this site should be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set 300mm above the existing ground level and with openings sufficient in size and number to allow free entry and exit of flood water. As a rough guide, there should be one opening in every 5 metre (20% void to wall ratio), run of the wall on all sides. The frequency may be varied according to circumstances, as we do not want to be prescriptive when it affects the aesthetics of the building.

There are a number of benefits associated with the inclusion of voids in a buildings construction;

- prevents future flooding of the new dwelling, offering protection to the contents
- allows the plot of land associated with the dwelling to dry out at a quicker rate
- allows flood water flows to pass across the site unhindered
- prevents an increase in risk of flooding to any adjacent properties

Further benefts can be gained by making the proposed garage a floodable structure, by including in its construction;

- a finished floor level at or below existing ground level

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

- a gap between 100 and 150mm high under the main doors
- openings on all three walls, except where not practical, usually a minimum of two on the long side and one on the short side of a single garage. These openings to be from existing ground level up to 300mm and a minimum width of 1 metre.

In addition to underfloor voids and garages of open construction, any walls or fencing constructed within or around the site should be designed to be permeable to floodwater.

Wildlife Conservation

Presence of a Watercourse

The submitted plans do not clearly show the proximity of the adjacent watercourse to the development. However the Agency ordinarily requests a minimum of 5 metres between any new development and adjacent watercourses.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Wildlife Protection

Water voles, a scheduled species under the Wildlife and Countryside Act 1981, are also recorded in the area. The establishment of appropriate buffer zones should protect the corridor for these species.

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

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

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of tall grassland.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

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

Wildlife Enhancement
Due to the proximity of this development to a number of small streams in the surrounding area, the consideration of bird nesting and roosting sites being built into the development through the incorporation of ledges, crevices and holes, where possible, should be taken into account. The incorporation of bat roosts into the design of the new house could also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Groundwater Protection

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

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Pollution Prevention
For further guidance and advice on the prevention of pollution to water courses and groundwater, please visit The Agency's 'Pollution Prevention Guidelines' web page. This can be found in the Business section of The Agency's web site. Alternatively you can type the following location in your browsers address bar;

www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 05 - Works in near or liable to affect watercourses; provides guidelines to assist all those who may have cause to work in or near watercourses. If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce

household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Sustainable Construction

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

Further Information

If you have any further queries please do not hesitate to contact me on 01276 454349, quoting the reference cited at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

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

2030

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 23 October 2001
My ref: NL/Hurst/pre-apps
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 Mark Stirling.
Scarlett Hollies
Wokingham Road
Hurst
Berkshire
RG10 0RX

Dear Mr Stirling,

PROPOSED REPLACEMENT DWELLING AT KESTRELS, HOGMORE LANE, HURST.

Thank you for your letter of the 18 September 2001, regarding the above stated development.

I have considered the proposed development as outlined in your letter and the accompanying drawing. Unfortunately, the information which accompanied your letter does not allow for a full and comprehensive, pre-application appraisal of the proposed development. However I am able to confirm that the proposed development site is located on the edge of the identified settlement of Hurst. As such the principle of the replacement dwelling is likely to be acceptable subject to it complying with the other policies of the Council's Local Plan.

The site is also identified as being within and area of land liable to flooding and would be subject to consultation with the Environment Agency. As there is an existing dwelling on the site, the main area of concern in this matter would be whether there would be an increase in the amount of built development within the area liable to flooding. I strongly suggest that you discuss this matter with the Environment Agency directly on (01276) 454 300.

The second main area of concern is connected with the site's location on the edge of the settlement. As such it is important that the proposed development is able to form a link between the surrounding rural and residential areas. I am similarly concerned about the proposed located of the detached double garage, which would be located further forward on the site than any of the present development. It is therefore suggested that special consideration is given to the positioning of the proposed dwelling on the site, to help maximise that gap between the development and the site boundary and that the garage accommodation is located in a less visibly prominent position.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted.

Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,



NICOLA LAKE.
Senior Planning Officer.

NL

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
PP	
CS	
18 SEP 2001	
COPIES TO:	ACK
	FILE:

16 th September 2001

Scarlett Hollies
Wokingham Road
Hurst
Reading
BERKS RG10 0RX

Dear Ms. Lake,

Re: Kestrels (previously The Willows) Hogmoor Lane, Hurst, Berkshire

Further to a discussion I had at W.D.C. with Farah Humayun with regard to the above property. Ms Humayun suggested that I wrote directly to you with my proposed plans as you will be able to give me some pre-application advice and whether you would support the application.

Background to site

Hogmoor Lane consists of a mixture of housing styles from period properties through to recently constructed houses. Kestrels was built as a bungalow (the only one in the lane) in 1972. The bungalow is approximately 2,500 sq.ft. and is set back from the lane by 70ft. The bungalow has a depth of 66ft and its widest point, it is 53ft. However, there are rendered walls,which are the same height as the bungalow,which extend to the edge of the boundary on either side. As far as the 'street scene' is concerned, the bungalow appears to occupy the full width of the plot. To the rear of the site, is the newly built (5 years ago) Persimmon development. To the right, is a two storey dwelling, and directly opposite to Kestrels there are two storey properties.

Proposed new house

After confirming with Ms Humayun, that the proposed site lies within an area of settlement, I explained I wished to replace the bungalow with a two-storey dwelling for my family and I to live in. Ms Humayun confirmed it may be possible to do this, as development is actively encouraged by the Council in the areas of settlement.

I have enclosed a photograph of the style of house that I feel would most suit the street scene. This Georgian style of building is evident across many parts of Hurst. in fact, there are several Georgian properties along Hinton Road which runs adjacent to Hogmoor Lane. The property currently has an in/out driveway, I will require only one of these with my proposed plan.

The siting of the proposed dwelling, would be built on the same front building line, as existing, but would not extend as far into the plot as the current dwelling. I feel that this would have less impact from the neighbouring property 'Tobago' which lies to the right of Kestrels. It will also be less noticeable from the horse field which lies to the left of the current dwelling. There is a public footpath running through the centre of this field, however, I feel that it will have minimal impact compared with Dalby Close.

All appropriate landscaping would be completed during the course of building works.

I trust I have covered all the relevant points, that you will need to consider but should you require any further information, please do not hesitate to contact me either at the above address or by telephone. My number is 01189 344496.

I look forward to hearing from you shortly.

Kind regards,



Mark Stirling

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES HPT 68251
POL
DC
APP
CS
15 APR 2003
COPIES TO

Elaine Vashi
The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 IWR

14th April 2003

Ref: JI/SK/1519

Dear Elaine

Kestrels, Hogmore Lane, Hurst. Planning app. no. F/2002/7059.

Please find enclosed drawing nos., 1519-104 and 1519-105B which are copies of the Elevations and Sections on the above development. These drawings should clear up Condition 5 of the Planning Consent regarding Slab Levels.

If you require any more information on the above or any other part of the development then do not hesitate to contact me on the office number.

Yours truly,

Sean Kelly
Architectural Technician.

Cc. B Farrell

Date: 20 May 2003

To: Case Officer

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

Application Number: F/2002/7059

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Plans to satisfy conditions 9, 10 & 11 of consent F/2002/7059. Drawing nos: 1519-104; 1519-105B.

Comments are required by 03/06/2003.

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

(RING ONE)

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

App. No. F/2002/7059 Date Rec. 15/4/03

Location: KESTRELS, HOGMOOR LANE

Parish: HURST

Applicant: MR. B. FARRELL.

Description of attached plans: Plans to satisfy cond. 9, 10 & 11 of F/2002/7059.

Drawing No's: 1519-104 ; 1519-105B

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

N.B please send copy of dec. notice attached to E.A along with plans.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on 20.05.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2002/7059 Date Rec. 15/4/03

Location: KESTRELS, HOGMOOR LANE

Parish: HURST

Applicant: MR B. FARRELL.

Description of attached plans: Plans to satisfy cond. 9, 10 & 11 of F/2002/7059.

Drawing No's: 1519-104; 1519-105B

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

N.B please send copy of dec. notice attached to E.A along with plans.

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on 20.05.03

Yellow - Case Officer Copy
Green - Part One Copy

66163

PLANNING ...
POL:
DC: ISV
17 FEB 2003
COPIES TO
FILE:

FARRELL BRICKLAYING CONTRACTORS LTD

FACSIMILE TRANSMITTAL SHEET

TO: Elaine Vashi	FROM: Brendan Farrell.
COMPANY: Wokingham Unitary	DATE: 16-2-03
FAX NUMBER: 0118-9746484.	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Kestrels, Hogmoor Lane, Hurst.	YOUR REFERENCE NUMBER: F/2002/7058+7059

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Please find to follow a copy of my letter brought in on 3rd February with our choosen bricks.

I also confirm again that the bricks are Terrca, Renaissance.

I await your written confirmation of approval as discussed.

Regards

Brendan.

PEAR TREE HOUSE, HOGMOOR LANE, HURST, BERKSHIRE RG10 ODH
TELEPHONE & FACSIMILIE: 0118 932 0178

16-FEB-2003 23:39 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:1
01189320178

Mr B Farrell
Ketrels
Hogmoor Lane
Hurst
Reading
RG10 OTH

3rd February 2003

Dear Elaine Vashi

Re: Planning Application Number F/2002/7058 & 7059

Please find attached a sample of the bricks chosen for the above property, which are Terrea, Renaissance.

I would be grateful for your response as soon as possible.

Yours sincerely

Brendan Farrell

16-FEB-2003 23:39 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:2
01189320178

- 8 APR 2003

Date: 04 April 2003

To: Landscape & Trees

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

Application Number: F/2002/7059

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Landscape details.

Comments are required by 14/04/2003.

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

Details of species, sizes and densities of planting need to be provided.

Neil Etherington
8/4/03

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Farrell
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/7059

Parish: **HURST**

Location: **Kestrels, Hogmoor Lane, Hurst, Reading.**

Proposal: **Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.**

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

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

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

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

Condition
4. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

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

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

Condition
9. The dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating 300mm above the existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
10. The garage shall be constructed with the floor slab finished at the existing ground level, and any arising from excavation removed from the flood plain; and with aperatures in the side and rear walls from ground level up to 300mm above ground level to allow free entry and egress of flood water, and with gaps left under the main garage doors for the same purpose.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
11. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
12. There shall be no raising of existing ground levels on the site.

Condition
13. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
14. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
15. Any steps or ramps shall be of open construction.

Condition
16. The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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

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

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
11. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
12. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
13. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
14. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
15. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
16. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats,

---

Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 45 4509 for further details.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Kathy Wood on 01276 45 4378 for further details.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1 and EN3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WNC3 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: _____

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

PLANNING SERVICES | POT
POL | T.S.
DC | CHF
APP
CS
18 MAR 2003
COPIES TO | ACK.
FILE

Mr & Mrs Farrell
Kestrels
Hogmoor Lane
Hurst
Reading
RG10 0DH

18th March 2003

PLANS TO MEET CONDITIONS

7059

Dear Mr J Hedley

Re: Planning Application Number F/2002/7058 & 7059

I am writing in response to your letter 17th March 2003 regarding breach of conditions 5, 6 & 8.

As to slab level condition, the slab level is self-explanatory, as it will be 600mm above current existing ground level.

Regarding the condition of protection to trees, there are none.

And lastly, details of planned landscaping will remain very much as was, with the exception of the white artexed wall looking at the front of the property, to the left, will not be replaced. Instead, a post and rail fence with a hawthorn or natural Berkshire hedge shall be planted and that the overgrown conifer hedging to the front of the property shall be replaced by a beech hedge. Also, a new tree (species yet to be decided) shall be planted at the front of the property in the middle of the grassed area. Species of planting outside the front of the property have also yet to be decided as this was previously grassed.

Please see our sketch on proposed landscaping.

Also, note that a new beech hedge has been planted at the bottom of the garden.

Can you please respond to Mr & Mrs Farrell direct rather than John Irish Architects at the above address but note that the name of the house has been changed to Pear Tree House.

Yours sincerely

Brendan Farrell

01189320178

LANDSCAPE PLANS PASSED TO L' SCAPE - 2/4/03.

From:Planning Enforcement

Memo

To: Elaine

From: Jerry Hedley

Date: 28th March 2003

Subject: Kestrels Hogmoor Lane Hurst, F/2002/7059

Hello Elaine,

Please find attached copy of my letter to the developer and the response in relation to pre-commencement conditions for the above stated site.

Cheers JH

RR
6 72 84

FARRELL BRICKLAYING CONTRACTORS LTD

FILE
17 MAR 2003

FACSIMILE TRANSMITTAL SHEET

TO: Mr J Hedley
FROM: Brendan Farrell
COMPANY:
DATE: 18-3-03
FAX NUMBER: 0118-974 6484
TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:
SENDER'S REFERENCE NUMBER:
RE:
YOUR REFERENCE NUMBER:

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Please see letter attached.

PEAR TREE HOUSE, HOGMOOR LANE, HURST, BERKSHIRE RG10 ODH
TELEPHONE & FACSIMILIE: 0118 932 0178

17-MAR-2003 21:54 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:1
01189320178

yellow file copy
71632

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 31 July 2003
My ref. AC/SB/F/2002/7058 & F/2002/7059
Your ref.

Mrs J Martin
Chairman, St Nicholas Hurst Parish Council
Broadcommon Farm
Broadcommon Road
HURST
Berkshire RG10 0RE

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

Dear Mrs Martin

KESTRELS - F/2002/7058 AND F/2002/7059

I am writing further to your letter to Mark Moon of 5 June, your conversations with Trevor Watson and Shaun Andrewartha of this department, and our telephone conversation of 30 July.

First of all, let me acknowledge that officers made a mistake when they granted permission, in that they were under the impression that the amended drawings related to both applications. As we all know, that was not the case, and can I offer my apologies on behalf of all involved.

Having said that, we have investigated with our legal advisors whether the approval which was wrongly given can be withdrawn and replaced. Their conclusion is that it cannot.

Unfortunately, the effect of this is that the applicant can lawfully build the unamended scheme. I know that this information is not what you or residents were hoping to hear, and again I must apologise for this.

There is an outstanding issue regarding a window which has been constructed in the front elevation of the garage. The owner has been asked to submit a revised drawing showing the as built situation.

You expressed your concern that the high turnover of staff in Development control meant that relatively junior planning staff were not properly supported. As I said to you, there is a national shortage of planners and high turnover is certainly not unique to Wokingham. Many of our colleagues elsewhere in the South East suffer similarly as staff move on at a particular point in their careers in search of affordable home ownership. Trevor Watson and I have been working over the last year, as part of our Best Value review of Development Control and subsequently, to restructure the Section to employ additional experienced planners to give greater support to junior staff.

Mrs J Martin
Chairman, St Nicholas Hurst Parish Council

31 July 2003

As a matter of procedure, staff do not sign off their own applications, they are checked by a senior planner. This check normally enables issues like the Kestrels case to be picked up, and it is doubly unfortunate that in this instance it did not.

On the positive side, this case has served as a warning to all concerned that one needs to be particularly careful with amended plans where "twin tracked" applications are concerned. None of us want to see a repetition of these circumstances.

Now that our strengthened team is in place we are offering Parish Councils a visit from either Trevor Watson the Development Control Manager, or the relevant area team leader (Jeni Jackson in Hurst's case) to discuss local issues and strengthen understanding and feedback between the Parish and WDC. We can also offer a specialist to talk about planning enforcement generally. If your parish clerk has not already been in touch with us about this, I would invite them to do so.

You may also be interested to know that the government is promoting a new Planning Bill through parliament. The current proposals would remove the opportunity to "twin track" duplicate applications and would also reduce the 'life' of a planning permission from five years to three. I know that current arrangements often give rise to public concern.

In conclusion, can I once again offer our apologies. I do hope that this letter has provided you with some reassurance that we are making efforts to avoid any repetition. Do contact me if you would like to discuss this further.

Yours sincerely



ANNA CRONIN
Head of Planning & Transportation

7/632

St. Nicholas Hurst Parish Council

Mrs Janice Martin
Broadcommon Farm
Broadcommon Road
Hurst
Berkshire
RG10 0RE

Tel. 0118 9342851

Mr M Moon
Acting Head of Environmental Services
Wokingham District Council
P.O. Box 153
Shute End
Wokingham RB40 1WL

05 June 2003

Re: F/2002/7058 and F/2002/7059: Kestrels, Hogmoor Lane Hurst

Dear Mr Moon,

As you are probably aware, there is extreme confusion concerning the above dual applications, and how these applications were dealt with by WDC. The result is that a house is being built and we are told we have to 'wait to see' which plan is followed: the accepted plan or the refused.

This has lead to enormous concern being expressed by Parish Council members and parishioners with regard the possibility of a situation like this being allowed to happen.

I'm sure you will understand the need for this to be investigated thoroughly and for full explanations to be given, and would appreciate a meeting with yourself to discuss the concerns raised in this correspondence.

Yours sincerely,

Mrs Jan Martin.
Chairman: St Nicholas Hurst Parish Council

ADIman

MAYRISE NO 20038032
DATE REC'D 10 JUN 2003
ACK
ANS'D
FILE REF

CC Trevor Watson, Development Control Manager
District Councillor Mrs A.N.M.C Drake

Encs: Paper on concerns re: procedures
Email to Elaine Vashi: first sent 05.04.03 and again 02.05.03
Email reply from Elaine Vashi: 06.05.03

St Nicholas Hurst Parish Council

Re: F/2002/7058 and F/2002/7059: Kestrels, Hogmoor Lane Hurst

Paper on Concerns re: Procedures.

The Parish Council is rather disturbed over the way the above applications have been dealt with by WDC.

The result of the confusion is that a house is being built and we are told we have we to 'wait to see' which plan is followed: the accepted plan or the refused.

This situation would never have arisen had the plans been scrutinised, in the normal accepted and required manner. I quote from the planning officer's response by email, dated 06.05.03, to our queries : *'revised plans showing the omission of the dormer windows in the roof and a reduction in the scale of the front projecting section were received on 20th September 2002 and were assumed to relate to both planning applications. Therefore, when consent was granted it related to both applications. After the decision notices were issued the agent for the application contacted the Council and informed us that the revised plans related only to application F/2002/7059 and not 7058. In retrospect, given the concerns that the LPA had regarding the original scheme a refusal notice for F/2002/7058 was subsequently issued. However, the legal position of this is rather tenuous, and until it is apparent (visually) which scheme the applicant is building we cannot deal with this particular issue'*

'Therefore, when consent was granted it related to both applications.'

- Can anyone please explain what this actually means?
- Why does it conclude that this applies to both applications, given that each has its own application number?
- And how this could possibly happen, given that each has its own application number?
- Accepting that one of the main roles of planning is to protect the environment why is the planning department leaning in favour of the applicant, by giving him the choice, via the 'wait and see approach' rather than enforcing its initial decision that the first application was not acceptable?

Given this is; '*rather tenuous*' this must surely apply, if anything, to the rights of the applicant; in other words, if anything is tenuous, it is his right to build as he sees fit rather than complying with Planning Department decisions. Also what is the likelihood that enforcement will insist on demolition of the contravening sections of building, should the applicant choose to build what he in fact applied to build in the first place.

It is quite reasonable to point out that the applicant is well known to WDC planning not least of all because of previous concerns over his interpretation of planning agreements. This applicant is extremely persistent in pursuing his applications to such a point that an officer must find his approaches very difficult to deal with. Was the officer at any time supported by her superiors in dealing with this application?

We must have answers to these questions, please, for our parishioners who are not least of all concerned at the potential setting of precedent.

St Nicholas Hurst Parish Council

Re: F/2002/7058 and F/2002/7059: Kestrels, Hogmoor Lane Hurst

Paper on Concerns re: Procedures.

Several other issues are causing concern namely:

- Commencing of work at 7.15 a.m. through the week and continuing post 12.00 on Saturdays
- Land levels have been raised via the redistribution of excavated earth
- Building appears to be right up to the ditch
- The ditch is being filled
- We have requested confirmation as to whether or not this ditch is a water course

The enforcement officer agreed to a site visit on Tues 3rd June to check dimensions as there are concerns that the building seems somewhat larger than indicated on the plans.

I look forward to your explaining and addressing these matters in such a way that I can explain them with clarity to my councillors and parishioners.

Margaret Roselaar

From: "Elaine Vashi" <Elaine.Vashi@wokingham.gov.uk>
To: "'primero.graphics'" <primero.graphics@btconnect.com>
Sent: 06 May 2003 15:18
Subject: RE: Kestrals F/2002/7059

Dear Ms Martin

Thank you for your email. Unfortunately I did not receive your earlier mail as it appears that the address was incorrect. Your email raises two main issues, the first being the pre-commencement conditions and the second being the situation of what exactly has consent?

Firstly to address the precommencement conditions, we have served Mr Farrell with a 'breach of condition' notice . This gives the applicant 28 days to provide us with all relevant information. Since this has been served we have received details of the slab levels but are still awaiting the landscape details. Details of the material samples were submitted some time ago and are considered to be acceptable. I have discussed with the Enforecement team, the issue of stopping the development until such time as all details relating to precommencement conditions have been submitted and approved in writing, however such a course of action would not be considered expedient.

With regard to the second issue raised in your email, revised plans showing the omission of the dormer windows in the roof and a reduction in the scale of the front projecting section were received on 20th September 2002 and were assumed to relate to both planning applications. Therefore, when consent was granted it related to both applications. After the decision notices were issued the agent for the application contacted the Council and informed us that the revised plans related only to application F/2002/7059 and not 7058. In retrospect, given the concerns that the LPA had regarding the original scheme a refusal notice for F/2002/7058 was subsequently issued. However, the legal position of this is rather tenuous, and until it is apparent (visually) which scheme the applicant is building we cannot deal with this particular issue.

I hope this answers all of your queries. However, should you require clarification of the above or any additional information please contact me again.

Regards

Elaine Vashi

----Original Message----
From: primero.graphics [SMTP:primero.graphics@btconnect.com]
Sent: 02 May 2003 04:45
To: elaine.vashi@Wokingham.gov.uk
Subject: Kestrals F/2002/7059

Dear Elaine,

I am re-sending you my original email for which I have not yet received a reply.

Several residents of Hogmoor Lane are very anxious about this site and feel we must do our utmost to reassure them.

Yours sincerely.

Jan Martin

04/06/2003

Date: 04 April 2003

To: Case Officer

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

Application Number: F/2002/7059

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Landscape details.

Comments are required by 14/04/2003.

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

Application No: F/2002/7059 EV

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Farrell
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/7059

Parish: **HURST**

Location: **Kestrels, Hogmoor Lane, Hurst, Reading.**

Proposal: **Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.**

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

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

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

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

Condition
4. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

(RING ONE)

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

App. No. F/2002/7059. Date Rec. 28/3/03.

Location: 'KESTRALS' HOGMOOR LANE, HURST

Parish: HURST.

Applicant: MR. B. FARRAL.

Description of attached plans: LANDSCAPE DETAILS.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

Date: 19 May 2003 21 MAY 2003

To: Landscape & Trees

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

Application Number: F/2002/7059

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Landscape plans. Drawing no: LANDS-02.

Comments are required by 02/06/2003.

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

PROPOSAL ILLUSTRATES MINIMAL PLANTING —

3 SHRUB (TYPE) SPECIES + 1 TREE.

I QUESTION IF A LANDSCAPE SCHEME IS APPROPRIATE IN THIS LOCATION.

MINIMAL BUT SUFFICIENT TO SATISFY CONDITION ON LANDSCAPE.

Harold Sanders

LANDSCAPE ARCHITECT

29.05.03.

NOTE — I AM NOT SURE WHAT A 'BERKSHIRE' HEDGE IS. HAWTHORN ACCEPTABLE

(RING ONE)

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

App. No. F/2002/7059. Date Rec. 28/3/03.

Location: 'KESTRALS' HOGMOOR LANE, HURST

Parish: HURST.

Applicant: MR. B. FARRELL.

Description of attached plans: LANDSCAPE DETAILS.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

Mr & Mrs Farrell
Kestrels
Hogmoor Lane
Hurst
Reading
RG10 0DH

PLANNING DECADES | LPT
PCL | TLS
DC | CHP
APP
CS
18 MAR 2003
COPIES TO | ACK:
FILE:

18th March 2003

PLANS TO MEET CONDITIONS

7059

Dear Mr J Hedley

Re: Planning Application Number F/2002/7058 & 7059

I am writing in response to your letter 17th March 2003 regarding breach of conditions 5, 6 & 8.

As to slab level condition, the slab level is self-explanatory, as it will be 600mm above current existing ground level.

Regarding the condition of protection to trees, there are none.

And lastly, details of planned landscaping will remain very much as was, with the exception of the white artexed wall looking at the front of the property, to the left, will not be replaced. Instead, a post and rail fence with a hawthorn or natural Berkshire hedge shall be planted and that the overgrown conifer hedging to the front of the property shall be replaced by a beech hedge. Also, a new tree (species yet to be decided) shall be planted at the front of the property in the middle of the grassed area. Species of planting outside the front of the property have also yet to be decided as this was previously grassed.

Please see our sketch on proposed landscaping.

Also, note that a new beech hedge has been planted at the bottom of the garden.

Can you please respond to Mr & Mrs Farrell direct rather than John Irish Architects at the above address but note that the name of the house has been changed to Pear Tree House.

Yours sincerely

Brendan Farrell

01189320178
FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:2

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

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

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

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

Condition
9. The dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating 300mm above the existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
10. The garage shall be constructed with the floor slab finished at the existing ground level, and any arising from excavation removed from the flood plain; and with aperatures in the side and rear walls from ground level up to 300mm above ground level to allow free entry and egress of flood water, and with gaps left under the main garage doors for the same purpose.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
11. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
12. There shall be no raising of existing ground levels on the site.

Condition
13. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
14. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
15. Any steps or ramps shall be of open construction.

Condition
16. The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

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

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

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
11. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
12. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
13. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
14. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

Reason
15. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
16. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats,

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Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 45 4509 for further details.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Kathy Wood on 01276 45 4378 for further details.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1 and EN3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WNC3 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: _____

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

Tel. 0118 974 6451 (Direct Line)

Date. 27 October, 2003

My ref. EV/F/2002/7058/7059

Your ref.

Mr Wardle
Clerk
St. Nicholas Hurst Parish Council
Glenrocques
52 Altwood Road
Maidenhead
Berkshire
SL6 4PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Wardle,

RE: KESTRELS/PEAR TREE COTTAGE, HOGMOOR LANE, HURST

I refer to your recent letters sent to myself on 9th September 2003 and Trevor Watson on 10th October 2003 and apologise for the delay in replying.

I write to inform you that all of the conditions attached to planning consent F/2002/7058 that required submission of details and written permission from the Local Planning Authority i.e material samples, slab level details, landscaping and underfloor voids have been dealt with and discharged accordingly.

There are currently no unresolved enforcement issues at this site. However, if members believe that breeches are being carried out on site I advise that they contact us so that we can investigate these claims further.

Yours sincerely

E.V.

E VASHI

Planning Officer

cc: Shaun Andrewartha
Jerry Hedley

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/7059

Applicant : Mr B Farrell C/O The Edwards Irish P/Ship.

Location : Kestrels, Hogmoor Lane, Hurst, Reading.
Proposal : Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/07/2002

Earliest Date for Decision : 15/08/2002

Latest Consultation Date/Site Notice Expiry Date : 15/08/2002

This application will have expired on: 02/09/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

SEE WORKSHEET ON F/2002/7058.

Planning Issues :

Application Number: F/2002/7059

Appraisal :

SEE F/2002/7058.

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

Application Number F/2002/7059
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			CONDITIONS & INO as per
			F|2002|7058.

RECORD OF SITE VISIT

SITE ADDRESS: Kestrels Hogmoor Lane Hurst Reading.

APPLICATION NUMBER: F/2002/7059

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number F/2002/7058
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C122	R122	
4	C137	R137	'dwelling'.
~~5~~	~~C070~~	~~R070~~	
6.	C100	R100	
7.	C150	R150	INS (at end) : The scheme should ~~pay particular~~ include replacement of the Cypress tree at the front of the site that is shown on the approved plans to be removed.
8.	C151	R151.	
9.	C153	R153	
			SEE ATTACHED FOR COND. 10-18

Informative for approvals + see attached sheet.
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, NBE1, WNC3, WIC1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1, EN3.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

Date: 31/12/02

PLANNING CONDITIONS

10. **CONDITION:** The dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the level indicating 300 mm above the existing ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

11. **CONDITION:** The garage shall be constructed with the floor slab finished at the existing ground level, and any arising from excavation removed from the flood plain; and with aperatures in the side and rear walls from ground level up to 300mm above ground level to allow free entry and egress of flood water; and with gaps left under the main garage doors for the same purpose.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

12. **CONDITION:** Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

13. **CONDITION:** There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

14. **CONDITION:** No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

15. **CONDITION:** Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

16. **CONDITION:** Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

17. INFORMATIVE / ~~**CONDITION:**~~ No soakaways shall be constructed such that they penetrate the water

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

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

7
18. **CONDITION:** The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

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

2 Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

3 Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Kathy Wood on 01276 45 4378 for further details.*

ADVICE TO PLANNING AUTHORITY

Conservation

The plans indicate the presence of a drain on the northeastern boundary of the site. The Environment Agency normally requests that a 5 metre buffer zone be provided between any ordinary (non-main river) watercourse and any new development. As the existing development appears to be within 5m of the drain, the Agency has no objection to this application provided that the new development is no closer to the drain than the existing buildings. There should be no further development including hardstanding and fences within the 5m buffer zone.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;

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

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HPT
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CS |
20 SEP 2002
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Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 September 2002

Ref: JI/FJ/1519

For the attention of: Elaine Vashi

Dear Sirs,

RE: KESTRELS – HOGMORE LANE – HURST.
APPLICATION NUMBER: F/2002/7059.

Please find enclosed six copies of drawing No. 1519/10C for substitution in application number. F/2002/7059. Application No.F/2002/7058 remains as per our letter dated 6th September 2002.

I have half hipped the front gable, because a full hip disturbs the architectural integrity of the front elevation and in any case would be vernacularly an incorrect detail.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Brendon Farrell.

Date: 18 October 2002

To: Case Officer

We have received Revised Plan for the following planning application:

Application Number: F/2002/7058

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7059.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Reduction in main ridge height and also scale of front and rear projections.
□Deg. Nos.1519 10c

Comments are required by 28/10/2002.

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

Date: 18 October 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7059

Location: Kestrels, Hogmoor Lane, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Applicant: Mr B Farrell C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Reduction in main ridge height and also scale of front and rear projections.
□Drg. Nos. 15**5**19, 10C

Comments are required by 28/10/2002.

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

(RING ONE)

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

App. No. F/2002/7059 & 7058 Date Rec. 20/9/02

Location: ICESTREL, HOGMOOR LANE

Parish: HURST

Applicant: MR. B. FARRELL.

Description of attached plans: REDUCTION IN MAIN RIDGE HEIGHT & ALSO SCALE OF FRONT & REAR PROJECTIONS.

Drawing No's: 1519 Dwg 10C.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: all neighs. previously notified

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER E.V.

Consultations Sent by Admin. on 18/10/02

Yellow - Case Officer Copy
Green - Part One Copy

Elaine Vashi

From: Andy Glencross
Sent: 16 December 2002 13:18
To: Elaine Vashi
Subject: PA F/2002/7058/9 Kestrel Hogmoor Lane Hurst (Newts)

Hi Elaine

I have received from the applicant an appropriate assessment of the site for both great crested newts and bats. I am satisfied that this proposal is unlikley to adversley affect the local great crested newt or bat populations.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

MR & MRS FARRELL
KETRELS
HOGMORE LANE, HURST, RG10 0DH

SERVICES	HP 64327
	TLS
	ENF
	16 DEC 2002

FACSIMILE TRANSMITTAL SHEET

TO: Elaine Vashi	FROM: Brendan Farrell
COMPANY:	DATE: 15/12/02
FAX NUMBER: 0118 9746484	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER: 0118 9320178 or 07768 902767	SENDER'S REFERENCE NUMBER:
RE: **Application No F/2002/7058&7059 Kestrels, Hogmoor Lane, Hurst**	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

I have now had a meeting with Dr Charlie Gibson from Bioscan (UK) Ltd regarding the possibility of newts and or bats at the above premises and have a letter from Dr.Gibson confirming his finding and recommendations.

I also understand that a copy of this report was faxed to Andy Glencross on Friday afternoon, which unfortunately reached his desk just prior to him leaving for the day.

However, I agree with Dr Gibsons recommendations as to the harris fencing to protect the rear of the site.

Therefore, I trust that this now concludes all outstanding queries and look forward to receiving your letter confirming planning consent, which you hoped, would be sent by Tuesday of this week.

Regards

Brendan

Brendan Farrell

[CLICK HERE AND TYPE RETURN ADDRESS]

15-DEC-2002 19:30 FROM:FARRELL BRICKLAYING 01189320178 TO:01189746484 P:1
01189320178

PLANNING SERVICES	HPT 59946
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DC KV	ENF
APP	
CS	
16 AUG 2002	
COPIES TO	ACK

Our Ref. **13472**
Your Ref. F-2002/7058 & F/2002/7059
Date. 15 August 2002

FAO Elaine Vashi
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Kestrels, Hogmoor Lane
Hurst,
Reading

I refer to your consultation received in this office on 22/07/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

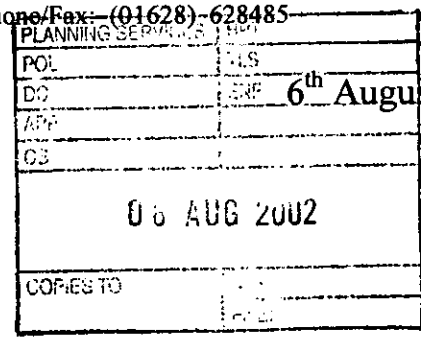
Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



6th August, 2002

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Elaine Vashi

Dear Mrs. Vashi,

Application No. F/2002/7059

I refer to the above-mentioned Application by Mr. B. Farrell of Kestrels, Hogmoor Lane, Hurst: proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

My Council object to the proposal on a number of grounds:-

1. Massing and the effect both on the street scene and the wider rural views. The two local authorities objected to the smaller development proposed at 4 Hogmoor Lane, which is virtually opposite this site. The overall increase proposed is well in excess of the recommended maximum of 40%. The increased ridge height of the dwelling is unacceptable as is the ridge height proposed for the garage. The dormer windows shown on the front of the proposed dwelling reflects a third floor which is not shown on the internal plans.

2. Street Scene/Visual Impact. The building is very close to the boundary of the property and abuts the field crossed by Footpath 9, which is one of the most historic in the Parish and is very well used. The impact of the scale of this building will be very significant, dramatically changing the rural nature of the area. The building will also dominate views from Hinton Road. It has been suggested that this property is outside the village envelope.

3. The property is on an area liable to flood and a new and larger structure will add to the flooding. It is noted that soakaways are proposed to deal with excess water. In the circumstances, this will be ineffective and could well add to the flooding problems in the area. The plan shows a drain on the left of the property, but this is virtually defunct and overflows as soon as there is any significant rainfall.

There is also concern about loss of trees on the site. Some have been removed and the removal of more is likely to add to the flood problem. My Council ask the District Council to consider as a matter of urgency, the making of a Tree Preservation Order.

Yours sincerely,

Clerk

To: Elaine Vashi

Date: 29th July 2002

Application number: F/2002/7059

Site address: Kestrels, Hogmoor Lane, Hurst

Both Catherine Brimble and I we are heavily committed on other work.

Unfortunately there is insufficient money available to appoint a consultant, and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

Elaine Vashi

From: Andy Glencross
Sent: 26 July 2002 15:47
To: Elaine Vashi
Subject: PA F/2002/7058/9 Kestrel Hogmoor Lane Hurst

Hi Elaine

Great crested newt
The site lies within 500metres of a great crested newt breeding pond and there is a potential water body on the application site.

Consequently we must take the following approach :-

(1) The applicant needs to submit an appropiate assessment of the site and if great crested newts are present a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Bats
All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 22 July 2002

Application Number: F/2002/7059

Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Parish: HURST PARISH

Site Address:
Kestrels, Hogmoor Lane, Hurst, Reading.

Applicant:
Mr B Farrell C/O The Edwards Irish P/Ship.

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).

See F/2002/7058 sheet.

Signed: _____ **Print name:** _____

ELAINE VASHI
PLANNING OFFICER
WORKINGHAM DIST COUNCIL.

[redacted]

26.10.02.

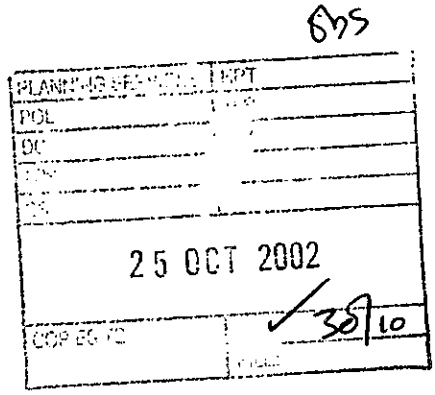
REVISED PLANS: F/2002/7059

Dear Ms. Vashi,

I refer to the above and still object to a number of aspects of these revised plans.

- The building is still too imposing a too high, and will dramatically impact the street scene.
- No information is forthcoming on the type or look of front fencing & gates to the property. All other gates & fences are low and wood, and I would be strongly against any metal gates or fencing.
- The large tree at the front of the house will be removed which I object to.
- Miraculously, the new plans show a number of mature trees appearing. I believe this to be cosmetic.
- The fact that two plans with the same contents have been submitted (other reference: F/2002/7058) is a cynical attempt to dupe both planners and residents & you should take this into account.

Yours sincerely,



3 Hogmoor Lane
Hurst
Reading
Berkshire
RG10 0DH

24th October 2002

Dear Ms E Vashi,

Ref: Duplicate Applications No: F/2002/7058 & 7059 Kestrels, Hogmoor Lane, Hurst. Revised plans 10C

My comments on the revised plans are as follows:

- I am pleased to see that the dormer windows have been excluded and an effort is being made to reduce the ridge height and the visual impact of the roof. However, a reduction of 0.5m in the ridge height does not go far enough. The proposal would still be very tall and therefore not in keeping with the neighbouring properties.

- The size of the house has not been scaled down. I feel it is important that this should happen so that the ridge height could be further reduced and the house appear more balanced on the plot. As the plans stand, the house would be overbearing on the neighbouring properties and would have a negative 'massing' effect on the street scene.

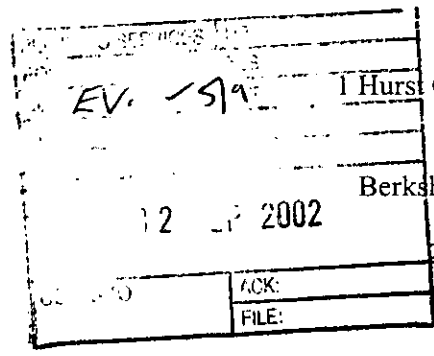
- The concerns over landscaping and boundary treatment outlined in my first letter have not been addressed in the revised plans.

I would urge the council to reject the proposal in its current form.

Yours sincerely

Mrs Janet Spiller

BDS



1 Hurst Grove Cottages
Davis Street
Hurst
Berkshire, RG10 0TP

27 August 2002

Ms Elaine Vashi
Wokingham District Council
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR

Dear Ms Vashi

Ref: Planning applications F2002/7058 and 7059
Kestrels, Hogmoor Lane, Hurst. Proposed erection of one replacement dwelling and garage, and demolition of existing dwelling

Hurst Village Society objects to the proposal and this letter relates to both applications.

We are objecting to the proposal on the grounds of massing, visual impact of the new building on the rural aspect of this part of the village, and risk of increased flooding.

Massing. The plans show a two-storey building with ground floor, first floor and dormer windows in the roof indicating a second floor – although there do not appear to be interior plans for this. The overall size and ridge height of the building is excessive and considered to be over the maximum 40 per cent of the height of the existing bungalow.

Impact on rural aspect. The site of the proposed building is on the edge of the village centre and immediately adjacent to open space, fields and a public footpath. It would be very visible from two roads and people walking on the footpath.

All of the houses which are close by – on Hinton Road and Hogmoor Lane – are in proportion to their setting and environment. They are of different designs and ages, some Edwardian and Victorian (on Hinton Road), some medieval (The Green Man public house and others further along Hogmoor Road).

Although the current building – a Spanish-style bungalow – is not appropriate to the village street scene, the new house built in a modern urban design would be worse.

Risk of increased flooding. Hogmoor Lane immediately outside Kestrels floods frequently after heavy rain. It is understood that soakaways from Dalby Close contribute to this problem. The removal of trees, which effectively soak up water, combined with any increase to the footprint of the building and tarmaced driveway will reduce the ground's capacity to absorb surface water and add to the risk of flooding.

Hurst Village Society urges the Council to refuse both these planning applications.

David Shapland
Chairman, Hurst Village Society

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7059. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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14 AUG 2002	
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7059

YOUR NAME: ROBERT LEIGH

YOUR ADDRESS: (if these details are incorrect please amend)
APRIL COTTAGE HOGMOOR LANE
HURST
READING
RG100DH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

The application will give rise to:
(1) Severe loss of residential amenity, including loss of view of fields and other vegetation, and loss of space important to the amenity of Hogmoor Lane as my own planning appeal confirmed a few years ago;
(2) severe loss of light - April Cottage is predominantly

Continue over the page if more room required

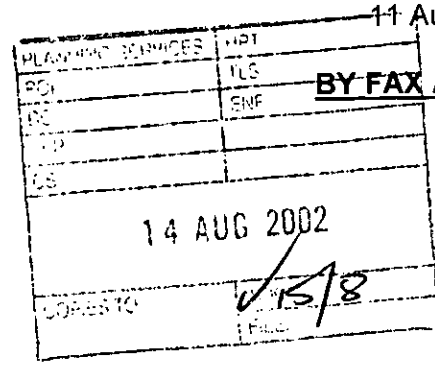
north facing. The proposed application will seriously affect the light available to the front, south facing aspect of the property;

(3) Serious loss of privacy to April Cottage, again a main factor in the refusal of my planning application a few years ago.

Further the appearance of the proposed property will not be in keeping with the other houses in this part of Hegroa Lane.

April Cottage
Hogmoor Lane
Hurst
Berkshire
RG10 0DH

11 August 2002



BY FAX AND POST

Elaine Vashi
Environmental Services Department
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG10 1WR

Dear Ms Vashi

Application Number: F/2002/7059
Site Address: Kestrels, Hogmoor Lane, Hurst, Reading
Proposal: Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058

I am writing to lodge a strong objection to the above application.

April Cottage is located directly opposite the site address. This application will give rise to:

1. serious loss of residential amenity, including loss of view of trees and other vegetation, and loss of space so important to the amenity of Hogmoor Lane as my own planning refusal confirmed a few years ago;

2. serious loss of light – April Cottage is predominantly north facing. The proposed application will seriously affect the light available to the front, south facing aspect of the property; and

3. serious loss of privacy to April Cottage, again a main factor in the refusal of my planning application a few years ago.

Further the appearance of the proposed property will not be in keeping with the other houses in this part of Hogmoor Lane.

I have no objection to this letter (and the accompanying completed form) being open to public inspection.

Yours sincerely

Robert Leigh

9C/RWL(005872)

LN:1020FB6_5(1)

FAX TO: Elaine Vashi
Environmental Services Department
Wokingham Borough Council
Berkshire

OB8

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13 AUG 2002	
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	FILE:

FAX NO: **0118 974 6484**

FROM: Robert Leigh

April Cottage
Hogmoor Lane
Hurst
Berkshire
RG10 0DH

PLANNING SERVICES	
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13 AUG 2002	
COPIES TO	

11 August 2002

BY FAX AND POST

Elaine Vashi
Environmental Services Department
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG10 1WR

Dear Ms Vashi

Application Number: F/2002/7059
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Yours sincerely

R W Leigh

Robert Leigh

9C/RWL(005872)

LN:1020FB6_5(1)

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7059. (Case Officer:Elaine Vashi)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE CAN TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFFTY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE CAN'T TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7059

YOUR NAME: Doreen LEIGH

YOUR ADDRESS: (if these details are incorrect please amend)
APRIL COTTAGE HOGMOOR LANE
HURST
READING
RG100DH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

The application has given rise to:
(1) Serious loss of residential amenity, including loss of view of trees and other vegetation, and loss of space so important to the amenity of Hogmoor Lane as my own planning appeal confirmed a few years ago;
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Continue over the page if more room required

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PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7059. (Case Officer:Elaine Vashi)

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WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
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08 AUG 2002	
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	FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES; FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7059

YOUR NAME: WHITTAKER

YOUR ADDRESS: (if these details are incorrect please amend)
APPLETREE COTTAGE HOGMOOR LANE
HURST
READING
RG100DH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
There are dorer windows to the front overlooking the lane, the rooms for which do not appear to have any internal plans. The ridge height of the roof seems very high excessive and over powering. I am concerned that nothing is to about the driveway and enterance. I would like to see stipulated that the driveway remain the same, or be in keeping with the rest of the lane. hedgerey. low timber fencing and PTO

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7059. (Case Officer:Elaine Vashi)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES | RPT
TLS
06 AUG 2002
COPIES TO: 07.08.02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7059

YOUR NAME: Mrs Janet Spiller

YOUR ADDRESS: (if these details are incorrect please amend)
3 HOGMOOR LANE
HURST
READING
RG100DH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Please see attached letter

Continue over the page if more room required

3 Hogmoor Lane
Hurst
Reading
Berkshire
RG10 0DH

4th August 2002

Dear Ms E Vashi,

Ref: Application No: F/2002/7059 Kestrels, Hogmoor Lane, Hurst

I object to this application for the following reasons:

- The proposal is too large for the plot and comes very close to the boundary of 'Tobago'. It would have a negative, massing effect on the street scene. I feel that the design of the house is good and would aesthetically fit in well with the neighbouring properties, but it needs to be scaled down to appear balanced on the plot.

- I am concerned that the ridge height is very high and would stand 'head and shoulders' above the neighbouring houses. I realise that there are building regulations to follow, but the plans should minimise the ridge height so that the new building doesn't look out of place. I understand that any enlargement of the footprint would require building over a void to avoid flooding problems. As the footprint is larger than the original, my concern is that the ridge height could become even higher.

- The plans are incomplete. The dormer windows in the roof make provision for a third floor, but this is not shown on the internal detail. This needs to be clarified, because a three-story building would set a precedent on the lane and would not fit in with the rural area.

- I am concerned that changes to the frontage and boundaries that may come with this application, could be detrimental to the rural nature of the street scene. I would like to see plans for the landscaping and boundary treatment included in this application. It must be remembered that the property is in a sensitive area. It adjoins the most popular footpath (no.9) in the village and the development of the plot will be in full view of it. Hogmoor Lane itself is a popular walk, connecting to the footpath network from Twyford and beyond. Care must be taken with changes to the frontage and boundaries, because the effect could be urbanisation of the lane. If there are to be gates, they should in keeping with a rural area. For example, 5 bar gates would be preferable to wrought iron. Native hedging on the boundaries would also be preferable to close board fencing or conifers.

Yours sincerely

Mrs Janet Spiller

Application Number : F/2002/7059	Map No : 38
Case Officer : eV	Site Area : 0·22
Valid Date : 8·7·02	Received Date: 08/07/2002

Level : Delegated Application

Description : Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Location : Kestrels, Hogmoor Lane, Hurst, Reading.

Parish : SA Ward : HUR 22.7.02 TB

Applicant : Mr B Farrell C/O The Edwards Irish P/Ship.

Fee Required: £220 Fee Received: £220 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Is there a 2nd floor? (see dormers) No 2nd floor plan supplied	22.7.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 22.7 02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures — Newts
— Demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ — Flood
— G/w Prot. Zone
— Drains

Railtrack

Police Arch Officer ✓

Thames Water Drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

Area of Traditional

Local Character

.....

.....

NEIGHBOURS

.....

S/N + see map

+ P/s include site inside red line

Pre-app with dup. app.

Organisation_Name	Building_Name	address1	Postcode
	APPLETREE COTTAGE	APPLETREE COTTAGEHOGMOOR LANEREADING	RG100DH
	KESTRELS	KESTRELSHOGMOOR LANEREADING	RG100DH
		3HOGMOOR LANEREADING	RG100DH
		4HOGMOOR LANEREADING	RG100DH
	APRIL COTTAGE	APRIL COTTAGEHOGMOOR LANEREADING	RG100DH
	TOBAGO HOUSE	TOBAGO HOUSEHOGMOOR LANEREADING	RG100DH
	WILLOWCROFT	WILLOWCROFTHOGMOOR LANEREADING	RG100DH
	WARDS CROSS HOUSE	WARDS CROSS HOUSEHOGMOOR LANEREADING	RG100DH
		17DALBY CLOSEREADING	RG100BZ
		18DALBY CLOSEREADING	RG100BZ
		16DALBY CLOSEREADING	RG100BZ

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 22 July 2002

My ref: F/2002/7059

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2002/7059
Kestrels, Hogmoor Lane, Hurst, Reading.
Proposed erection of one replacement dwelling and garage.
Demolition of existing dwelling. Duplicate application with F/2002/7058.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/7059**
Kestrels, Hogmoor Lane, Hurst, Reading.
Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Drake

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7059

Proposal:
Proposed erection of one replacement dwelling and garage. Demolition of existing dwelling. Duplicate application with F/2002/7058.

Location:
Kestrels, Hogmoor Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7059 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/08/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

22 July 2002

7059

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 08 JUL 2002

08 JUL 2002 7059

1. APPLICANT'S NAME: B. FARRELL
ADDRESS: HERONS, DAWS ST, HURST
POST CODE: RG10 0TH PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: THE EDWARDS IRISH PARTNERSHIP
ADDRESS: 36, LANGBOROUGH ROAD
WOKINGHAM BERKS
POST CODE: RG40 2BT PHONE: 0118 - 9894403

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: KESTRELS, HOGMORE LANE, HURST

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
DEMOLITION OF KESTRELS AND ERECTION OF NEW 5 BED HOUSE AND GARAGE

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.21 HA.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1519/10A.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[✓]
ERECTION OF NEW BUILDING	[✓]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[✓]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?
N/A

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED/BROWN PLAIN CLAY ROOF TILES
RED STOCK BRICK
OAK WINDOWS

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details

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

EXISTING IN/OUT DRIVES RETAINED

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

GROUND FLOOR

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1	10	/	*	1	8
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

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

£220.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF B. PARKER DATE 03 July 02.

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

08.JUL.2002 7059

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

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.

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . J. Farrell . . . . .

On behalf of . . . . J. B. FARRELL . . . . .

Date . . . . . 03 July 02 . . . . .

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

KESTRELS ~~"THE WILLOWS"~~, "~~GRANNY'S~~"

ADDRESS HOGMOOR LANE PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU. 38 7974

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/487/70	Mr. D. Short	Additions & Alters	29.10.70	App App
1456/72	"	Rebuilding of Bungalow & erection of garage	31.8.72	- C/A
36997			21.1.91	C/A
BRA 9807	MR. M. NEWMAN	F/St. Ht.	10.12.90	App
F/2002/7058	Mr. B. Farrell	Erect 1 replacement dwelling & garage, Demolish existing		Dup App (7
F/2002/7059	"	"	"	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE