SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-228866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO.
O/2000/1508

LOCATION:
The Studio Edneys Hill, Wokingham.

APPLICANT:
Mrs Phipps C/O G H Townsend

PROPOSAL:
Outline application to erect detached dwelling to replace flat

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs Phipps
C/O G H Townsend
240 Reading Road
Wokingham
Berks
RG41 5AA

Application Number: O/2000/1508

Parish: **WOKINGHAM**

Location: **The Studio, Edneys Hill, Wokingham.**

Proposal: **Outline application to erect detached dwelling to replace flat**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council.

Reason
1. The proposed dwelling by virtue of its size and massing would be detrimental to the visual amenity and rural character of this area which is also designated as a gap between settlements. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan; STV2, SC1 and SC18 of the South East Area Local Plan and WCC1, WCC2 and WCC4 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. It has not been demonstrated that a 2 storey buidling could be accommodated which would not cause a loss of residential amenity to neighbouring occupiers. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

INFORMATIVE
The applicant is invited to submit a revised scheme reducing the size of the dwelling to approximately half of that submitted and limiting it to single storey.

INFORMATIVE
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 C2 and C6
South East Area Local Plan Policies STV2, SC1 SC18, SBE1 and SBE2
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC4 and WBE1

John Mitchell
Development Control Manager
Date: 26/10/2000

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

Application Number: O/2000/1508

Appraisal :

A. PRINCIPLE OF REPLACEMENT DWELLING IN THIS LOCATION

C2 and C6 of BSP; STV2 , SC1, SC18 of SEALP; WCC1, WCC2 and WCC4 of WALP

The existing accommodation albeit attached to Little Folly has been established as a separate dwelling for a long while in excess of 60 years. Current owner has lived there since 1941. Therefore the principle of a replacement dwelling is acceptable subject to no substantial increase in size and massing.

B. IMPACT ON CHARACTER OF RURAL AREA/ VISUAL AMENITY

-11-

Existing annexe is one bedroomed and flat roofed with a footprint of 56 m^2. Indicative plan submitted with application shows a 2 storey dwelling with a ground floor area of 104 m^2 and 1st floor area of 80 m^2 with a ridge height of 6.63 m. In view of the fact that the site is located in a rural area which is also designated as gap the proposed dwelling on the indicative plan is considered to be excessive in scale and massing and therefore as the principle of a replacement dwelling in this location is considered acceptable a condition is recommended limiting the size of the dwelling to 100 m^2 and ridge level to m.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS
Policies 3BE1/2 of SEALP and WBE1 of WALP.

It is considered that if the proposal lies for a single storey bungalow subject to design and siting overlooking of neighbouring occupiers should not be an issue. Retention of existing trees along the western boundary would also provide screening.

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

D. HIGHWAY ISSUES

No highway objection raised to principle of redevelopment subject to conditions.

Application Number O/2000/1508
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	1.		

WORK SHEET FOR : Mrs B Polnik

Application Number : O/2000/1508

Applicant : Mrs Phipps C/O G H Townsend.

Location : The Studio, Edneys Hill, , Wokingham.
Proposal : Outline application to erect detached dwelling to replace flat

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....5.7.00.....

Date Registered : 22/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

- Highway Authority : no objection in principle although improvements to the access could be necessary for ease of access/egress
- Arboricultural Officer : no objection to loss of weeping ash.
- Town Council : no objection
- Letters of representation , 3 letters received (2 from same address)

Planning Issues : Objections can be summarised as follows :
- any new dwelling should be single storey
- wall adj.

SEALP : Rural Area / Separation of Settlements STV2/SC1/SC18

WDLP : Rural Area / gap WCC1/WCC2

BSP : C2/C6

PROPOSAL:

Outline appln. (all matters reserved) for replacement dwelling. Agent has indicated that proposed dwelling would be. 2 storey with a max. height of 6.63m and floorspace of 184m2

Existing footprint approx. 56m2

Application Number: O/2000/1508

Appraisal:

A. Principle of a replacement dwelling in this location

Policies C2 and C6 of Berkshire Structure Plan; STV2, SC1 & SC18 of South East Area Local Plan; and WCC1, WCC2 & WCC4 of Wokingham District Local Plan

The existing accommodation albeit attached to Little Folly has been established as a separate dwelling for in excess of 60 years. The current owner has lived there for 41 years. Therefore the principle of a replacement dwelling is acceptable subject to no substantial increase in size and massing.

B. Impact on the visual amenity and character of this rural area

Policies C2 and C6 of Berkshire Structure Plan; STV2, SC1 & SC18 of South East Area Local Plan; and WCC1, WCC2 & WCC4 of Wokingham District Local Plan

Existing dwelling, originally built as an annexe to Little Folly, is one bedroomed and flat roofed with a footprint of 56m^2. According to the applicant's son the building as originally built contained a second floor in the form of a greenhouse but this was demolished in the 1950's and not rebuilt. The indicative plan shows a 2 storey dwelling with a ground floor area of 104m^2 and first floor of 80m^2, with a ridge height of 6.63m.

In view of the fact that the site is located in a rural area which is also designated as a gap between settlements where there is a general presumption against development, the proposed dwelling shown on the indicative plan is considered to be excessive in both size and massing. The agent has been requested to reduce the size of the dwelling. In response he requests that the application be considered as submitted. This would result in a 100% increase in footprint and 228% increase in floorspace over and above the existing and an increase in height. This increase in size and massing is considered to be detrimental to both the visual amenity and rural character of the area which development policies aim to protect. As such the proposal is considered contrary to policies C2 and C6 of Berkshire Structure Plan; STV2, SC1 & SC18 of South East Area Local Plan; and WCC1, WCC2 & WCC4 of Wokingham District Local Plan.

C. Impact on amenities of neighbouring occupiers

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

Whilst the application is in outline the indicative plan shows a two storey dwelling and it has not been demonstrated that a 2 storey building could be accommodated which would not cause a loss of residential amenity to neighbouring occupiers. As such the

proposal would be considered contrary to Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan.

D. Highway Issues

No highway objection raised to the principle of redevelopment subject to conditions. Although there could be concern should the use of the single track access be materially intensified.

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

Application Number O/2000/1508

Reasons for Refusal:

1. The proposed dwelling by virtue of its size and massing would be detrimental to the visual amenity and rural character of this area which is also designated as a gap between settlements. As such the proposal is considered contrary to policies C2 and C6 of Berkshire Structure Plan; STV2, SC1 & SC18 of South East Area Local Plan; and WCC1, WCC2 & WCC4 of Wokingham District Local Plan.

2. It has not been demonstrated that a 2 storey building could be accommodated which would not cause a loss of residential amenity to neighbouring occupiers. As such the proposal would be considered contrary to Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan.

Informatives:

1. The applicant is invited to submit a revised scheme reducing the size of the dwelling to approximately half of that submitted and limiting it to single storey.

2. N16

C2 and C6 of Berkshire Structure Plan
STV2, SC1, SC18 and SBE1/2 of South East Area Local Plan
WCC1, WCC2, WCC4 and WBE1 of Wokingham District Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: The Studio Edneys Hill Wokingham.

APPLICATION NUMBER: O/2000/1508

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 12.6.00 on gate post

2. DESCRIPTION OF SURROUNDINGS

Some sporadic development although predominantly rural in character

3. DESCRIPTION OF SITE/BUILDING

single storey annexe/bungalow attached to a 2 storey house 'Little Folly'. Separate access and garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1st bathroom window in side elevation of Little Folly overlooking existing bungalow/annexe.

5. SITE CONSTRAINTS

TREES	Weeping Ash to be felled
ACCESS/PARKING	as existing along single track
LEVELS	Level increase from ~~east~~ to ~~east~~
BOUNDARY TREATMENT	1.1m to front of dwelling. 0.3m from rear to boundary
OTHERS	

Applicationo	Name & Address
O/2000/1508	Mr & Mrs J Gibb Little Folly Edney's Hill Wokingham RG41 4DR

App refused
Letter sent 27/10/00

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **O/2000/1508**

The Studio, Edneys Hill, , Wokingham.

Outline application to erect detached dwelling to replace flat

Transfer: Yes ☐ No ☑

Reason for Transfer:

I agree with the refusal.

Signed: _____ Date: 16/10/00

Councillor Marinos

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

Tel: 0118 974 6450

Date: 11.10.00

My ref: O/2000/1508

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: O/2000/1508
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **O/2000/1508**
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

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

Tel: 0118 974 6450

Date: 11.10.00

My ref: O/2000/1508

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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: O/2000/1508
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

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

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **O/2000/1508**
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: 0118 974 6450

Date: 11.10.00

My ref: O/2000/1508

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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: O/2000/1508
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **O/2000/1508**
The Studio, Edneys Hill, , Wokingham.
Outline application to erect detached dwelling to replace flat

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 20 October 2000
My ref: BP/O/2000/1508
Your ref:

Mr Phipps
Erlegh Lodge
Dukes Ride
Crowthorne
Berkshire
RG45 6DJ

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 Phipps

RE: PROPOSED ERECTION OF A DETACHED DWELLING AT THE STUDIO, EDNEYS HILL, WOKINGHAM

Further to your letter received 16th October 2000 I apologise for the delay in dealing with your mother's planning application.

The application has now been written up with a recommendation for refusal, due to its impact on the rural character of the area and possible impact on residential amenity of neighbouring occupiers, and in accordance with our procedures local councillors have been notified of our recommendation. If no request is received from councillors for the application to be considered by Committee then a decision will be issued on 23rd October 2000. The delay in dealing with the application does not affect your right to appeal or the time in which the appeal has to be submitted.

I hope this clarifies the current situation.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

PLANNING SERVICES 35357
POL
DC BP
APP
CS
16 OCT 2000
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FILE:

Erlegh Lodge
Dukes Ride
CROWTHORNE
Berkshire
RG45 6DJ

Telephone 01344 777677

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

Dear Mrs Polnik,

The Studio Edneys Hill

I am informed by G H Townsend, who is my Mother's Agent in the matter, that her outline planning application number 0/2000/1508 was due for determination on July 17th but that no such decision has been communicated to him.

This delay is of great concern since it materially affects my endeavours to make suitable provision for my aged Mother.

Please let me have the answer to the following two questions:

1 when will the determination be made?

2 has the delay reduced the time available for any appeal which might be necessary?

Yours sincerely

Michael T Phipps

14.10.00

Copy to
G H Townsend

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 20 October 2000
My ref: BP/O/2000/1508
Your ref:

Mr G H Townsend
240 Reading Rd
Winnersh
Berkshire
RG41 5AA

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

WITHOUT PREJUDICE

Dear Mr Townsend

RE: PROPOSED ERECTION OF A DETACHED DWELLING AT THE STUDIO, EDNEYS HILL, WOKINGHAM

I refer to your letter received 15th September 2000 regarding the above-mentioned planning application.

As you are aware the site is located in a rural area, as well as, in an area important to the separation of settlements /gap where there is a general presumption against development. Whilst there is no objection to the principle of a replacement dwelling on site, in accordance with policy SC18 of South East Area Local Plan the siting and design of the new development should have a minimum on the rural environment and the size should not significantly exceed that of the existing property both in height and floor area. In terms of poilcies WCC1, WCC2 and WCC4 of Wokingham District Local Plan development needs to be appropriate in scale and form to its location. Furthermore it has not been demonstrated that a 2 storey building would not be detrimental to the amenities of neighbouring occupiers.

In terms of timescale the application has now been written up with a recommendation for refusal, due to its impact on the rural character of the area and possible impact on residential amenity of neighbouring occupiers, and in accordance with our procedures local councillors have been notified of our recommendation. If no request is received from councillors for the application to be considered by Committee then a decision will be issued on 23rd October 2000.

I hope this clarifies the situation.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

PLANNING SERVICES | HPT 34376
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CS |
19 SEP 2000
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FILE:

Mrs B Polnik
Environmental Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

15th September 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham Application No. O/2000/1508

With reference to our recent telephone conversation I am now able to let you know that my client wishes the application to be determined as submitted. However she would like to know whether there is any basis in the development plan for your stipulation that a replacement for 'The Studio' should be single storey bearing in mind that it was originally part two storey.

Yours sincerely,

GH Townsend

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 17th October 2000

Location: The Studio, Edneys Hill, Wokingham.

Proposal: Outline application to erect detached dwelling to replace flat.

Application Number: O/2000/1508

In response to your consultation dated 21st August 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The Weeping Ash to be removed is not visible from the road or significant in the wider landscape. There are many other trees nearby and its loss is therefore acceptable.

Neil Etherington
Senior Arboriculturist

Urgent

please consult Officer before any site visit

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 21 August 2000

Application Number: O/2000/1508

Proposal: Outline application to erect detached dwelling to replace flat

Parish: WOKINGHAM TOWN

Site Address:
The Studio, Edneys Hill, , Wokingham.

Applicant:
Mrs Phipps C/O G H Townsend.

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).

NO HIGHWAY OBJECTIONS IN PRINCIPLE.

SC: 23 (Parking, Turning & Garaging) SR: 06.

Comment

Improvements to the access could be deemed necessary for ease of access/egress to the property.

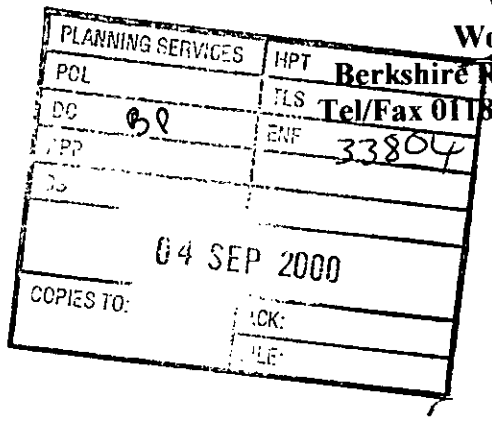
SR: 18.

Signed: _____ **Print name:** ADAM COSINS

24/8/00

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551



Mrs B Polnik
Environmental Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

1st September 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham Application No. O/2000/1508

I request again a reply to my letter dated 14th August 2000. in relation to the above planning application which was accepted on 25th May 2000. Notification of the outcome was due by 17th July 2000.

Yours sincerely,

GH Townsend

Discussed reduction in size by phone with agent 8.9.00

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

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Reply rcvd

Mrs B Polnik
Environmental Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

25th August 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham Application No. O/2000/1508

Please may I have a reply to my letter dated 14th August 2000. in relation to the above planning application which was accepted on 25th May 2000. Notification of the outcome was due by 17th July 2000.

Yours sincerely,

GH Townsend

Recd 9.10AM 14.8.00

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

Reply req

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Mrs B Polnik
Environmental Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

14th August 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham Application No. O/2000/1508

My client is becoming increasingly concerned that she has not heard the result of her planning application notification of the outcome of which was due by 17/07/2000.

I am now writing to ask when she can expect to hear.

Yours sincerely,

GH Townsend

Byhand. 15/6.

30671

Izod DESIGN

Chartered Architects
Landscape Consultants

PLANNING SERVICES	HPT
POL	TLS
DC BP	EHF
APP	
DS	
obs. 16 JUN 2000	
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KPI/em/2550
15 June 2000

Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40m 1WR

For the attention of Mrs B Polnick

Dear Sirs

THE STUDIO EDNEYS HILL WOKINGHAM
Application 0/2000/1508

My clients, Mr & Mrs D Eyriey, live at Edneys House, immediately to the west of the above application site. They have asked me to advise on this and to assist in seeking to safeguard their interests.

I request that the following points be taken into consideration.

1. It is accepted that the building has been in separate ownership for many years.

2. There is no objection to the principle of replacement of the existing buildings although any increase in size should be minimal. The application does however state that 8 habitable rooms are proposed to replace the 3 existing habitable rooms whilst the indicative plan shows a building double that of the existing. This would appear excessive.

3. Any replacement building should not be significantly larger, given the restrictive nature of the site, your Councils own stated policy that the rural character of the area be maintained, and, in particular, the relationship of the adjoining properties at Little Folly and my client's property at Edneys House.

4. Your Councils policy was supported by the Planning Inspectorate in not allowing modest extension of my clients property within a much larger site.

5. It should be noted that the application site is significantly higher than that at Edneys House and therefore I consider that the building should remain as a single storey building to avoid overlooking from its backland location.

Cont....

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

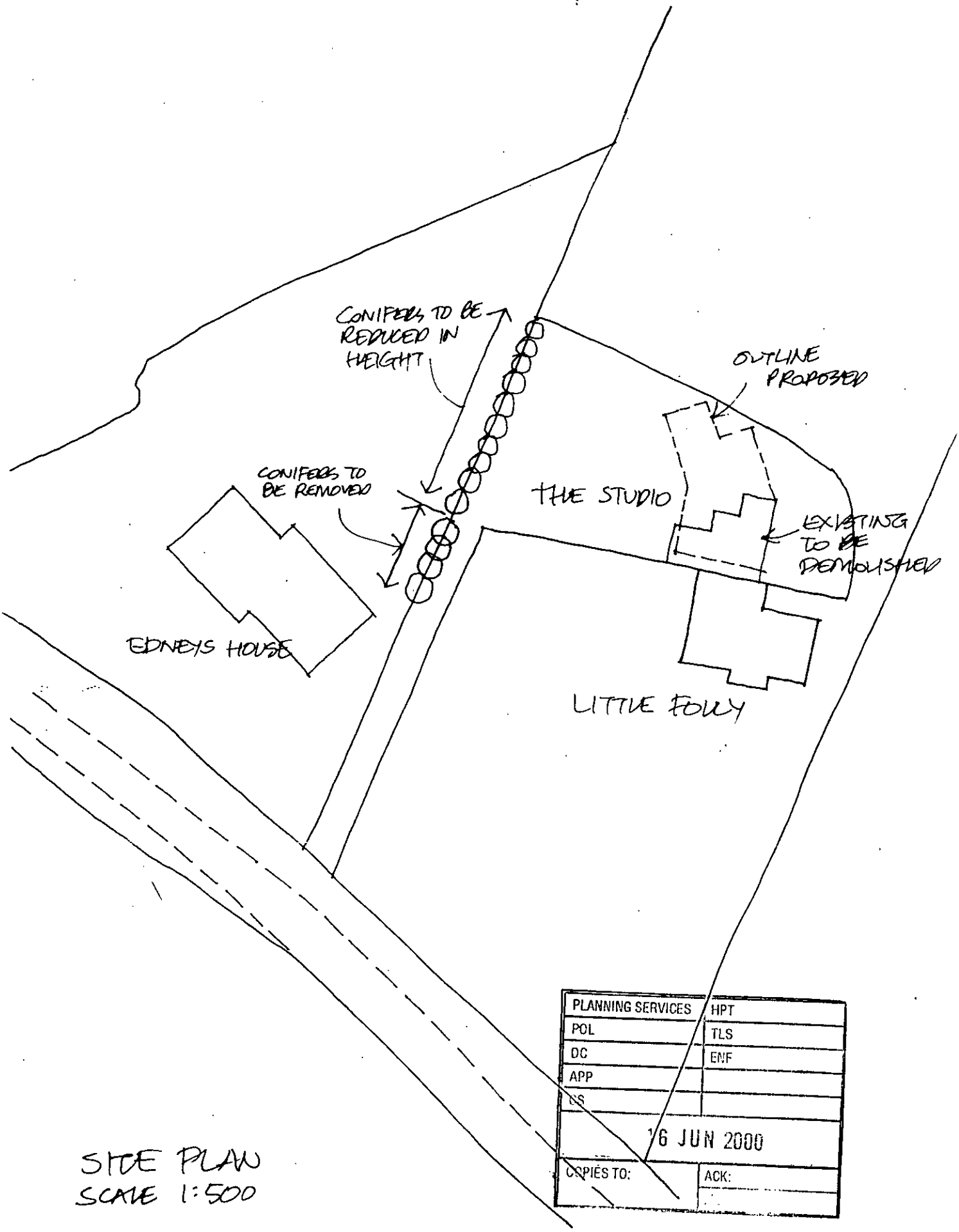
Cont...

6. The western boundary of the application site is dominated by overgrown leylandii trees some of which are now very close to the north-east corner of my client's building. The general principle of removal of a number of trees, lopping of others, and replacement by fencing has been discussed with the owners of The Studio. Fencing and screening of the replacement building should be carefully considered to avoid overlooking of rear garden areas and my client is happy to co-operate in this matter. It would be helpful if this could be dealt with by a suitable Planning Condition. The attached sketch indicates the relevant area.

If these points are acceptable, my clients are happy for the application to be considered under your delegated powers. If not however, I would ask that these points are brought to the attention of your Planning Committee.

Yours faithfully,

PETER IZOD RIBA



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16 JUN 2000	
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SITE PLAN
SCALE 1:500

LITTLE FOLLY
EDNEYS HILL
WOKINGHAM
BERKSHIRE
RG41 4DR

Tel.& Fax: 0118 978 1214

0/20001/1508

BP

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13 JUN 2000	
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12 June 2000

The Chief Planning Officer,
Wokingham District Council,
PO Box No. 157, Shute End,
WOKINGHAM,
Berkshire RG40 1WR

Dear Sir,

Ref: Application for Planning Permission:
The Studio, Edneys Hill, Wokingham, RG41 4DR

Further to our letter of 23rd May, we have now seen the present detail of the application at your offices. We should like to make these further points:

1. While the position proposed for the detached dwelling under consideration appears to be appropriate to the site, it is clearly very much larger than the existing building, and is intended to be on two floors.

2. We suggest that a bungalow would provide a more suitable replacement for the existing single-storey dwelling, and be less obtrusive to the amenity of the area.

Otherwise, we wish to reiterate the four points outlined in our earlier letter.

Yours faithfully,

J.A.C. Gibb,

for Mr. J.A.C. Gibb and Mrs. E. E. Gibb

Joint Owners and Occupiers of Little Folly.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 005	BP
30 MAY 2000	
COPIES TO:	ACK:
	FILE:

LITTLE FOLLY
EDNEYS HILL
WOKINGHAM
BERKSHIRE
RG41 4DR

Tel.& Fax: 0118 978 1214

26 May 2000

The Chief Planning Officer,
Wokingham District Council,
PO Box No. 157, Shute End,
WOKINGHAM,
Berkshire RG40 1WR

0/2000/1508

Dear Sir,

Comment on Application for Planning Permission:
The Studio, Edneys Hill, Wokingham, RG41 4DR

As owners and occupiers for nearly 23 years of **Little Folly, Edneys Hill, Wokingham RG41 4DR,** the property against whose north wall the building is attached, we are inevitably closely concerned with development of The Studio.

We are prepared to support sympathetic and appropriate construction of a single detached residence in place of the existing dwelling, provided that due account is taken of the special features of the situation, and that the amenities of our property are not jeopardised.

It will be appreciated that The Studio was constructed many years ago as a single-storey attachment to the lower face of the north wall of Little Folly (which at that time was known as "Newtile Nursery" or some such name). This was apparently to provide accommodation for a relative of the persons then living in Little Folly, at a time when planning and building regulations did not forbid what would now be regarded as unacceptable standards of design and construction. Entirely separate title deeds exist for The Studio, its access and garden.

The points which we would wish to emphasise are:-

1. That when the existing building is demolished to allow for a detached dwelling, due provision should be made to restore the north wall of Little Folly to a satisfactory condition.

2. That the boundary line between the two properties be realigned to permit access for maintenance to the north side of Little Folly, as would have been the case before The Studio was constructed.

3. That the new dwelling be sited at a sufficient distance from the north-facing landing window of Little Folly, to preserve our right to Ancient Lights. No doubt this is also a common-sense requirement, as presumably it will not be in the interests of future occupiers of the new dwelling to select a site which would be in the shadow of Little Folly during the major part of the day.

4. It should be noted that The Studio's present mains water supply is from an extension to the supply to Little Folly, and a separate connection to the Water Company's main pipe in Edneys Hill would need to be installed.

Continued on Sheet 2:

In view of the unusual situation of The Studio in relation to Little Folly, we would wish to be kept fully informed as to the detailed aspects of the proposed development, and to ensure that due account is taken of our interests.

Provided these considerations are met, we are happy to give our support to the Planning Application.

Yours faithfully,

JAC Gibb

fa Mr. J.A.C. Gibb and Mrs. E. E. Gibb

Joint Owners and Occupiers of Little Folly.

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

30959

Mrs B Polnik
Environmental Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

22nd June 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham

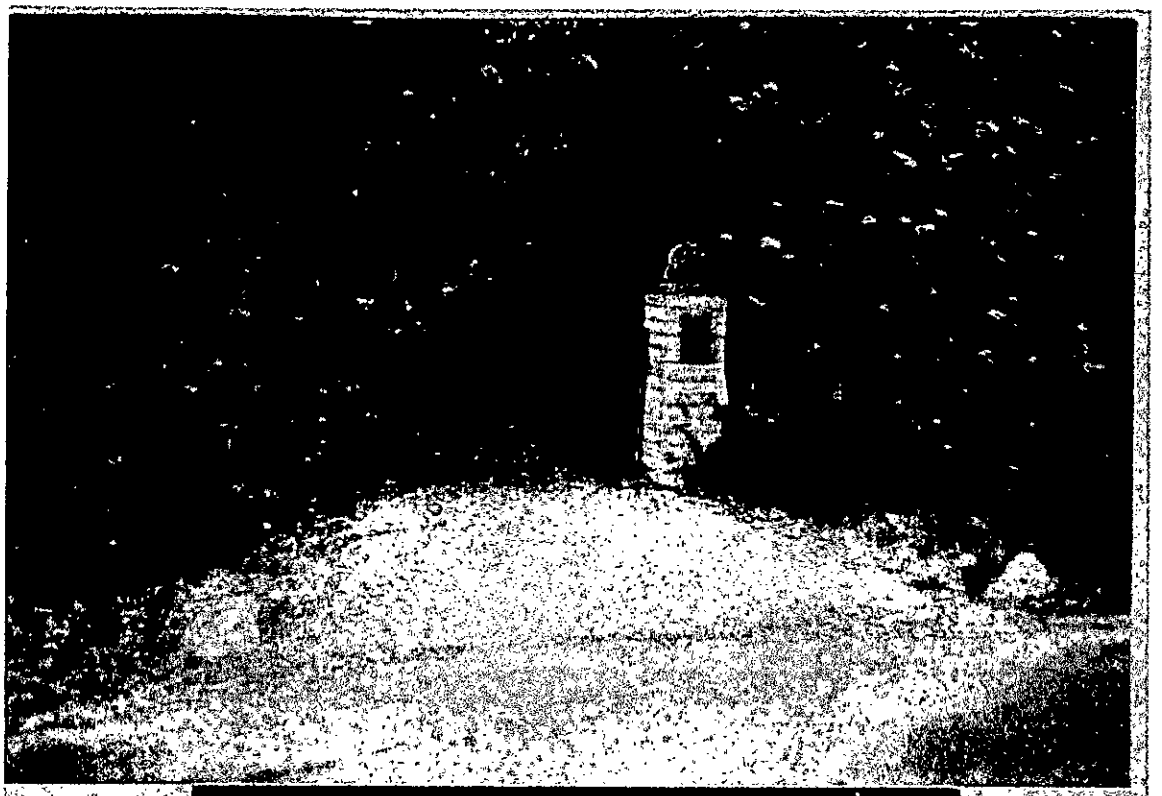
In accordance with advice given to me by telephone in your absence and in view of the fact that you have yet to make your site visit, I enclose photographic evidence that the red notice has been displayed in a prominent position. The newspaper headline provides proof that it was also there for the appointed length of time.

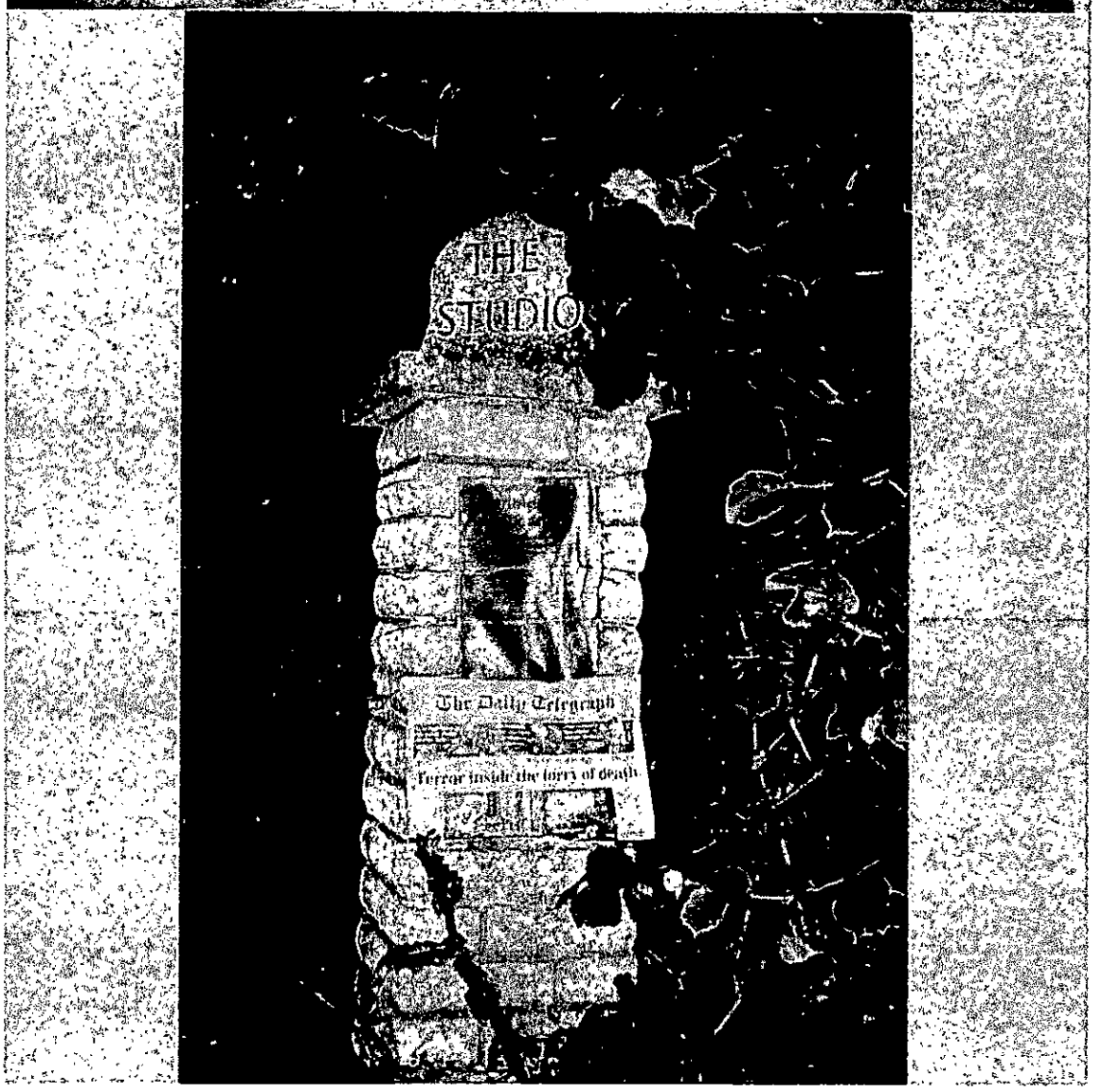
In order to avoid further disturbance to my client by unannounced enquirers the notice was taken down by Mr Phipps on the date of this letter.

Yours sincerely,

GH Townsend

Encl. A4 sheet of two scanned photographs




THE
STUDIO
The Daily Telegraph
Terror inside the lorry of death

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: O/2000/1508

Proposal: Outline application to erect detached dwelling to replace flat.

Site Address: The Studio, Edneys Hill, Wokingham.

Applicant: Mrs Phipps C/O G H Townsend

Your observations are required in respect of this application by **18/06/2000**

No objection

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 21/06//00

CLERK TO Wokingham Town Council

0/2000/1508. BP.

The studio Edneys Hill

Michael Phipp's

73 Dukes Ride

Crowthorne RG45 6DJ.

31st. - went last night

01344 777677.

New site notice

5/6

Denied

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

Received by Wokingham District Council

Application No: O/2000/1508

Proposal:
Outline application to erect detached dwelling to replace flat

Location:
The Studio, Edneys Hill, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 June 2000

Received by Wokingham District Council

Application No: O/2000/1508

Proposal:
Outline application to erect detached dwelling to replace flat

Location:
The Studio, Edneys Hill, , Wokingham.

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

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

Head Planning and Transportation

25 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 APR 2000~~ VALID 22 MAY 2000	Map No. 52 Site 0.08
Officer: BP | Application No. O/2000/1508	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(O.) OUTLINE APPLICATION TO ERECT DETACHED DWELLING TO REPLACE FLAT

Location: THE STUDIO EDNEYS HILL

Parish: WOKINGHAM Ward: Evendons

Applicant: MRS PHIPPS

Fee Received 90-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~Sorry~~	22 MAY 2000	
(4)	Correct S 66 certificate	Serve notice on adjoining property & fill in Cert B		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Rural Area / Gap

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	(NK:) 21/8
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA:) 21/8

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....

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.....

.....

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

26th April 2000

Dear Sir

The Studio Edneys Hill Wokingham

I enclose documents listed at foot for outline planning permission in respect of the above premises on behalf of Mrs MC Phipps who lives there. She is an elderly lady in poor health and under no circumstances must her tranquillity be disturbed in any way in connection with this matter as she simply could not respond. That is the reason why I have not given her telephone number on the application form although she is fully aware of it having now been submitted.

Would you also please let me know the **precise** timing of your case officer's site visit so that either I or Mrs Phipp's son Mr MT Phipps of 73 Dukes Ride Crowthone (tel. 01344 777677) can be in attendance to reassure her that the stranger wandering about poses no threat.

Yours faithfully,

GH Townsend

22.MAY2000* 1508

Encl. 6 copies Application Form
6 copies 1:500 Site Plan
6 copies 1:2500 Site Plan
2 copies Section 66 Certificate
cheque for £190

GH Townsend MSc CEng FICE FIMechE FIStructE
Consulting Engineer

240 Reading Road
Winnersh
Wokingham
Berkshire RG41 5AA
Tel/Fax 0118 979 4551

29450

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 MAY 2000	
COPIES TO:	ACK:
	FILE:

Reply req'd

Mrs B Polnik
~~Environmental~~ Services Department
Planning Services
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berkshire RG40 1WR

15th May 2000

Dear Mrs. Polnik,

The Studio Edneys Hill Wokingham

I enclose a 1:200 plan numbered TS101 giving the information you asked for in your letter dated 8th May 2000 which I trust will be sufficient for the purpose.

May I take this opportunity to remind you to please let me know the **precise** timing of your site visit so that either I or Mrs Phipp's son Mr MT Phipps of 73 Dukes Ride Crowthone (tel. 01344 777677) can be in attendance to reassure the lady that the stranger wandering about poses no threat. I shall be away from 23rd to 25th May inclusive.

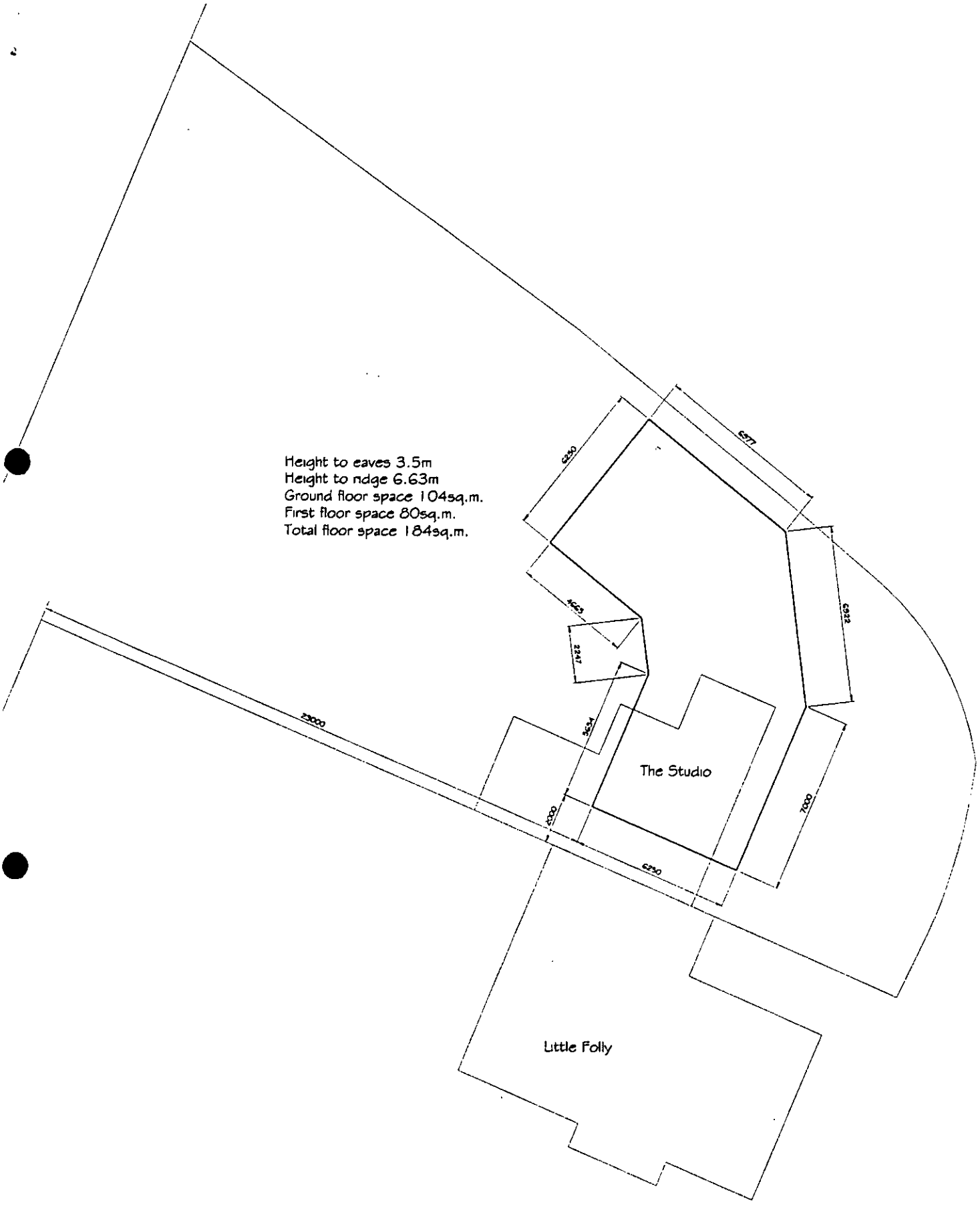
Yours sincerely,

GH Townsend

GH Townsend

Encl. 6 copies Drg. No TS101

22.MAY2000* 1508



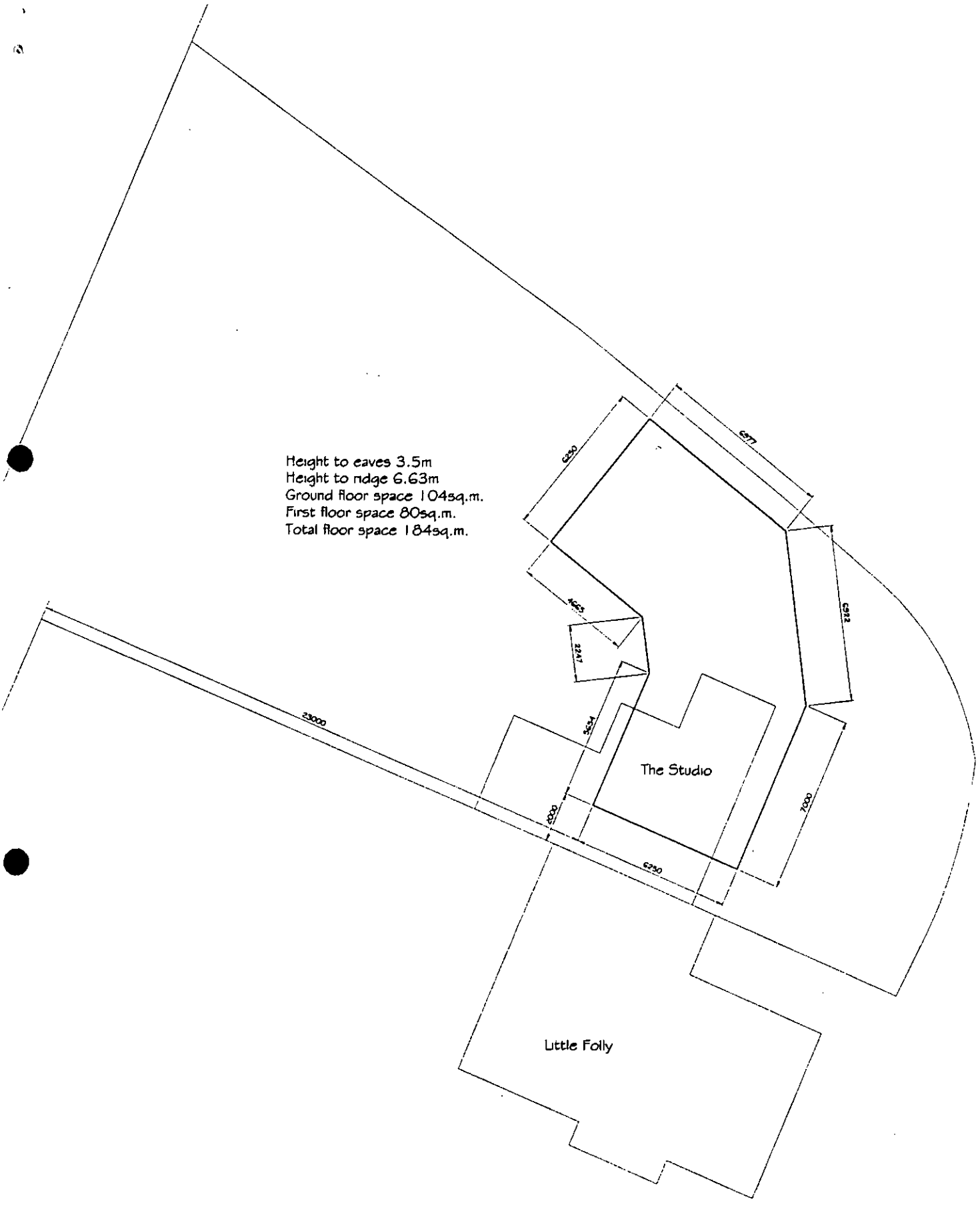
22.MAY2000* 1508

THE STUDIO EDNEYS HILL WOKINGHAM

BLOCK PLAN

GH TOWNSEND MSc DIC CEng
240, Reading Road Winnersh Wokingham Berks RG41 5AA

Date May 2000 Scale 1:200 Drg. No TS101



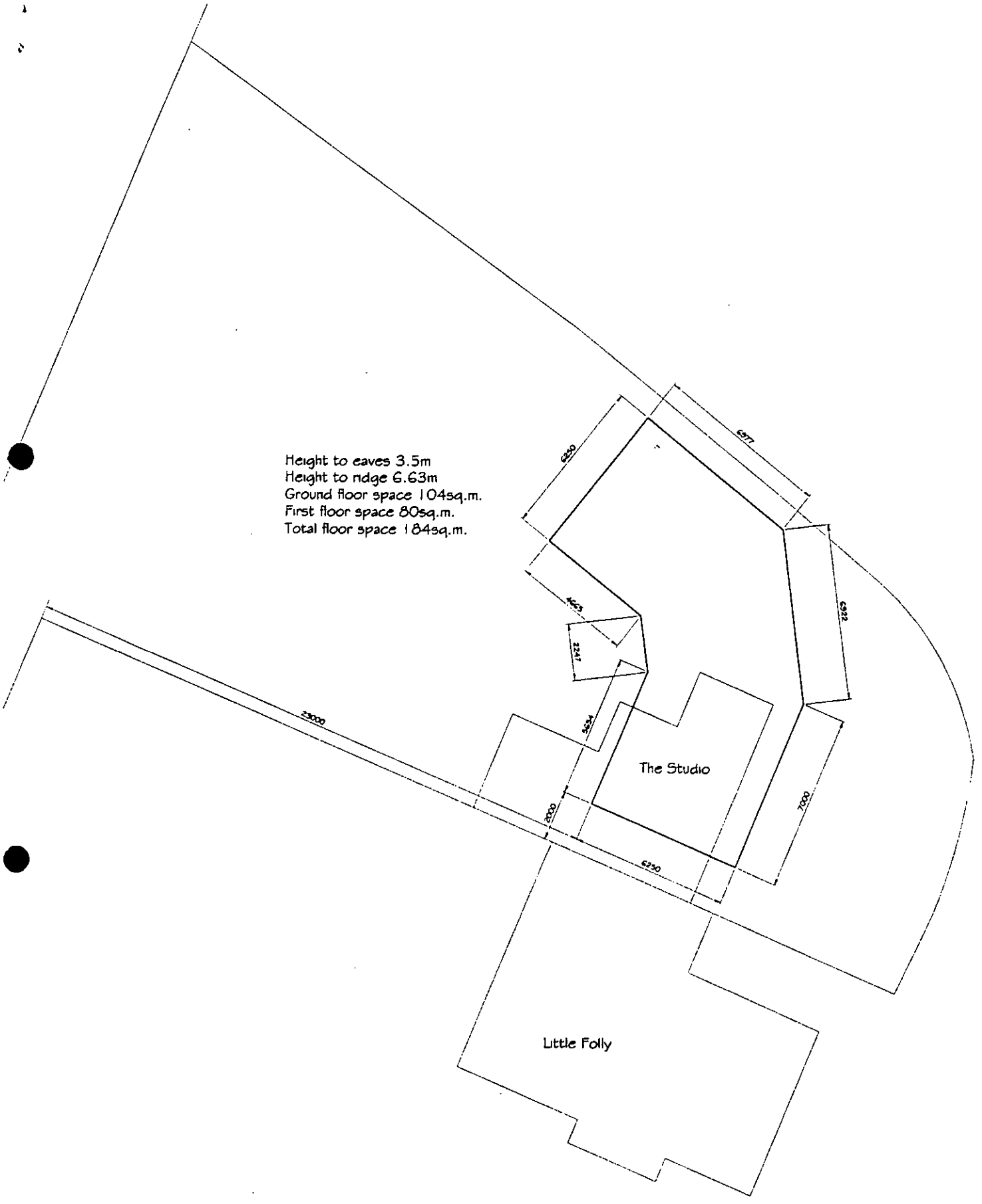
22.MAY2000* 1508

THE STUDIO EDNEYS HILL WOKINGHAM

BLOCK PLAN

GH TOWNSEND MSc DIC CEng
240, Reading Road Winnersh Wokingham Berks RG41 5AA

Date May 2000 Scale 1:200 Drg. No TS101



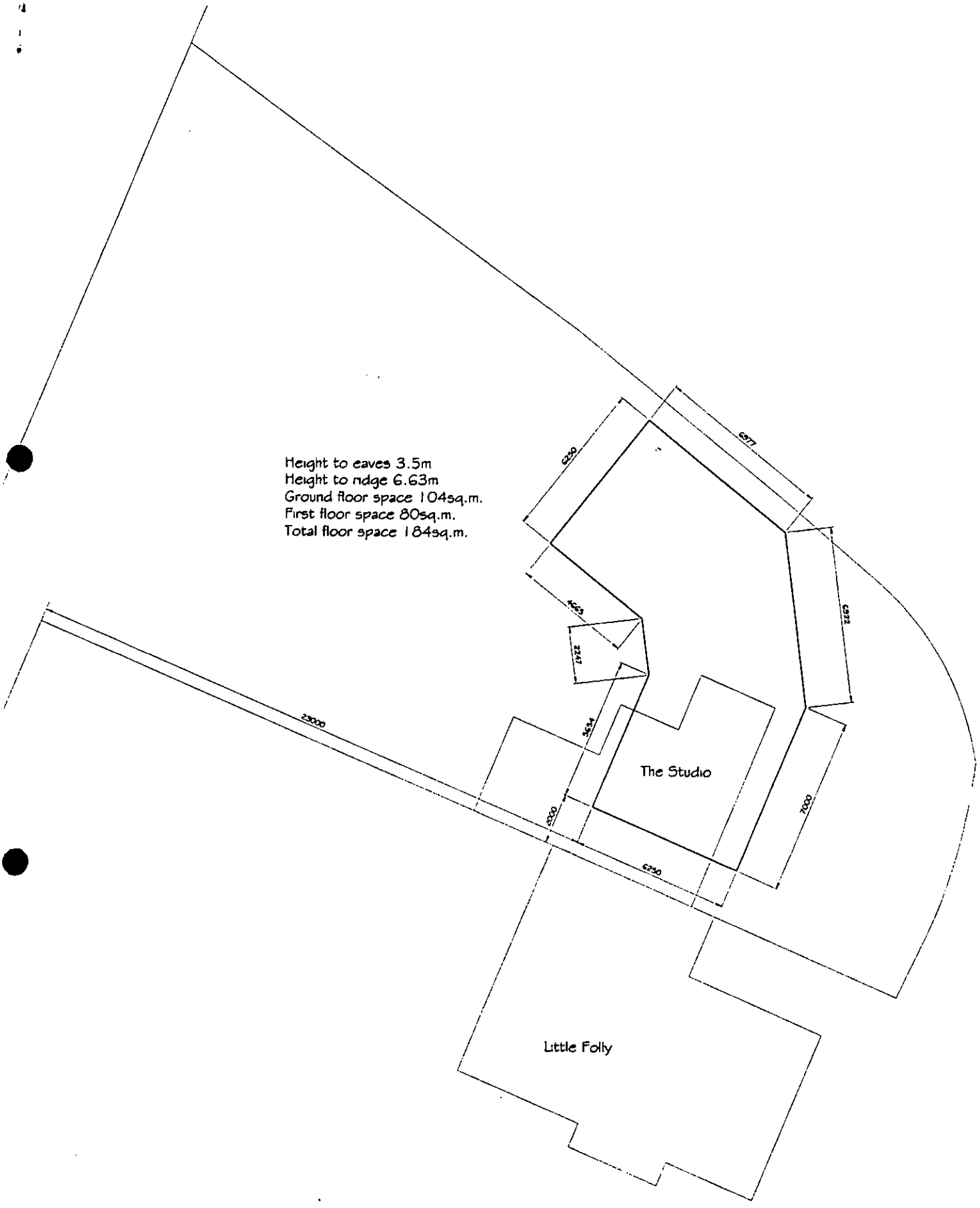
22.MAY2000* 1508

THE STUDIO EDNEYS HILL WOKINGHAM

BLOCK PLAN

GH TOWNSEND MSc DIC CEng
240, Reading Road Winnersh Wokingham Berks RG41 5AA

Date May 2000 Scale 1:200 Drg. No TS101



22.MAY2000* 1508

THE STUDIO EDNEYS HILL WOKINGHAM

BLOCK PLAN

GH TOWNSEND MSc DIC CEng
240, Reading Road Winnersh Wokingham Berks RG41 5AA

Date May 2000 Scale 1:200 Drg. No TS101

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 08 May 2000
My ref: BP/new appln

Mr G H Townsend
240 Reading Rd
Winnersh
Wokingham
Berkshire
RG41 5AA

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 Townsend

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
RE: THE STUDIO, EDNEYS HILL, WOKINGHAM

I refer to your planning application dated 26th April 2000, concerning proposed development at the above site for the replacement of the existing flat with a dwelling.

The site is located in a rural area which is also designated as a gap between settlements and I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied:

- The application should include the proposed siting, massing (ie. external dimensions) and total floorspace of the new dwelling.

I look forward to receiving this information at your earliest convenience. However the application will be considered to be invalid until this information is supplied.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

22.MAY2000* 1508

The Studio, Edneys Hill.

1789/a

SECTION 66 CERTIFICATE

Application No.

22.MAY2000* 1508

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
THE OWNER	LITTLE FOLLY EDNEYS HILL WOKINGHAM BERKS	22 May 2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- 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) .....

(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).

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . G H Bunsund . . . . . .

On behalf of . . . . . Mrs MC PHIPPS . . . . . .

Date . . . . . 22 May 2000 . . . . . .

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

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

22 MAY 2000* 1508

1.	APPLICANT'S NAME	MRS MC PHIPPS
	ADDRESS	THE STUDIO EDNEYS HILL
		WOKINGHAM BERKS
	POST CODE	RG11 4DR PHONE NOT GIVEN FOR REASONS IN LETTER
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	GH TOWNSEND
	ADDRESS	240 READING ROAD WINNERSH
		WOKINGHAM BERKS
	POST CODE	RG41 5AA PHONE 979 4551
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	AS 1.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DETACHED RESIDENCE TO REPLACE EXISTING FLAT ATTACHED TO NEIGHBOURING HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.086
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	1:500 SITEPLAN 1:2500 SITE PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

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

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

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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~~ YES — 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.

BRICK AND TILE

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.

WALLS, HEDGE, FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: TO MAINS DRAIN

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

DRIVEWAY OFF ROAD

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

NO

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 / 8 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	1 / 3 *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

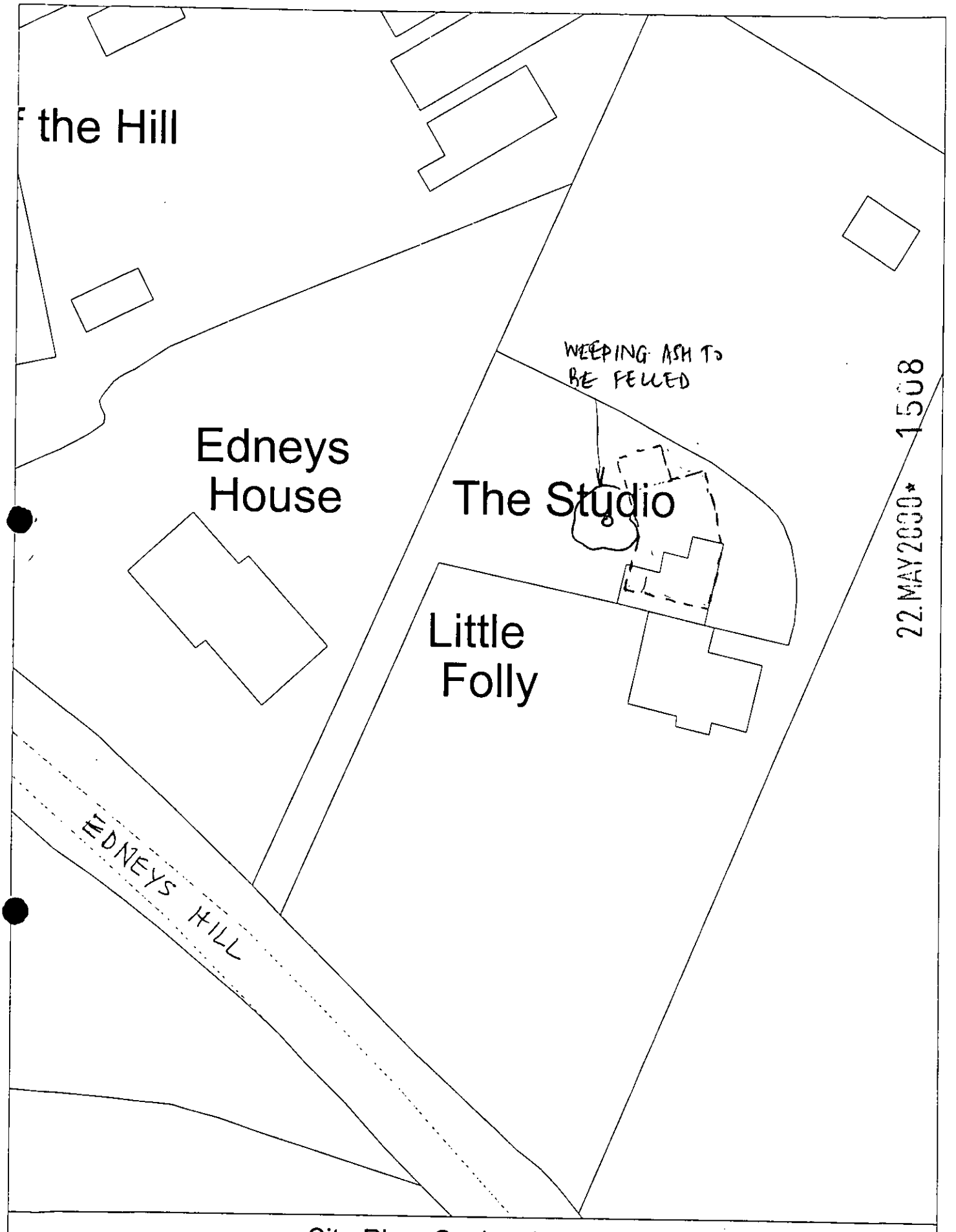
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

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

SIGNED G H Hammond ON BEHALF OF OWNER DATE 26 April 2000

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".



Site Plan, Scale: 1 to 500

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N W E S



Site Plan, Scale: 1 to 2500

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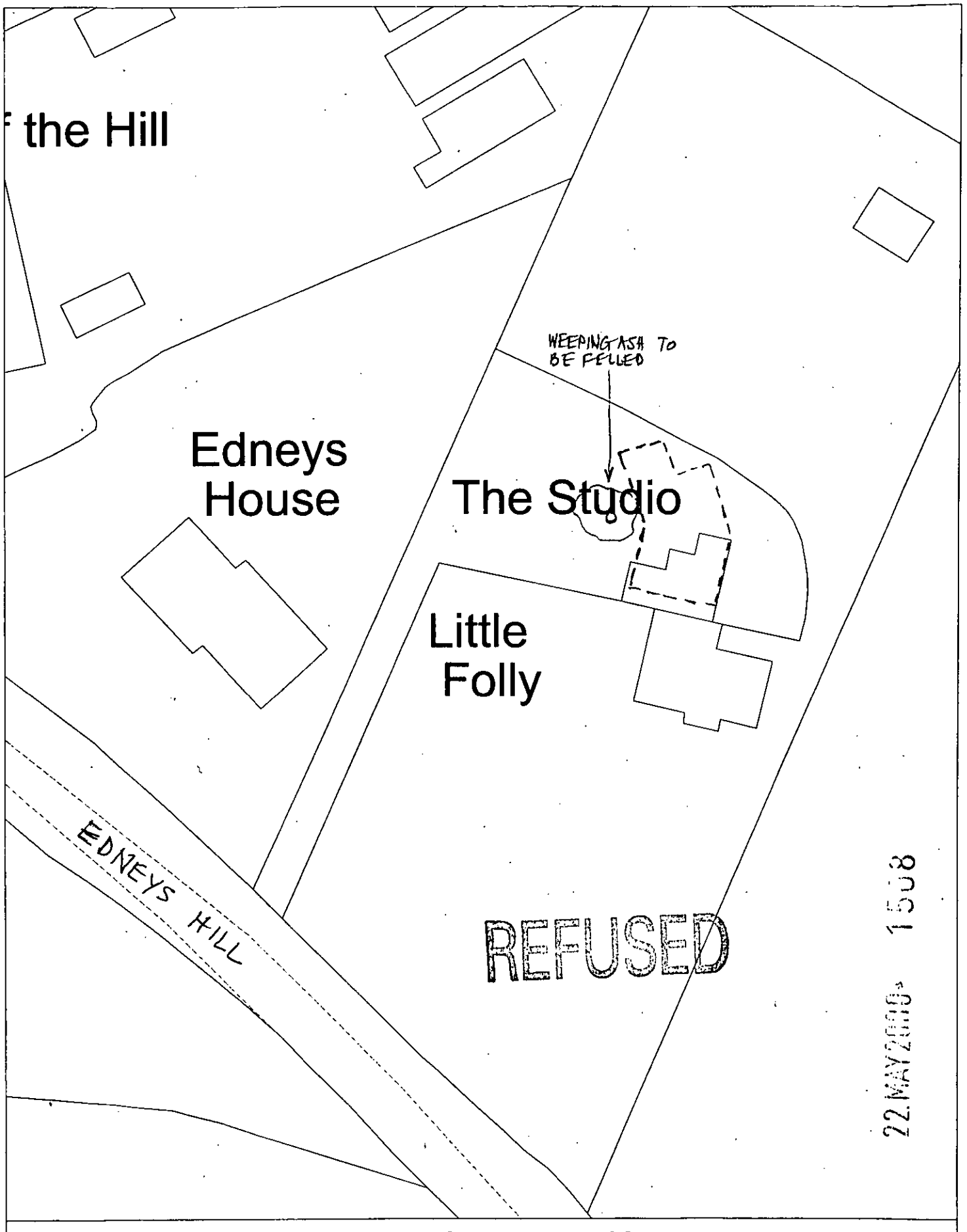

Site Plan, Scale: 1 to 500

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REFUSED

22 MAY 2000 * 1502

Site Plan, Scale: 1 to 2500

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