APPLICATION NO:
F/2002/7916

LOCATION:
Walden Acres Wokingham Road, Hurst Reading.

APPLICANT:
Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services

PROPOSAL:
Proposed erection of one replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **06/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2002

CASE OFFICER: **Elaine Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Drake & Mr & Mrs T Drake
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7916

Parish: **HURST**

Location: **Walden Acres, Wokingham Road, Hurst, Reading.**

Proposal: **Proposed erection of one replacement dwelling. Demolition of existing dwelling.**

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.

Conditions

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. 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.

5. 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.

6. 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.

7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

8. 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.

9. 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.

10. 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.

11. No development shall take place until full details of a Great Crested Newt mitigation scheme has been submitted to and approved in writing by English Nature and Wokingham District Council. The survey, mitigation and contingency measures shall be implemented in accordance with the approved plans unless otherwise approved in writing by the Local Planning Authority.

12. No development shall take place until a DEFRA licence has been obtained by the applicant.

Reasons

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

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

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

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

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

6. In the interests of highway safety and convenience.

7. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

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

11. To ensure protection of any Great Crested Newts that may be in the building.

12. To ensure protection of any Great Crested Newts that may be in the building.

Informatives

1. This approval is in respect of Plan Nos. A01/WP1402, 01/WP1401A and A01WP1403 A, received by the Local Planning Authority on 1 November 2002.

2. 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, C2, C8, EN1, EN3 and EN8.

Loddon Area Local Plan Policies LTV2, LC2, LC18, LBE2, LBE1, LPS2, LPS3 and LC10.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WLL6, WHE8, WBE1, WIC16, WNC3 and WNC5.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/04/2003

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.

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

* * * COMMUNICATION RESULT REPORT (14. DEC. 2004 15:00) * * *

FAX HEADER:

TRANSMITTED/STORED : 14. DEC. 2004 14:57

FILE	MODE	OPTION	ADDRESS	RESULT	PAGE
125	MEMORY TX		901173728182	OK	11/11

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/12/04

TO: MR K WINDSOR - DEFRA

FROM: PLANNING SERVICES

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 11

RECIPIENT FAX NUMBER: 0117 372 8182

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: DEFRA LICENCE – WALDEN ACRES – PLANNING APPLICATION NUMBER F/2008/7916

NOTES: WE ARE FAXING THIS DOCUMENT (AGAIN) AT THE REQUEST OF MISS MADDSTONE FROM EPR (ECOLOGICAL PLANNING REGARDA). THE LETTER AND REPORT HAVE NOW BEEN SENT TO YOU TWICE BY POST & ONCE BY FAX (ON FRIDAY 10th DECEMBER)

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/12/04

TO: MR K WINDSOR - DEFRA

FROM: PLANNING SERVICES

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 11

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OUR FAX NUMBER: (0118) 974 6484

SUBJECT: DEFRA LICENCE - LALDEN ACRES - PLANNING APPLICATION NUMBER F/2002/7916

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Tel. (0118) 974 6451 (Direct Line)
Fax. (0118) 974 6484
Date 26th October 2004
My ref. F/2002/7916
Your ref. EPSL 803

Ken Windsor
Senior Licensing Officer
European Wildlife Division
Department for Environment Food and Rural Affairs
Room 1/10D
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6EB

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 Mr Windsor

CONSERVATION (NATURAL HABITATS) REGULATIONS 1994
SPECIES: GREAT CRESTED NEWTS
SITE: WALDEN ACRES, WOKINGHAM ROAD, HURST (APPLICATION NO. F/2002/7916)

I write in response to your letter of 10TH September 2004, regarding the above matter, and apologise for the delay in replying.

The proposed development for the replacement dwelling was approved at Development Control Committee on 14th April 2003 (and was not subject to a Section 106 Agreement).

Enclosed is a copy of the Officer's report, containing the appraisal of the proposal. This gives information on the Local Plan policies the application was assessed against. The proposed development was in accordance with Local Plan policies and was not referred to the Secretary of State. The Background section of the report outlines the history of the site. As you will see there has been a previous application on the site that was refused.

With respect to wildlife issues, English Nature was not directly consulted with respect to the development. However Andy Glencross the Council's Biodiversity Officer was consulted. He stated that the site lay within 200m of a great crested newt breeding pond and that the application should be refused as there was no information submitted pertaining to great crested newts. It was considered that although no information had been submitted, this was not an adequate reason for refusal because it could be received by way of condition (hence the imposition of the condition).

With respect to documents requested, I have attached a copy of the Officers Report that went to the Planning Committee.

I can confirm that the particulars given in this response and accompanying documents are correct to the best of my knowledge and belief. I also give consent for the disclosure of information provided in connection with this request.

I trust that these comments and enclosures are sufficient for the licence application to proceed, however, should you require any further information or confirmation then please let me know.

E. Vashi

Yours sincerely
Elaine Vashi (Planning Officer - South Area)

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7916	01/11/02		Hurst

Applicant: Mrs A Drake & Mr & Mrs T Drake
Location: Walden Acres, Wokingham Road, Hurst
Proposal: Proposed erection of replacement dwelling and demolition of existing

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Elaine Vashi

SUMMARY:

Proposal
The application proposes the demolition of the existing dwelling and its replacement with a detached 5 bedroom property with a detached triple garage. The replacement dwelling would be located in roughly the same location as the existing dwelling but would be turned round approximately 45° to the north east. The proposed dwelling will stand approximately 8.35m to the ridge (at the highest point) and would have a floor area of approximately 380m^2, which would represent a cumulative increase of 47% over the size of the original dwelling.

The application is before the Committee as one of the applicants is a District Councillor.

RECOMMENDATION:

GRANT planning permission subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

The application site is located along Wokingham Road, within an area designated as countryside - 'setting of settlement' in the local development plan and is bounded by areas of 'special local character' to the north west and south/south west of the site. The site is approximately 1.07ha and is currently in residential use. The existing dwelling is a large detached, two storey property with a double integral garage located towards the front of the site, and is well screened along the front boundary with the Wokingham Road.

Outline planning consent for a dwelling was granted in April 1966, and the reserved matters for the existing dwelling was granted in May 1967. The house has been extended once in 1997 by way of a single storey rear extension to the garage and a new pitched roof. Two previous applications for a replacement dwelling have been considered. The first of these was submitted in November 2001 and was subsequently withdrawn. The second application was refused in June 2002 due the proposed increase in height and massing of the replacement dwelling. The current application is the result of further negotiations with the applicant.

2 CONSULTATION

Hurst Parish Council: 'have no adverse comment to make on the proposal'

Environmental Health: no objection

Ecology: requested pond to be surveyed for Great Crested Newts

Conservation Architect: no objection

Access and Movement: no objection subject to conditions

Landscape: no objection subject to conditions

3 APPRAISAL

Main issues:

A. Effect on the character and appearance of the area. (Berkshire Structure Plan policies C2, C8 and EN1; Loddon Area Local Plan policies LTV2, LC2 and LC18; Wokingham District Local Plan Deposit Draft policies WOS2, WCC1, WLL6 and WHE8; Planning Policy Guidance Note 7).

B. Effect on neighbouring properties: (Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policy WBE1).

C. Concerns of local residents.

D. Flooding Issues: (BSP policy EN3, Loddon Area Local Plan policies LPS2 & LPS3, Wokingham District Local Plan Deposit Draft WIC16 and PPG25)

E. Effect on local ecology: (Policy EN8 of the Berkshire Structure Plan, policy LC10 of the Loddon Area Local Plan and policies WNC3 & WNC5 of the Wokingham District Local Plan (as proposed to be amended)

A. Effect on the Character and Appearance of the Area

The site is outside the settlement boundary in the countryside and lies adjacent to an area of 'special local character.' It is considered that the principle of a replacement dwelling on this site is acceptable.

The emerging Countryside SPG states that the key consideration in assessing proposals for replacement dwellings in the countryside is the impact upon the character and appearance of the area, in comparison with that of the existing dwelling. The bulk, scale, massing and design of the replacement dwelling are critical factors in assessing this impact.

The existing dwelling has a pitched roof design which has a ridge height of approximately 6.95 metres. There is a two-storey projection on the front of the property, which has a lower ridge height than the main dwelling. The proposed replacement dwelling would have a hipped roof design with a central flat roof section. The garage would have a ridge height of approximately 5.4 metres.

The original dwelling as approved in 1967 had a floor area of approximately 257m^2. An extension to the garage was approved in 1997, which resulted in an increase of approximately 16.6m^2. The scheme that was refused in June 2002 represented an increase of 59% of the original dwelling. Although this increase in floor area in itself was not considered to warrant refusal of the scheme the height of the building was as it represented an increase in the ridge height of 2.6m.

The current scheme has been reduced to provide a floor area of approximately 380m^2 which represents a 47% in the size of the existing building. This is considered to be an acceptable increase in built form in the countryside, as it is less than 50% of the size of the original dwelling. The emerging countryside SPG references 50% as a guide to what may be considered acceptable, as the Council considers that impact is more closely related to external volume than floorspace. The ridge height has also been reduced by 1.1m from 9.5m to 8.4m and the area of flat roof section has been increased so as to reduce the bulk and massing of the roof profile. Although the building is less fragmented than the previous scheme the overall reduction in size and massing is considered to be acceptable.

It is considered that the proposed replacement dwelling would not be unacceptably large in scale and massing in comparison with the building it would replace and, together with the garage block, would not have a detrimental effect on the character and appearance of the area.

B. Effect on neighbouring properties

The nearest existing neighbouring property is no.1 Keyersbridge Cottages approximately 56m away from 'Walden Acres' with a mature tree and shrub screen between. It is therefore considered that there would be no loss of amenity to the residents of this dwelling.

C. Concerns of Local Residents

One letter has been received from a neighbouring resident. This letter does not object to the replacement dwelling but raises concerns regarding the proposed garage block that would be sited close to the lawn of Willow Cottage, the property immediately to the south of the site, and the increase in disturbance that this would cause. However, the proposed garage would be approximately 28m away from the flank of this dwelling. This is considered to be an acceptable distance to limit any disturbance upon the living conditions of the residents of Willow Cottage.

D. Flooding Issues

The application site does not contain any land shown on the plans supplied by the Environment Agency as being liable to flooding.

E. Effect on Local Ecology

As there is a pond on site the Council's ecologist has requested that a series of surveys be carried out in order to access the potential of it as a habitat for Great Crested Newts. This study is currently being carried out and the results will be reported to Members at committee

4 CONCLUSION

It is considered that the proposed replacement dwelling is acceptable in principle and would not have a detrimental impact upon the character of the surrounding area or the living conditions of any neighbouring residents

5 RECOMMENDATION

Approve planning permission subject to the following conditions

Conditions.

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

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

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.

   Reason: To ensure that the external appearance of the building is satisfactory

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

4. 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.

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

5. 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.

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

6. 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.

Reason: In the interests of highway safety and convenience.

7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

8. 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.

Reason: In the interests of visual amenity.

9. 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.

Reason: In the interests of visual amenity.

10. 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.

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

Informatives.

1. This approval is in respect of plan no's. A01/WP1402, 01/WP1401 A & A01WP14 03 A, received by the LPA on 1st November 2002

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

   BSP policies: OS1, C2, C8, EN1, EN3, EN8

   LALP policies: LTV2, LC2, LC18, LBE2, LBE1, LPS2, LPS3, LC10

   WDLP policies: WOS2, WCC1, WLL6, WHE8, WBE1, WIC16, WNC3, WNC5

Part of the first sentence of section A – 'Effect on the character and Appearance of the Area' is missing. This should read :
The application would involve the removal of an existing fence that currently denotes the boundary between the rear of the pub car park and the access driveway into no.230 and no.232 Harmar Close.

Site Address: 48 and 50 Butts Hill Road, Woodley
Application No: F/2003/8482, Pages 194-207

Additional conditions to be added to recommendation, to ensure suitable landscaping:

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.
Reason: In the interests of visual amenity.

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.
Reason: In the interests of visual amenity.

Site Address: Land west of Molly Millars Close/Molly Millars Lane, Wokingham
Application No: O/2002/8136, Pages 208 – 225

The agent has requested for the application to be deferred with the view to resolve the outstanding highway contribution. As this is the only outstanding issue it is recommended that the Development Control Manager is authorised to grant planning permission under delegated powers should the outcome of further negotiations result in an acceptable highway contribution.

Site Address: Walden Acres, Wokingham Road, Hurst
Application No: O/2002/7916, Pages 254 – 266

Effect on local ecology
During the month of March four studies of the pond to the rear of the application site were carried out to assess whether or not Great Crested Newts were present. The studies showed that Great Crested Newts indeed existed in the pond. Consequently a mitigation

scheme must be formulated to ensure their protection during development work on the site. Therefore, the following conditions should be added to secure a suitable scheme:

11. No development shall take place until full details of a Great Crested Newt mitigation scheme has been submitted to and approved in writing by English Nature and Wokingham District Council. The survey, mitigation and contingency measures shall be implemented in accordance with the approved plans unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure protection of any Great Crested Newts that may be in the building.

12. No development shall take place until a DEFRA licence has been obtained by the applicant.
Reason: To ensure protection of any Great Crested Newts that may be in the building.

Site Address: 40 Selsdon Avenue, Woodley
Application No: F/2003/8659, Pages 273 – 280

Consultation has been received from Woodley Town Council with no comment on the proposal. One neighbour consultation response has been received supporting the application.

Date: 02 April 2003

Your Ref:

My Ref: **Elaine Vashi - F/2002/7916**

Mrs A Drake & Mr/Mrs T Drake
C/O Romans Professional Services
4
King Street Lane
Winnersh
Berks
RG41 5AS

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

Dear Sir/Madam

Application Number: F/2002/7916

Site Address: Walden Acres, Wokingham Road, Hurst, Reading.

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.04.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

C. Concerns of Local Residents

One letter has been received from a neighbouring resident. This letter does not object to the replacement dwelling but raises concerns regarding the proposed garage block that would be sited close to the lawn of Willow Cottage, the property immediately to the south of the site, and the increase in disturbance that this would cause. However, the proposed garage would be approximately 28m away from the flank of this dwelling. This is considered to be an acceptable distance to limit any disturbance upon the living conditions of the residents of Willow Cottage.

D. Flooding Issues

The application site does not contain any land shown on the plans supplied by the Environment Agency as being liable to flooding.

E. Effect on Local Ecology

As there is a pond on site the Council's ecologist has requested that a series of surveys be carried out in order to access the potential of it as a habitat for Great Crested Newts. This study is currently being carried out and the results will be reported to Members at committee

4 CONCLUSION

It is considered that the proposed replacement dwelling is acceptable in principle and would not have a detrimental impact upon the character of the surrounding area or the living conditions of any neighbouring residents

5 RECOMMENDATION

Approve planning permission subject to the following conditions

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

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.

   Reason: To ensure that the external appearance of the building is satisfactory

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

4. 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.

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

5. 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.

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

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Reason: In the interests of highway safety and convenience.

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Reason: In the interests of visual amenity.

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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.

Reason: In the interests of visual amenity.

10. 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.

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

Informatives.

1. This approval is in respect of plan no's. A01/WP1402, 01/WP1401 A & A01WP14 03 A, received by the LPA on 1st November 2002

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

   BSP policies: OS1, C2, C8, EN1, EN3, EN8

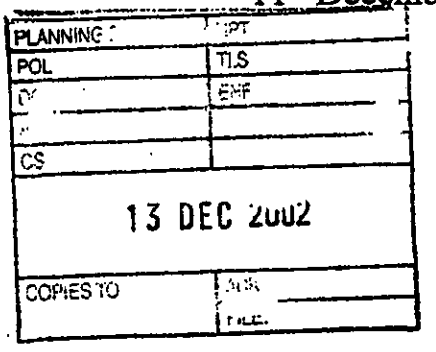
   LALP policies: LTV2, LC2, LC18, LBE2, LBE1, LPS2, LPS3, LC10

   WDLP policies: WOS2, WCC1, WLL6, WHE8, WBE1, WIC16, WNC3, WNC5

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

11th December, 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/2002/7916

I refer to the above-mentioned Application by Mrs. A. Drake and Mr. and Mrs. T. Drake of Walden Acres, Wokingham Road, Hurst; proposed erection of one replacement dwelling. Demolition of existing dwelling.

My Council have no adverse comment to make on the proposal.

Yours sincerely,

Clerk

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7916	01/11/02		Hurst

Applicant: Mrs A Drake & Mr & Mrs T Drake
Location: Walden Acres, Wokingham Road, Hurst
Proposal: Proposed erection of replacement dwelling and demolition of existing

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Elaine Vashi

SUMMARY:

Proposal
The application proposes the demolition of the existing dwelling and its replacement with a detached 5 bedroom property with a detached triple garage. The replacement dwelling would be located in roughly the same location as the existing dwelling but would be turned round approximately 45° to the north east. The proposed dwelling will stand approximately 8.35m to the ridge (at the highest point) and would have a floor area of approximately 380m^2, which would represent a cumulative increase of 47% over the size of the original dwelling.

The application is before the Committee as one of the applicants is a District Councillor.

RECOMMENDATION:

GRANT planning permission subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

The application site is located along Wokingham Road, within an area designated as countryside - 'setting of settlement' in the local development plan and is bounded by areas of 'special local character' to the north west and south/south west of the site. The site is approximately 1.07ha and is currently in residential use. The existing dwelling is a large detached, two storey property with a double integral garage located towards the front of the site, and is well screened along the front boundary with the Wokingham Road.

Outline planning consent for a dwelling was granted in April 1966, and the reserved matters for the existing dwelling was granted in May 1967. The house has been extended once in 1997 by way of a single storey rear extension to the garage and a new pitched roof. Two previous applications for a replacement dwelling have been considered. The first of these was submitted in November 2001 and was subsequently withdrawn. The second application was refused in June 2002 due the proposed increase in height and massing of the replacement dwelling. The current application is the result of further negotiations with the applicant.

2 CONSULTATION

Hurst Parish Council: 'have no adverse comment to make on the proposal'

Environmental Health: no objection

Ecology: requested pond to be surveyed for Great Crested Newts

Conservation Architect: no objection

Access and Movement: no objection subject to conditions

Landscape: no objection subject to conditions

3 APPRAISAL

Main issues:

A. Effect on the character and appearance of the area. (Berkshire Structure Plan policies C2, C8 and EN1; Loddon Area Local Plan policies LTV2, LC2 and LC18; Wokingham District Local Plan Deposit Draft policies WOS2, WCC1, WLL6 and WHE8; Planning Policy Guidance Note 7).

B. Effect on neighbouring properties: (Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policy WBE1).

C. Concerns of local residents.

D. Flooding Issues: (BSP policy EN3, Loddon Area Local Plan policies LPS2 & LPS3, Wokingham District Local Plan Deposit Draft WIC16 and PPG25)

E. Effect on local ecology: (Policy EN8 of the Berkshire Structure Plan, policy LC10 of the Loddon Area Local Plan and policies WNC3 & WNC5 of the Wokingham District Local Plan (as proposed to be amended)

A. Effect on the Character and Appearance of the Area
The site is outside the settlement boundary in the countryside and lies adjacent to an area of 'special local character.' It is considered that the principle of a replacement dwelling on this site is acceptable.

The emerging Countryside SPG states that the key consideration in assessing proposals for replacement dwellings in the countryside is the impact upon the character and appearance of the area, in comparison with that of the existing dwelling. The bulk, scale, massing and design of the replacement dwelling are critical factors in assessing this impact.

The existing dwelling has a pitched roof design which has a ridge height of approximately 6.95 metres. There is a two-storey projection on the front of the property, which has a lower ridge height than the main dwelling. The proposed replacement dwelling would have a hipped roof design with a central flat roof section. The garage would have a ridge height of approximately 5.4 metres.

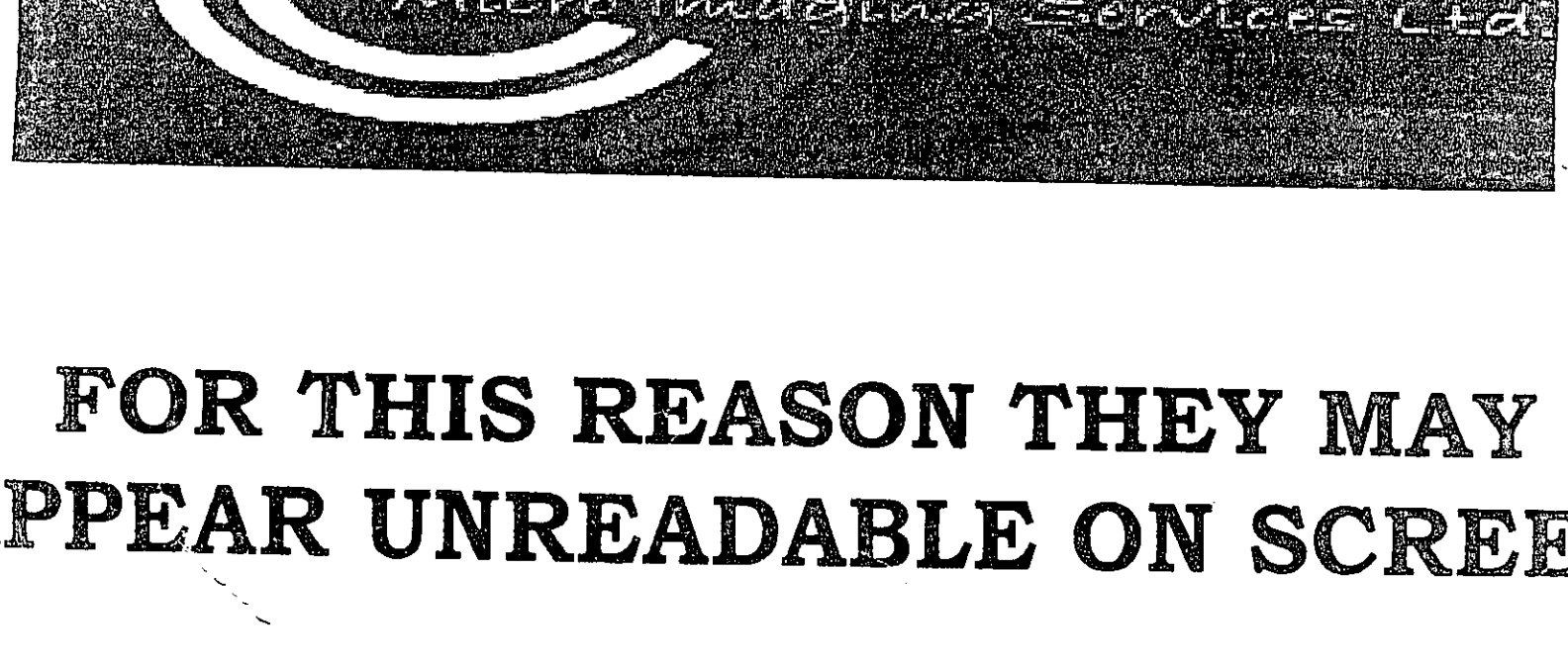
The original dwelling as approved in 1967 had a floor area of approximately 257m^2. An extension to the garage was approved in 1997, which resulted in an increase of approximately 16.6m^2. The scheme that was refused in June 2002 represented an increase of 59% of the original dwelling. Although this increase in floor area in itself was not considered to warrant refusal of the scheme the height of the building was as it represented an increase in the ridge height of 2.6m.

The current scheme has been reduced to provide a floor area of approximately 380m^2 which represents a 47% in the size of the existing building. This is considered to be an acceptable increase in built form in the countryside, as it is less than 50% of the size of the original dwelling. The emerging countryside SPG references 50% as a guide to what may be considered acceptable, as the Council considers that impact is more closely related to external volume than floorspace. The ridge height has also been reduced by 1.1m from 9.5m to 8.4m and the area of flat roof section has been increased so as to reduce the bulk and massing of the roof profile. Although the building is less fragmented than the previous scheme the overall reduction in size and massing is considered to be acceptable.

It is considered that the proposed replacement dwelling would not be unacceptably large in scale and massing in comparison with the building it would replace and, together with the garage block, would not have a detrimental effect on the character and appearance of the area.

B. Effect on neighbouring properties
The nearest existing neighbouring property is no.1 Keyersbridge Cottages approximately 56m away from 'Walden Acres' with a mature tree and shrub screen between. It is therefore considered that there would be no loss of amenity to the residents of this dwelling.

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: Dec. 15th 2004

TO: Colleen

FROM: Lynn Oliver

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 5

RECIPIENT FAX NUMBER: _____

OUR FAX NUMBER: (0118) 974 6484

SUBJECT:

_____

_____

NOTES:

_____

_____

E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION
REASON FOR ERROR

P. 1

* * * COMMUNICATION RESULT REPORT (15. DEC. 2004 10:53) * * *

FAX HEADER:

TRANSMITTED/STORED : 15. DEC. 2004 10:52

FILE MODE	OPTION	ADDRESS	RESULT	PAGE
151 MEMORY TX		901962711371	OK	5/5

WOKINGHAM
DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: Dec. 15th 2004

TO: Colleen

FROM: Lynn Oliver

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 5

RECIPIENT FAX NUMBER: 01962 711371

OUR FAX NUMBER: (0118) 974 6484

SUBJECT:

NOTES:

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs A Drake & Mr & Mrs T Drake
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7916

Parish:	**HURST**
Location:	**Walden Acres, Wokingham Road, Hurst, Reading.**
Proposal:	**Proposed erection of one replacement dwelling. Demolition of existing dwelling.**

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.

Conditions

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

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

4. 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.

5. 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.

6. 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.

7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

8. 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.

9. 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.

10. 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.

11. No development shall take place until full details of a Great Crested Newt mitigation scheme has been submitted to and approved in writing by English Nature and Wokingham District Council. The survey, mitigation and contingency measures shall be implemented in accordance with the approved plans unless otherwise approved in writing by the Local Planning Authority.

12. No development shall take place until a DEFRA licence has been obtained by the applicant.

Reasons

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

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

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

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

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

6. In the interests of highway safety and convenience.

7. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

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

11. To ensure protection of any Great Crested Newts that may be in the building.

12. To ensure protection of any Great Crested Newts that may be in the building.

Informatives

1. This approval is in respect of Plan Nos. A01/WP1402, 01/WP1401A and A01WP1403 A, received by the Local Planning Authority on 1 November 2002.

2. 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, C2, C8, EN1, EN3 and EN8.

Loddon Area Local Plan Policies LTV2, LC2, LC18, LBE2, LBE1, LPS2, LPS3 and LC10.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WLL6, WHE8, WBE1, WIC16, WNC3 and WNC5.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/04/2003

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.

DESIGN STATEMENT

APPLICATION FOR FULL PLANNING PERMISSION

01.NOV.2002 7.16

ON BEHALF OF

MRS A. DRAKE & MR & MRS T. DRAKE

SITE ADDRESS

WALDEN ACRES
WOKINGHAM ROAD
HURST

PROPOSAL

The erection of a 5 bedroom dwelling with garage following demolition of existing dwelling

PREPARED BY
ROMANS PROFESSIONAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE
RG41 5AS

OCTOBER 2002

The ROMANS Group

Contents

1.0 Introduction

2.0 The Site and its Surroundings

3.0 Design Principles

4.0 Design Solution

5.0 Summary

ROMANS

1 INTRODUCTION

1.1 This statement is submitted to accompany and support a Planning Application submitted on behalf of Mr & Mrs T Drake and Mrs A Drake for the demolition of one existing dwelling at Walden Acres, Wokingham Road, Hurst and the construction of a 5 bedroom house.

1.2 The statement analyses and evaluates the site, identifies the design principles the scheme needs to achieve and finally, creates a design solution. It also raises some other material planning considerations.

2 THE SITE AND SURROUNDING AREA

2.1 The site is situated outside the settlement boundary of Hurst, is within a rural area and is identified in the Wokingham District Council Local Plan as a "setting of settlement" location.

2.2 The site has an area of approximately 1.072 hectares, the majority of which is situated to the north east, set back from Wokingham Road and is of fairly level contour.

2.3 Existing accommodation on the land comprises of a single detached dwelling built in the late 1960's and is a typical architectural style of this time. The two-storey house has five bedrooms at first floor level, three reception rooms at ground floor level and is relatively large family residence in comparison to the directly adjoining dwellings. To the side there is an attached double width garage with extends the full depth main house and is single storey in height.

2.4 The dwelling itself is set well back from Wokingham Road and stands fairly central within its plot, with extensive garden areas in all directions.

2.5 The existing trees and hedges on the site are located close to the boundary and are to be retained within the proposal.

2.6 To the north and east of the site are open fields. South of the site are a couple of cottages with large gardens. To the West there is a mixture of semi-detached and detached houses that appear to have been built circa 1900's.

2.7 There are a number of large detached residences within Hurst, some of which appear to have been built dating back to the late 1600s along with other period properties including Georgian, late Georgian and Victorian styles. Appendix A demonstrates some examples of these.

2.8 In summary the surrounding area is rural in character, supporting a wide range of dwelling types including large and small, detached and semi-detached houses and cottages, located both inside and outside of the village settlement.

2.9 In our opinion, there are no overriding constraints which will unduly influence design, i.e. important views, features worthy of retention or protection and also physical features such as underground services, drainage systems etc that need to be protected.

3 DESIGN PRINCIPLES

3.1 The general principle of a new dwelling and garage to replace the existing house would be acceptable in accordance with policies C2 of the Berkshire Structure Plan, LC18 of the Lodden Area Local Plan and WCC1 of the Wokingham District Local Plan.

3.2 The site has an established residential use and due to its size could accommodate large building. The size of the proposed building is limited by planning policies and not the restraints of the site itself.

3.3 The architectural style of the proposed house should be in keeping with surrounding properties in the area and in our opinion this is a windfall opportunity to create a building that could have been built some time ago, as opposed to a more modern style that is often seen in this kind of situation.

3.4 This application is a resubmission of an application that was refused in July 2002. The reasons for refusal relate to the country side designation of the site and it was considered that the height and bulk of the proposed design was excessive.

3.5 The proposed floor area of the previous proposal submitted was approximately 50% larger than the existing dwelling on the site. This increase was considered as acceptable and this information was detailed and confirmed in the planning officer's committee report.

3.6 The main areas for concern and comments received from the planning department during the previous application included

- The height of ridge was excessive and comparative to a three storey building
- The eaves level was excessive
- Side projections made the design look too bulky

4 DESIGN SOLUTION

4.1 The proposed dwelling is accessed utilising the existing access. The house is set back 30m from the site boundary to Wokingham Road, with the garage standing separately to the south and it overlaps the existing building footprint.

4.2 Consideration has been made to ensure the proposed property in terms of the mass, footprint, height and architectural features are similar to other dwellings in this location on very large plots, and do not have an adverse affect to the amenities of surrounding properties and open countryside. Appendix A illustrates some of these properties.

4.3 The proposed house has individual elevations of traditional proportions and elevational treatments, rising to two storeys in height. It is of a quality design incorporating a number of traditional detailed design elements and materials, which include variations in roof heights, large sash windows, a Georgian style entrance and balcony, brick facades and a tiled hipped roof.

4.4 The overall size of the proposed building in terms of area is approximately 50% greater than that of the existing and in our opinion meets guidelines set out within the relevant planning policies. Appendix B at the end of this document details how the figures have been calculated.

4.5 Comments raised on previous application with respect to height, bulk and mass have been acknowledged and the ridge height of the proposal has been reduced by 1m from 9.6m to 8.6m. The eaves level has also been reduced from 6.3m to 5.6m and the side projections on the previous design have been omitted. Collectively these modifications significantly reduce the height, bulk and mass of the proposal.

4.6 To demonstrate the increase in height, bulk and mass to against the existing building on the site an additional elevation has been prepared. Appendix C. The drawing is a true front elevation of both the existing building and submitted proposal against one another.

5 SUMMARY

5.1 In our opinion the proposal complies with all relevant policies of the emerging local plan, is compatible with adjoining dwellings and suitable for the character of the immediate and general area.

5.2 We trust the above information and the contents of this application are acceptable to the Local Authority and together provide convincing grounds for approving this proposal.

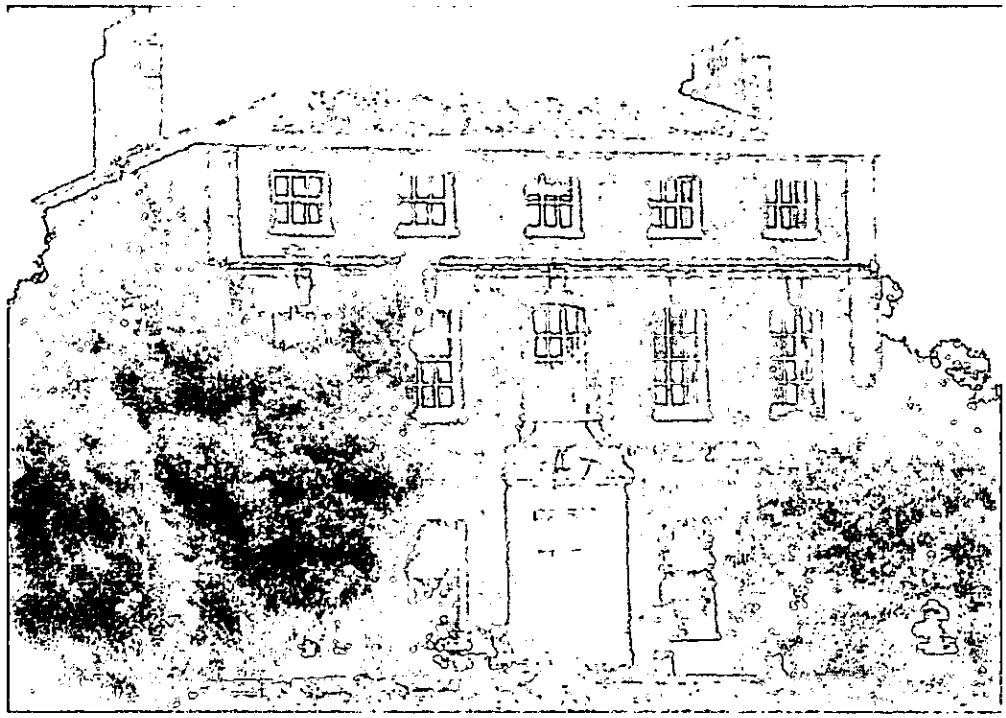
THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

APPENDIX A

Bill Hill – Late 18th century



Church Farm – Early 18th century



Hinton House – Early 18th century



Hinton Lodge – Late 17th century



ROMANS

Lodge Road – 1950s



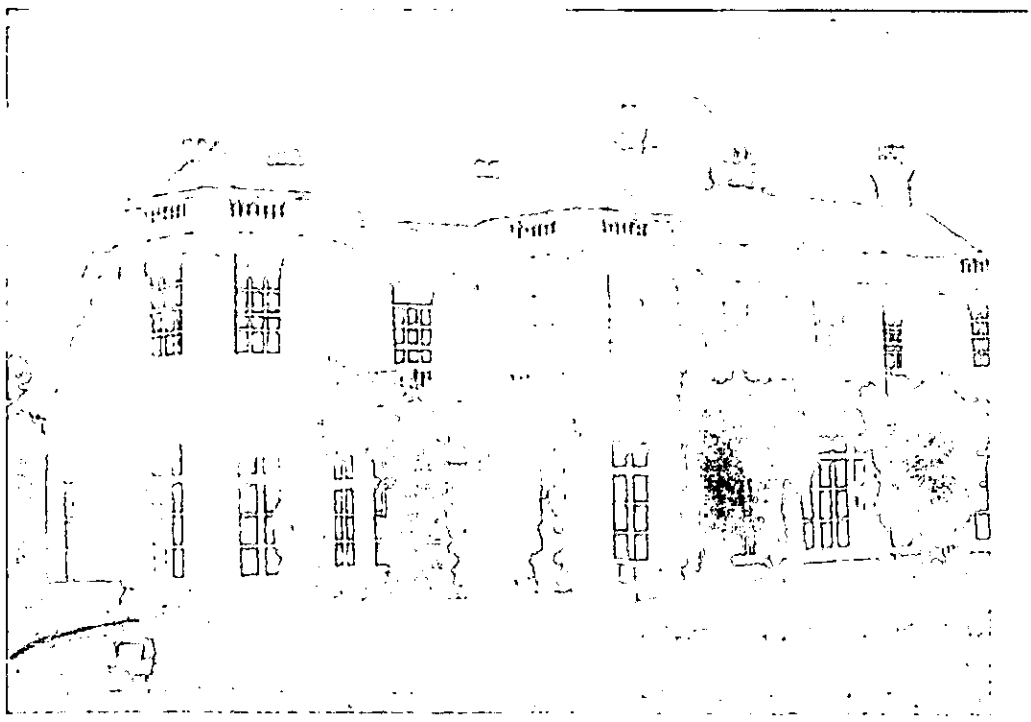
Hurst House – mid to late 17th century



Hurst Lodge – original 16th century with additions Georgian and Victorian additions



Hurst Grove – late 18th century



APPENDIX B

External Footprint Area Calculations for Walden Acres, Wokingham Road, Hurst.

Existing House
Ground Floor:

1. 12.5 x 7.849 = 98.1
2. 6 x 7.848 = 47
3. 5.258 x 2.972 = 16

Total Ground Floor Area **161.1m2**

First Floor:

1. 12.5 x 7.849 = 98.1
2. 5.258 x 2.972 = 16

Total First Floor Area **114.1m2**

Existing House Total 275.2m2

Proposed New Build
Ground Floor:

1. 16.5 x 11 = 181.5
2. 4.1 x 2.5 = 10.25
3. (0.85 x 0.85 = 0.75) + (5.4 x 0.6 = 3.24) + (3.6 x 0.9 = 3.24) = 7.2
4. 5.7 x 0.5 = 2.85
5. 5.7 x 0.9 = 5.13

Total Ground Floor Area 206.93 sq m

First Floor:

1. 11 x 16.5 = 181.5
2. 5.7 x 0.9 = 5.13
3. 5.7 x 0.5 = 2.85

Total First Floor Area 189348 sq m

Proposed House Total <u>396.41 sq m</u>

ROMANS

APPENDIX B

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ROMANS

POND - 50' [N] of prop..
12-14" ↔ 18" deep.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7916	01/11/02		Hurst

Applicant: Mrs A Drake & Mr & Mrs T Drake
Location: Walden Acres, Wokingham Road, Hurst
Proposal: Proposed erection of replacement dwelling and demolition of existing

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Elaine Vashi

SUMMARY:

5 bed prop.

Proposal
The application proposes the demolition of the existing dwelling and its replacement with a detached 5 bedroom property with a detached triple garage. The replacement dwelling would be located in roughly the same location as the existing dwelling but would be turned round approximately 45° to the north east. The proposed dwelling will stand approximately 8.35m to the ridge (at the highest point) and would have a floor area of approximately 380m^2, which would represent a cumulative increase of 47% over the size of the original dwelling.

The application is before the Committee as one of the applicants is a District Councillor.

RECOMMENDATION:

GRANT planning permission subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

1 **HISTORY**

The application site is located along Wokingham Road, within an area designated as countryside - 'setting of settlement' in the local development plan and is bounded by areas of 'special local character' to the north west and south/south west of the site. The site is approximately 1.07ha and is currently in residential use. The existing dwelling is a large detached, two storey property with a double integral garage located towards the front of the site, and is well screened along the front boundary with the Wokingham Road.

Outline planning consent for a dwelling was granted in April 1966, and the reserved matters for the existing dwelling was granted in May 1967. The house has been extended once in 1997 by way of a single storey rear extension to the garage and a new pitched roof. Two previous applications for a replacement dwelling have been considered. The first of these was submitted in November 2001 and was subsequently withdrawn. The second application was refused in June 2002 due the proposed increase in height and massing of the replacement dwelling. The current application is the result of further negotiations with the applicant.

2 **CONSULTATION**

Hurst Parish Council: 'have no adverse comment to make on the proposal'

Environmental Health: no objection

Ecology: requested pond to be surveyed for Great Crested Newts

Conservation Architect: no objection

Access and Movement: no objection subject to conditions

Landscape: no objection subject to conditions

3 **APPRAISAL**

Main issues:

A. Effect on the character and appearance of the area. (Berkshire Structure Plan policies C2, C8 and EN1; Loddon Area Local Plan policies LTV2, LC2 and LC18; Wokingham District Local Plan Deposit Draft policies WOS2, WCC1, WLL6 and WHE8; Planning Policy Guidance Note 7).

B. Effect on neighbouring properties: (Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policy WBE1).

C. Concerns of local residents.

D. Flooding Issues: (BSP policy EN3, Loddon Area Local Plan policies LPS2 & LPS3, Wokingham District Local Plan Deposit Draft WIC16 and PPG25)

E. Effect on local ecology: (Policy EN8 of the Berkshire Structure Plan, policy LC10 of the Loddon Area Local Plan and policies WNC3 & WNC5 of the Wokingham District Local Plan (as proposed to be amended)

A. Effect on the Character and Appearance of the Area
The site is outside the settlement boundary in the countryside and lies adjacent to an area of 'special local character.' It is considered that the principle of a replacement dwelling on this site is acceptable.

The emerging Countryside SPG states that the key consideration in assessing proposals for replacement dwellings in the countryside is the impact upon the character and appearance of the area, in comparison with that of the existing dwelling. The bulk, scale, massing and design of the replacement dwelling are critical factors in assessing this impact.

1·4m

The existing dwelling has a pitched roof design which has a ridge height of approximately 6.95 metres. There is a two-storey projection on the front of the property, which has a lower ridge height than the main dwelling. The proposed replacement dwelling would have a hipped roof design with a central flat roof section. The garage would have a ridge height of approximately 5.4 metres.

The original dwelling as approved in 1967 had a floor area of approximately 257m^2. An extension to the garage was approved in 1997, which resulted in an increase of approximately 16.6m^2. The scheme that was refused in June 2002 represented an increase of 59% of the original dwelling. Although this increase in floor area in itself was not considered to warrant refusal of the scheme the height of the building was as it represented an increase in the ridge height of 2.6m.

The current scheme has been reduced to provide a floor area of approximately 380m^2 which represents a 47% in the size of the existing building. This is considered to be an acceptable increase in built form in the countryside, as it is less than 50% of the size of the original dwelling. The emerging countryside SPG references 50% as a guide to what may be considered acceptable, as the Council considers that impact is more closely related to external volume than floorspace. The ridge height has also been reduced by 1.1m from 9.5m to 8.4m and the area of flat roof section has been increased so as to reduce the bulk and massing of the roof profile. Although the building is less fragmented than the previous scheme the overall reduction in size and massing is considered to be acceptable.

It is considered that the proposed replacement dwelling would not be unacceptably large in scale and massing in comparison with the building it would replace and, together with the garage block, would not have a detrimental effect on the character and appearance of the area.

B. Effect on neighbouring properties
The nearest existing neighbouring property is no.1 Keyersbridge Cottages approximately 56m away from 'Walden Acres' with a mature tree and shrub screen between. It is therefore considered that there would be no loss of amenity to the residents of this dwelling.

C. Concerns of Local Residents

One letter has been received from a neighbouring resident. This letter does not object to the replacement dwelling but raises concerns regarding the proposed garage block that would be sited close to the lawn of Willow Cottage, the property immediately to the south of the site, and the increase in disturbance that this would cause. However, the proposed garage would be approximately 28m away from the flank of this dwelling. This is considered to be an acceptable distance to limit any disturbance upon the living conditions of the residents of Willow Cottage.

D. Flooding Issues

The application site does not contain any land shown on the plans supplied by the Environment Agency as being liable to flooding.

E. Effect on Local Ecology

As there is a pond on site the Council's ecologist has requested that a series of surveys be carried out in order to access the potential of it as a habitat for Great Crested Newts. This study is currently being carried out and the results will be reported to Members at committee

4 CONCLUSION

It is considered that the proposed replacement dwelling is acceptable in principle and would not have a detrimental impact upon the character of the surrounding area or the living conditions of any neighbouring residents

5 RECOMMENDATION

Approve planning permission subject to the following conditions

Conditions.

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

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

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.

   Reason: To ensure that the external appearance of the building is satisfactory

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

4. 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.

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

5. 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.

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

6. 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.

Reason: In the interests of highway safety and convenience.

7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

8. 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.

Reason: In the interests of visual amenity.

9. 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.

Reason: In the interests of visual amenity.

10. 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.

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

Informatives.

1. This approval is in respect of plan no's. A01/WP1402, 01/WP1401 A & A01WP14 03 A, received by the LPA on 1st November 2002

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

   BSP policies: OS1, C2, C8, EN1, EN3, EN8

   LALP policies: LTV2, LC2, LC18, LBE2, LBE1, LPS2, LPS3, LC10

   WDLP policies: WOS2, WCC1, WLL6, WHE8, WBE1, WIC16, WNC3, WNC5

MEMBER'S UPDATE

Development Control Committee – 9 April 2003

Site Address: Land adj Winnersh Primary School and 41 Watmore Lane, Winnersh

Application No: O/2002/8206, Pages 9 - 72.

For information the duplicate application for this scheme, O/2003/8620, was withdrawn on 8th April 2003.

Additional comments received:
Education : Request £75,585 towards primary school sector and £44,795 towards secondary school sector.

Recreation : Request £100,000 towards off-site recreational provision.

Housing Officer: Requests 6 x 2 bed units for shared ownership, transferred to an RSL (Registered Social Landlord) partner at a price not exceeding 90% of the Housing Corporation's total cost indicators, and built to Housing Corporation scheme development standards.

The agent has been advised of the above requirements although no formal confirmation has been received as yet.

5 additional letters of objection have been received from local residents. No new issues are raised and the objections raised are already referred to in the report on page 12.

Reference is made in the report on page 15, in the last paragraph of section C of the appraisal, that further detailed proposals for construction of the access in relation to the tree will be submitted. These have now been received (revised method statement and plan received 1.4.03, as amended by letter received 7.4.03, from David Wilson Partnership). The Arboricultural Officer and Access & Movement Officer have assessed the detailed proposals and consider them acceptable both in arboricultural and highway terms, subject to a condition requiring further information on proposed routes of services which should include gas, electric, water, telephone and cable TV. In light of this information it is considered that the previous concern relating to the impact on the oak tree has been overcome and the tree would not be adversely affected as a result of the proposed development.

Site Address: CE Site Tag Lane Hare Hatch Wargarve

Application No: O/2002/8475, Pages 73-82.

One additional letter of objection has been received on the grounds of lack of parking facilities at the Hall and inadequate levels of provision proposed for parking within the development proposal. These matters are addressed within the report.

An additional reason for refusal should be added to the recommendation as follows:

The proposal does not make adequate provision for affordable housing in accordance with Policy H8 of the Berkshire Structure Plan, Policy LH8 of the Loddon Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).

Site Address: Land rear of 207-219 Reading Road, Wokingham
Application No: RM/2002/8401, Pages 83-116.

The Environment Agency has no further comments to make on the amended plans.

The consultation period for the amended plans does not expire until 11 April 2003, the recommendation on page 89 of the agenda is therefore amended to read as follows:

Resolve that the Development Control Manager be authorised to approve permission, under delegated powers at the end of the public consultation period, providing that no new or substantive representations have been received and subject to the conditions set out on pages 89-91 of the agenda.

Site Address: Land North Of Reading Road, Arborfield.
Application No: F/2002/7111, Pages 117- 138.

The Environmental Health Officer does not raise any objections to the use of the angling lake until 20.00. Fishing is a quiet activity and any noise created would be minimal.

Accordingly, it is suggested that condition 2 is amended to read as follows:

2. The use hereby permitted shall not operate other than between the hours of 08.00 to 18.00 Mondays to Saturdays (inclusive) and between 10.00 and 20.00 on Sundays and Bank holidays.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

Site Address: Land at Junction of Church Lane/Hollow Lane Shinfield
Application No: F/2002/7688, Pages 139-159

Access and Movement
The Access and Movement Officer has provided comments on the latest plans.

- The site requires access by emergency vehicles, separate from the access to Church Lane. It may be relocated to protect the trees.
- There is a cycleway/footway in Church Lane, thus the necessity for a cycleway link to Hollow Lane may be removed to protect the trees in Hollow Lane.
- Condition C128 shall be applied to the pedestrian visibility areas indicated on plan 1020/010L. The area indicated at plot 60 will need revising. *(Note: the applicant has agreed to revise this area).*
- The gates indicated at plots 61/62 and 70/71 are to be removed as they do not meet the requirement of 5.0m from the highway boundary and also open

towards the highway *(Note: the applicant has agreed to revise this area also).*

Open Space Contributions
The open space financial contributions have not as yet been provided. It is therefore requested that, should it be resolved to delegate approval to the Development Control Manager, that this issue regarding the further contribution is also resolved following committee.

Neighbours Notifications
Three additional neighbours comments have been received, specifically in relation to the trees along Hollow Lane. These trees were planted in 1977 for the Queens Silver Jubilee, and they commemorate the lives of local residents.

Following these concerns being raised, some discussion has been undertaken with the applicant on these matters. The applicant has confirmed that the emergency access will not involve the loss of any of these memorial trees.

Discussion has also taken place with Council's tree officer who, with the information provided, and not having yet been able to undertake a site visit, is unable to determine whether the trees to either side of the emergency access will be affected.

Members are also advised that the application consultation (showing the revised site plan and location plan, floor plans and elevations) expires on the 10th of April.

Members are further advised that this application is a reserved matters application in respect to external appearance, access, siting, and design only. Detailed landscaping plans will be considered within a further reserved matters application.

Site Address: Land rear of 194-198 Old Woosehill Lane, Wokingham
Application No: F/2002/7358, Pages 160-183.

As mentioned in the main report, in December 2001 an outline application for the erection of 2 houses was allowed on land to the rear of no.196 Old Woosehill Lane. The site plan considered at this appeal is attached overleaf (drwg. no. 29782/01).

Condition 15 on page 167 should read as follows:

> No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of *70metres* measured from the carriageway edge.
> *Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety.*

Site Address: The Three Frogs, London Road, Wokingham
Application No: F/2002/7616, Pages 184-193

Part of the first sentence of section A – 'Effect on the character and Appearance of the Area' is missing. This should read :
The application would involve the removal of an existing fence that currently denotes the boundary between the rear of the pub car park and the access driveway into no.230 and no.232 Harmar Close.

Site Address: 48 and 50 Butts Hill Road, Woodley
Application No: F/2003/8482, Pages 194-207

Additional conditions to be added to recommendation, to ensure suitable landscaping:

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.
Reason: In the interests of visual amenity.

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.
Reason: In the interests of visual amenity.

Site Address: Land west of Molly Millars Close/Molly Millars Lane, Wokingham
Application No: O/2002/8136, Pages 208 – 225

The agent has requested for the application to be deferred with the view to resolve the outstanding highway contribution. As this is the only outstanding issue it is recommended that the Development Control Manager is authorised to grant planning permission under delegated powers should the outcome of further negotiations result in an acceptable highway contribution.

Site Address: Walden Acres, Wokingham Road, Hurst
Application No: O/2002/7916, Pages 254 – 266

Effect on local ecology
During the month of March four studies of the pond to the rear of the application site were carried out to assess whether or not Great Crested Newts were present. The studies showed that Great Crested Newts indeed existed in the pond. Consequently a mitigation

scheme must be formulated to ensure their protection during development work on the site. Therefore, the following conditions should be added to secure a suitable scheme:

11. No development shall take place until full details of a Great Crested Newt mitigation scheme has been submitted to and approved in writing by English Nature and Wokingham District Council. The survey, mitigation and contingency measures shall be implemented in accordance with the approved plans unless otherwise approved in writing by the Local Planning Authority.
    Reason: To ensure protection of any Great Crested Newts that may be in the building.

12. No development shall take place until a DEFRA licence has been obtained by the applicant.
    Reason: To ensure protection of any Great Crested Newts that may be in the building.

Site Address: 40 Selsdon Avenue, Woodley
Application No: F/2003/8659, Pages 273 – 280

Consultation has been received from Woodley Town Council with no comment on the proposal. One neighbour consultation response has been received supporting the application.

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/7916

Applicant : Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services.

Location : Walden Acres, Wokingham Road, Hurst, Reading.

Proposal : Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26 | 11 | 02 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/11/2002

Earliest Date for Decision : 06/12/2002

Latest Consultation Date/Site Notice Expiry Date : 06/12/2002

This application will have expired on: 27/12/2002. 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 :

Planning Issues :

Application Number: F/2002/7916

Appraisal :

SEE COMM. REPORT.

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

Application Number F/2002/7916
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Walden Acres
Wokingham Road Hurst Reading.

APPLICATION NUMBER: F/2002/7916

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 26/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

rural area.
Sporadic residential development.

3. DESCRIPTION OF SITE/BUILDING

lge modern 2st. det. dwelling set in lge grounds
set back from main road.
well screened along all boundaries.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

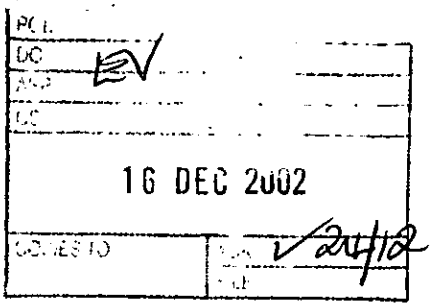
LEVELS

BOUNDARY TREATMENT

OTHERS

Carol Hurst

From: Chris.Allen [c.allen12@ntlworld.com]
Sent: 16 December 2002 15:13
To: Development.Control@wokingham.gov.uk
Cc: Annette Drake
Subject: Application No. F/2002/7916



Dear Elaine

Re: Walden Acres, Wokingham Road, Hurst

I have no objections in principle to the proposed redevelopment of the house, however I have a concern that the new garage block is now separate from the house. Taking the size and the expansion of the footprint into account I feel the garage should be connected as it was before.
A separate garage block would also impinge on our privacy as it is very near.

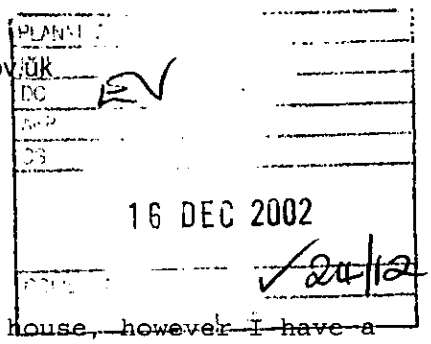
Your sincerely

C. T. Allen
Willow Cottage
Wokingham Road
Hurst

Carol Hurst

6B8

From: Chris.Allen [c.allen12@ntlworld.com]
Sent: 16 December 2002 15:14
To: Development.Control@wokingham.gov.uk
Cc: Annette Drake
Subject: App No. F/2002/7916



Dear Elaine

Re: Walden Acres, Wokingham Road, Hurst

I have no objections to the proposed replacement house, ~~however I have a~~ concern that the new garage block is to be sited very close to our lawn and that the traffic noise will be more noticeable to us, so would prefer if the new garage block was sited to the rear of the house.

Your sincerely

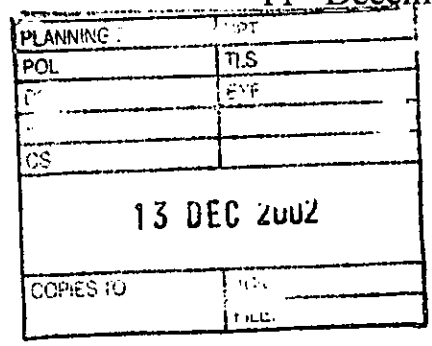
Lynne Hopper

Willow Cottage
Wokingham Road
Hurst

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

11th December, 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/2002/7916

I refer to the above-mentioned Application by Mrs. A. Drake and Mr. and Mrs. T. Drake of Walden Acres, Wokingham Road, Hurst; proposed erection of one replacement dwelling. Demolition of existing dwelling.

My Council have no adverse comment to make on the proposal.

Yours sincerely,

Clerk

64102

EV

Our Ref. **15363**
Your Ref. Elaine Vashi/F/2002/7916
Date. 04 December 2002

2002

ELAINE VASHI
FAO ~~Heidi Lynch~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

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

Wokingham Road
Hurst
Reading

I refer to your consultation received in this office on 15/11/2002

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

ROMANS

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

PLANNING SERVICES	HPT 63938
POL	TLS
DC RV	ENF
APP	
CS	
04 DEC 2002	
COPIES TO	JCK
	FILE

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: WJ/jw/A01/WP14

3 December 2002

Dear Ms Vashi

RE: PLANNING APPLICATION FOR PROPOSED REPLACEMENT DWELLING AT WALDEN ACRES, WOKINGHAM ROAD, HURST. APP. NO. F/2002/7916

Further to your letter dated 21 November 2002, please find enclosed:

1. a section through the existing building on the aforementioned site, drawing no. A01/WP14/SK1
2. a section through the proposed design, drawing no. A01/WP14/SK2
3. a section through the previously refused scheme, drawing no. A01/WP14/SK3

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

Yours faithfully

MICHAEL HYLTON

ARCHITECTURAL ASSISTANT
E-MAIL: mhylton@romans.co.uk

RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax: 0118 936 6612

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
Fax: 01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
Fax: 01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
Fax: 01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 541 188
Fax: 01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
Fax: 01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
Fax: 01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
Fax: 0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
Fax: 01252 743 729

NAEA ESTATE AGENTS

HOME SALE NETWORK

LETTINGS

Addresses as for
Residential Sales

Accounts: Winnersh
Tel: 0118 936 6642

Bracknell area
Tel: 01344 484 822
Fax: 01344 404 737

Camberley area
Tel: 01276 601 610
Fax: 01276 601 609

Farborough area
Tel: 01252 519 516
Fax: 01252 550 818

Reading area
Tel: 0118 974 3510
Fax: 0118 974 3529

Wokingham area
Tel: 0118 974 3510
Fax: 0118 974 3529

ARLA
Association of Residential Letting Agents

The National Approved LETTING SCHEME

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

4 King Street Lane
Winnersh, Berkshire
RG41 5AS
Tel 0118 936 6699
Fax 0118 936 6623

First Floor
600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel 0121 434 3128
Fax 0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel 02380 820110
Fax 02380 820119

RESIDENTIAL SURVEYORS AND VALUERS

Winnersh (head office)
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6622
Fax: 0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel 0121 434 3128
Fax 0121 434 3031

169 High Street
Egham
Surrey, TW20 9EJ
Tel: 01784 477 886
Fax: 0118 936 6623

94 Fleet Road
Fleet
Hants, GU51 4BG
Tel: 01252 360 818
Fax: 0118 936 6623

112-114 London Road
North End
Portsmouth, PO2 0LZ
Tel: 02392 668 499
Fax: 02392 655 009

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel 02380 820110
Fax 02380 820119

84 Heath Road
Twickenham
Middlesex
TW1 4BW
Tel: 0208 288 0330
Fax: 0208 255 3530

RICS

INDEPENDENT FINANCIAL ADVISERS

flower

Winnersh (head office)
Tel: 0118 936 6633
Fax: 0118 936 6634
email@flower-ifa.co.uk

Bracknell
Tel: 01344 404 713
Fax: 01344 404 739

Camberley
Tel: 01276 601 616
Fax: 01276 601 609

Crowthorne
Tel: 01344 776 010
Fax: 01344 775 649

Farborough
Tel: 01252 550 803
Fax: 01252 550 818

Fleet
Tel: 01252 360 812
Fax: 01252 360 809

Sandhurst
Tel: 01252 864 005
Fax: 01252 873 020

Wokingham
Tel: 0118 974 3515
Fax: 0118 974 3528

Yateley
Tel: 01252 743 705
Fax: 01252 743 729

PIA
Personal Investment Authority

NEW HOMES

Winnersh
Tel: 0118 936 6677
Fax: 0118 936 6678

PERSONNEL DEPARTMENT

Winnersh
Tel: 0118 936 6639
Fax: 0118 936 6686

ACCOUNTS

excluding Lettings
Winnersh
Tel: 0118 936 6641
Fax: 0118 936 6634

COMMERCIAL PROPERTY DEPARTMENT

Winnersh
Tel: 0118 936 6655
Fax: 0118 936 6656

LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh
Tel: 0118 936 6677
Fax: 0118 936 6678

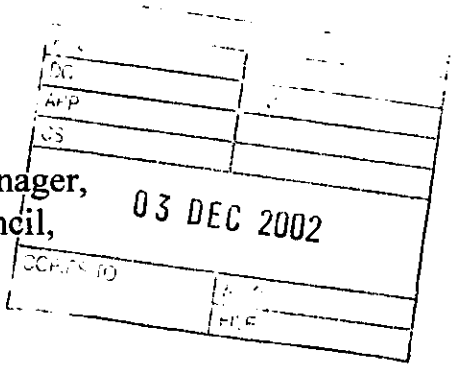
RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh
Tel: 0118 936 6636
Fax: 0118 936 6634

ST. NICHOLAS HURST PARISH COUNCIL

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

28th November, 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/2002/7916

I refer to the above-mentioned Application by Mrs. A. Drake and Mr. and Mrs. T. Drake in respect of Walden Acres, Wokingham Road, Hurst: proposed erection of one replacement dwelling - demolition of existing dwelling.

The Application is to be considered by Council on 9th December, and as agreed on the telephone I will let you have Council comments within a day or two thereafter.

Yours sincerely,

R Wardle

Clerk

See Part One all plans'

To:
Landscape and Trees

From: Elaine Vashi

Date: 15 November 2002 18 NOV 2002

Application Number: F/2002/7916

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling..

Site Address:
Walden Acres, Wokingham Road, Hurst, Reading.

Applicant:
Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services.

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

A LANDSCAPE SCHEME SHOULD FORM PART OF THE SUBMISSION.

THE PROPOSED REPLACEMENT DWELLING IS LOCATED IN AN AREA OF SPECIAL CHARACTER, BUT SCREENED BY EXISTING VEGETATION ALONG ITS BOUNDARIES.

THE LOCATION OF THE NEW DWELLING IN RELATION TO THE ENTRANCE VISTA IS AN IMPORTANT CONSIDERATION.

Harold Sanders

02.12.02

See Part One all plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 15 November 2002 18 NOV 2002

Application Number: F/2002/7916

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling..

Site Address:
Walden Acres, Wokingham Road, Hurst, Reading.

Applicant:
Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services.

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

FURTHER INFORMATION AWAITED TO SUPPORT NEW DESIGN STATEMENT — OCTOBER 2002.

DETAILED COMMENTS TO FOLLOW

Harold Sanders

02.12.02.

Elaine Vashi

From: John Mullaney
Sent: 22 November 2002 15:41
To: Elaine Vashi
Subject: f/2002/7916 Walden Acres Hurst

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Elaine Vashi

From: Andy Glencross
Sent: 22 November 2002 15:34
To: Elaine Vashi
Subject: PA F/2002/7916 Walden Acres Wokingham Rd Hurst

Hi Elaine

Hi Elaine

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.**

Since the last application in April 2002 we have diiscovered two new great crested newt breeding ponds in the area of this site consequently

The site lies within 500metres of a great crested newt breeding pond.

Consequently we must take the following approach :-

(1) The applicant needs to submit an appropriate 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.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 21 November, 2002

My ref: EV/F/2002/7916

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 W Joseph
Romans Professional Services Ltd
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Dear Mr Warren

RE: PROPOSED REPLACEMENT DWELLING AT WALDEN ACRES, WOKINGHAM ROAD, HURST
APP. NO. F/2002/7916

I refer to the above application for at Walden Acres, Wokingham Road, Hurst.

In order for us to access the changes that have been made to the scheme we request that you submit section drawings of the current proposal, the recently refused proposal and the existing building.

I would be grateful if you could provide this additional information as soon as is practicable. Should you wish to discuss this matter further please do not hesitate to contact me on the above number.

Yours sincerely

E.V.

ELAINE VASHI
Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 15 November 2002

Application Number: F/2002/7916

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Parish: HURST PARISH

Site Address:
Walden Acres, Wokingham Road, Hurst, Reading.

Applicant:
Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services.

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).

Site visit carried out: ☑ **No** ☐ **Yes - Date & Time:** _____

C122, R122

Signed: _____ **Print name:** A 19/11/02.

Application Number : F/2002/7916	**Map No :** 43
Case Officer : EV	**Site Area :** 1.06
Valid Date : 1/11/02	**Received Date: 01/11/2002**

Level : Committee Item - No Date Set

Description : Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Location : Walden Acres, Wokingham Road, Hurst, Reading.

Parish : SA **Ward : HUR** 15-11-02 B

Applicant : Mra A Drake & Mr/Mrs T Drake C/O Romans Professional Services.

Fee Required: £0 **Fee Received: £0** resubmission

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

5107 withdrawn but no fee paid on 6285, which was refused can have another free go.

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			
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 15.11.02 JB

Building Control ✓

Heritage (Harold Sanders) Area of Trad. Local Characters

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 demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Prot. Zone

Railtrack

Police Arch Officer ✓

Thames Water

CPRE

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

.....

Rural Area

Countryside

Part of site lies within Area of Traditional Local character

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No new pre-apps

Organisation_Name	Building_Name	address1	Postcode
	DEEPDALE	DEEPDALEWOKINGHAM ROADREADING	RG10 0RU
	NEW HOUSE	NEW HOUSEWOKINGHAM ROADREADING	RG10 0RU
	WILLOW COTTAGE	WILLOW COTTAGEWOKINGHAM ROADR NG	RG10
	WALDEN ACRES	WALDEN ACRESWOKINGHA ROA ADI G	0 0RU
	2 KEYERSBRIDGE COTTA(	2 KEYERSBRIDGE COTTAGE INGHA	RG10 0RY
	1 KEYERSBRIDGE COTTA(	1 KEYERSBRIDGE COTTAGES OKINGHAM OADR	RG10 0RY
	CHINA COTTAGE	CHINA COTTAGEWOKINGHAM ROADREADING	RG10 0RU

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/7916

Proposal:
Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Location:
Walden Acres, Wokingham Road, 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/2002/7916 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 06/12/2002. 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

15 November 2002

Recd 1.30PM 31.10.02

01.NOV.2002 7916

01 NOV 2002

7916

ROMANS

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: WJ/jw/A01/WP14

23 October 2002

Dear Sir/Madam

RE: PLANNING APPLICATION FOR PROPOSED REPLACEMENT DWELLING AT WALDEN ACRES, WOKINGHAM ROAD, HURST

Please find enclosed the following documentation in support of a detailed Planning application for the erection of a dwelling with garage following the demolition of existing dwelling at the above site.

1. 6 completed Planning application forms.
2. 6 Copies of drawing numbers A01/WP14 – 01A, 02 & 03A.
3. A completed certificate of ownership.
4. A design statement.
5. No cheque is enclosed as this is a re-submission of a withdrawn application no: F/2001/5107.

I trust the enclosed information is sufficient for you to register this application and look forward to receiving an acknowledgement in due course.

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

Yours faithfully

WARREN JOSEPH

ARCHITECTURAL SERVICES MANAGER
DIRECT LINE: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-MAIL: wjoseph@romans.co.uk

Enc

RESIDENTIAL SALES

Group Head Office

4 King Street Lane
Winnersh
Berkshire, RG41 5AS

email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax:0118 936 6612

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR

Tel: 01344 404 700
Fax:01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ

Tel: 01276 601 600
Fax:01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP

Tel: 01344 776 010
Fax:01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL

Tel: 01252 541 188
Fax:01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG

Tel: 01252 360 800
Fax:01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT

Tel: 01252 864 000
Fax:01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP

Tel: 0118 974 3500
Fax:0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH

Tel: 01252 743 700
Fax:01252 743 729

NAEA ESTATE AGENTS

HOME SALE NETWORK

LETTINGS

Addresses as for Residential Sales

Accounts: Winnersh

Tel: 0118 936 6642

Bracknell area

Tel: 01344 484 822
Fax: 01344 404 737

Camberley area

Tel: 01276 601 610
Fax:01276 601 609

Farnborough area

Tel: 01252 550 810
Fax:01252 550 818

Reading area

Tel: 0118 974 3510
Fax:0118 974 3529

Wokingham area

Tel: 0118 974 3510
Fax:0118 974 3529

ARLA
Association of Residential Letting Agents

The National Approved LETTING SCHEME

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

4 King Street Lane
Winnersh, Berkshire
RG41 5AS

Tel: 0118 936 6699
Fax:0118 936 6623

First Floor
600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN

Tel: 0121 434 3128
Fax:0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN

Tel: 02380 820110
Fax:02380 820119

RESIDENTIAL SURVEYORS AND VALUERS

Winnersh (head office)

4 King Street Lane
Winnersh
Berkshire, RG41 5AS

Tel: 0118 936 6622
Fax:0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN

Tel: 0121 434 3128
Fax:0121 434 3031

169 High Street
Egham
Surrey, TW20 9EJ

Tel: 01784 477 886
Fax:0118 936 6623

94 Fleet Road
Fleet
Hants, GU51 4BG

Tel: 01252 360 818
Fax:0118 936 6623

112-114 London Road
North End
Portsmouth, PO2 0LZ

Tel: 02392 668 499
Fax: 02392 655 009

35 The Avenue
Southampton
Hampshire
SO17 1XN

Tel: 02380 820110
Fax:02380 820119

84 Heath Road
Twickenham
Middlesex
TW1 4BW

Tel: 0208 288 0330
Fax:0208 255 3530

UKAS

RICS

INDEPENDENT FINANCIAL ADVISERS

flower

Winnersh (head office)

Tel: 0118 936 6633
Fax:0118 936 6634
email@flower-ifa.co.uk

Bracknell

Tel: 01344 404 713
Fax:01344 404 739

Camberley

Tel: 01276 601 616
Fax:01276 601 609

Crowthorne

Tel: 01344 776 010
Fax:01344 775 649

Farnborough

Tel: 01252 550 803
Fax:01252 550 818

Fleet

Tel: 01252 360 812
Fax:01252 360 809

Sandhurst

Tel: 01252 864 005
Fax:01252 873 020

Wokingham

Tel: 0118 974 3515
Fax:0118 974 3528

Yateley

Tel: 01252 743 705
Fax:01252 743 729

PIA
Personal • Investment • Authority

NEW HOMES

Winnersh

Tel: 0118 936 6677
Fax:0118 936 6678

PERSONNEL DEPARTMENT

Winnersh

Tel: 0118 936 6639
Fax:0118 936 6686

ACCOUNTS

excluding Lettings

Winnersh

Tel: 0118 936 6641
Fax:0118 936 6634

COMMERCIAL PROPERTY DEPARTMENT

Winnersh

Tel: 0118 936 6655
Fax:0118 936 6656

LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh

Tel: 0118 936 6677
Fax:0118 936 6678

RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh

Tel: 0118 936 6636
Fax:0118 936 6634

1769a

01.NOV.2002 7016

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

01 NOV 2002

01 NOV 2002

1.	**APPLICANT'S NAME**	Mrs A. Drake & Mr & MrsT. Drake
	ADDRESS	The Old Lodge Lodge Road, Hurst, Berkshire
	POST CODE	RG10 0EJ **PHONE** N/A
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	Romans Professional Services
	ADDRESS	4 King Street Lane Winnersh, Berkshire
	POST CODE	RG41 5AS **PHONE** 0118 936 6699
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**	Walden Acres, Wokingham Road Hurst, Berkshire
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		The erection of a 5 bedroom dwelling with garage following the demolition of existing dwelling
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	1.072 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**	A01/WP14 - 01A, 02 & 03A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

OUTLINE PERMISSION	[ ]	**See question 10**
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	**State relevant outline permission number 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.

Face brickwork T.B.A
Roof tiles T.B.A

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.

See drawing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing

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

As existing

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

Yes

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 / 9 *	0 / 0 *	1 / 9 *
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.

N/A

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 Mrs A. Drake & Mr & Mrs T. Drake DATE 23/10/02

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.

Spacial 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 bythe Chief Officerresponsible 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.

01.NOV.2002 7516

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

01 NOV 2002

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

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 . . . . . .

On behalf of MRS A. DRAKE + MR + MRS T. DRAKE.

Date . . 23/10/02

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

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

(1)

ADDRESS Walden Acres Wokingham Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
564/57	MR. J KISIEL	GARAGE & ACCESS	2.9.57	APP C/A
O/332/63	MRS: J. SMITH	O/L. RES. DEV.	2.1.64	Ref
O/239/65	MR. J KISIEL	O/L 2 HOUSES	30.9.65	Ref
O/92/66	"	O/L. DWELLING	14.4.66	C/A
101/67	CAPT. DRAKE	DET. HOUSE & GARAGE	4.5.67	APP C/A
O/88/70	MRS. A. DRAKE	2 HOUSES ON LAND AT.	14.5.70	Ref
97/65361/7	CAPT. "	5 BED. HSE. & GARAGE & NEW PITCHED ROOF.	21.5.97	C/A
ZP97/6272	"	GARAGE ETC.	3.4.97	C/APP
F/2001/5107	MRS A Drake & Mr & Mrs T Drake	Dem of exist dwell & erect of repl. dwell	Withdrawn.	
F/2002/6285	" " "	erect of repl dwell dem of exist	16.7.02	Ref

MINISTRY DECISION O/332/63 - APPEAL DISMISSED. O/88/70 - APPEAL DISMISSED 26.1.7

SPECIAL ORDERS

1933

(2)

ADDRESS Walden Acres PARISH Hurst

PLOT No. Worungham Road ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/7916		Mrs Drake & Mr & Mrs T Drake	Erect 1 Repl. dwell dem of exist dwell			

MINISTRY DECISION:

SPECIAL ORDERS: