APPLICATION NO:
**C/2000/0829**

LOCATION:
**Land At Wilsford Close, Lower Earley Reading.**

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

PROPOSAL:
**Details to comply with conditions 02, 05, 07, 08, 09 & 12 of consent 99/70580/F for the approval of hard & soft landscaping plan.**

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Angela Odell**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**T A Fisher & Sons Ltd**
**C/O Andrews Kalik Associates**
**The Studio**
**101 London Road**
**READING**
**Berkshire**
**RG1 5BY**

**Application Number: C/2000/0829**

**Parish:** **SHINFIELD**

**Location:** **Land at Wilsford Close, Lower Earley, Reading**

**Proposal:** **Details to comply with conditions 2 and 7 of Consent 99/70580/F and 2, 7 and 12 of Consent 99/70750/F for the approval of hard & soft landscaping plan**

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.

**Informative**

1. Approve as per Plan No. 1312-30P received with the agent's letter of 7th February 2000.

Head of Planning and Transportation
Date: 02 May 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.**

# WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

**Application No :** 99/70750/F

**Parish :** SHINFIELD PARISH

**Proposal :** PROPOSED ERECTION OF 5 HOUSES AND GARAGES (AMENDMENT TO APPROVAL 98/68593/F)

**Location :** LAND OFF WILSFORD CLOSE, SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :**

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external work shall be carried out in materials as approved under condition No.03 of consent No. 98/68593/F.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings.

04
The bathroom and ensuite windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

05
The proposed slab levels of the proposed dwellings shall be as approved under condition No.06 of consent No.98/68593/F.

06
No construction work of any sort shall take place between the hours of 1800 hours and 0700 hours Monday to Friday and 1330 hours to 0800 hours Saturdays and no work shall take place on Sundays or Bank Holidays.

07
The development shall be landscaped and planted in accordance with details to be approved under condition 13 of consent No.98/68593/F.

08
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

09
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.
10
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling house which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).
11
The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
12
Bin stores for plots 8-10 shall be provided in accordance with details approved under condition No.18 of permission No. 98/68593F.
13
All lorries visiting the site in connection of the development shall turn right only when exiting Ryhill Way onto Rushey Way and shall only enter Ryhill Way by turning left off Rushey Way. There shall be entry to the site for construction traffic from Shinfield Road.
14
No building shall be occupied until the access has been constructed in accordance with the approved plans.
15
No dwelling shall be occupied before the public footpath/cycleway to Shinfield Road has been provided. The proposed public footpaths/cycleway shall be constructed in accordance with the approved plans and shall be kept available for public use at all times.
16
Before the proposed footpath/cycleway is brought into use barriers shall be erected at the junction with the pavement on Shinfield in accordance with details to be first submitted to and approved by the Local Planning Authority.

**REASON(S) :**
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure a satisfactory external appearance.
03
To safeguard the amenities of neighbouring residents and the locality.
04
To safeguard the amenities of neighbouring residents and the locality.
05
In the interests of visual amenity.
06
In the interests of residential amenity.
07
In the interests of visual amenity.
08
In the interests of visual amenity.
09
In the interests of residential amenity.
10
In the interests of visual amenity.
11
In the interests of highway safety and convenience.
12
In the interests of convenience.
13
In the interests of highway safety and convenience.

# WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

T A Fisher and Sons Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

**Application No :** 99/70580/F

**Parish :** SHINFIELD PARISH

**Proposal :** PROPOSED AMENDMENT TO CONSENT 98/68593/F FOR VARIATION OF DWELLING ON PLOT 11 AND 12

**Location :** LAND OFF WILSFORD CLOSE, SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :**

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external work shall be carried out in materials as approved under condition No. 03 of consent No.98/68593/F.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings.

04
The bathroom and ensuite windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

05
The proposed slab levels of the proposed dwellings shall be as approved under condition No.06 of consent No. 98/68593/F.

06
No construction work of any sort shall take place between the hours of 1800 hours and 0700 hours Monday to Friday and 1330 hours to 0800 hours Saturdays and no work shall take place on Sundays or Bank Holidays.

07
The development shall be landscaped and planted in accordance with details as approved under condition 13 of consent No.98/68593/F.

08
All planting. seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season (1st November - 31st March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

09
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and thereafter maintained as such.
10
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).
11
The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
12
Bin stores for plots 8-12 shall be provided within 25, of the highway in accordance with details to be first submitted to and approved by the Local Planning Authority.
13
All lorries visiting the site in connection of the development shall turn right only when exiting Ryhill Way onto Rushey Way and shall only enter Ryhill Way by turning left off Rushey Way. There shall be entry to the site for construction traffic from Shinfield Road.

**REASON(S) :**
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure a satisfactory external appearance.
03
To safeguard the amenities of neighbouring residents and the locality.
04
To safeguard the amenities of neighbouring residents and the locality.
05
In the interests of visual amenity.
06
In the interests of residential amenity.
07
In the interests of visual amenity.
08
In the interests of visual amenity.
09
In the interests of residential amenity.
10
In the interests of visual amenity.
11
In the interests of highway safety and convenience.
12
In the interests of convenience.
13
In the interests of highway safety and convenience.

CEHumphrey

Development Control Manager

Date 22 November 1999

Shinfield
Parish Council

*Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ*
*Tel/Fax: 0118 9547115*

10th March 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

**PLANNING APPLICATIONS**
**SHINFIELD PARISH COUNCIL'S OBSERVATIONS**

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2000/0832
Location: 42 Cutbush Lane, Shinfield
Proposal: Proposed two storey front extension to dwelling and single storey rear extension
Case Officer: Mrs E Connor
Observations: No comment

C/2000/0829
Location: Land at Wilsford Close, Lower Earley
Proposal: Details to comply with conditions 02,05,07,08,09 and 12 of consent 99/70580/F for the approval of hard & soft landscaping plan.
Observations: No comment NHO

O/2000/0869
Location: Geldrop, Church Lane, Three Mile Cross
Proposal: Outline approval for the erection of one dwelling and garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/0833
Location: L'Ortolan Restaurant, Church Lane, Shinfield
Proposal: Proposed change of use from A3 restaurant to C3 residential
Case Officer: Mrs A Odell
Observations: We express concern at the lack of clarity on the intended use.

**TO:** **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 April 2000

| | |
|---|---|
| Location: | Land at Wilsford Close, Lower Early, Reading |
| Proposal: | DETAILS TO COMPLY WITH CONDITIONS 02, 05, 07, 08, 09 & 12 OF CONSENT 99/70580/F FOR THE APPROVAL OF HARD AND SOFT LANDSCAPING PLAN |
| Application Number: | C/2000/0829 |

In response to your consultation dated 14 March 2000 for the above application, the landscape comments are as follows:

I have no objections to the hard landscaping plan submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

08 FEB 2000
COPIES TO: ACK: FILE:

APPROVAL OF CONDITIONS

SK/JAG/1312

7th February 2000

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

F.A.O. Mrs A Odell

Dear Madam,

**LAND OFF WILSFORD CLOSE, SHINFIELD ROAD, READING**
**99/70750/F & 99/70580/F**

Further to Planning approval (amendments) to 5 No. houses at the above, we are enclosing two sets of our drawing 1312/30P (site plan) showing the landscaping proposals as approved under 98/68593/F. Condition nos. 02, 05, 07, 08 and 12 have already been discharged with Planning approval 98/68593/F.

Condition no. 9 was not specifically mentioned at that time, but fences have been shown on the approved site plan. Perhaps you could confirm that we have complied with that condition as well. Regarding conditions 3 and 4 windows to the side elevation – obscure glass, we are enclosing two sets of drawings 1312/34D, 37B, 40D, 48C, 51C, 54F, 58D and 61D showing side elevations with obscure glass to bathroom an en suite windows for your approval.

If you need any further information please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:
c.c. T A Fisher & Sons Ltd

**WORK SHEET FOR :** Angela Odell

**Application Number** : C/2000/0829

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

2 + 7 ~~[illegible]~~ of current 99/70580/F and 2, 7 + 12 of current 99/70750/F.

**Location :** Land At , Wilsford Close, Lower Earley, Reading. ✓

**Proposal :** Details to comply with conditions ~~02, 05, 07, 08, 09 & 12 of consent 99/70580/F~~ for the approval of hard & soft landscaping plan.

~~99/70580/F~~

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 09/02/2000**

**Earliest Date for Decision : 07/04/2000**

**Latest Consultation Date/Site Notice Expiry Date : 07/04/2000**

**Application Expiry Date: 05/04/2000**

**Consultation Responses :**

**Planning Issues :**

**Application Number: C/2000/0829**

**Appraisal :**

Applicants current Nos. 70580 & 70750.

Landscape officer has no objection

P. C. No objection

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

**Application Number C/2000/0829**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | N.B Title alt. N.B Title alt. |
| | | | Approve as per plan No. 1312-30P received with the agent's letter of 7.2.2000 |

John Mitchell
30/4/00

# RECORD OF SITE VISIT

SITE ADDRESS: Land At Wilsford Close Lower Earley Reading.

APPLICATION NUMBER: C/2000/0829

OFFICER: Angela Odell

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

DOE1

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| Start date: 9-2-00 | | |
|---|---|---|
| Officer: AO | Application No. C 70580 | 2,5 7,8,9 & 12 |

**Map No.** ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(P.) Details to comply with conditions 2, 5, 7, 8 9 & 12 of consent 99/70580/F for the approval of hard & soft landscaping plan

Location: Land at Wilsford Close, Shurfield Rd

Parish: Shurfield Ward: Already set up.

Applicant: T A Fisher & Sons Ltd

**Fee** Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

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

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| 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:**

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.....

### NEIGHBOURS:

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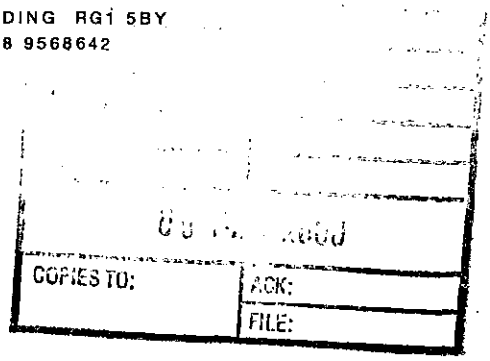
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ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642




APPROVAL OF CONDITIONS

SK/JAG/1312

7th February 2000

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

F.A.O. Mrs A Odell

Dear Madam,

**LAND OFF WILSFORD CLOSE, SHINFIELD ROAD, READING**
**99/70750/F & 99/70580/F**

Further to Planning approval (amendments) to 5 No. houses at the above, we are enclosing two sets of our drawing 1312/30P (site plan) showing the landscaping proposals as approved under 98/68593/F. Condition nos. 02, 05, 07, 08 and 12 have already been discharged with Planning approval 98/68593/F.

Condition no. 9 was not specifically mentioned at that time, but fences have been shown on the approved site plan. Perhaps you could confirm that we have complied with that condition as well. Regarding conditions 3 and 4 windows to the side elevation – obscure glass, we are enclosing two sets of drawings 1312/34D, 37B, 40D, 48C, 51C, 54F, 58D and 61D showing side elevations with obscure glass to bathroom an en suite windows for your approval.

If you need any further information please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:
c.c. T A Fisher & Sons Ltd

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