

**CERTIFICATE OF LAWFULNESS
TO DETERMINE WHETHER THE
PLANNING PERMISSION FOR
THE ERECTION OF 3 X
DWELLINGS, WITH GARAGES
AND CURTILAGES, WITH
ACCESS ALTERATIONS,
PARKING, LANDSCAPING AND
ANCILLARY WORKS
FOLLOWING DEMOLITION OF
EXISTING BUILDINGS AND
HARDSTANDING REMAINS
EXTANT**

AT

**LAND AND BUILDINGS TO REAR
OF OAKLEY GREEN LODGE
OAKLEY GREEN ROAD OAKLEY
GREEN WINDSOR SL4 4PZ**

SUPPORTING DOCUMENTS 1-10



Woolf Bond Planning
Chartered Town Planning Consultants

DOCUMENT 1

Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.

Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, DG1.

- 5 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1, GB2.
- 6 Within one month of the substantial completion of the development the buildings shown to be removed on the approved plans, shall be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site. In addition, the use of the land for parking shall cease and all vehicles removed from the site, other than those associated with the approved residential development.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2, DG1.
- 7 The measures set out in section 3 of the Design, Access and Sustainability Statement accompanying the application shall be implemented in accordance with the statement prior to the first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Council's SPD on 'Sustainable Design and Construction.'
- 8 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 9 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 10 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.

- 11 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 12 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 13 The development hereby permitted shall not commence until a mitigation strategy for bats detailing specific measures that will be incorporated into the design of the development has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details on ecological supervision during development, suitable native planting, provision of new roosting opportunities and sensitive lighting. The strategy shall be implemented as approved and the measures secured thereafter.
Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.
- 14 No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to details of nest boxes and bat boxes, schedule of native species planting and provision of log piles. The biodiversity enhancements shall be implemented as approved and retained thereafter
Reason: In order to comply with advice in paragraph 109 of the National Planning Policy Framework 2012.
- 15 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

13-P895-CP, version no.: n/a, received on 2 February 2016
13-P895-10, version no.: n/a, received on 2 February 2016
13-P895-11, version no.: A, received on 11 February 2016
13-P895-12, version no.: A, received on 8 February 2016
13-P895-13, version no.: n/a, received on 2 February 2016
13-P895-14, version no.: n/a, received on 2 February 2016

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The applicant's attention is drawn to the fact that breeding birds, their eggs and active nests are protected under the Wildlife and Countryside Act 1981, as amended, and that vegetation removal should be undertaken outside the breeding bird season (which spans from March to August inclusive). In addition, any vegetation clearance and building demolition should only be undertaken once checks have been made by a suitably qualified ecologist for both protected and priority species.

Justifications

1. The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies of the development plan are Local Plan GB1, GB2, DG1, T5, P4.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 9th June 2016

Jenifer Jackson

Jenifer Jackson
Borough Planning Manager

DOCUMENT 2

Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding



Mr Daniel East
The Stables
Winton Manor
Milley Lane
Hare Hatch
RG10 9TL

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 14th February 2019 **Appn. No.:** 19/00425
Type: Discharge of Condition
Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding
Location: Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ
Parish/Ward: Bray Parish/Bray Ward

The Council of the Royal Borough of Windsor and Maidenhead APPROVES the following details, which should be implemented in conjunction with the original permission or consent:

Condition 2 - External Materials

The proposed external materials set out in the material schedules ref: 019_cond2_plot 1, Ref. 019_cond2_plot 2 and 019_cond2_plot 3, dated 21.11.2018, are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed externally using these materials.

Condition 3 - Slab Levels

The details set out in the Cover Letter ref: 19_Cond_Covering_101, dated 23.01.2019, in relation to condition 3 where slab levels for each plot are confirmed are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed in accordance with the approved details.

Condition 5 - Means of Enclosure

The details of means of enclosure set out on plan ref: 019_Cond5_101, dated 11.18, and details of the method for the installation of fencing and fence posts within the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed in accordance with the approved details.

Condition 9 - Construction Management Plan

The details shown on drawing re: 019_Cond9_101, dated 11.19, and confirmation that deliveries will be carried out, outside of the peak hours and between 9am and 3pm, and all deliveries will be coordinated to ensure only one delivery vehicle is at the site at any one time and no multiple deliveries or waiting will occur on Oakley Green Road or the surrounding area, as set out in an email from Westbourne Homes, dated 23.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried out in accordance with the approved details.

Condition 11 - Tree Protection Measures

The details as shown on drawing ref: 019_Cond11_101, dated 11.18, and as set out in the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 12 - Hard and Soft Landscaping

The details shown on drawing ref: 019_Cond12_101 Rev A, dated 11.18, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 13 - Bat Mitigation Strategy

The details contained in the Bat Mitigation Strategy by AEWL Ltd, dated February 2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 14 - Biodiversity Enhancements

The details contained in the Ecological Enhancement Strategy by AEWL Ltd, dated 31 January 2019, and the covering letter ref: 019_Cond_Covering_102, dated 17.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision.

The approval of these details does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property.

However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 25th April 2019

Jenifer Jackson

Jenifer Jackson
Head of Planning

DOCUMENT 3

Statutory Declaration dated 25 October 2023 of Dan East of Westbourne Group. Appended to his Statutory Declaration is his email dated 28 May 2019 to Antonia Liu (Planning Officer) with photographs attached.

DATE.....25/10/.....2023

STATUTORY DECLARATION OF

DAN EAST

IN RESPECT OF

'LAND AT'

AT

Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

My name is Dan East, I am the Planning Director of Westbourne Homes which is part of the Westbourne Group. My work address is Farthings Barn, Ashridgewood Business Park, Wokingham, RG40 5BS.

I do solemnly and sincerely declare and say as follows:

1. I joined Westbourne Homes in August 2018.
2. In 2018 Westbourne Homes began to actively become involved in the site to the rear of Oakley Green Lodge, Oakley Green. I took the responsibility for reviewing the planning permission granted in June 2016 for the erection of 3 x dwellings with garages and curtilages, with access, alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding. The Royal Borough of Windsor and Maidenhead reference for the planning permission is 16/00395.
3. The approved plans can be viewed on the Council's website:
<https://publicaccess.rbwm.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O28DNXN10P600>.

I have included the approved plans and decision notice as Appendix 1 to my Statement.

4. I managed and instructed the relevant technical experts with regard to landscaping, ecology, and construction management to prepare documents to enable the details needed to be submitted to comply with the 'pre-commencement' conditions attached to the planning permission granted on 9 June 2016.
5. In February 2019, I submitted the application to the Royal Borough of Windsor and Maidenhead to discharge the pre-commencement conditions.
6. On 25 April 2019, the Council confirmed that the pre-commencement conditions had been approved. (Appendix 2)

7. Having obtained the necessary planning permissions, I invited quotes from a local ground works construction contractors to construct part of the road shown on the approved drawings.
8. Matthew Dance of Dance Developments Ltd. provided his quote (See Appendix 4 to my statement) to do the works. Matthew estimated that about 6 lorries of crushed concrete would be needed to construct the road.
9. In early May I instructed Dance Developments to construct the road.
10. In May 2019 Matthew Dance prepared the site with the pegging out of the road, the removal of topsoil and earth prior to filling the area for the road with crushed concrete. From recollection, the works took 3 days to complete the road.
11. When Matthew Dance finished the works constructing the road, I visited the site and took three photographs on 21 May 2019.
12. Matthew sent me his invoice dated 21 May 2019 requesting payment for the construction of the road. This is attached as Appendix 9 to my statement.
13. On 28 May 2019, I emailed the planning officer Antonia Lui with the three photographs I took. My email dated 28 May 2019 is attached as Appendix 6.
14. I also attach appendix 7 which is an aerial image dated 25 March 2017 and Appendix 8 which is an aerial image dated 4 October 2020. These show the 'before' and 'after' situation on the site. The 'after' situation shows the road constructed which reflects the plans granted planning permission and the land depicted in blue on drawing No. 019_CLD_201.

Signed by

[Redacted Signature]

Full Name

DANIEL EAST

Dated

25/10/2023

WITNESSED

[Redacted Witness Name and Address]

Dated: 25/10/2023.

Frances Lindsay & Co
48 Broadway
Maidenhead
Berkshire SL6 1LU

[Redacted Address]

STEWART HENDERSON LLB (HONS)
A SOLICITOR EMPOWERED
TO ADMINISTER OATHS
48 BROADWAY
MAIDENHEAD
BERKS SL6 1LU

LIST OF SUPPORTING APPENDICES:

- APPENDIX 1 Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.
- APPENDIX 2 Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding
- APPENDIX 3 Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue
- APPENDIX 4 Dance Developments Quotation for constructing the road.
- APPENDIX 5 Photographs taken by me on 21 May 2019.
- APPENDIX 6 My Email dated 28 May 2019 addressed to Antonia Lui (Planning Officer) at Royal Borough of Windsor and Maidenhead.
- APPENDIX 7 Google Earth Image dated 25th March 2017
- APPENDIX 8 Google Earth Image dated 4th October 2020
- APPENDIX 9 Dance Developments Ltd Invoice No. 585 dated 21 May 2019

APPENDIX 1

Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.



Development & Regeneration

Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

Mr M Carter - Carter Planning Ltd
85 Alma Road
Windsor
SL4 3EX

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 12th February 2016 **Appn. No.:** 16/00395
Type: Full
Proposal: Erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding
Location: Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ
Parish/Ward: Bray Parish

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until details of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy - Local Plan DG1.
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interest of the visual amenities of the area. Relevant Policy - Local Plan DG1, GB2.
- 4 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.

Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, DG1.

- 5 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1, GB2.
- 6 Within one month of the substantial completion of the development the buildings shown to be removed on the approved plans, shall be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site. In addition, the use of the land for parking shall cease and all vehicles removed from the site, other than those associated with the approved residential development.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2, DG1.
- 7 The measures set out in section 3 of the Design, Access and Sustainability Statement accompanying the application shall be implemented in accordance with the statement prior to the first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Council's SPD on 'Sustainable Design and Construction.'
- 8 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 9 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 10 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.

- 11 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
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Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.
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Reason: In order to comply with advice in paragraph 109 of the National Planning Policy Framework 2012.
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13-P895-14, version no.: n/a, received on 2 February 2016

Informatives

PEPULZ

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
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Signed Dated: 9th June 2016

Jenifer Jackson

Jenifer Jackson
Borough Planning Manager



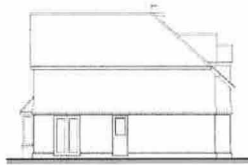
FRONT ELEVATION



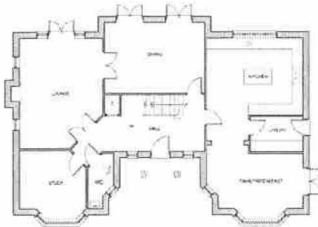
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
TOTAL GBA = 3114sqft



FIRST FLOOR

A 1:100 1:5 RE-SCALED SIDE ELEVATION
PLANNING SUBMISSION



ASCOT DESIGN Architecture

Architects: 20 Springs Road, North Berwick, N.A. 101
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www.ascotdesign.com

GLOBAL COMMERCIAL EXPORTS LTD

OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

PROJECT: PLOT 1 PROPOSED FLOOR PLANS & ELEVATIONS
DATE: 1:100 (2) A1 JAN 16 DRAWN: FB

NO: 13 - P895 - 11 A

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR
TOTAL AREA: 61.14sqm



FIRST FLOOR



SCALE

1:100 1/4" = 1'-0" 2023.1 WINDSOR WINDLEY TOWN UPDATED
PLANNING SUBMISSION



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Surrey House, 18 St John Street, North, Windsor, WSL1 1JH
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GLOBAL COMMERCIAL EXPORTS LTD
OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

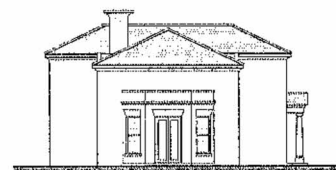
PLOT 2 PROPOSED FLOOR PLANS & ELEVATIONS

1:100 (2 A1) JAN 18 F.B

13 - P895 - 12 A

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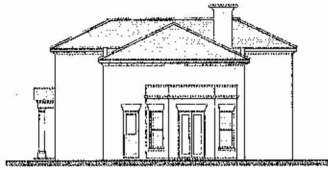
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SCALE



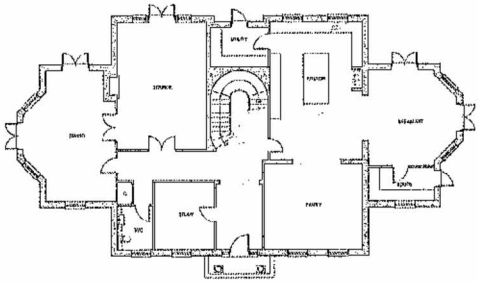
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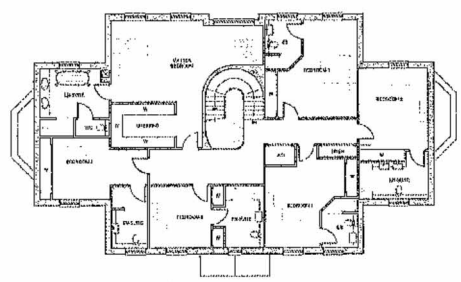
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
TOTAL AREA 428sq.m.



FIRST FLOOR PLAN

PLANNING SUBMISSION



ASCOT DESIGN
Architecture

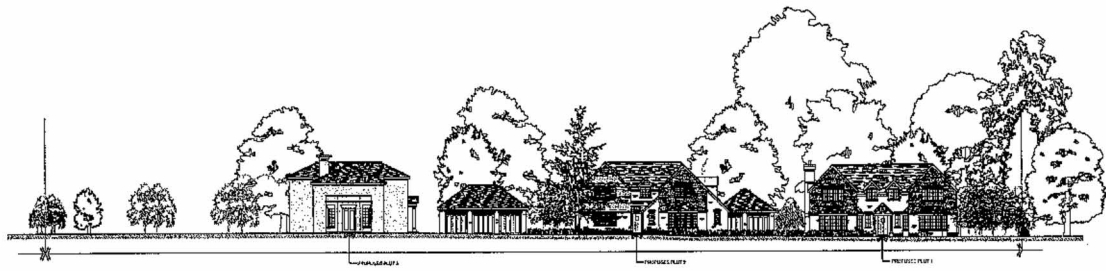
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10, 12 & 14, The Old Mill, 100, The Mill Lane, Windsor, SL4 1LJ
www.ascotdesign.com

GLOBAL COMMERCIAL EXPORTS LTD

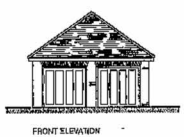
OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

PLOT 3 PROPOSED FLOOR PLANS & ELEVATIONS

DATE: 11/09/21
SCALE: 1:100
DRAWING NO: 13 - PB05 - 13
PROJECT NO: 13 - PB05 - 13
DRAWN BY: [Signature]
CHECKED BY: [Signature]



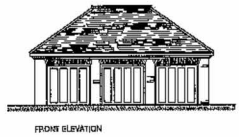
SECTION A-A



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



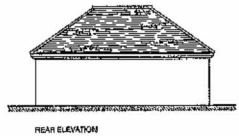
SIDE ELEVATION



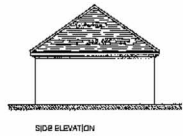
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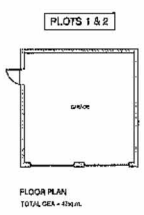
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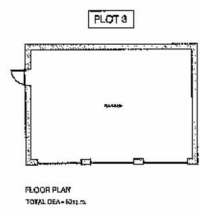
REAR ELEVATION



SIDE ELEVATION




FLOOR PLAN
TOTAL GEA = 4200.00



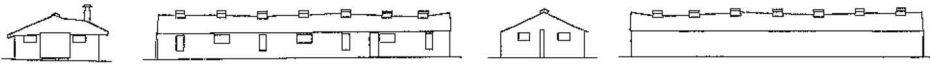
FLOOR PLAN
TOTAL GEA = 1200.00



NO.	DATE	DESCRIPTION
PLANNING SUBMISSION		
 ASCOT DESIGN Architecture <small>Unit 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</small>		
GLOBAL COMMERCIAL EXPORTS LTD		
Plot No. OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR		
SITE SECTION AND PROPOSED GARAGES		
Project No.	11189 & 1200 (D) A1	Date
Client	13 - P895 - 14	Scale
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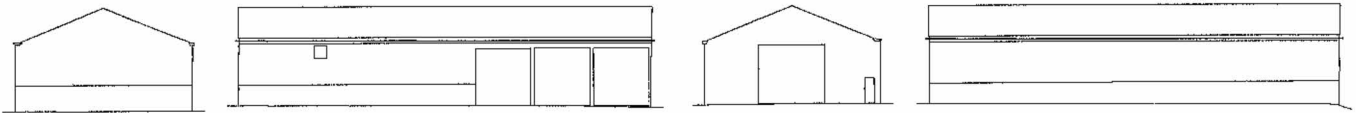
BUILDING 'A'



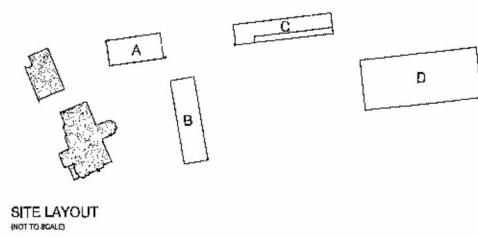
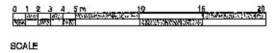
BUILDING 'B'




BUILDING 'C'

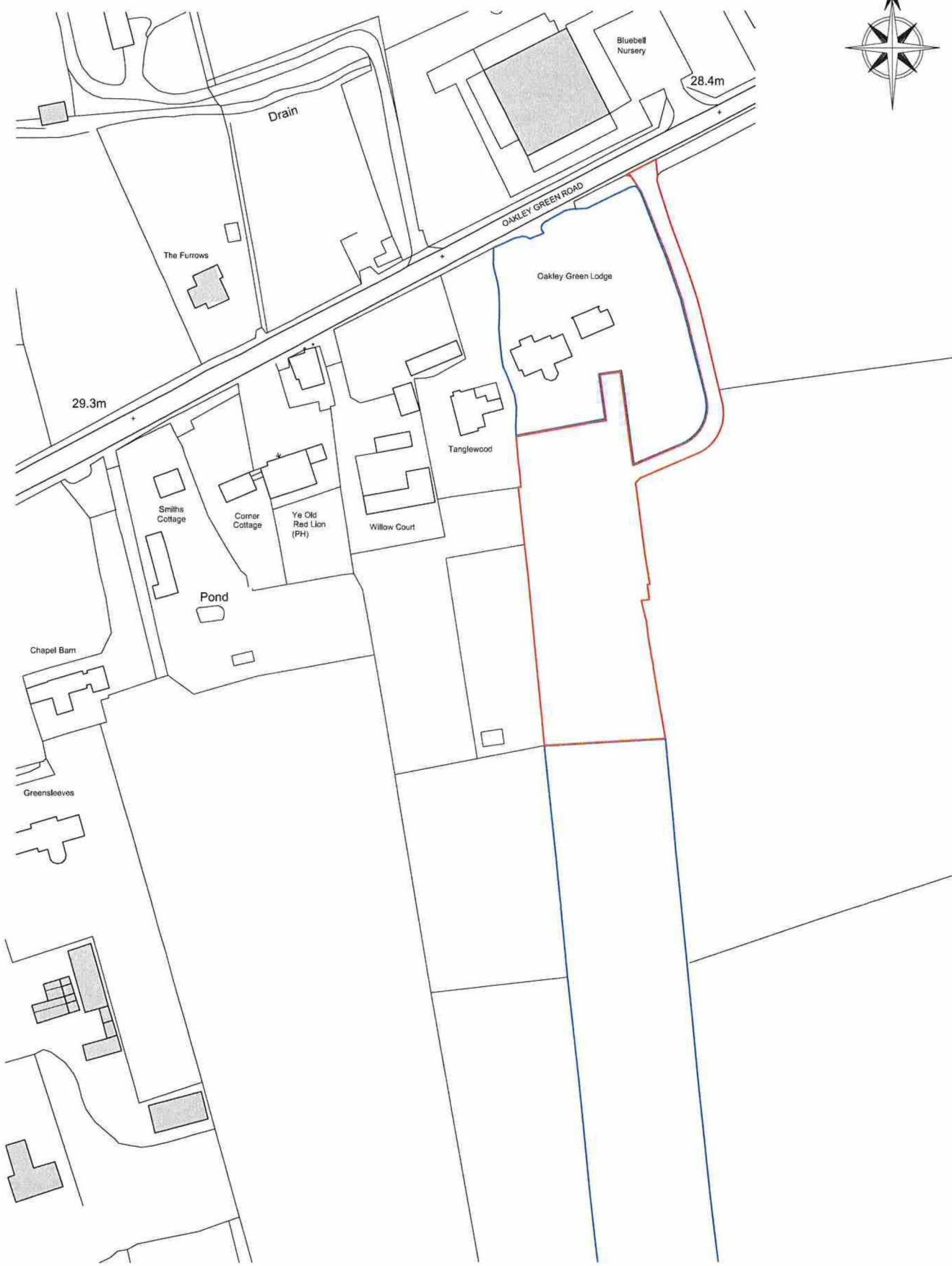


BUILDING 'D'



SITE LAYOUT
NOT TO SCALE

PLAN	DATE	BY	PROJECT
PLAN			GLOBAL COMMERCIAL EXPORTS LTD
PLAN		PLANNING SUBMISSION	
PROJECT		OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	
DRAWING		EXISTING OUTBUILDINGS	
SCALE	DATE	CONTR.	
1:200 @ A2	JAN 18		
PROJECT NO.	13 - P895 - 18		
 ASCOT DESIGN Architecture <small>Registered Home, 35-31 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 922000 Fax: 01344 233321 Email: info@ascotdesign.com www.ascotdesign.com</small>			
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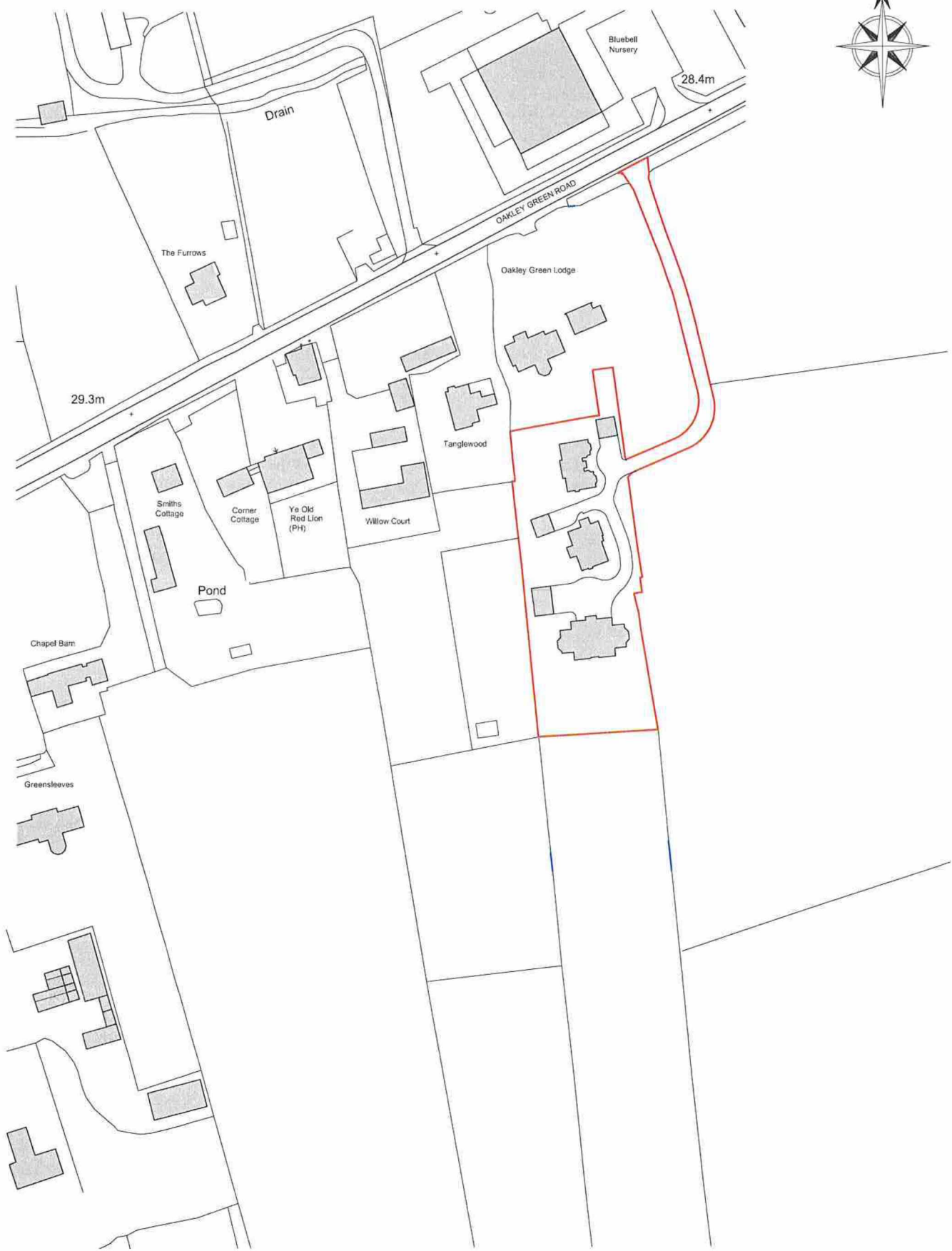
ASCOT DESIGN
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Plan No	PLANNING SUBMISSION		
Client	GLOBAL COMMERCIAL EXPORTS LTD		
Project Title	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR		

Rev.	Date	Drawn
Drawing Title		
LOCATION PLAN		
Scale	1:1250 @ A3	Date
		JAN 16
Drawing No	13 - P895 - LP	
Rev.		



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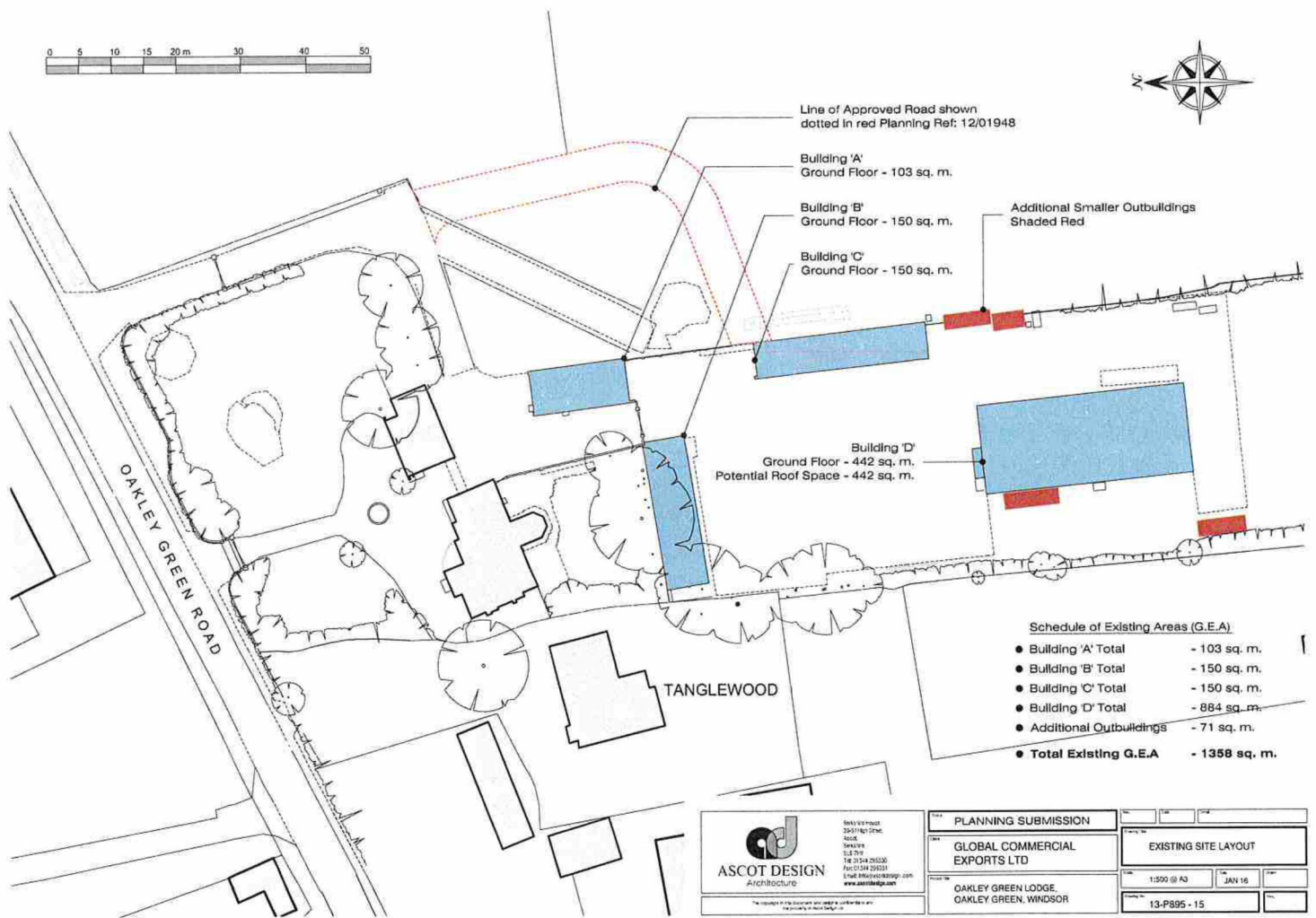
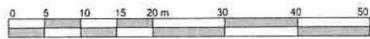
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Client:	PLANNING SUBMISSION
Client:	GLOBAL COMMERCIAL EXPORTS LTD
Project Title:	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR

Plan:	Scale:	Date:
Drawing Title: CONTEXT PLAN		
Scale:	Date:	Drawn:
1:1250 @ A3	JAN 16	
Drawing No.:	13 - P895 - CP	



Schedule of Existing Areas (G.E.A)

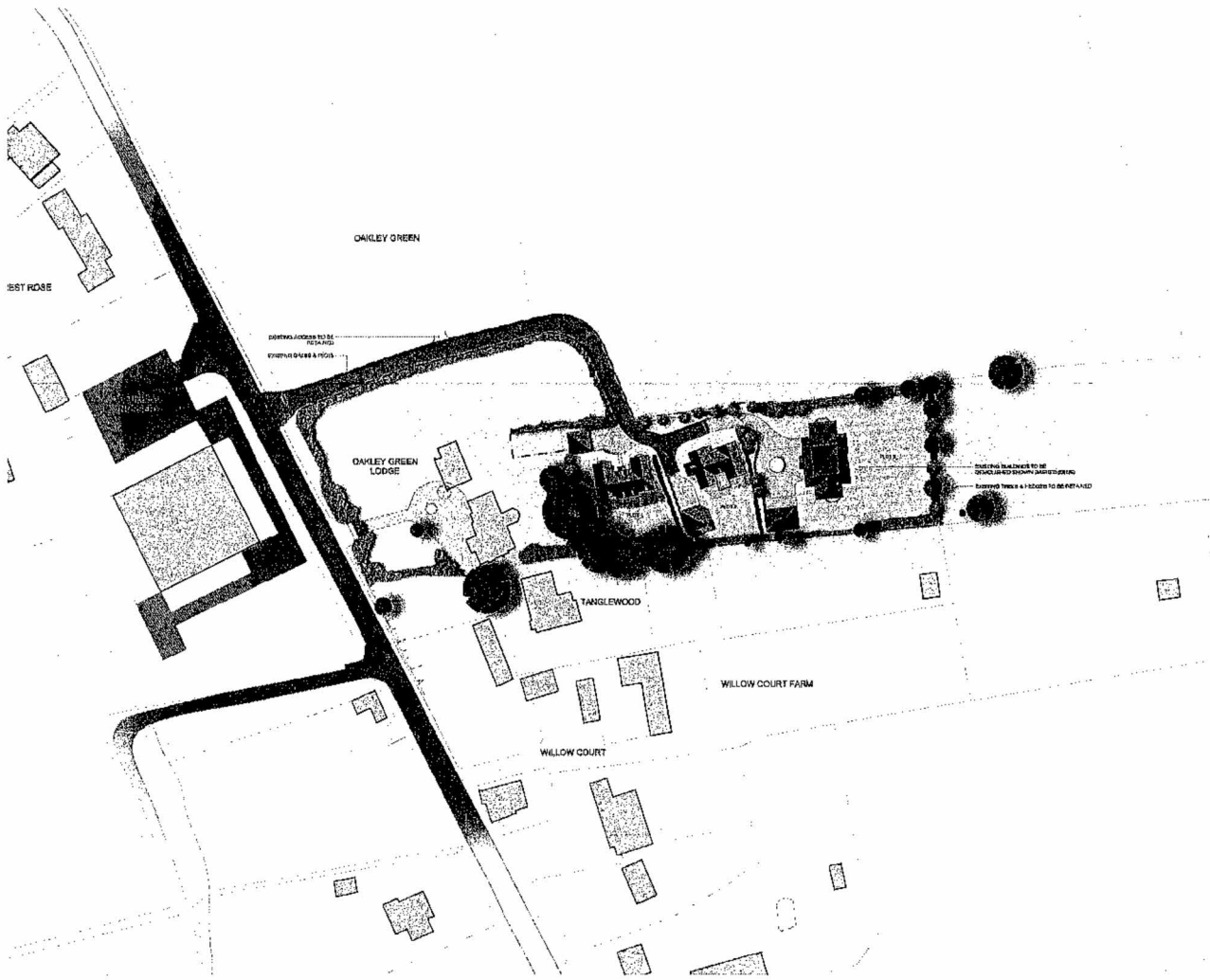
- Building 'A' Total - 103 sq. m.
- Building 'B' Total - 150 sq. m.
- Building 'C' Total - 150 sq. m.
- Building 'D' Total - 884 sq. m.
- Additional Outbuildings - 71 sq. m.
- **Total Existing G.E.A - 1358 sq. m.**

ASCOT DESIGN
Architecture

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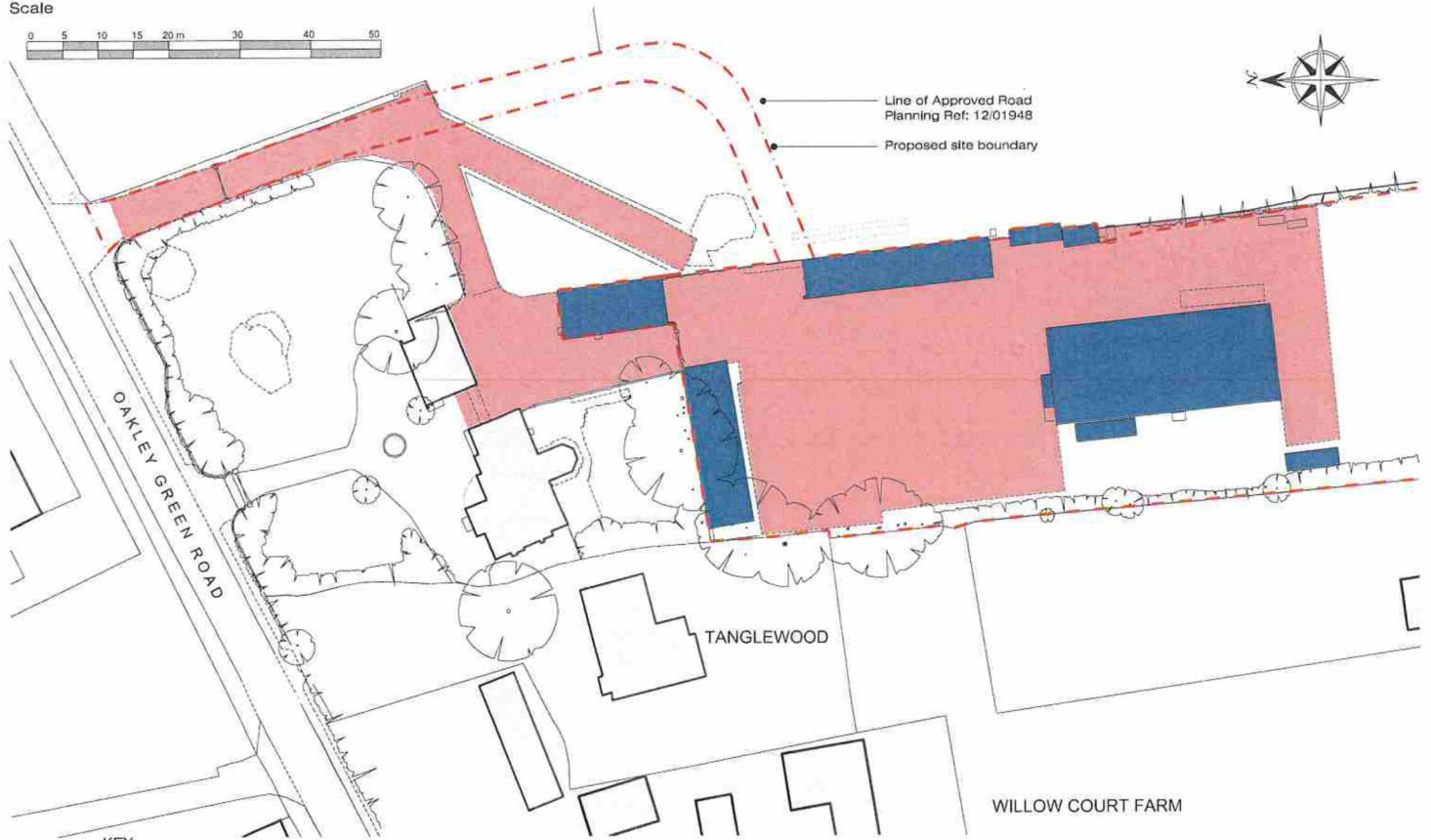
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GLOBAL COMMERCIAL EXPORTS LTD		Date	JAN 16
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR		Project No.	13-P895 - 15



- KEY**
- PROPOSED PLANTS
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE PLANTED
 - PROPOSED TREES TO BE PLANTED

PLANNING SUBMISSION	
 ASCOT DESIGN Architecture <small>43 High Street, London, W1A 1AA Tel: 020 7861 8888 Fax: 020 7861 8889 Email: info@ascotdesign.com</small>	
GLOBAL COMMERCIAL EXPORTS LTD <small>Project Name</small> OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	
PROPOSED SITE LAYOUT	
Scale: 1:500	Date: JAN 18
Project: TS - PB95 - 10	Sheet: 1 of 1
<small>Prepared by: [Name] Checked by: [Name] Drawn by: [Name]</small>	

Scale



KEY

- BUILDING FOOTPRINT - 922 m²
- HARD SURFACING - 2663 m²

(n.b. FIGURES CALCULATED WITHIN PROPOSED SITE BOUNDARY ONLY)

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16001 11th Floor
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Aurora
Ontario
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Fax: 905.709.2021
www.ascotdesign.com

PLANNING SUBMISSION		DATE	1/16
GLOBAL COMMERCIAL EXPORTS LTD		EXISTING SITE COVERAGE	
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR		SCALE	1:500 @ A3
		DATE	JAN 16
		PROJECT NO.	13-P895 - 16



KEY

- BUILDING FOOTPRINT - 735.4 m² (21% reduction from existing)
- HARD SURFACING - 1145.3 m² (57% reduction from existing)

ASCOT DESIGN
Architecture

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 25-27 HAYES LANE
 ASCOT,
 BERKSHIRE,
 RG22 7TA
 TEL: 01628 251100
 FAX: 01628 251101
 EMAIL: info@ascotdesign.com
 www.ascotdesign.com

<table border="1"> <tr> <td>PLANNING SUBMISSION</td> <td>DATE</td> <td>NO.</td> <td>REV.</td> </tr> <tr> <td>GLOBAL COMMERCIAL EXPORTS LTD</td> <td></td> <td></td> <td></td> </tr> <tr> <td>OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR</td> <td>SCALE</td> <td>DATE</td> <td>NO.</td> </tr> <tr> <td></td> <td>1:500 @ A3</td> <td>JAN 16</td> <td></td> </tr> <tr> <td></td> <td colspan="2">PROJECT NO.</td> <td></td> </tr> <tr> <td></td> <td colspan="2">13 - P895 - 17</td> <td></td> </tr> </table>	PLANNING SUBMISSION	DATE	NO.	REV.	GLOBAL COMMERCIAL EXPORTS LTD				OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	SCALE	DATE	NO.		1:500 @ A3	JAN 16			PROJECT NO.				13 - P895 - 17			<table border="1"> <tr> <td>PROPOSED SITE COVERAGE</td> </tr> </table>	PROPOSED SITE COVERAGE
PLANNING SUBMISSION	DATE	NO.	REV.																							
GLOBAL COMMERCIAL EXPORTS LTD																										
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	SCALE	DATE	NO.																							
	1:500 @ A3	JAN 16																								
	PROJECT NO.																									
	13 - P895 - 17																									
PROPOSED SITE COVERAGE																										

APPENDIX 2

Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding

Condition 9 - Construction Management Plan

The details shown on drawing re: 019_Con9_101, dated 11.19, and confirmation that deliveries will be carried out, outside of the peak hours and between 9am and 3pm, and all deliveries will be coordinated to ensure only one delivery vehicle is at the site at any one time and no multiple deliveries or waiting will occur on Oakley Green Road or the surrounding area, as set out in an email from Westbourne Homes, dated 23.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried out in accordance with the approved details.

Condition 11 - Tree Protection Measures

The details as shown on drawing ref: 019_Con11_101, dated 11.18, and as set out in the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 12 - Hard and Soft Landscaping

The details shown on drawing ref: 019_Con12_101 Rev A, dated 11.18, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 13 - Bat Mitigation Strategy

The details contained in the Bat Mitigation Strategy by AEWC Ltd, dated February 2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 14 - Biodiversity Enhancements

The details contained in the Ecological Enhancement Strategy by AEWC Ltd, dated 31 January 2019, and the covering letter ref: 019_Cond_Covering_102, dated 17.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision.

The approval of these details does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property.

However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 25th April 2019

Jenifer Jackson

Jenifer Jackson
Head of Planning

APPENDIX 3

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue



Client	Mr ad Mrs. Bennett	Drawn		Checked	
Project Title	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ	Scale	1:1250 @ A3	Date	July '23
Drawn By	019_CLD_201	Drawn		Checked	S

APPENDIX 4

Dance Developments Quotation for constructing the road.

Westbourne Homes

Oakley Green Lodge

Temporary Road

Description	Qty	Unit	Rate	Total	
Generally					
Engineering / setting out	1	sum	350.00	£350.00	
<i>Enablers</i>				<i>£450</i>	
Site Works					
Site Preparation					
Allowance to remove all extg shrubs and vegetation generally from site	0	m2		TBC	
Temporary Road					
Excavate to reduce levels ne 1.00 m deep	52	m3	9.50	£494.00	
allowance to remove soft spots & backfill with type 1	0	sum	0.00	£0.00	will be an extra
Disposal on site ; in spoil heap	52	m3	4.25	£221.00	
L & C bottom of excavation ; proof roll	345	m2	2.25	£776.25	
Terram	345	m2	1.25	£431.25	
imported crushed concrete ; 150mm th	60	m3	48.25	£2,895.00	allow 6 loads
L & C fill	345	m2	0.75	£258.75	
timber edging	142	lin m	12.50	£1,775.00	
Total				<u>£7,201.25</u>	

Much away 32m³ £ 1664.00

transport £ 650.00

APPENDIX 5

Photographs taken by me on 21st MAY 2019







APPENDIX 6

**My Email dated 28 May 2019 addressed to
Antonia Lui (Planning Officer) at Royal Borough
of Windsor and Maidenhead.**

Laurence Moore

From: Dan East <Dan@westbournehomes.com>
Sent: 28 May 2019 15:52
To: Antonia Liu
Cc: Charlie Simpson
Subject: FW: Oakley Green Lodge - Planning reference 16/00395
Attachments: 20190521_092405_resized.jpg; 20190521_092416_resized.jpg; 20190521_092439_resized.jpg

Dear Antonia,

Following my email below and our subsequent phone conversation I can confirm that the official description of planning approval 16/00395 does include a description of 'access alterations' and 'ancillary works' within the title. We are therefore confident that the above approval has been implemented sufficiently.

Whilst I appreciate that the council are not able to confirm that the above works constitute implementation of the approval with out a Certificate of Lawful Development, it would be very much appreciated if you could put some form of confirmation in writing along the lines that you 'acknowledge that an access road has been implemented that appears to co-ordinate with the approved plans but a Certificate of lawful development would be required to officially confirm this'.

We appreciate that you are very busy, and thank you for your time on this matter.

Kind Regards

Dan East
Land and Planning Manager

DDI: 01182 070 907
Mobile: 07919 891 352
Email: dan@WestbourneHomes.com
Web: www.WestbourneHomes.com


WESTBOURNE WESTBOURNE WESTBOURNE



Westbourne Group Ltd – registered in England & Wales no. 10166000

From: Dan East
Sent: 22 May 2019 10:57
To: 'Antonia Liu' <Antonia.Liu@RBWM.gov.uk>
Subject: Oakley Green Lodge - Planning reference 16/00395

Dear Antonia,

Following the discharge of the pre-commencement conditions on the above application, we have implemented the scheme via the construction of the approved access road.

I have attached photographs of the construction works for your information. Would you be able to confirm for me that the above works constitutes the commencement of the approval please. If you would like to visit the site, access can be arranged for whenever is convenient.

Please feel free to contact me if you have any questions.

Regards

Dan East
Land and Planning Manager

DDI: 01182 070 907
Mobile: 07919 891 352
Email: dan@WestbourneHomes.com
Web: www.WestbourneHomes.com



Westbourne Group Ltd – registered in England & Wales no. 10166000

APPENDIX 7

Google Earth Image dated 25th March 2017



John Train Plants

B3024

Willow Court Farm

n Rd

kport

hames Of Windsor

Oakley Green Farm

Im

APPENDIX 8

Google Earth Image dated 4th October 2020



John Train Plants

BS02A

Willow Court Farm

Green Rd

als Export

Thornes Of Windsor

Oakley Green Farm

APPENDIX 9

**Dance Developments Ltd Invoice No. 585 dated
21 May 2019**

Dance Developments Ltd
Groundwork Contractor

Woolley Cottage
Cherry Garden Lane
Maidenhead
Berks
SL6 3QE

Invoice 585

Date 21 May 2019

Invoice – Westbourne Homes

Job – Oakley Green Lodge

Enabling Works

1. New crush for road

VAT nil new build

Total to pay Now £9747.75

We Are Now Gross No Cis to Be Payed

Please quote invoice number when paying

Please pay BACS

Account Number 32012049

Sort Code 40-31-05

UTR

Em

DOCUMENT 4

**Statutory Declaration dated 26 October 2023 of
James Bennett**

DATE.....26 October.....2023

STATUTORY DECLARATION OF

JAMES BENNETT

IN RESPECT OF

'LAND AT'

AT

Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

My name is James Bennett and my address is Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ. I have resided there since January 1993.

I do solemnly and sincerely declare and say as follows:

1. In 1993, I bought Oakley Green Lodge , in partnership with my wife, Mrs Elizabeth Bennett, I bought and have subsequently owned 'Oakley Green Lodge, Oakley Green Road, Oakley Green to this day.
2. I am the Director of Global Commercial Exports Limited. Global Commercial Exports Limited applied for and obtained the planning permission dated 9 June 2016 for the erection of 3 x dwellings with garages and curtilages, with access, alterations, parking, landscaping, and ancillary works following demolition of existing buildings and hardstanding. The Royal Borough of Windsor and Maidenhead reference for the planning permission is 16/00395.
3. The approved plans can be viewed on the Council's website:
<https://publicaccess.rbwm.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O28DNXNIOP600>.

I have included the approved plans and decision notice as Appendix 1 to my Statement.

4. We instructed Westbourne Homes to act on our behalf to discharge the 'pre-commencement' conditions attached to the planning permission granted on 9 June 2016.
5. Dan East from Westbourne Homes submitted the application to the Royal Borough of Windsor and Maidenhead to discharge the pre-commencement conditions.

6. On 25 April 2019, the Council confirmed that the pre-commencement conditions had been approved. (Appendix 2)
7. Having obtained the necessary planning permissions, Dan East at Westbourne Homes instructed Matthew Dance of Dance Developments Ltd to construct part of the road that is part of the planning permission reference 16/00395 to be implemented.
8. I have been shown a copy of Drawing No. 019_CLD_201 (Appendix 5), and aerial images of our land from 25th March 2017 (Appendix 3) and 4th October 2020 (Appendix 4). The road was constructed in May 2019. It reflects the area of land depicted in blue on the Drawing No. 019_CLD_201 and seen in the aerial image dated 4 October 2020, which shows the curved access in existence as well as the diagonal vehicle access between the hardstanding access to the east of Oakley Green Lodge and the yard to the south.
9. My recollection is that the construction of the road involving preparation, marking out, removal of topsoil and earth, the installation of timber boards to the edges of the road and the construction of a crushed concrete subbase to create the road took about 3 days to do. Dance Developments undertook the works.
10. The photographs taken by Dan East (Appendix 6) show the road constructed as I remember it at the time in May 2019.

And I make this solemn Declaration consciously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Signed by

[Redacted signature]

Full Name

[Redacted name]

Dated

26 October 2023

WITNESSED:

[Redacted] me at 7 Frascati Way Maidenhead SL6 4UY

RICHARD BUCKERIDGE
SOLICITOR

GARDNER LEADER
First Floor
7 Frascati Way
Maidenhead
Berkshire
SL6 4UY

LIST OF SUPPORTING APPENDICES:

- APPENDIX 1 Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.
- APPENDIX 2 Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding
- APPENDIX 3 Google Earth Image dated 25th March 2017
- APPENDIX 4 Google Earth Image dated 4th October 2020
- APPENDIX 5 Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue
- APPENDIX 6 Photographs taken by Dan East in May 2019.

APPENDIX 1

Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.



Development & Regeneration

Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

Mr M Carter - Carter Planning Ltd
85 Alma Road
Windsor
SL4 3EX

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 12th February 2016

Appn. No.: 16/00395

Type: Full

Proposal: **Erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding**

Location: Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

Parish/Ward Bray Parish

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until details of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy - Local Plan DG1.
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interest of the visual amenities of the area. Relevant Policy - Local Plan DG1, GB2.
- 4 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.

Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, DG1.

- 5 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1, GB2.
- 6 Within one month of the substantial completion of the development the buildings shown to be removed on the approved plans, shall be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site. In addition, the use of the land for parking shall cease and all vehicles removed from the site, other than those associated with the approved residential development.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2, DG1.
- 7 The measures set out in section 3 of the Design, Access and Sustainability Statement accompanying the application shall be implemented in accordance with the statement prior to the first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Council's SPD on 'Sustainable Design and Construction.'
- 8 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 9 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 10 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.

- 11 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 12 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 13 The development hereby permitted shall not commence until a mitigation strategy for bats detailing specific measures that will be incorporated into the design of the development has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details on ecological supervision during development, suitable native planting, provision of new roosting opportunities and sensitive lighting. The strategy shall be implemented as approved and the measures secured thereafter.
Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.
- 14 No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to details of nest boxes and bat boxes, schedule of native species planting and provision of log piles. The biodiversity enhancements shall be implemented as approved and retained thereafter
Reason: In order to comply with advice in paragraph 109 of the National Planning Policy Framework 2012.
- 15 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

13-P895-CP, version no.: n/a, received on 2 February 2016
13-P895-10, version no.: n/a, received on 2 February 2016
13-P895-11, version no.: A, received on 11 February 2016
13-P895-12, version no.: A, received on 8 February 2016
13-P895-13, version no.: n/a, received on 2 February 2016
13-P895-14, version no.: n/a, received on 2 February 2016

Informatives

PEFULZ

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The applicant's attention is drawn to the fact that breeding birds, their eggs and active nests are protected under the Wildlife and Countryside Act 1981, as amended, and that vegetation removal should be undertaken outside the breeding bird season (which spans from March to August inclusive). In addition, any vegetation clearance and building demolition should only be undertaken once checks have been made by a suitably qualified ecologist for both protected and priority species.

Justifications

1. The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies of the development plan are Local Plan GB1, GB2, DG1, T5, P4.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 9th June 2016

Jenifer Jackson

Jenifer Jackson
Borough Planning Manager



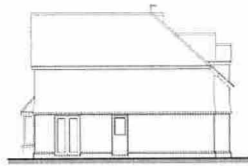
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
TOTAL SEA - 316m²



FIRST FLOOR

1:500 (2: A1) 1:500 (2: A1) UN-SEALED SIDE ELEVATION
PLANNING SUBMISSION

ASCOT DESIGN
Architecture
Ascot Design, 20 Kings Road, Ascot, Berkshire, SL1 1JF
Tel: 01344 862207 Fax: 01344 862203 Email: info@ascotdesign.co.uk
www.ascotdesign.co.uk

GLOBAL COMMERCIAL EXPORTS LTD
OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

1:500 (2: A1) JAN 16 F 8
13 - PB95 - 11 A

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
TOTAL GEA: 107sqm



FIRST FLOOR



SCALE

10 20 30 40 50 60 70 80 90 100
0 10 20 30 40 50 60 70 80 90 100
PLANNING SUBMISSION



ASCOT DESIGN
Architecture

100, High Street, Old Windsor, Windsor, SL4 1HT
Tel: 01753 600000 Fax: 01753 600001 Email: info@ascotdesign.com

GLOBAL COMMERCIAL EXPORTS LTD

OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

13 - P895 - 12

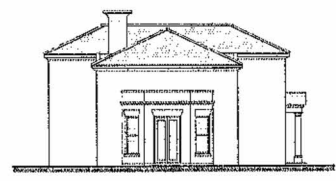
1:100 (2-A) JAN 18 F.B
13 - P895 - 12 A

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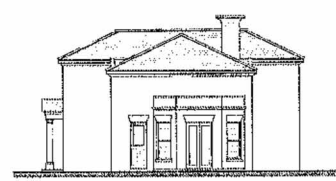
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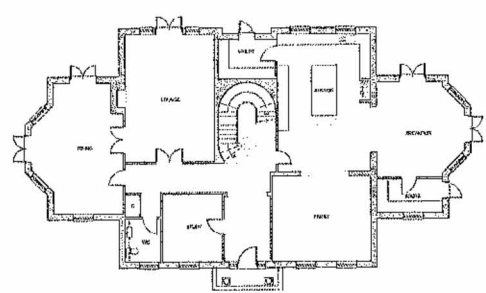
REAR ELEVATION



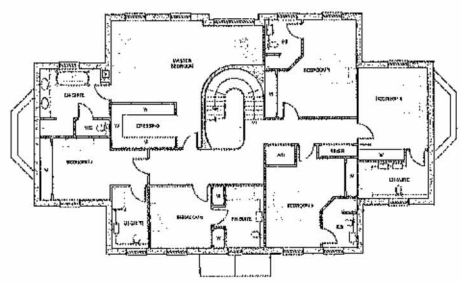
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
TOTAL GFA - 389sqm



FIRST FLOOR PLAN

PLANNING SUBMISSION



ASCOT DESIGN
Architecture

London House, 200 High Street, London, E14 4DF
Tel: 020 7730 7730 Fax: 020 7730 7730
www.ascotdesign.co.uk

GLOBAL COMMERCIAL EXPORTS LTD

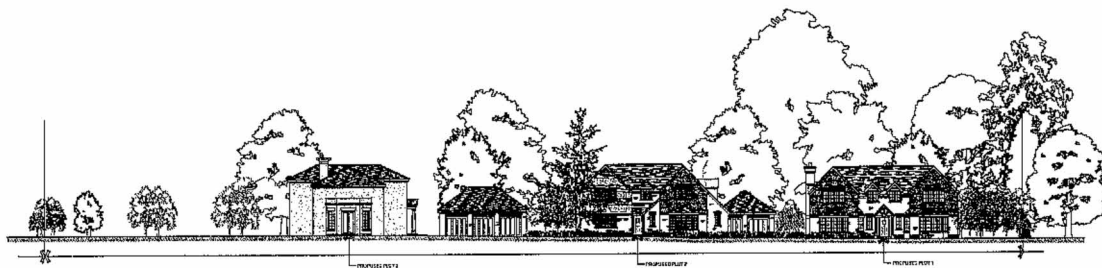
OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

PLOT 3 PROPOSED FLOOR PLANS & ELEVATIONS

Scale: 1:100 @ A1 Date: JAN 16 Drawn: JFB

Drawn by: 13 - P895 - 13

For copyright information please refer to the 'Copyright' page of the 'Planning Submission'.



STREET SCENE - A



FRONT ELEVATION



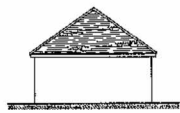
SIDE ELEVATION



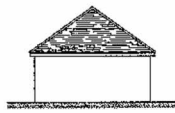
FRONT ELEVATION



SIDE ELEVATION



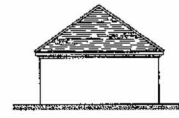
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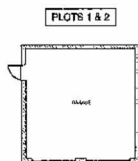
SIDE ELEVATION



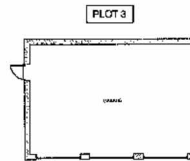
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN
TOTAL GAR - 172sq.ft.



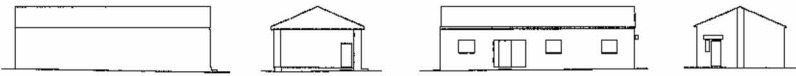
FLOOR PLAN
TOTAL GAR - 82sq.ft.



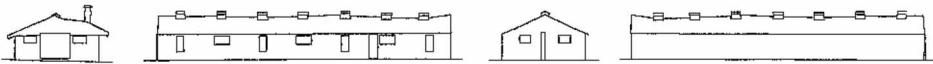
PLANNING SUBMISSION	
<p>ASCOT DESIGN Architecture</p> <p><small>1400 Woodbine Ave., Unit 10, Woodbine, ON L4L 1Y7 Tel: (905) 709-1111 Fax: (905) 709-1112 www.ascotdesign.com</small></p>	
<p>Client: GLOBAL COMMERCIAL EXPORTS LTD</p>	
<p>Project: OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR</p>	
<p>Site: SITE SECTION AND PROPOSED GARAGES</p>	
<p>Scale: 1/2" = 1'-0"</p>	<p>Date: 2011-08</p>
<p>Sheet: 13 - P695 - 14</p>	<p>Page: 14</p>
<p><small>Project and all drawings are the property of Ascot Design and shall remain confidential.</small></p>	



SCALE



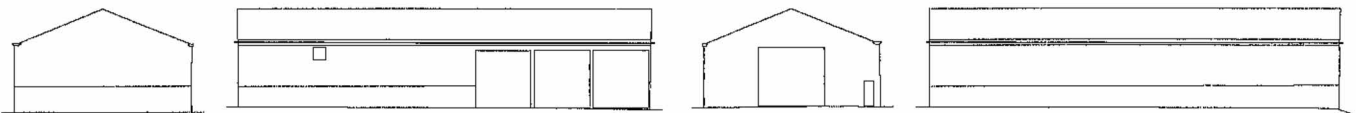
BUILDING 'A'



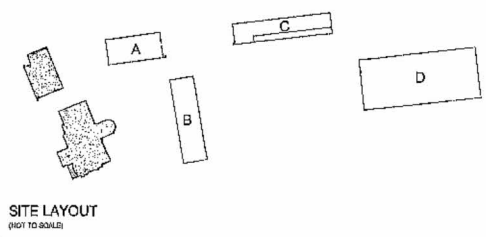
BUILDING 'B'



BUILDING 'C'

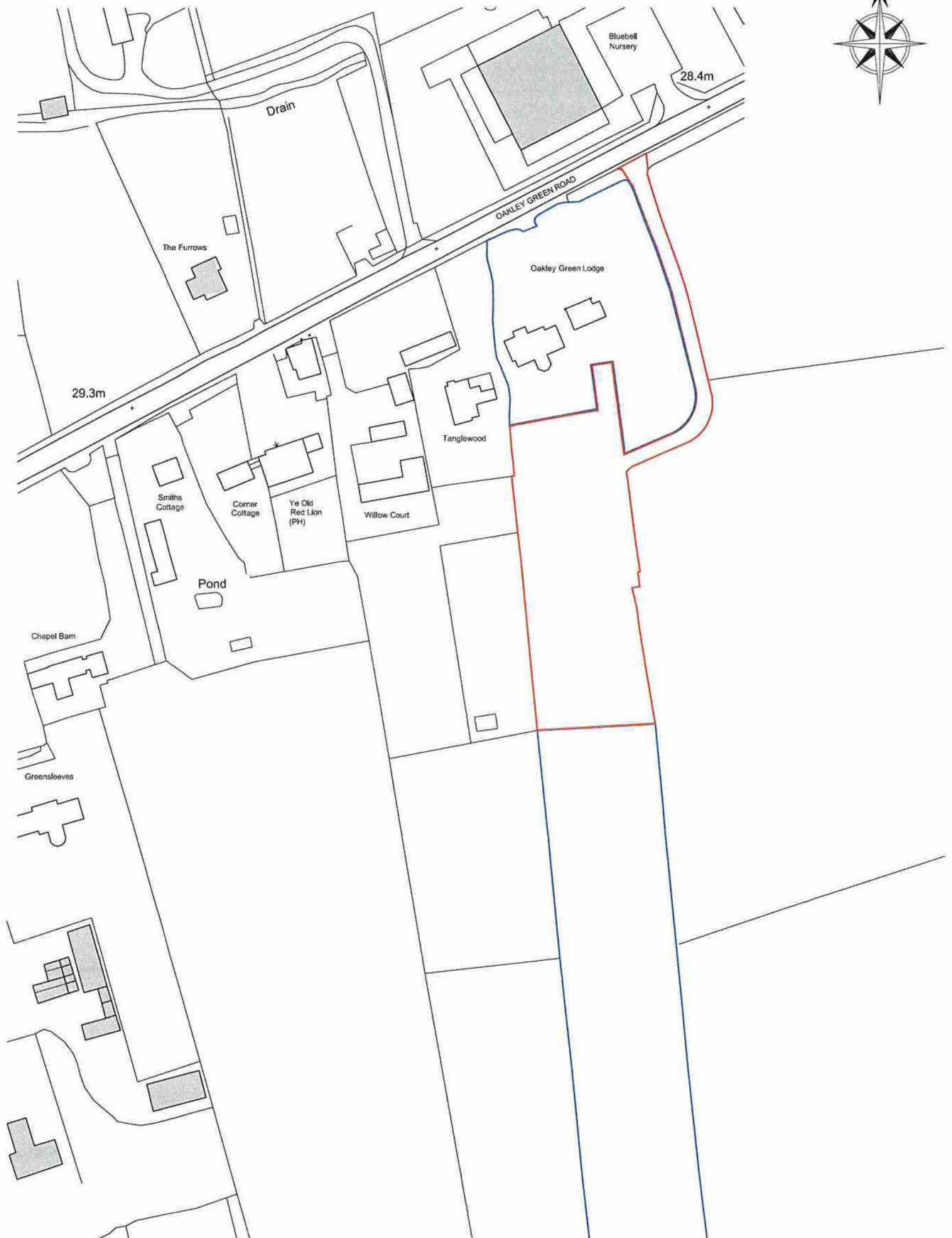


BUILDING 'D'



SITE LAYOUT
(NOT TO SCALE)

Rev	File	Date	Client
PLANNING SUBMISSION			GLOBAL COMMERCIAL EXPORTS LTD
			OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR
ASCOT DESIGN Architecture <small>2017/18a Home, 232 High Street, Jeddah, Baha'ah, 51211 M K Tel: 01244 289900 Fax: 01244 292331 Email: info@ascotdesign.com www.ascotdesign.com</small>			EXISTING OUTBUILDINGS
Scale:	1:200 @ A2	Date:	JAN 16
Drawing No.:	13 - P885 - 18	Rev:	
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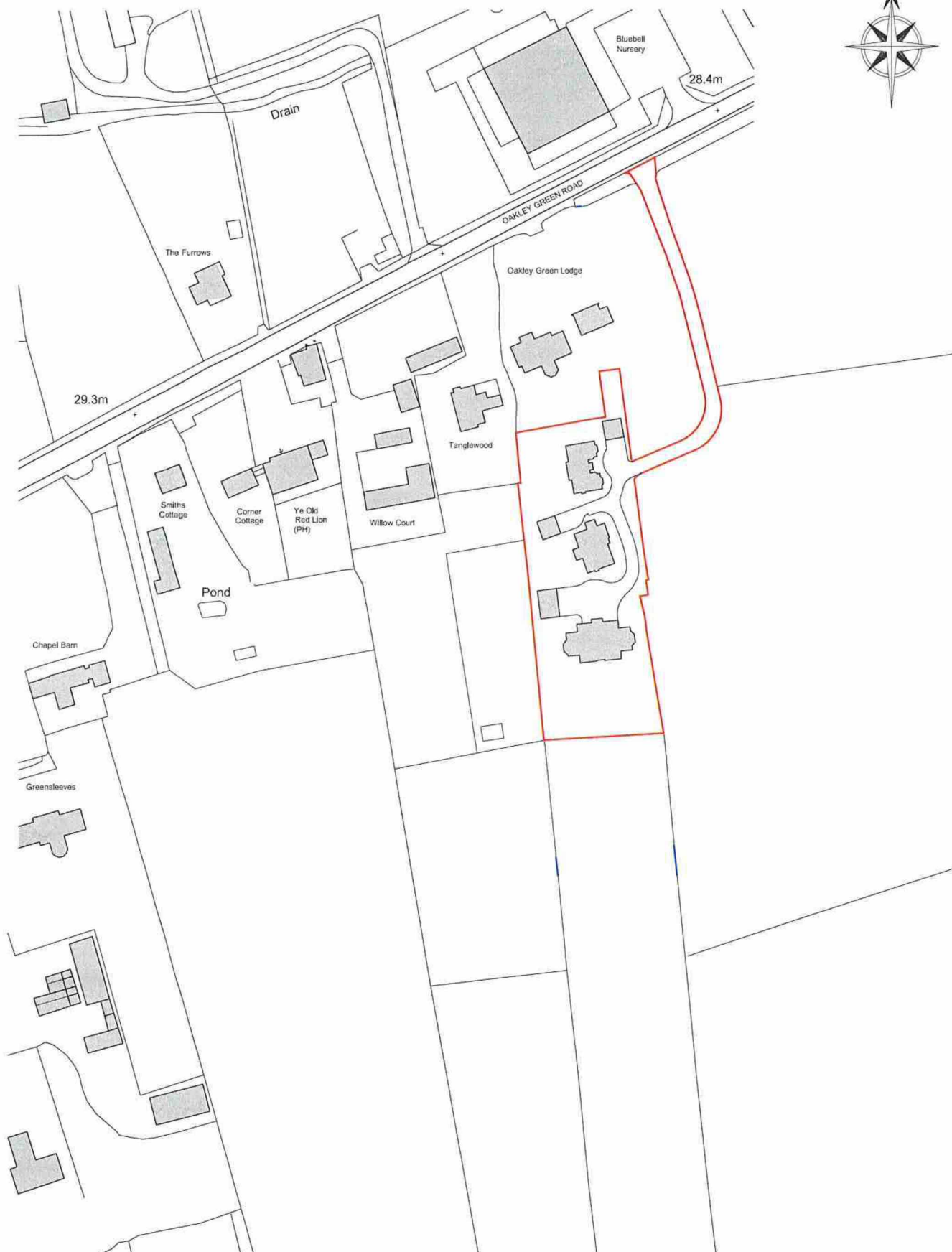


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Berndine House
 29-31 High Street,
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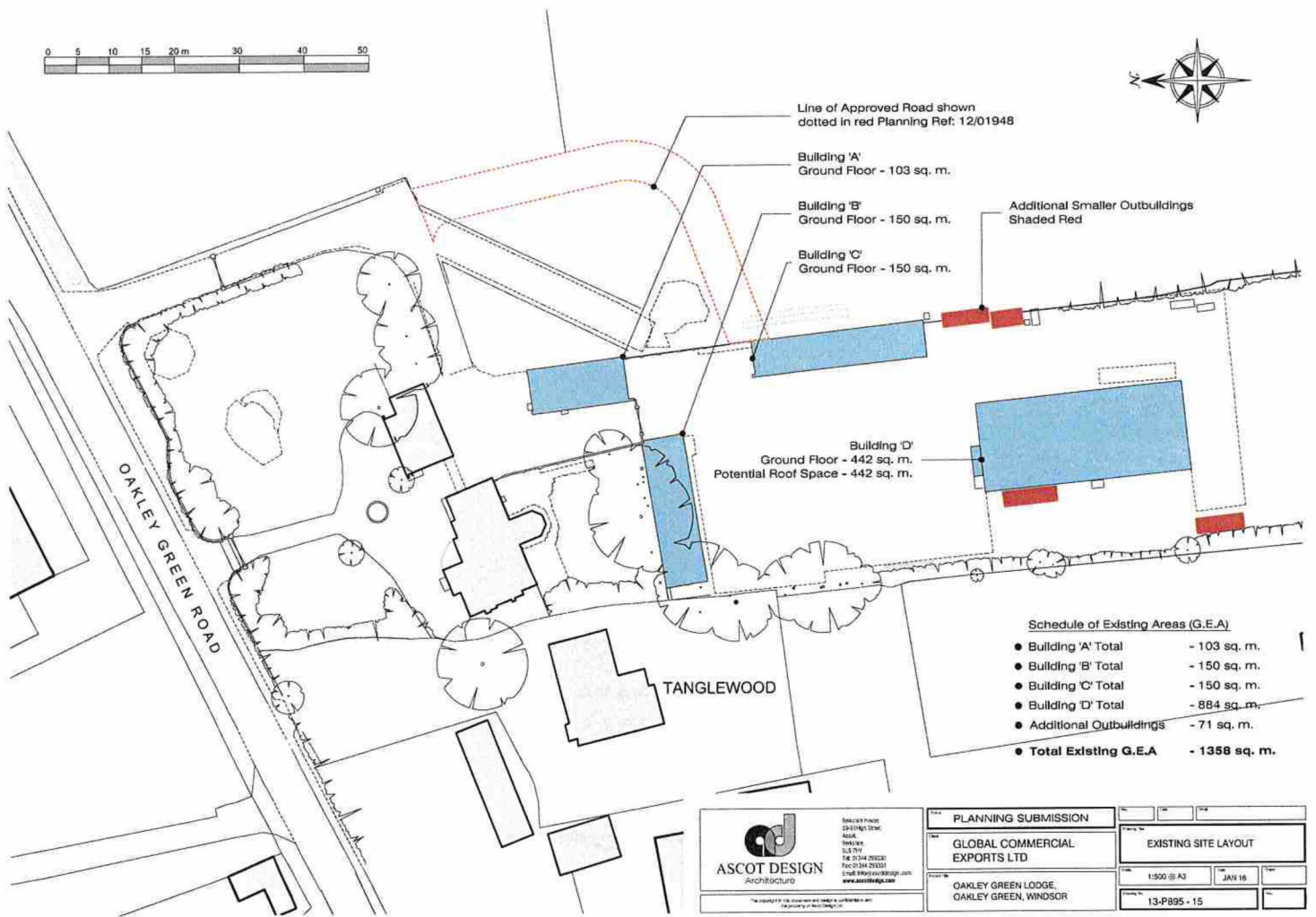
PLANNING SUBMISSION	<small>Rev.</small>	<small>Date</small>	<small>Contd.</small>
<small>Client</small> GLOBAL COMMERCIAL EXPORTS LTD	<small>Drawing No.</small> LOCATION PLAN		
<small>Project Title</small> OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	<small>Scale</small> 1:1250 @ A3	<small>Date</small> JAN 16	<small>Drawn</small>
	<small>Drawing No.</small> 13 - PB95 - LP		<small>Rev.</small>



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 ASCOT DESIGN Architecture	Benshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com www.ascotdesign.com
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PLANNING SUBMISSION	Rev.	Date	Drawn
GLOBAL COMMERCIAL EXPORTS LTD	Drawing No. CONTEXT PLAN		
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	Scale: 1:1250 @ A3	Date: JAN 16	Drawn:
	Drawing No. 13 - P895 - CP	Rev.	



Line of Approved Road shown dotted in red Planning Ref: 12/01948

Building 'A'
Ground Floor - 103 sq. m.

Building 'B'
Ground Floor - 150 sq. m.

Building 'C'
Ground Floor - 150 sq. m.

Additional Smaller Outbuildings Shaded Red

Building 'D'
Ground Floor - 442 sq. m.
Potential Roof Space - 442 sq. m.

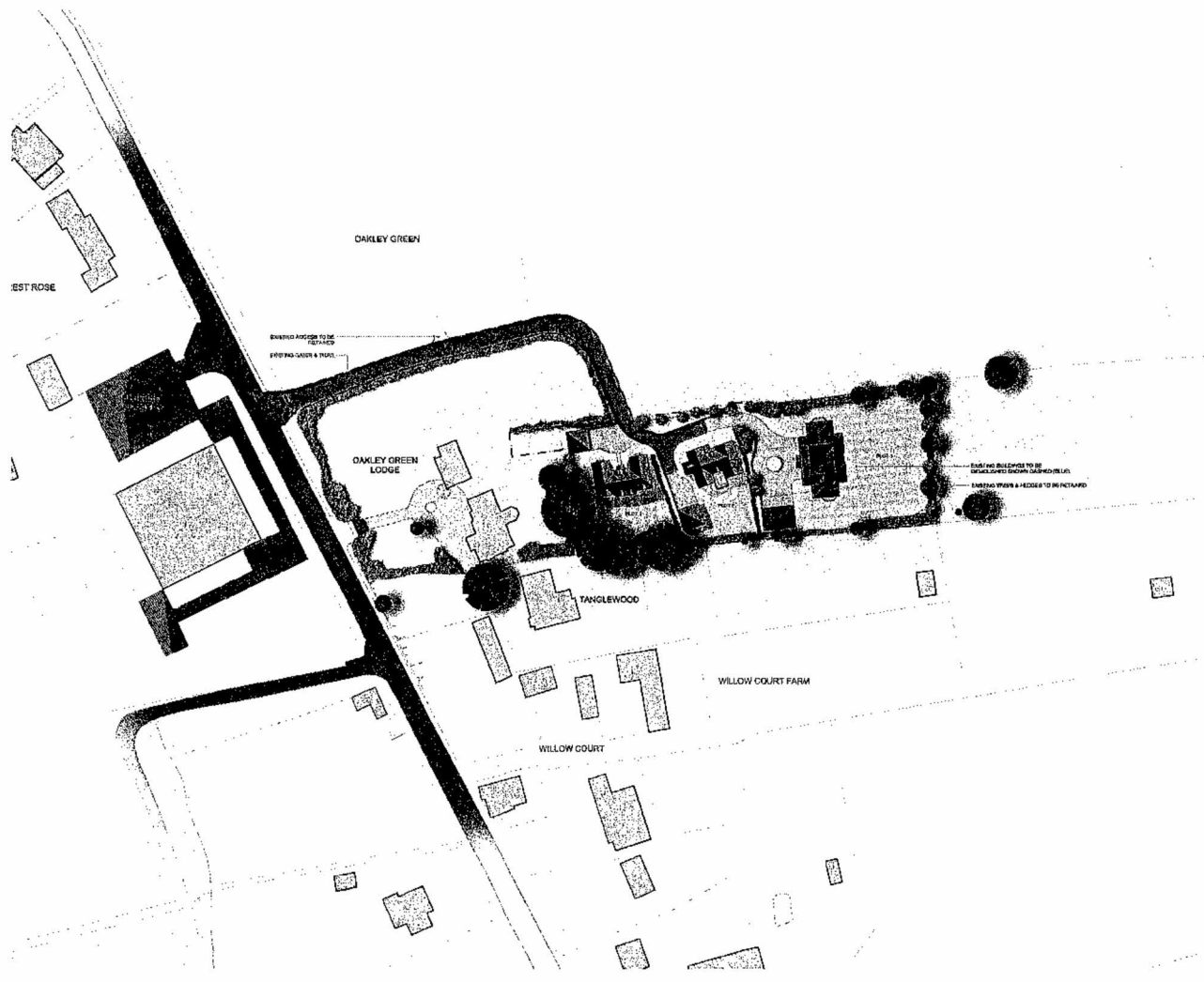
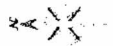
Schedule of Existing Areas (G.E.A)

- Building 'A' Total - 103 sq. m.
- Building 'B' Total - 150 sq. m.
- Building 'C' Total - 150 sq. m.
- Building 'D' Total - 884 sq. m.
- Additional Outbuildings - 71 sq. m.
- **Total Existing G.E.A - 1358 sq. m.**

ASCOT DESIGN
Architecture

250/250 Street,
Rook
Horseshoe,
S.E. 7th,
F8 2J5
Tel: 01344 293320
Fax: 01344 293337
Email: info@ascotdesign.com
www.ascotdesign.com

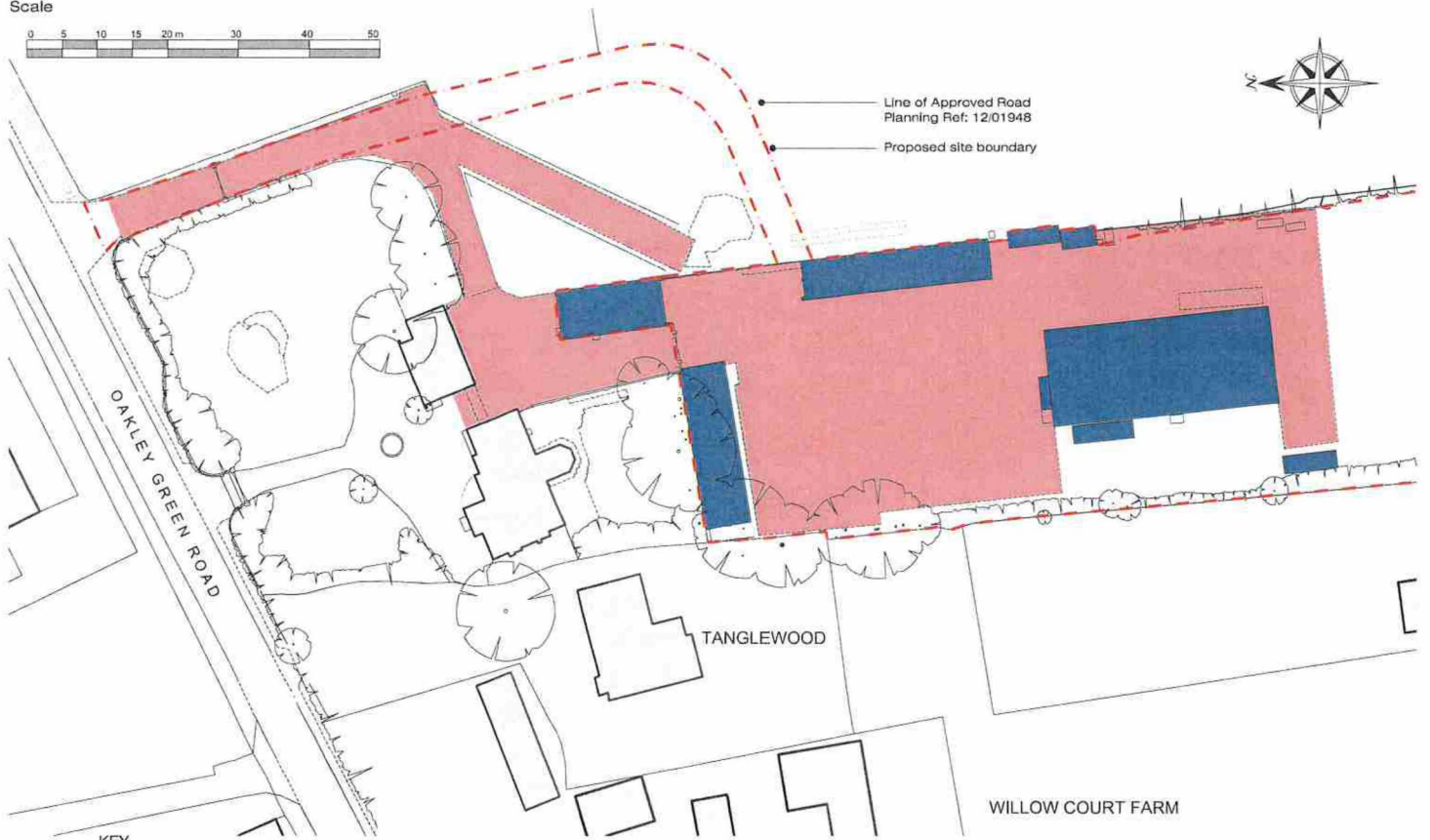
PLANNING SUBMISSION		1:1000	1:1000
GLOBAL COMMERCIAL EXPORTS LTD	EXISTING SITE LAYOUT		
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	1:500 @ A3	JAN 16	
	13-P895 - 15		



- KEY**
- PROPOSED BUILDING
 - EXISTING STRUCTURE TO BE RETAINED
 - EXISTING LANDMARK TO BE RETAINED
 - PROPOSED FENCING

PLANNING SUBMISSION	
ASCOT DESIGN Architecture	
18000 20000 30000 40000 50000 60000 70000 80000 90000 100000 110000 120000 130000 140000 150000 160000 170000 180000 190000 200000 210000 220000 230000 240000 250000 260000 270000 280000 290000 300000 310000 320000 330000 340000 350000 360000 370000 380000 390000 400000 410000 420000 430000 440000 450000 460000 470000 480000 490000 500000 510000 520000 530000 540000 550000 560000 570000 580000 590000 600000 610000 620000 630000 640000 650000 660000 670000 680000 690000 700000 710000 720000 730000 740000 750000 760000 770000 780000 790000 800000 810000 820000 830000 840000 850000 860000 870000 880000 890000 900000 910000 920000 930000 940000 950000 960000 970000 980000 990000 1000000	
GLOBAL COMMERCIAL EXPORTS LTD	
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	
PROPOSED SITE LAYOUT	
Scale: 1:500 @ A1	Date: JAN 19
Sheet: 13 - P856 - 10	
For further information please contact the author of this document	


Scale

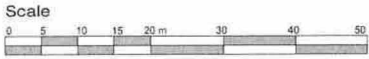


KEY

- BUILDING FOOTPRINT - 922 m²
- HARD SURFACING - 2663 m²


(n.b. FIGURES CALCULATED WITHIN PROPOSED SITE BOUNDARY ONLY)

 ASCOT DESIGN Architecture	205/140 Street Ascot Berkshire RG22 7YU Tel: 01344 295333 Fax: 01344 295335 E: info@ascotdesign.com www.ascotdesign.com	PLANNING SUBMISSION	DATE: TIME: DATE:
	GLOBAL COMMERCIAL EXPORTS LTD	EXISTING SITE COVERAGE	SCALE: 1:500 @ A3 DATE: JAN-16
	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	13-P895 - 16	DRAWN BY: CHECKED BY:



KEY

- BUILDING FOOTPRINT - 735.4 m² (21% reduction from existing)
- HARD SURFACING - 1145.3 m² (57% reduction from existing)



ASCOT DESIGN
Architecture

200/121 Finchley Road
 Finchley, London N12 6BT
 Tel: 020 8453 2000
 Fax: 020 8453 2001
 Email: info@ascotdesign.com
 www.ascotdesign.com

PLANING SUBMISSION GLOBAL COMMERCIAL EXPORTS LTD OAKLEY GREEN LODGE OAKLEY GREEN, WINDSOR	PROPOSED SITE COVERAGE 1:500 @ A3 24th 16 13 - P895 - 17
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APPENDIX 2

Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding



Mr Daniel East
The Stables
Winton Manor
Milley Lane
Hare Hatch
RG10 9TL

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 14th February 2019 **Appn. No.:** 19/00425
Type: Discharge of Condition
Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding
Location: Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ
Parish/Ward: Bray Parish/Bray Ward

The Council of the Royal Borough of Windsor and Maidenhead APPROVES the following details, which should be implemented in conjunction with the original permission or consent:

Condition 2 - External Materials

The proposed external materials set out in the material schedules ref: 019_cond2_plot 1, Ref. 019_cond2_plot 2 and 019_cond2_plot 3, dated 21.11.2018, are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed externally using these materials.

Condition 3 - Slab Levels

The details set out in the Cover Letter ref: 19_Cond_Covering_101, dated 23.01.2019, in relation to condition 3 where slab levels for each plot are confirmed are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed in accordance with the approved details.

Condition 5 - Means of Enclosure

The details of means of enclosure set out on plan ref: 019_Cond5_101, dated 11.18, and details of the method for the installation of fencing and fence posts in the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be constructed in accordance with the approved details.

Condition 9 - Construction Management Plan

The details shown on drawing re: 019_Cond9_101, dated 11.19, and confirmation that deliveries will be carried out, outside of the peak hours and between 9am and 3pm, and all deliveries will be coordinated to ensure only one delivery vehicle is at the site at any one time and no multiple deliveries or waiting will occur on Oakley Green Road or the surrounding area, as set out in an email from Westbourne Homes, dated 23.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried out in accordance with the approved details.

Condition 11 - Tree Protection Measures

The details as shown on drawing ref: 019_Cond11_101, dated 11.18, and as set out in the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 12 - Hard and Soft Landscaping

The details shown on drawing ref: 019_Cond12_101 Rev A, dated 11.18, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 13 - Bat Mitigation Strategy

The details contained in the Bat Mitigation Strategy by AEWC Ltd, dated February 2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 14 - Biodiversity Enhancements

The details contained in the Ecological Enhancement Strategy by AEWC Ltd, dated 31 January 2019, and the covering letter ref: 019_Cond_Covering_102, dated 17.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision.

The approval of these details does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property.

However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

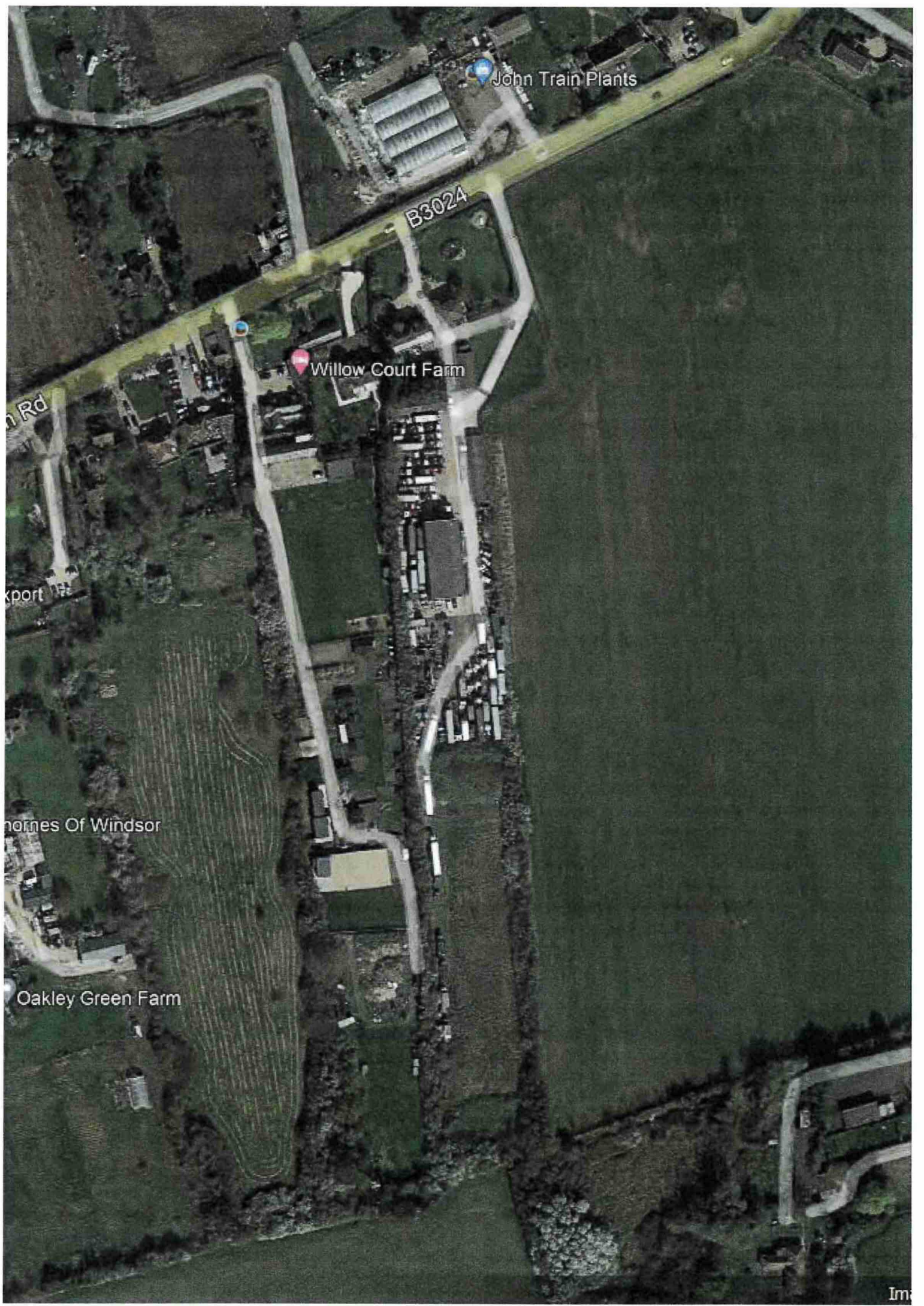
Signed Dated: 25th April 2019

Jenifer Jackson

Jenifer Jackson
Head of Planning

APPENDIX 3

Google Earth Image dated 25th March 2017



John Train Plants

B3024

Willow Court Farm

Rd

port

Homes Of Windsor

Oakley Green Farm

APPENDIX 4

Google Earth Image dated 4th October 2020



John Train Plants

B3024

Willow Court Farm

Green Rd

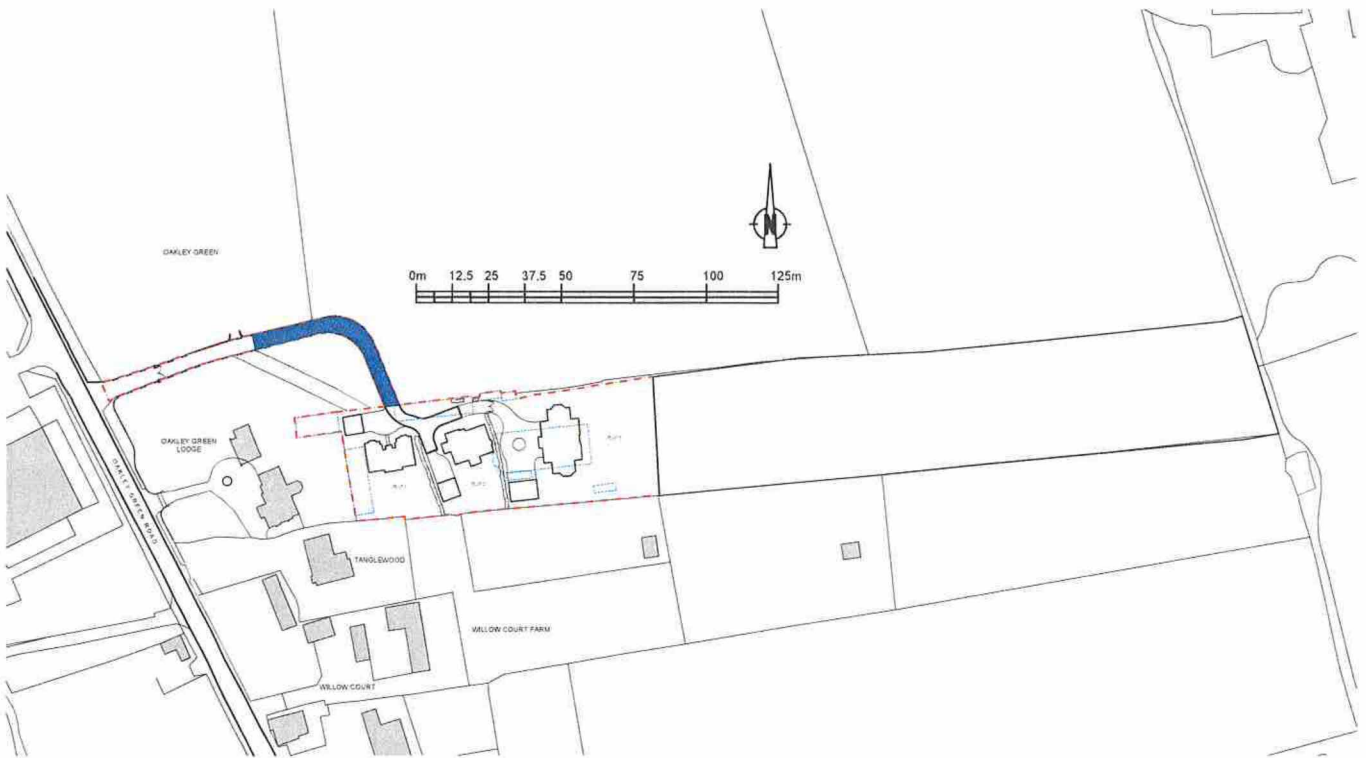
als Export

Thornes Of Windsor

Oakley Green Farm

APPENDIX 5

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue



Client	Mr and Mrs. Bennett		
Project Title	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ		
Drawn By	1.1250 @ A3	Date	July '23
Checked By	019_CLD_201	Scale	S
Drawn		Checked	
Drawn		Checked	

APPENDIX 6

Photographs taken by Dan East in May 2019.







DOCUMENT 5

Statutory Declaration dated 26 October 2023 of Elizabeth Bennet

DATE.....26 October.....2023

STATUTORY DECLARATION OF

ELIZABETH BENNETT

IN RESPECT OF

'LAND AT'

AT

Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

My name is Elizabeth Bennett and my address is **Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ**. I have resided there since January 1993.

I do solemnly and sincerely declare and say as follows:

1. In 1993, I bought Oakley Green Lodge , in partnership with my husband, Mr James Bennett, I bought and have subsequently owned 'Oakley Green Lodge, Oakley Green Road, Oakley Green to this day.
2. I am the Secretary of Global Commercial Exports Limited. Global Commercial Exports Limited applied for and obtained the planning permission dated 9 June 2016 for the erection of 3 x dwellings with garages and curtilages, with access, alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding. The Royal Borough of Windsor and Maidenhead reference for the planning permission is 16/00395.
3. The approved plans can be viewed on the Council's website:
<https://publicaccess.rbwm.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O28DNXNI0P600>.

I have included the approved plans and decision notice as Appendix 1 to my Statement.

4. We instructed Westbourne Homes to act on our behalf to discharge the 'pre-commencement' conditions attached to the planning permission granted on 9 June 2016.
5. Dan East from Westbourne Homes submitted the application to the Royal Borough of Windsor and Maidenhead to discharge the pre-commencement conditions.

6. On 25 April 2019, the Council confirmed that the pre-commencement conditions had been approved. (Appendix 2)
7. Having obtained the necessary planning permissions, Dan East at Westbourne Homes instructed Matthew Dance of Dance Developments Ltd to construct part of the road that is part of the planning permission reference 16/00395 to be implemented.
8. I have been shown a copy of Drawing No. 019_CLD_201 (Appendix 5), and aerial images of our land from 25th March 2017 (Appendix 3) and 4th October 2020 (Appendix 4). The road was constructed in May 2019. It reflects the area of land depicted in blue on the Drawing No. 019_CLD_201 and seen in the aerial image dated 4 October 2020, which shows the curved access in existence as well as the diagonal vehicle access between the hardstanding access to the east of Oakley Green Lodge and the yard to the south.
9. My recollection is that the construction of the road involving preparation, marking out, removal of topsoil and earth, the installation of timber boards to the edges of the road and the construction of a crushed concrete subbase to create the road took about 3 days to do. Dance Developments undertook the works.
10. The photographs taken by Dan East (Appendix 6) show the road constructed as I remember it at the time in May 2019.

And I make this solemn Declaration consciously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Signed by

[Redacted signature]

Full Name

[Redacted full name]

Dated

26 October 2023

WITNESSED:

[Redacted witness name] at 7 Frascati Way Maidenhead SL6 4UY

RICHARD BUCKERIDGE
SOLICITOR

GARDNER LEADER
First Floor
7 Frascati Way
Maidenhead
Berkshire
SL6 4UY

LIST OF SUPPORTING APPENDICES:

APPENDIX 1 Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.

APPENDIX 2 Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding

APPENDIX 3 Google Earth Image dated 25th March 2017

APPENDIX 4 Google Earth Image dated 4th October 2020

APPENDIX 5 Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue

APPENDIX 6 Photographs taken by Dan East.

APPENDIX 1

Copy of the Planning Permission and approved drawings dated 9th June 2016 (Local Planning Authority Reference 16/00395) for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding remains extant.



Development & Regeneration
Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

Mr M Carter - Carter Planning Ltd
85 Alma Road
Windsor
SL4 3EX

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 12th February 2016

Appn. No.: 16/00395

Type: Full

Proposal: **Erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding**

Location: Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

Parish/Ward Bray Parish

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until details of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy - Local Plan DG1.
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interest of the visual amenities of the area. Relevant Policy - Local Plan DG1, GB2.
- 4 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.

Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, DG1.

- 5 No development shall commence until details of the siting and design of all walls, fencing or any other means of enclosure (including any retaining walls) have been submitted to and approved in writing by the Local Planning Authority. Such walls, fencing or other means of enclosure as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure the satisfactory resultant appearance and standard of amenity of the site and the surrounding area. Relevant Policy - Local Plan DG1, GB2.
- 6 Within one month of the substantial completion of the development the buildings shown to be removed on the approved plans, shall be demolished in their entirety and all materials resulting from such demolition works shall be removed from the site. In addition, the use of the land for parking shall cease and all vehicles removed from the site, other than those associated with the approved residential development.
Reason: To prevent the undesirable consolidation of development on the site having regard to its Green Belt location. Relevant Policies - Local Plan GB1, GB2, DG1.
- 7 The measures set out in section 3 of the Design, Access and Sustainability Statement accompanying the application shall be implemented in accordance with the statement prior to the first occupation of any unit, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the development.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Council's SPD on 'Sustainable Design and Construction.'
- 8 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 9 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 10 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars or without the prior written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species unless the Local Planning Authority give its prior written consent to any variation.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.

- 11 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 12 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 13 The development hereby permitted shall not commence until a mitigation strategy for bats detailing specific measures that will be incorporated into the design of the development has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details on ecological supervision during development, suitable native planting, provision of new roosting opportunities and sensitive lighting. The strategy shall be implemented as approved and the measures secured thereafter.
Reason: In order to comply with advice in paragraph 118 of the National Planning Policy Framework 2012.
- 14 No development shall commence until full details of biodiversity enhancements have been submitted to and approved in writing by the council. Biodiversity enhancements shall include but not be limited to details of nest boxes and bat boxes, schedule of native species planting and provision of log piles. The biodiversity enhancements shall be implemented as approved and retained thereafter
Reason: In order to comply with advice in paragraph 109 of the National Planning Policy Framework 2012.
- 15 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

13-P895-CP, version no.: n/a, received on 2 February 2016
 13-P895-10, version no.: n/a, received on 2 February 2016
 13-P895-11, version no.: A, received on 11 February 2016
 13-P895-12, version no.: A, received on 8 February 2016
 13-P895-13, version no.: n/a, received on 2 February 2016
 13-P895-14, version no.: n/a, received on 2 February 2016

Informatives

PERULZ

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
- 2 The applicant's attention is drawn to the fact that breeding birds, their eggs and active nests are protected under the Wildlife and Countryside Act 1981, as amended, and that vegetation removal should be undertaken outside the breeding bird season (which spans from March to August inclusive). In addition, any vegetation clearance and building demolition should only be undertaken once checks have been made by a suitably qualified ecologist for both protected and priority species.

Justifications

- 1 The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies of the development plan are Local Plan GB1, GB2, DG1, T5, P4.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 9th June 2016

Jenifer Jackson

Jenifer Jackson
Borough Planning Manager



FRONT ELEVATION



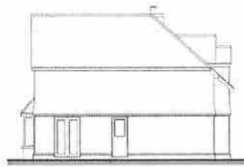
SIDE ELEVATION



SCALE



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
TOTAL SEA - 111sq m



FIRST FLOOR

1:50 SCALE RE-SCALED SIDE ELEVATION
PLANNING SUBMISSION

ASCOT DESIGN
Architecture
Services: Interior, Exterior, Street, Landscaping, 3D, 360
Tel: 01248 862222 Fax: 01248 862223 Email: info@ascotdesign.com
www.ascotdesign.com

GLOBAL COMMERCIAL EXPORTS LTD
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR

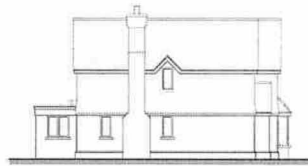
PLOT 1 PROPOSED FLOOR PLANS & ELEVATIONS

1:100 OF A1 JAN 18 P/B
13 - P895 - 11 A

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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
TOTAL AREA: 87sqm



FIRST FLOOR

PLANNING SUBMISSION



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EXPORTS LTD

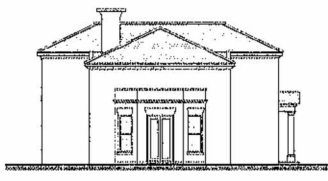
OAKLEY GREEN LODGE,
OAKLEY GREEN, WINDSOR

PLOT 2 PROPOSED FLOOR
PLANS & ELEVATIONS

1:100 (B/A1) JAN 15 F/B
13 - P895 - 12 A

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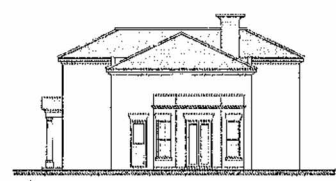
0 1 2 3 4 5 6 7 8 9 10
 10000
 SCALE



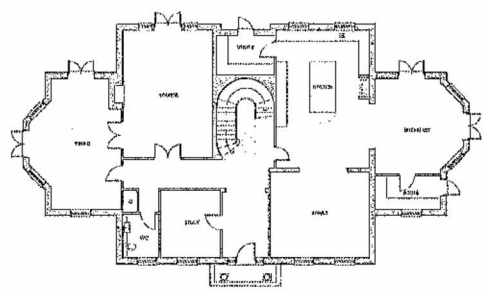
SIDE ELEVATION



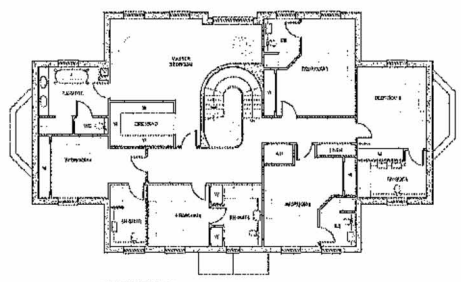
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
 TOTAL AREA: 222sqm



FIRST FLOOR PLAN

PLANNING SUBMISSION

ASCOT DESIGN
 Architecture

10000 Road, 10000 Road, 10000 Road, 10000 Road
 10000 Road, 10000 Road, 10000 Road, 10000 Road

GLOBAL COMMERCIAL EXPORTS LTD

OAKLEY GREEN LODGE,
 OAKLEY GREEN, WINDSOR

DATE: 13 - FEB - 13

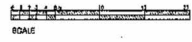
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DATE: 13 - FEB - 13

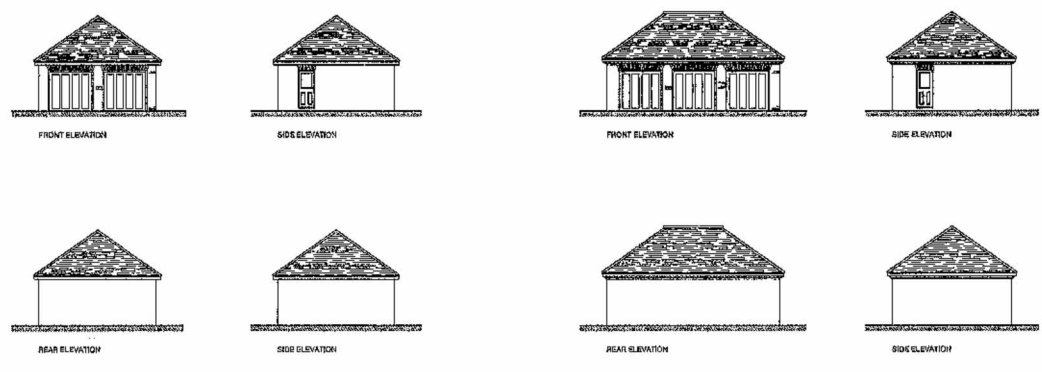
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DATE: 13 - FEB - 13

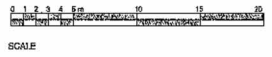
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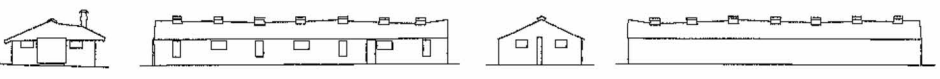
STREET SCENE - A



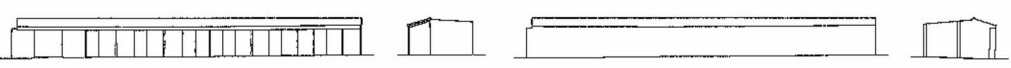
NO.	DATE
PLANNING SUBMISSION	
 ASCOD DESIGN Architecture <small>1000 Lakeshore Blvd. East, Suite 1000, Oakville, ON L6L 1G1 Tel: 905.882.2222 Fax: 905.882.2223 Email: info@ascodesign.com www.ascodesign.com</small>	
GLOBAL COMMERCIAL EXPORTS LTD	
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	
SITE SECTION AND PROPOSED GARAGES	
DATE	SCALE
11/2018 & 1/2019 @ AJ	1/8" = 1'-0"
NO.	DATE
13 - P886 - 14	JAN 18
<small>Notwithstanding to whomsoever these drawings may be referred to, the user shall be responsible for their use.</small>	



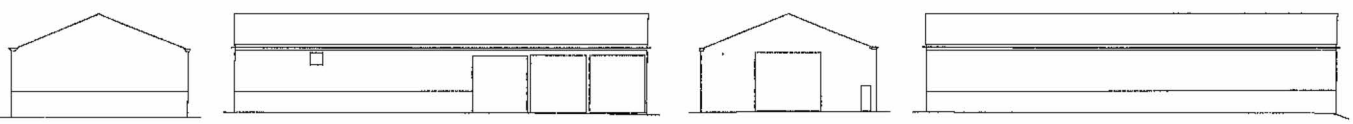
BUILDING 'A'



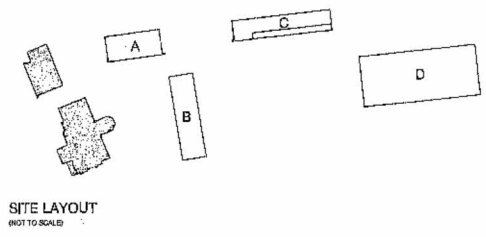
BUILDING 'B'



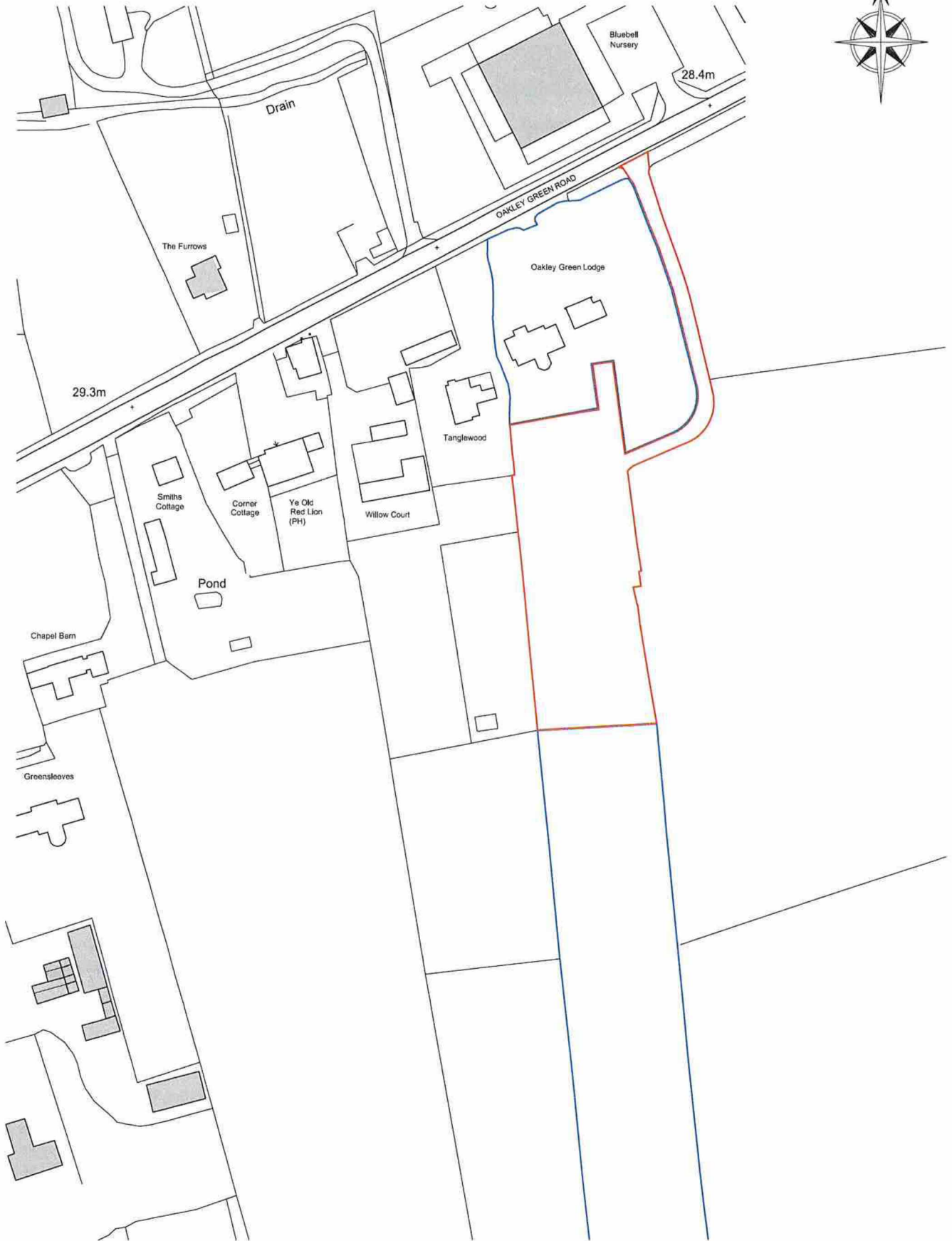
BUILDING 'C'




BUILDING 'D'



Plan	Site	Other	Client
PLANING SUBMISSION			GLOBAL COMMERCIAL EXPORTS LTD
<p>ASCOT DESIGN Architecture</p> <p><small>Bushby House, 55-57 High Street, Datchford, Glos, GL5 7HY Tel: 01244 299200 Fax: 01244 299331 Email: info@ascotdesign.com www.ascotdesign.com</small></p>			Project Site OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR
Date			Scale
1:200 @ A2			JAN 16
Drawing No.			Sheet
13 - P895 - 18			18
<small>This drawing is the document and shall be returned to and the property of Ascot Design Ltd</small>			



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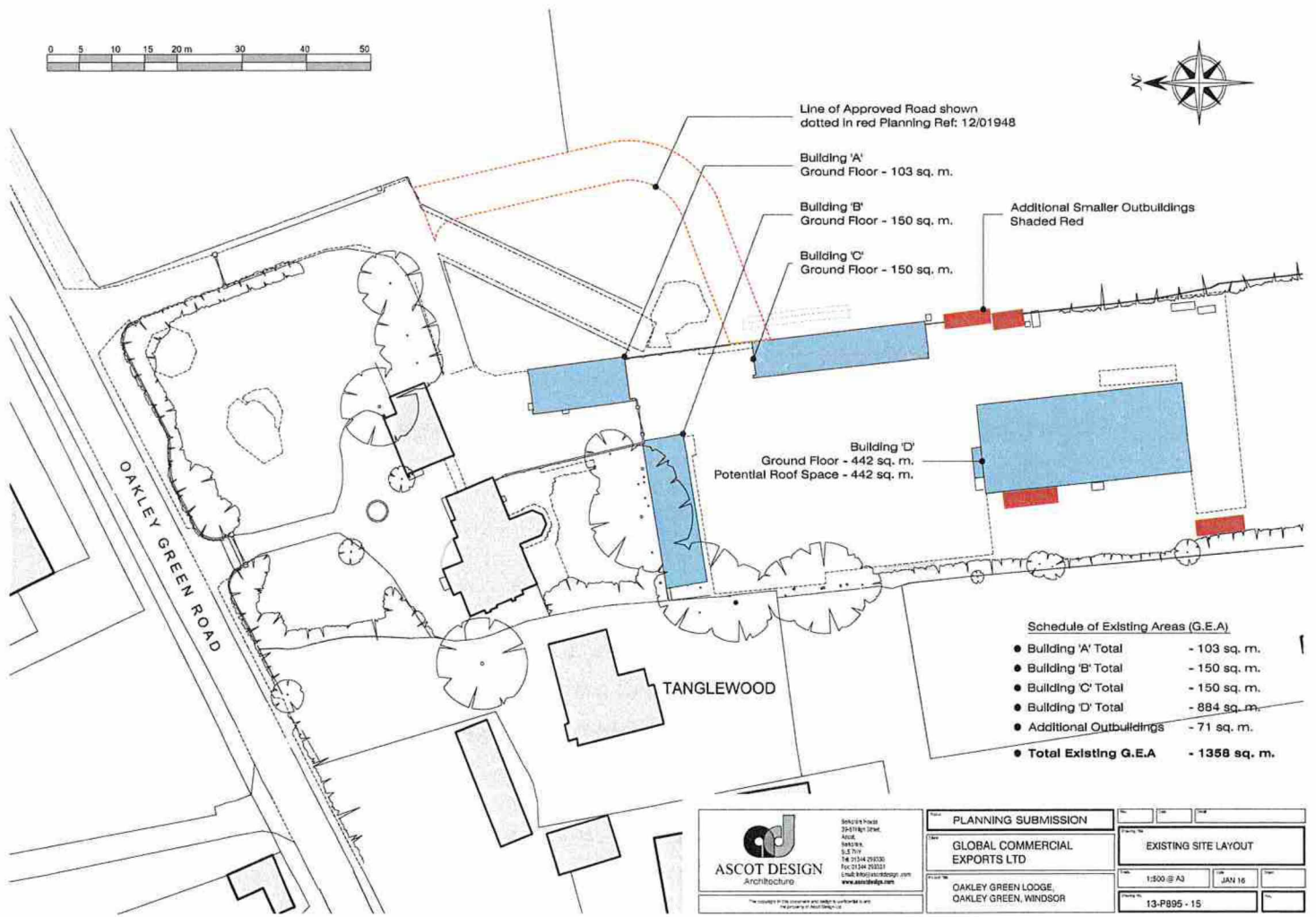
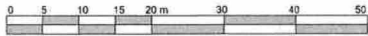
Site No	PLANNING SUBMISSION
Client	GLOBAL COMMERCIAL EXPORTS LTD
Project Title	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR

Rev.	Date	Drawn
Drawing Title		
LOCATION PLAN		
Scale	1:1250 @ A3	Date
Drawing No.		13 - P895 - LP
Rev.		



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	<p>Site: []</p> <p>Drawn: []</p>	<p>Site: []</p> <p>Drawn: []</p>	<p>Context Plan</p>	<p>Scale: []</p> <p>Date: []</p>	<p>Drawing No: []</p>		
	<p>Site: []</p> <p>Drawn: []</p>	<p>Site: []</p> <p>Drawn: []</p>	<p>Context Plan</p>	<p>Scale: []</p> <p>Date: []</p>	<p>Drawing No: []</p>		



Schedule of Existing Areas (G.E.A)

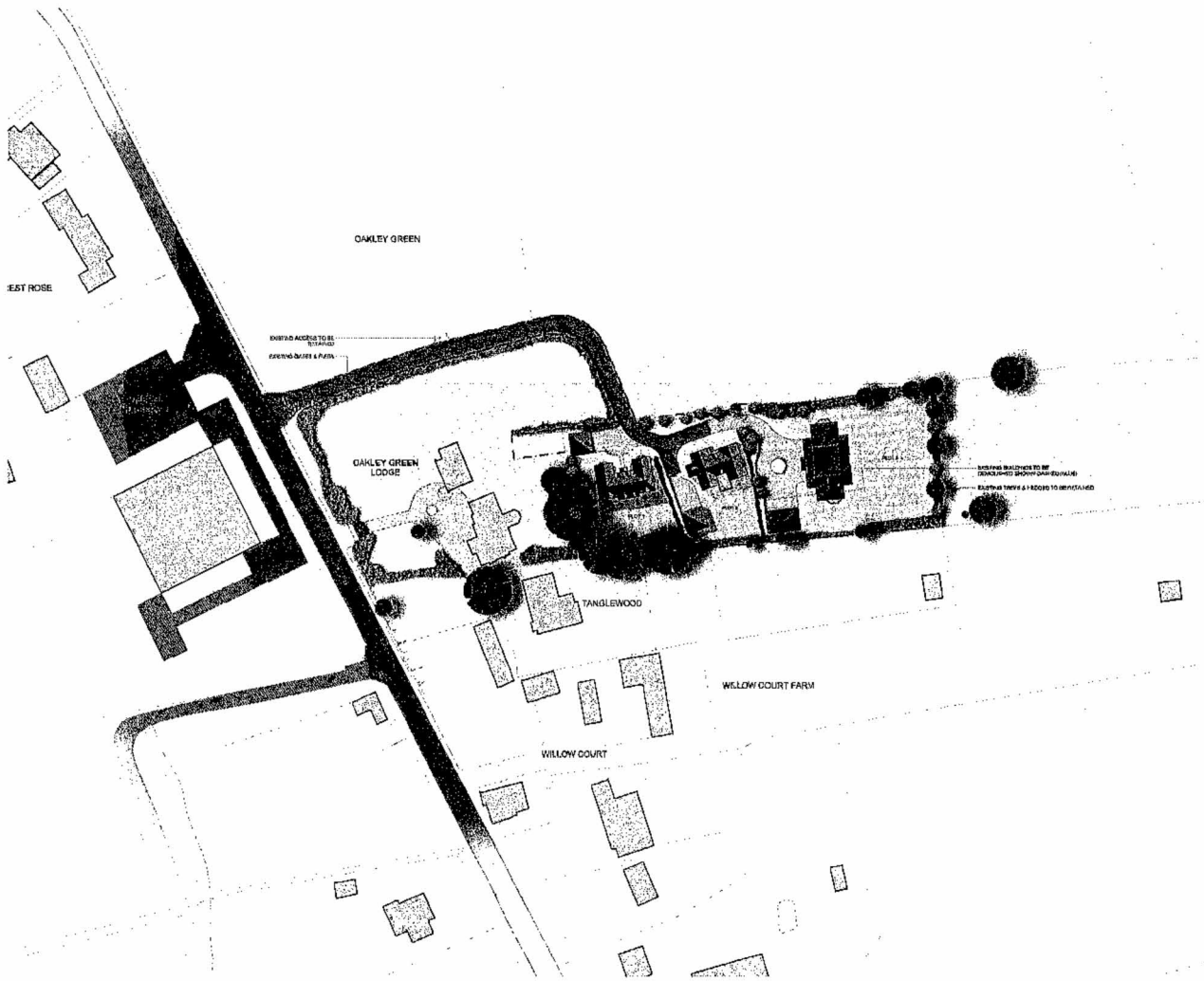
- Building 'A' Total - 103 sq. m.
- Building 'B' Total - 150 sq. m.
- Building 'C' Total - 150 sq. m.
- Building 'D' Total - 884 sq. m.
- Additional Outbuildings - 71 sq. m.
- **Total Existing G.E.A - 1358 sq. m.**

ASCOT DESIGN
Architecture


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255/181 Street
Avalon
SA 50 15, S 2 70 W
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Fax: 01344 295337
Email: info@ascotdesign.com
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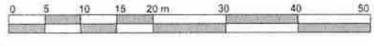
PROJECT	PLANNING SUBMISSION	DATE	
CLIENT	GLOBAL COMMERCIAL EXPORTS LTD	DATE	EXISTING SITE LAYOUT
PROJECT NO	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	SCALE	1:500 @ A3
		DATE	JAN 16
		NO.	13-P895 - 15



- KEY**
- PROPOSED BUILDINGS
 - EXISTING TREES TO BE RETAINED
 - EXISTING BUILDINGS TO BE RETAINED
 - PROPOSED ROADS

PLANNING SUBMISSION	
 ASCOT DESIGN Architecture <small>100 PARK STREET, FLEETWOOD, LANCASHIRE, ENGLAND</small> <small>www.ascotdesign.com</small>	
GLOBAL COMMERCIAL EXPORTS LTD <small>100 PARK STREET, FLEETWOOD, LANCASHIRE, ENGLAND</small> <small>www.globalcommercial.com</small>	
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR	
PROPOSED SITE LAYOUT	
Scale:	1:600 g A1
Date:	20/09/19
Project No:	19 - PB85 - 10

Scale



Line of Approved Road
Planning Ref: 12/01948

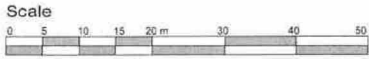
Proposed site boundary

KEY

- BUILDING FOOTPRINT - 922 m²
- HARD SURFACING - 2663 m²

(n.b. FIGURES CALCULATED WITHIN PROPOSED SITE BOUNDARY ONLY)

 <p>ASCOT DESIGN Architectura</p>	0452 747 747 25-21-107 12th ROAD, BURNLEY, SA 8 5YJ TEL: 0114 202200 FAX: 01144 202237 E: info@ascotdesign.com www.ascotdesign.com		PLANNING SUBMISSION	EXISTING SITE COVERAGE
	GLOBAL COMMERCIAL EXPORTS LTD		1:500 @ A3	JAN 16
	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR		13-P895 - 16	



KEY

- BUILDING FOOTPRINT - 735.4 m² (21% reduction from existing)
- HARD SURFACING - 1145.3 m² (57% reduction from existing)

Ascot Design
 250-1140 100m
 Ascot
 Berkshire
 SL8 7YU
 Tel: 01754 202200
 Fax: 01754 202221
 Email: info@ascotdesign.com
 www.ascotdesign.com

PLANNING SUBMISSION			
GLOBAL COMMERCIAL EXPORTS LTD	PROPOSED SITE COVERAGE		
OAKLEY GREEN LODGE OAKLEY GREEN, WINDSOR	1:500 @ A3	JAN 16	
	13 - P895 - 17		

APPENDIX 2

Copy of the Discharge of Conditions letter dated 25th April 2019 (Local Planning Authority Reference 19/00425) for Discharge of Condition. Proposal: Details required by Condition 2 (materials), Condition 3 (slab levels), Condition 5 (details of means of enclosures), Condition 9 (construction management plan), Condition 11 (tree protection measures), Condition 12 (hard and soft landscaping works), Condition 13 (bat mitigation strategy) and Condition 14 (biodiversity enhancements) of planning permission 16/00395 for the erection of 3 x dwellings, with garages and curtilages, with access alterations, parking, landscaping and ancillary works following demolition of existing buildings and hardstanding

Condition 9 - Construction Management Plan

The details shown on drawing re: 019_Cond9_101, dated 11.19, and confirmation that deliveries will be carried out, outside of the peak hours and between 9am and 3pm, and all deliveries will be coordinated to ensure only one delivery vehicle is at the site at any one time and no multiple deliveries or waiting will occur on Oakley Green Road or the surrounding area, as set out in an email from Westbourne Homes, dated 23.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried out in accordance with the approved details.

Condition 11 - Tree Protection Measures

The details as shown on drawing ref: 019_Cond11_101, dated 11.18, and as set out in the Arboriculture Method Statement ref: GHA/MS/12560:19, dated 23.4.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 12 - Hard and Soft Landscaping

The details shown on drawing ref: 019_Cond12_101 Rev A, dated 11.18, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 13 - Bat Mitigation Strategy

The details contained in the Bat Mitigation Strategy by AEWC Ltd, dated February 2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Condition 14 - Biodiversity Enhancements

The details contained in the Ecological Enhancement Strategy by AEWC Ltd, dated 31 January 2019, and the covering letter ref: 019_Cond_Covering_102, dated 17.04.2019, are approved as those required in connection with this condition. In order to comply with the condition the development should be carried in accordance with the approved details.

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision.

The approval of these details does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property.

However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

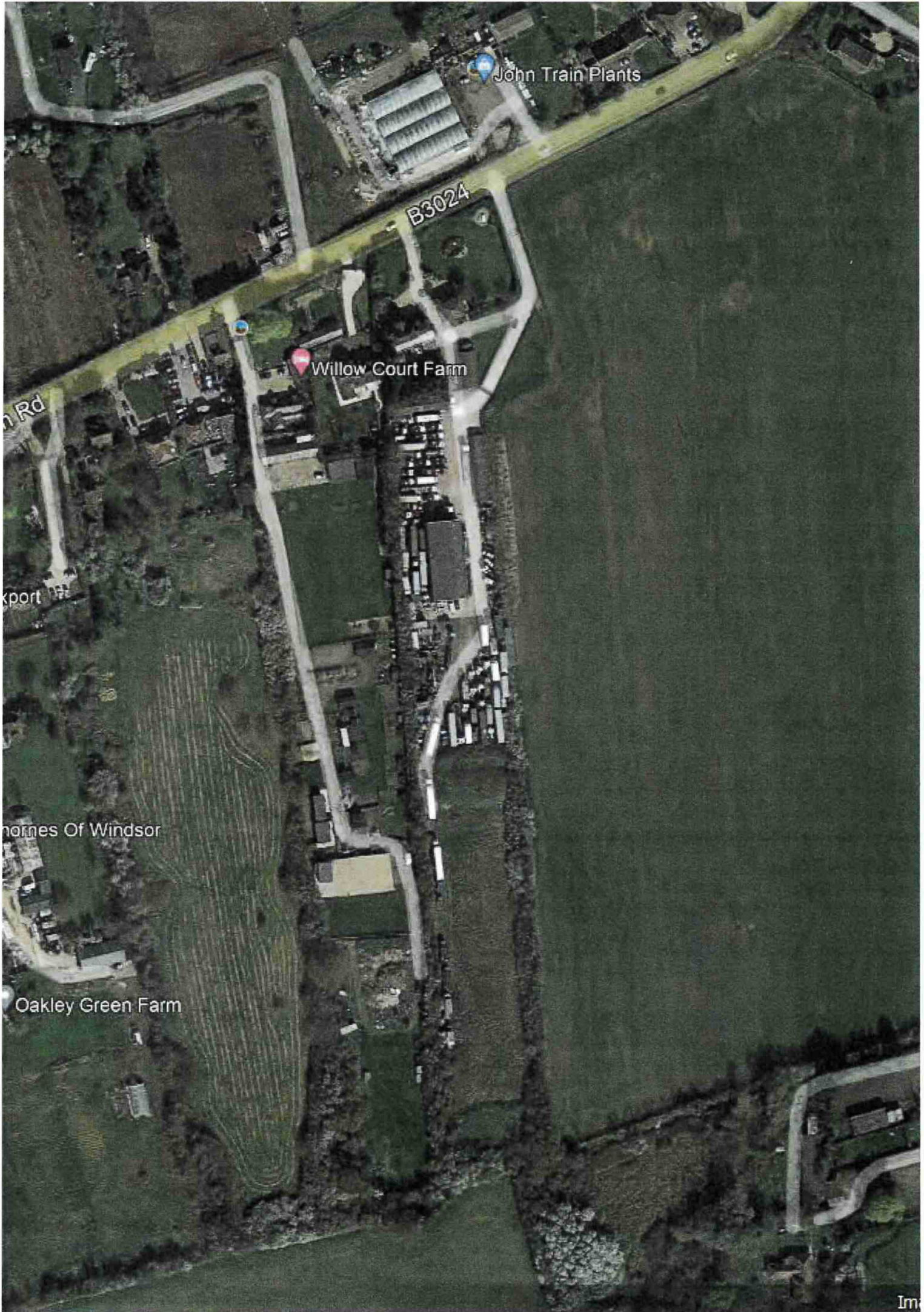
Signed Dated: 25th April 2019

Jenifer Jackson

Jenifer Jackson
Head of Planning

APPENDIX 3

Google Earth Image dated 25th March 2017



John Train Plants

B3024

Willow Court Farm

Rd

port

Homes Of Windsor

Oakley Green Farm

Im

APPENDIX 4

Google Earth Image dated 4th October 2020



John Train Plants

B3024

Green Rd

Willow Court Farm

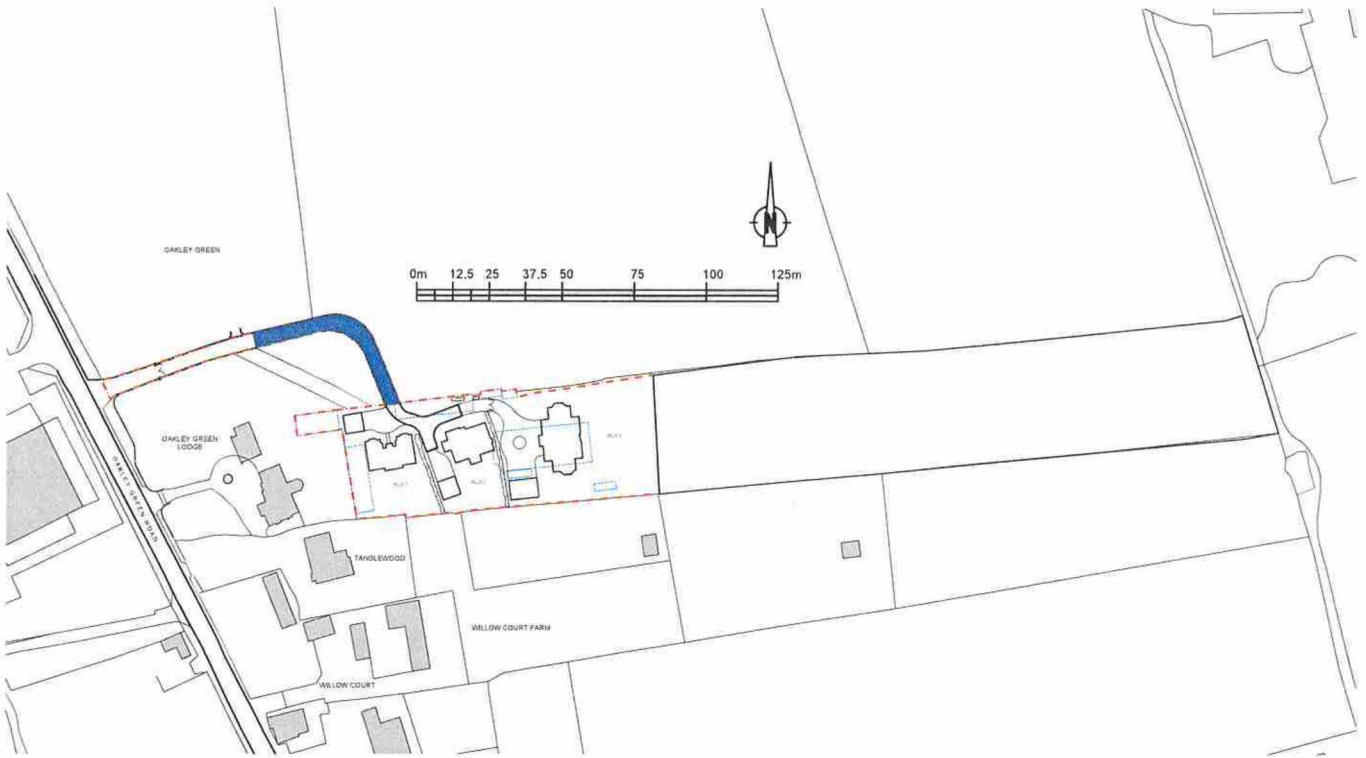
als Export

Thornes Of Windsor

Oakley Green Farm

APPENDIX 5

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue



Client		Date		Created	
Mr ad Mrs. Bennett		Site Plan			
Project No.		Scale	Date	Sheet	
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ		1:1250 @ A3	July '23	S	
Drawing No.		Title		Rev	
019_CLD_201					

APPENDIX 6

Photographs taken by Dan East in May 2019.







DOCUMENT 6

**Witness Statement dated 23 October 2023 of
Matthew Dance and Appended to his Statutory
Declaration is an invoice dated 21 May 2019**

DATE 23/10/2023.....2023

WITNESS STATEMENT

MATTHEW DANCE

IN RESPECT OF

'LAND AT'

AT

Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

My name is Matthew Dance. I am the Managing Director and owner of Dance Developments Ltd and my address is Wooley Cottage Cherry Garden Lane, Maidenhead, Berkshire SL6 3QE.

The contents of my statement are true.

1. In April 2019, Dan East from Westbourne Homes contacted me to see if I could provide a quote for constructing part of a road to the rear of Oakley Green Lodge, Oakley Green Road, Oakley Green, Windsor. SL4 4PZ. I was supplied with a copy of the planning permission which included the approved site layout drawing.
2. I have been shown a copy of Drawing 019_CLD_201 (attached as Appendix 1 to my statement). The part of the road coloured blue reflects the extent of the road which I was asked to quote for in 2019.
3. I provided Dan East with my quote. He confirmed he was happy with my quote and that I could construct the road as instructed in May 2019. My quote is attached as appendix 2
4. I advised the works would take 3 days to complete and estimated that about 6 lorries of crushed concrete would be needed to construct the road.
5. In May 2019, I began constructing the road. I prepared the site with the pegging out of the road, the removal of topsoil and earth. I used an excavator to dig out of earth and topsoil in the field which follows the alignment of the road shown on Drawing No. 019_CLD_201 to join the existing concrete hardstanding to the east of the Oakley Green Lodge and the yard to the south. I laid timber boarding to the sides of the road and then filled the area for the

road with crushed concrete form 6 lorry loads. I spread the concrete by machine, and then rolled it to a level finish. I was on site for a total of 3 days to prepare and construct the road.

6. I have been shown three photographs taken by Dan East in May 2019 and I confirm the photographs show the road I constructed in May 2019. Appendix 3 to my statement contains these photographs.
7. Finally, I attach a copy of my invoice number 585 dated 21 May 2019. This is attached as Appendix 4 to my statement. This sought payment from Westbourne Homes for my company constructing the road.

Signed by



Full Name

Mr M Dance

Dated

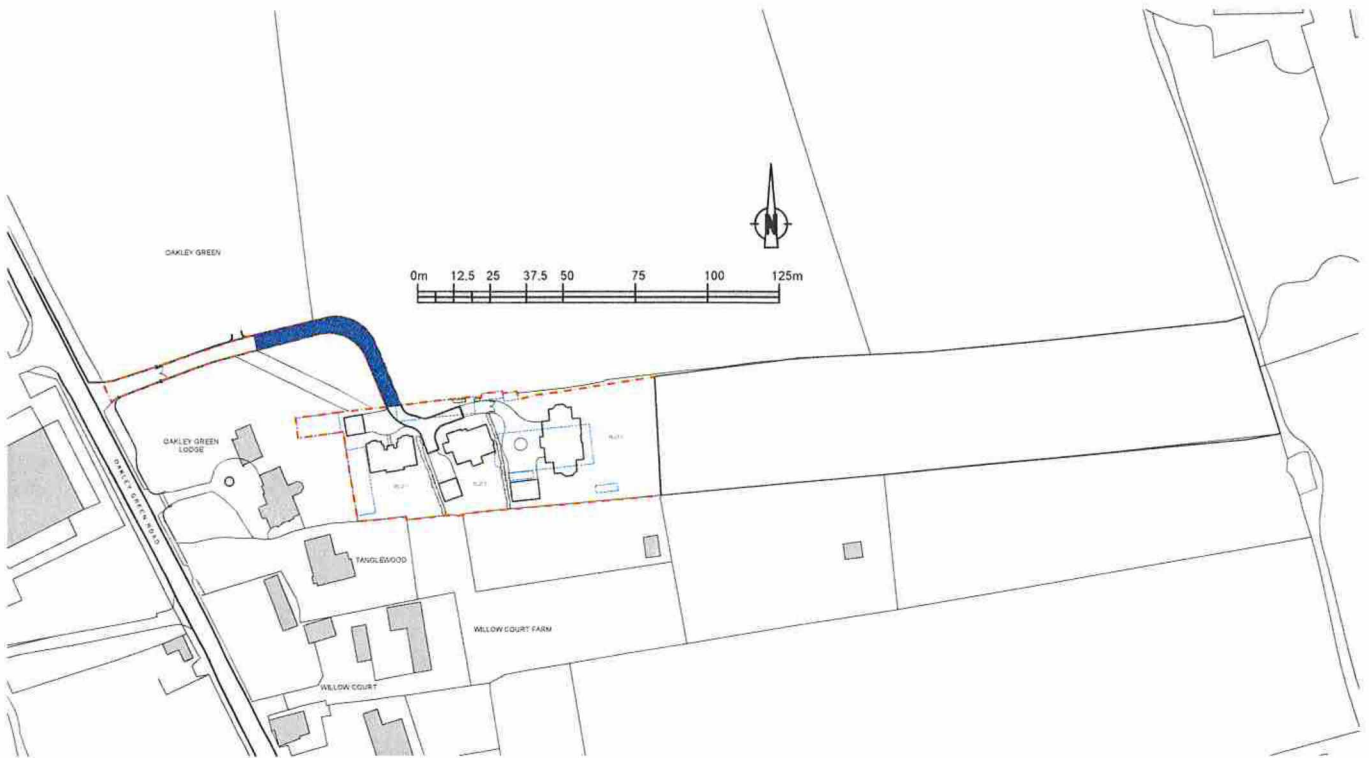
23/10/2023

LIST OF SUPPORTING APPENDICES:

- APPENDIX 1 Drawing No. 019_CLD_201. Area coloured in blue is the road that was constructed in May 2019.
- APPENDIX 2 Dance Developments Quotation for constructing the road.
- APPENDIX 3 Photographs taken by Dan East in May 2019.
- APPENDIX 4 Dance Developments Ltd Invoice No. 585 dated 21 May 2019

APPENDIX 1

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed coloured in blue



Client	Mr and Mrs. Bennett		
Project Title	OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ		
Scale	1:1250 @ A3	Date	July 23
Drawn By	019_CLD_201	Checked By	S.
Drawn		Checked	
Project Title	Site Plan		

APPENDIX 2

Dance Developments Quotation for constructing the road.

Westbourne Homes

Oakley Green Lodge

Temporary Road

Description	Qty	Unit	Rate	Total	
Generally					
Engineering / setting out	1	sum	350.00	£350.00	
<i>Enabling</i>				<i>£450</i>	
Site Works					
Site Preparation					
Allowance to remove all extg shrubs and vegetation generally from site	0	m2		TBC	
Temporary Road					
Excavate to reduce levels ne 1.00 m deep	52	m3	9.50	£494.00	
allowance to remove soft spots & backfill with type 1	0	sum	0.00	£0.00	will be an extra
Disposal on site ; in spoil heap	52	m3	4.25	£221.00	
L & C bottom of excavation ; proof roll	345	m2	2.25	£776.25	
Terram	345	m2	1.25	£431.25	
imported crushed concrete ; 150mm th	60	m3	48.25	£2,895.00	allow 6 loads
L & C fill	345	m2	0.75	£258.75	
timber edging	142	lin m	12.50	£1,775.00	
Total				<u>£7,201.25</u>	

Much away 32m³ £1664.00
transport £650.00

APPENDIX 3

Photographs taken 21 May 2019.







APPENDIX 4

**Dance Developments Ltd Invoice No. 585 dated
21 May 2019**

Dance Developments Ltd
Groundwork Contractor

Woolley Cottage
Cherry Garden Lane
Maidenhead
Berks
SL6 3QE

Invoice 585

Date 21 May 2019

Invoice – Westbourne Homes

Job – Oakley Green Lodge

Enabling Works

1. New crush for road

VAT nil new build

Total to pay Now £9747.75

We Are Now Gross No Cis to Be Payed

Please quote invoice number when paying

Please pay BACS

Account Number 32012049

Sort Code 40-31-05

UTR

Ema

DOCUMENT 7 - Google Earth Image dated 25th March 2017

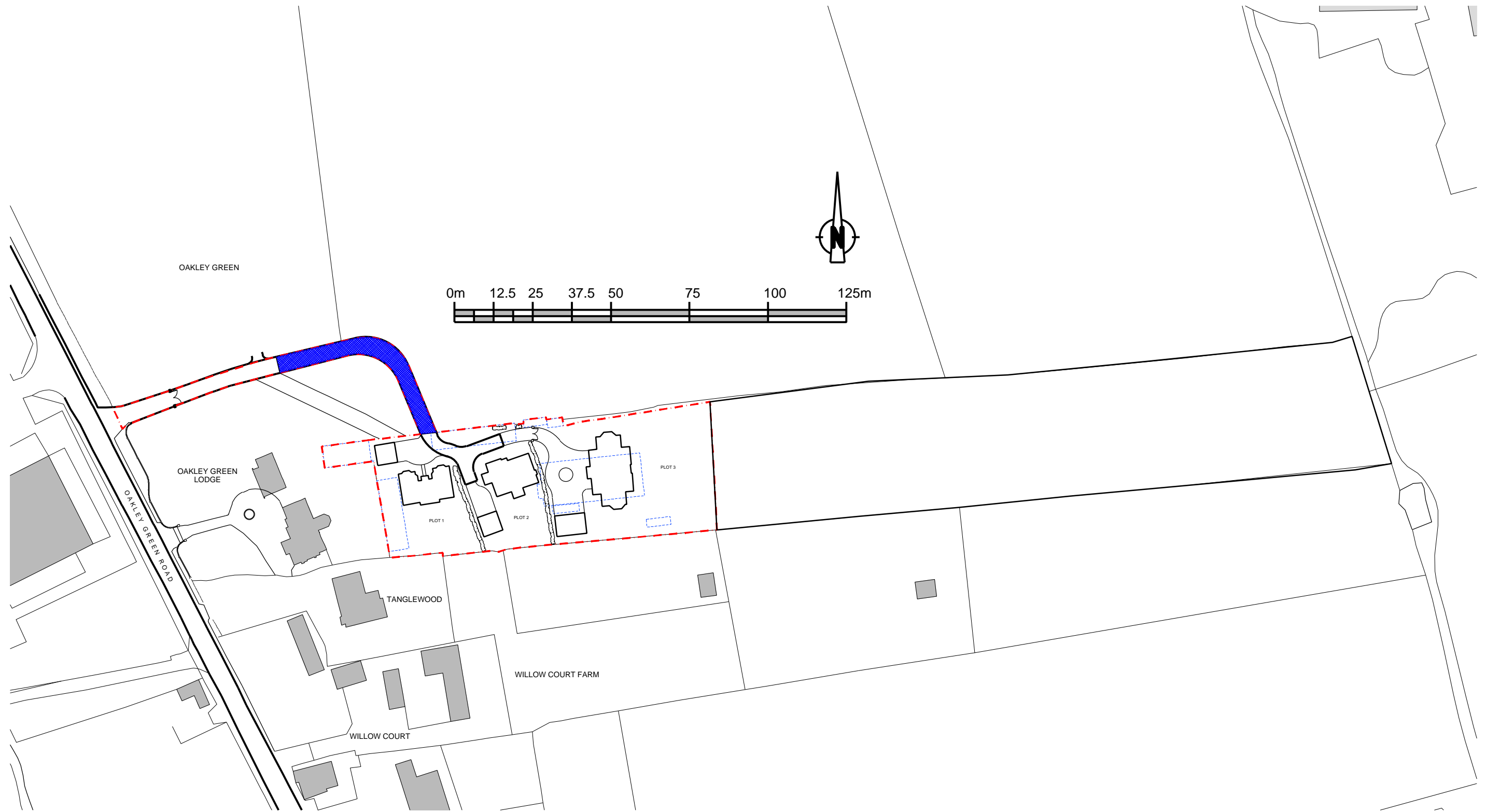


DOCUMENT 8 - Google Earth Image dated 4th October 2020



DOCUMENT 9

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed to implement the planning permission 16/00395 depicted in blue



Rev.	Date	Detail
------	------	--------

Client
Mr ad Mrs. Bennett

DRAWING Title
Site Plan

Project Title
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ

Scale	Date	Drawn
1:1250 @ A3	July '23	S

DRAWING No.	Rev.
019_CLD_201	

DOCUMENT 10

**Statutory Declaration dated 26 October 2023 of Ray
Emptage**

DATE.....26 October.....2023

STATUTORY DECLARATION OF

RAY EMPTAGE

IN RESPECT OF

'LAND AT'

AT

Land And Buildings To Rear of Oakley Green Lodge Oakley Green Road Oakley Green Windsor SL4 4PZ

My name is Ray Emptage. I am self employed as a handyman and driver. My address is 3 Spencer Road, Bracknell, RG42 1UP

The contents of my statement are true.

1. I have done lots of work for James and Elizabeth Bennett doing a lot of jobs at their yard behind their house at Oakley Green Lodge. I have known James and Elizabeth for a long time, more than 40 years.
2. I look after the yard which includes a lot of maintenance jobs, such as fixing lights, painting, and making sure the buildings in the yard are secure. I make sure the yard is tidy and clean. I also move the vehicles in the yard to make sure there is space for visitors, deliveries and helping the business generally by putting the vehicles in place ready for the next job they go out on by parking them next to the building where they need to load or unload from.
3. I know that James and Elizabeth have planning permission to build houses on the yard.
4. In May 2019, I saw Dance Developments working on the site. I remember they dug out some topsoil and earth and formed a curved cut in the field. They put down some timber boards to form the side edges of the road needed to provide access to the new houses. A few lorries arrived and tipped concrete into the cut out piece of land which was then spread and rolled by heavy plant machinery to construct the road. This took about 3 days to do.
5. I have been shown a copy of Drawing No. 019_CLD_201, (attached as Appendix 1 to my statement) and I confirm that the blue coloured area shows the area of land which I witnessed being dug out and being constructed as a road.
6. I have been shown copies of photographs of the road. I confirm they show the road I saw constructed in May 2019 and I have included them in Appendix 2 to my statement.

And I make this solemn Declaration consciously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Signed by

[Redacted signature]

Full Name

[Redacted full name]

Dated

26 October 2025

WITNESSED:

[Redacted witness signature]

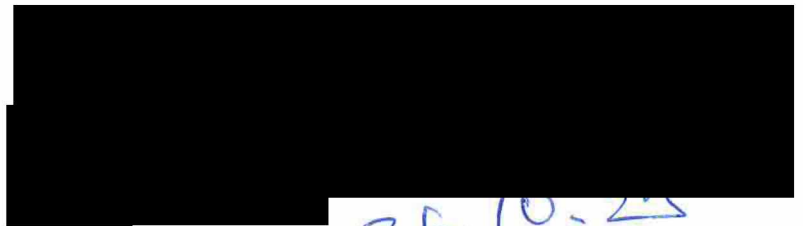
RICHARD BUCKERIDGE
SOLICITOR.

GARDNER LEADER
First Floor
7 Frascati Way
Maidenhead
Berkshire
SL6 4UY

LIST OF SUPPORTING APPENDICES:

APPENDIX 1 Drawing No. 019_CLD_201. Area coloured in blue is the road that was constructed in May 2019.

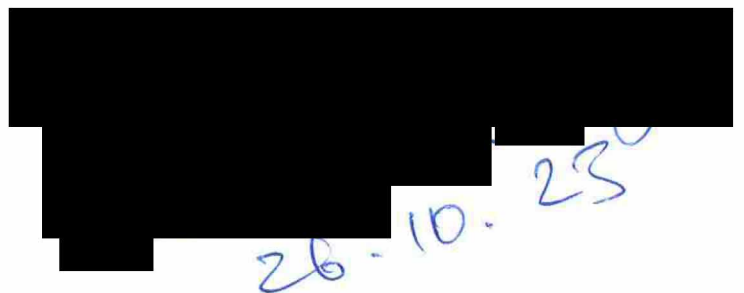
APPENDIX 2 Photographs taken in May 2019.

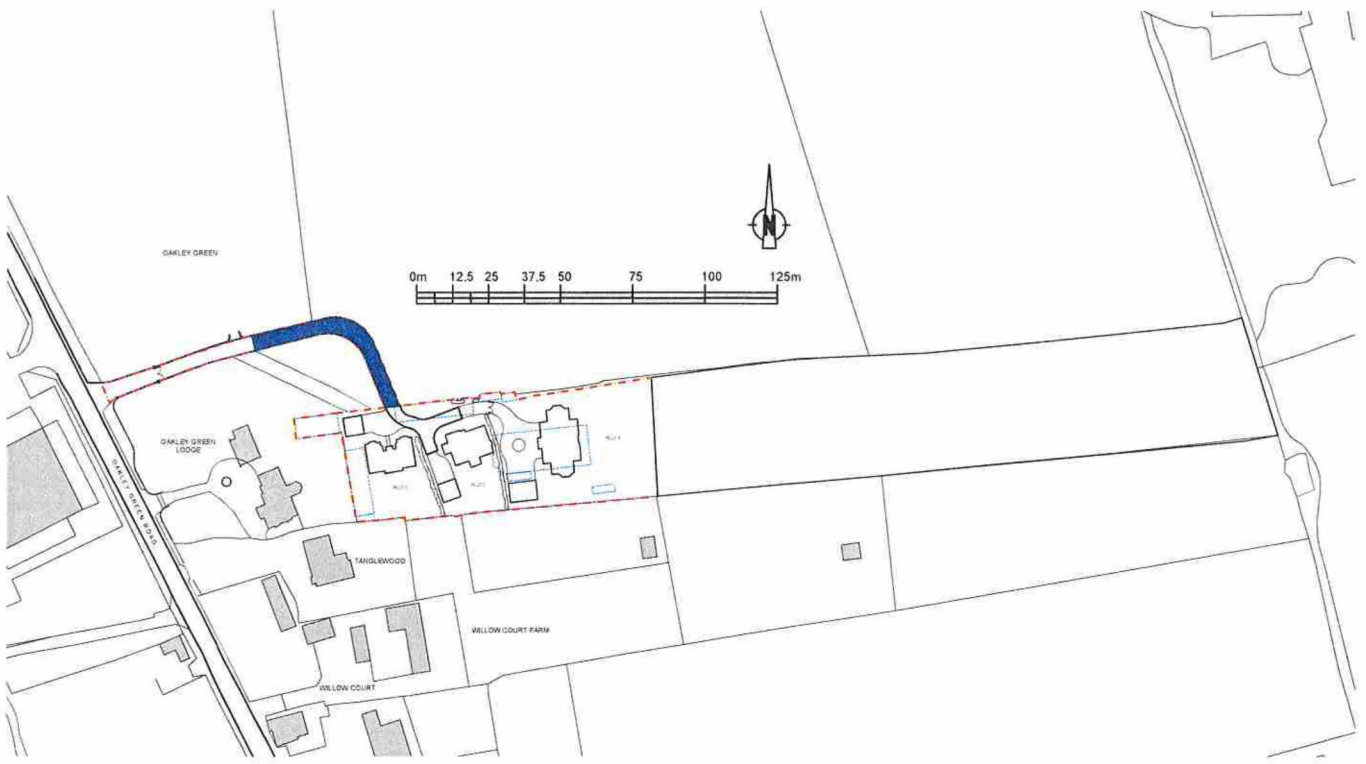


26-10-2019

APPENDIX 1

Drawing No. 019_CLD_201. Site Plan showing the site outlined in red and the extent of the road constructed coloured in blue





Client		DRAWING TITLE	
Mr and Mrs. Bennett		Site Plan	
Project Title		Scale	Date
OAKLEY GREEN LODGE, OAKLEY GREEN, WINDSOR, SL4 4PZ		1:1250 @ A3	July '23
		DRAWING NO.	Sheet
		019_CLD_201	S

[Redacted]

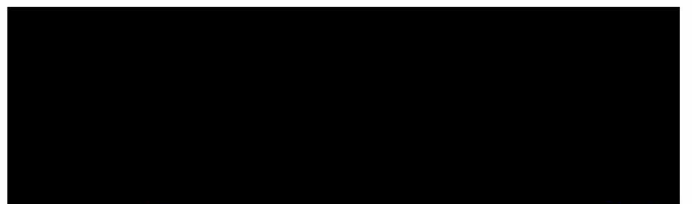
26.10.23

APPENDIX 2

Photographs dated MAY 2019.



26.10.25



26.10.25



[REDACTED]

26.10.23



[REDACTED]

26.10.23