APPLICATION NO:
F/2000/0393

LOCATION:
160 Nine Mile Ride Wokingham.

APPLICANT:
Mr F Steiner C/O R Sheppard

PROPOSAL:
Proposed erection of one detached house and garage.

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **13/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr F Steiner
C/O R Sheppard
6 Arun Way
Aldwick Bay
Bognor Regis
West Sussex
PO21 4HF

Application Number: F/2000/0393

Parish: **FINCHAMPSTEAD**

Location: **160, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one detached house and garage.**

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

Reason

1. It is considered that the proposed development will have an adverse negative impact upon the living conditions of Nos 156 & 160 Nine Mile Ride. It is also considered that the proposed dwelling will have a cramped appearance in the street scene. As such the proposal is contrary to Policies SBE1 and SBE2 of South East Area Local Plan and Policy WBE1 of Wokingham District Local Plan (Deposit Draft).

Head of Planning and Transportation
Date: 26 April 2000

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

1933

ADDRESS 160 NINE MILE RIDE PARISH LINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
R/57/62	MR. T. STAINES	S/SI. HS + NEW ACCESS	19.4.62	APP AM
R/219/65	MR. T. STEINER	STORAGE SHED	30.12.65	APP P
R/181/69	"	RE-ROOF	12.6.69	CL

MINISTRY DECISION T.P.O 1005/1999

SPECIAL ORDERS



Site Plan, Scale: 1 to 2500

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Date: 3 November 1999

Tel: (0118) 974 6451

Date: 6.4.00

My ref: F/2000/0393

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0393
160 Nine Mile Ride Finchampstead.
Proposed erection of one detached house and garage.

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

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/4/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0393**
160 Nine Mile Ride Wokingham.
Proposed erection of one detached house and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Tel: (0118) 974 6451

Date: 6.4.00

My ref: F/2000/0393

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 – Wokingham

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Proposed erection of one detached house and garage.

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Head of Planning and Transportation

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Case officer: **Elaine Connor** Application Number: **F/2000/0393**
160 Nine Mile Ride Wokingham.
Proposed erection of one detached house and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

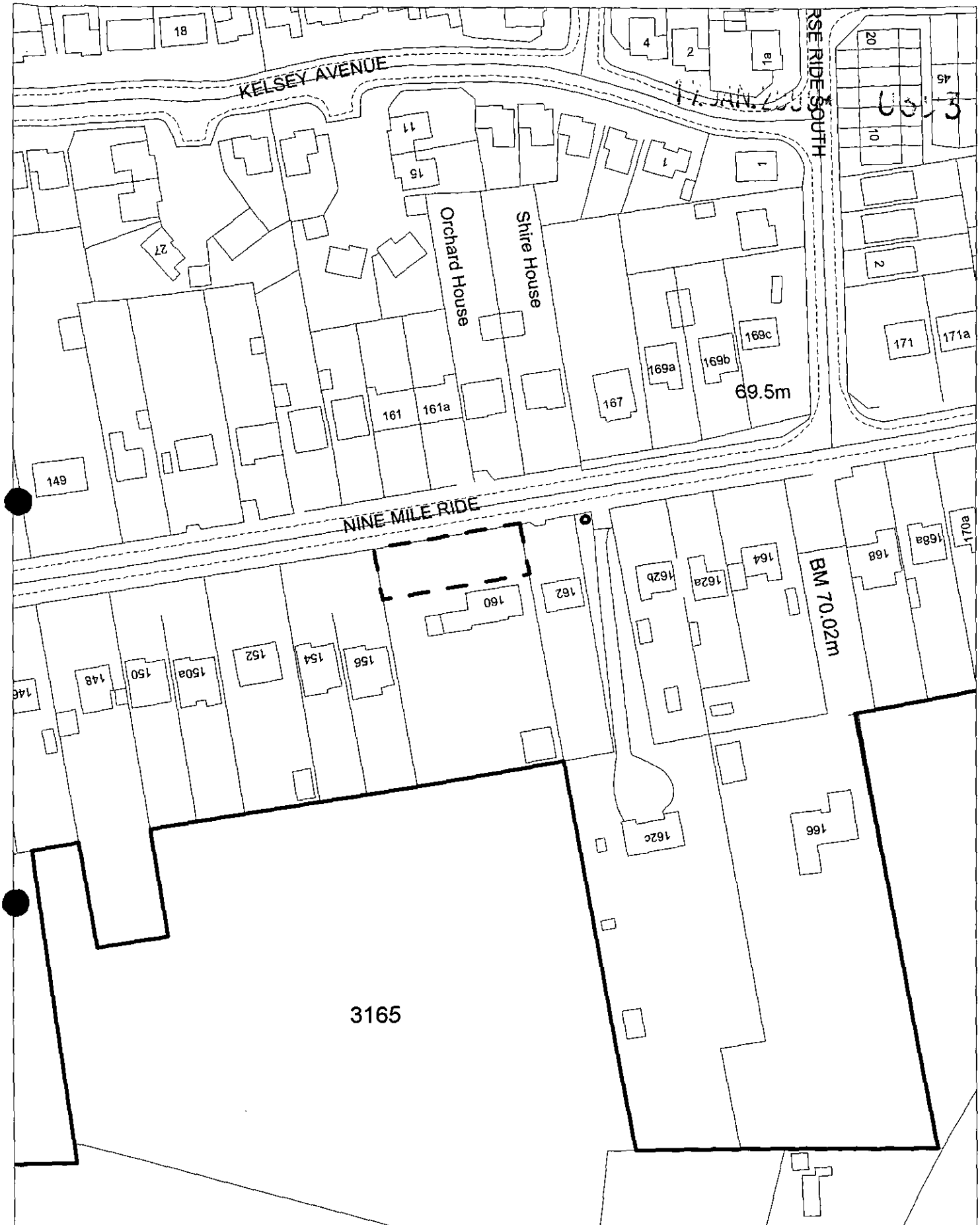
_____

_____

Signed: _____ Date: _____

Print Name: _____

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



Site Plan, Scale: 1 to 1250

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Date: 19 January 2000

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Received by Wokingham District Council

Application No: F/2000/0393

Proposal:

Proposed erection of one detached house and garage.

Location:

160 Nine Mile Ride Finchampstead.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. Written comments submitted will become available for public inspection.

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

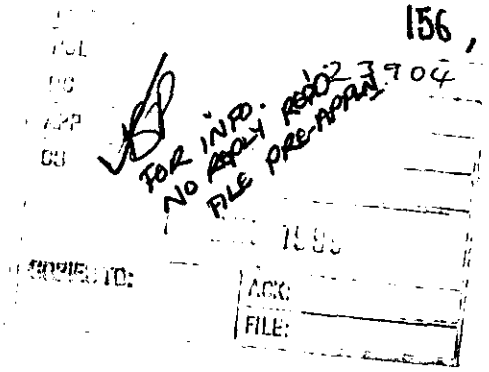
Head Planning and Transportation

(648)

Re Tree Felling on 160, Nine Mile Ride.

To Mrs Polnick.

For information.



156, Nine Mile Ride,
Finchampstead
BERKS
RG40 4JA.
8th Dec 99.

Dear Mr Ketherington,

Thank you for acting so quickly and for granting a Tree Preservation Order on the majority of trees in the front garden of 160, Nine Mile Ride.

In addition to our conversation, I thought that it may be of value for me to provide you with a chronological list of events, together with photographs.

Dec 4th: Two men arrive with chainsaws, and spend all day felling trees on 160 Nine Mile Ride, principally on a plot of land between our 2 houses [Photograph 1] A total of 23 trees were felled [Photograph 2]

Dec 5th: My husband and I are very concerned and contact Mr Steiner, the owner and resident of 160 Nine Mile Ride, to see how many more trees are going to be felled. At this point Mr Steiner informs us that he is planning to build a house, between our two houses, and so the trees are being felled for this reason. A planning application is due to be submitted later in the week to Wokingham District Council.

Dec 7th: I telephone Wokingham District Council and am informed that no planning application has been submitted. I am then referred to Mrs Polnick, the duty planning officer, who refers the case to you. An emergency site visit is arranged, and the situation deemed worthy of issuing a Tree Preservation Order.

In the evening, I call on Mr Steiner and ask him not to cut down any more trees. He informs me that this is not possible as a fir tree still needs to be felled [Photograph 3] as well as some bushes, both of which have been marked with white paint by the architect [Photograph 4] in order to make way for the proposed house.

One again, I thank you for your intervention and sincerely hope that the Tree Preservation Order comes into effect before any more felling occurs and we can bring this whole issue to a close.

Yours sincerely

Sue Boulding

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0393

Applicant : Mr F Steiner C/O R Sheppard.

Location : 160 Nine Mile Ride Finchampstead.
Proposal : Proposed erection of one detached house and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.1.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 31.1.00.

Date Registered : 17/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 13/03/2000

Consultation Responses :

TREES: See file for comments

HIGHWAYS: Cond. app. SC23 (SR06) 'PARK, GAR. & TURN.

OBS LETTERS: 154, NINE MILE RIDE
156, " " " (2)
163, " " "
159 " " "
161 " " "

Planning Issues :

* IMPACT UPON ST. SCENE.
* " " NEIGHB. PROPS.
* TREE/LANDSCAPING ISSUE.

Application Number: F/2000/0393

Appraisal:

The site for the proposed development of a detached two storey dwelling is the side garden of no.160 Nine Mile Ride. The existing property is a detached bungalow set on a wideplot (approx. 36m). The bungalow on site has a carport to the side which is to be removed. The application site will have a frontage of 11.6m.

Impact on Neighbouring Properties

The proposed dwelling on site is a two storey detached, four bed property with a single integarl garage . The dwelling is proposed to be located almost 9m forward of the neighbouring property no.156. No. 156 is a two storey detached dwelling which stands at a higher ground level than the site of the proposed dwelling. However given that no.156 have two primary windows on the front elevation closest to the proposed dwelling, it is considered that the proposed development will have anadverse negative impact upon the outlook and daylighting to this property. No.156 also has kitchen windows along the side elevation closest to the proposed development. Light to these windows is already inhibited due to a row of very high conifers along the side boundary with no.160. It is considered that the proposed dwelling will exacerbate this problem.
It is also considered that the proposed development will be unneighbourly upon the existing bungalow at 160.

Impact Upon the Street Scene

The site which is the subject of this application is 37m wide, and the existing dwelling takes up approx. 24.5m. Part of the existing dwelling is to be demolished to provide an area approx 12m wide to facilitate the new dwelling, which is to use the same access as the existing dwelling. It is considered that the proposed dwelling given its scale, massing and location would create a cramped form of development in the street scene.

The Local Planning Authority do not necessarily disagree with the principle of redeveloping this site, however, it is considered that the proposal in this application is inappropriate.

Recommendation: REFUSAL

Application Number F/2000/0393
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It is considered that the proposed
			development will have an adverse
			negative impact upon the living
			conditions of nos 156 & 160
			Nine Mile Ride.
			It is also considered that the prop.
			dwelling will have a cramped
			appearance in the street scene.
			As such the proposal is contrary
			to Policies SBE1 & SBE2 of
			SEALP & Policy WBE1 of
			WDLP (deposit draft).

RECORD OF SITE VISIT

SITE ADDRESS: 160 Nine Mile Ride
Wokingham.

APPLICATION NUMBER: F/2000/0393

OFFICER: Elaine Connor

DATE OF SITE VISIT: 31.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
maturely developed / landscaped.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow - site is garden to
160 - existing car port to be removed
lge rear garden
windows to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
Site of prop. dev. is lower than prop. @ 156
trees along side bound. w. 156.
windows to side of cond of 156.

5. SITE CONSTRAINTS

TREES Trees on site already felled - emerg. TPO served on remaining trees @ front - possible implications on these trees.

ACCESS/PARKING prop. shared access w. no. 160?

LEVELS FLAT.

BOUNDARY TREATMENT AS ABOVE

OTHERS

applicationo	Name and address
F/2000/0393	Mr N Boulding 156 Nine Mile Ride Finchampstead Berks RG40 4JA
F/2000/0393	K & J Warwick 161 Nine Mile Ride Finchampstead Berks
F/2000/0393	Mr & Mrs Hill Orchard House 163 Nine Mile Ride Finchampstead Berks RG40 4HY
F/2000/0393	Mr & Mrs G Anders 159 Nine Mile Ride Finchampstead Berks Rg40 4HY
F/20000/0393	Ms S Boulding 156 Nine Mile Ride Finchampstead Berks Rg40 4JA
F/20000/0393	Mr & Mrs Warwick 161 Nine Mile Ride Finchampstead. RG40 4HY

App refused,
letter sent
27/04/00

Ref: F/2000/0393

005 EC
14
COPIES TO: ✓

161 Nine Mile Ride
Finchapmstead
Wokingham
Berkshire
RG40 4HY

8 February 2000

To whom this may concern,

We feel we must object to the planning application submitted for 160 Nine Mile Ride. Mr. Steiner had informed us that a single storey dwelling was his intention. The site was cleared of trees one Saturday morning prior to any application being displayed and we thought there may have been preservation orders in existence on these trees. However, they are now chopped down!

We do not oppose a single storey residence, but feel the proposed house is too large and is very close to the neighbour at 156 - Mr. & Mrs. Boulding. Their property will lose light, have a chimney sited by their bedroom window and there is a concern regarding the trees. It would seem that disturbance of their roots could endanger their foundations.

Mr. Steiner's plans are very astute - as all overlooking windows are sited looking towards 156 and none towards his own bungalow.

We would ask you to reconsider the size of this dwelling and ask that Mr. Steiner changes his plan to one for a bungalow which will complement his own property.

Thanking you.

Yours faithfully,

K. J. Warwick

(Keith & Jean Warwick)

FROM: Elaine Connor

DATE: 26 January 2000

Finchampstead Parish Council Consultation Sheet

Application Number: F/2000/0393

Proposal: Proposed erection of one detached house and garage..

Site Address: 160 Nine Mile Ride Finchampstead.

Applicant: Mr F Steiner C/O R Sheppard.

Your observations are required in respect of this application **by 19/02/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 18-2-00

CLERK TO Finchampstead Parish Council

To:
Highways

From: Elaine Connor

Date: 26 January 2000

Application Number: F/2000/0393

Proposal: Proposed erection of one detached house and garage..

Site Address:
160, Nine Mile Ride, Finchampstead.

Applicant:
Mr F Steiner C/O R Sheppard.

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR6)

N.S. Tatler
8-2-00

TO: **DEVELOPMENT CONTROL**
Elaine Conner

FROM: Environmental Design

DATE: 4th February 2000

Location: 160, Nine Mile Ride, Finchampstead

Proposal: ERECTION OF ONE DETACHED HOUSE AND GARAGE

Application Number: F/2000/0393

In response to your consultation dated 26th January 2000 for the above application, the arboricultural comments are as follows:

The trees at the front of this site are included in Tree Preservation Order No. 1005/1999. These are young trees with considerable growth potential.

The proposed access and driveway will not be successful in relation to these trees, causing damage to them at the time of construction and on going problems with their future growth. I think it is likely that the majority of these problems may be overcome by a single access to the west of the Sweet Chestnut tree.

If you have no objections to the principle of constructing a dwelling on this site I would be happy to meet the applicant on site to see if there is scope to overcome my concerns. If these concerns can not be overcome then the proposals are contrary to Policy WBE11 of the Wokingham District Plan (Deposit Draft) as amended and I would therefore support refusing planning permission.

Neil Etherington
Senior Arboriculturist

154 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4JA
12 February 2000

Ms E Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG 40 1WR

Dear Ms Connor

Planning Application F / 2000 / 0393

I am writing to object to the above planning application and to provide reasons why I believe it should be refused.

Before detailing my objections to the planning application I would like to protest in the strongest terms against the cavalier way, the applicant, who is the owner of 160 Nine Mile Ride, has already felled a significant number of trees in anticipation of being granted planning consent. The fact that the trees were felled seemingly without consultation with the Council or the applicant's neighbours before the planning application was submitted shows a cynical disregard for the Council's 'Green Route' policy and for the quality of the immediate environment.

My objections to the planning application are as follows:

1 The proposed dwelling will be out of keeping with the character of the area.

2 The building line of the dwelling will be significantly out of line with 156 Nine Mile Ride.

3 A very small space will be left between the new dwelling and 156 so creating the impression that 154, 156 and the new dwelling are crammed together.

4 154 and 156 will have their privacy disturbed by windows on the side elevation of the new dwelling overlooking their properties. Please note how, again cynically, all the windows on the side elevation overlook 154 and 156 and there are no windows at all on the elevation adjacent to the applicant's existing property.

5 A further significant number of trees will have to be felled to accommodate the new dwelling and the proposed vehicular turning space. This would seem to be potentially in conflict with the Council's 'Green Route' policy and would further damage the environment. It would also expose 154 and 156 to more noise and disturbance from traffic on Nine Mile Ride.

6 Clearly providing access from the new dwelling to Nine Mile Ride has proved a problem and the applicant is proposing a shared access with 160. No doubt the Council will give careful consideration as to whether this will add an additional safety hazard to an already congested area.

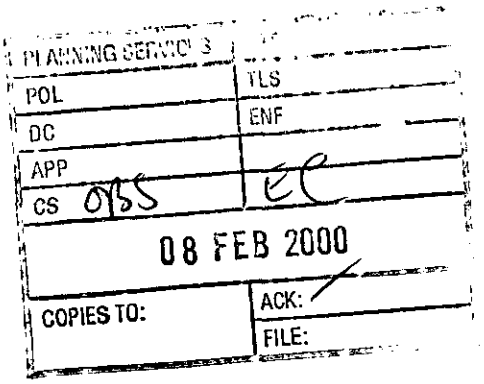
7 I understand that planning applications for much less significant buildings in the area have been refused in the past and no doubt this will be taken into consideration when reviewing this application.

I understand that you or other representatives from the Planning Department are to visit the proposed site on 15 February. Unfortunately neither my wife nor I shall be at home that day but please do not interpret this as a lack of interest on our part. As you can tell from the comments made in this letter, we are both strongly against the proposal as we believe it will have a significantly detrimental effect, not only on our property and on 156, but also on the immediate neighbourhood.

Yours sincerely



PD Brown



156 Nine Mile Ride
Finchampstead
Berkshire
RG40 4JA

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1GY

7th February 2000

Dear Mrs Connor,

OBJECTION TO PLANNING APPLICATION F/2000/0393 – APPLICATION TO BUILD A 4 BEDROOM DETACHED HOUSE AND GARAGE ON LAND WITHIN THE EXISTING GROUNDS OF 160 NINE MILE RIDE

We are writing to request that the referenced planning application from the owner of 160 Nine Mile Ride be rejected on the following grounds:

1. The house would have a detrimental effect on the light in our dining area in the kitchen and in our study.
2. The proposed 2 storey house would project around 8 metres forward of our property and would be overbearing and overshadowing.
3. There are windows in the side of the proposed house that would be overlooking our functional rooms (habitable). We question the likely long term retention of the proposed obscure glazed window in the bedroom. These windows would also overlook our main bedroom. We note that there are no proposed windows to the side overlooking the applicant's own property.
4. We are concerned about the removal of the large trees that adjunct our boundary and the effect on the foundations of our house.
5. We question the impression given by the drawing in relation to the space between our house and the boundary, and the property number 160. For example, the width of the pathway to the east of our house is certainly overstated.
6. The chimney on the drawings of the proposed dwelling does not look correct in relation to the roofline. We anticipate that it would have to be much taller than shown to be able to clear the roofline of the proposed dwelling and our adjoining property. Our property is also built on ground some 3 feet higher in elevation than that of the proposed property and the chimney would be in line with the windows of our main bedroom.
7. An emergency TPO (1005/1999) was granted on the 9th December 1999 following the systematic felling of trees at the front and side of number 160 prior to submission of the planning application. We are concerned that the proposed turning area in front of the property would at a minimum cause willful damage to the root systems of the few remaining trees at the front.
8. We believe that the proposed style of the house is not in keeping with the majority of houses in this stretch of the south side of Nine Mile Ride, most of which are either single storey or dormer style (numbers 144 to 168 are exclusively of these styles). We

would prefer a single storey dwelling, if any, as this would be in keeping with number 160.

9. We would also like to draw your attention to the prior rejection of a number of other planning applications in this section of Nine Mile Ride: 99/69873/F, 99/69715/F, 99/69852/F.

2 dwellings in Gap.

CAR PORT 47, N.M. Ride - ext. in cside/Gap.

In conclusion, we believe that the new dwelling would not only be detrimental to the character and appearance of the local area, which we believe is designated as having rural status, but would also have a detrimental effect on the quality of our home lives due to the effect of loss of light and privacy.

If you would like to visit the site and our house to assess the magnitude of the likely effects then we would be pleased to welcome you.

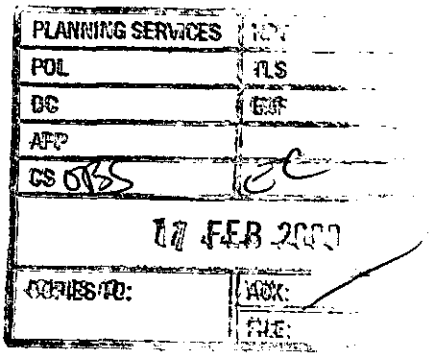
Yours sincerely,

Nigel Butcher

Re Planning Application F/2000/0393.

156, Nine Mile Ride,
Finchampstead
BERKS
RG40 4JA.

15.2.2000



Dear Ms Connor,

I am writing to object to the above planning application due to the impact the proposed building would have on

1] Access to light in our study, the dinning area of our kitchen and to a lesser extent our main bedroom, all of which are major functional rooms in our house.

In my current employment I spend two days a week working from home on the computer in the study and need to have good access to light to read the screen easily.

2] Clean air. I note that the chimney neither clears the roofline of the proposed building nor our house. In view of its close proximity to our main bedroom window, this could pose a potential health hazard, with smoke inhalation or at least an unpleasant smell when in use.

3.] Lack of privacy. One of the windows of bedroom 1 would overlook our main bedroom and study. I do not believe that obscure glazing circumvents this problem, as the window could be easily opened or replaced at a later stage with ordinary glass. Obscured-glazed bedroom windows are not a feature which are commonly seen in houses in this area, or elsewhere.

The window of bedroom 2 as well as possibly the lounge window would further compromise our privacy, by overlooking the dinning area of our kitchen. Please note that the kitchen table is an integral part of our kitchen units and is fitted just below our ~~this~~ window. and so cannot be moved.

In conclusion we would suffer loss of privacy in three of our principal habitable rooms where we eat, sleep, undress, work and watch television. Our Title Deeds state that "we should not be entitled to any easement to right of light or air which would prejudice the free use or enjoyment of our property".

4.] Overbearing and overshadowing From the plans it would seem that approximately 2/3rds of the proposed building would be located in front of our house with a distance of possibly only 1 metre between its wall and the boundary. In view of its position, location proximity and height, this would make it overbearing and overpowering with respect to our own property which is set further back from the road.

5] Incongruous building line The location and proximity of the proposed building to number 156 would result in a very incongruous building line which is out of character with the area in general, and therefore detract from its aesthetic quality.

6] Green Route Development. I am informed that Nine Mile Ride has been designated as a "Green Route" & that it is the Councils aim is to therefore "resist development that would detract from the quality of these routes" The proposed building would certainly have a detrimental effect on the appearance of the "Route" due to its size (with respect to the plot size), proximity to nos. 156 and 160, Style and incongruent building line.

7] Unauthorised Felling of Trees.

On Saturday Dec. 4th 1999, 23 trees on the land belonging to number 160 Nine Mile Ride were felled without any prior application being made to the Planning Office [Photos see Photo]

An Emergency Tree Preservation order was served on Dec 9th. Nonetheless 7 of the 23 trees were felled in the area which is now covered by the TPO and so theoretically be replaced.

The planning application seeks for further felling of trees in the front of number 160 as well as along the boundary between nos 156 and 160.

8.] Concerns re potential structural damage to the foundations of number 156.

The planning application requests the felling of trees along the boundary of nos. 160 and 156. Some of these trees are 30 to 40 feet high, and yet are only situated 1 → 2 metres from the wall of our house.

There is a serious concern that further felling could result in ground heave and damage to the foundations of our house. Although this is not a "planning" issue, I nonetheless ask that the office takes note of this point.

In conclusion, I believe that there are several major reasons for opposing the planning application ref no. F/2000/0393 both with respect to the detrimental effect it would have on the aesthetic quality of the local area as well as on the neighbouring house, of number 156, Nine Mile Ride.

Yours sincerely

Susan Boulding

0361
Non-TM
Comm

X3

PLANNING SERVICES
PCL
DC
APP
CS OBS
COPIES TO:

Orchard House
163 Nine Mile Ride
Finchampstead
Wokingham
Berkshire RG40 4HY
Tel: (0118) 932 8151

Feb 14th 2000

Dear Ms Connor,

Re: 160 Nine Mile Ride

P. App No: F/2000/0393

We write with reference to the above. Our house is immediately opposite to 160 Nine Mile Ride (NMR) with a very clear view on to the land on which it is proposed to build.

We have seen the detailed plans of the house and would like to make the following observations and comments:

1. We were led to believe by Mr Steiner that the new house would be small. The proposed house is certainly not small but is a substantial property which seems to be out of proportion to the size of its plot.
2. The style of the house is out of keeping with other properties along NMR ie it is

not dormer style. Obviously this increases the size of the upper storey and makes the house even more imposing.

3. The house is very far forward of its potential neighbour at 156 NHR and would seem to encroach on that house.

4. There are windows on the side of the house adjacent to 156 NHR but no windows overlooking 160 NHR. This is a significant fact for the inhabitants of 156 NHR when combined with the observation at point 3.

5. The chimney of the proposed property does not clear the roof line and is level with a bedroom window at 156.

Our view is that, whilst there is no problem with having a building on that plot, a single storey property would be more in keeping with the plot and the existing buildings.

We are aware that development along this part of NMR should be in keeping with the rural designation of this section of the road and urge that the plans should be modified.

Yours sincerely

C.R. Hill

Carolyn M. Hill

Mr. Mrs G. Anders
159 Nine Mile Ride
Finchampstead
Berkshire
RG40 4HY.

PLANNING SERVICES	RPT
POL	TLS
DC	DEF
APP	
CS 065	EL

15 February 2000 16 FEB

COPIES TO:

Re:- Planning Application F/2000/0393

Dear Ms Connor,

We are writing to strongly oppose the above planning application.

First of all we are appalled that so many trees were suddenly felled - directly opposite our property - on a Saturday morning. One of the reasons that we bought our property was that it overlooked woodland. We were under the impression that you needed consent to fell such trees and will be looking to the council to take appropriate action over such breach of tree preservation orders. We notice from the plans that the applicant wishes to fell even more trees and strongly object to this.

Secondly having studied the plans it is obvious that the proposed dwelling will not be in keeping with other buildings in the immediate area. It appears to be a very large house crammed into a small area and not Dorma style. We cynically note that no windows are planned to overlook the applicants dwelling!

Thirdly we express grave concern over the extra vehicular load that this will cause, Nine Mile Ride is already a very busy and congested road, extra vehicles will only prove to have a detrimental effect on the surrounding area.

We notice that two previous building applications for much smaller projects in Nine Mile Ride have been rejected and would

appeal to you to also reject this one.

We often wonder when will the extra building and new diminish as our trees and woodland will cease?

Yours faithfully

Anders.

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: 17 JAN 2000	
Officer: EC	Application No. F/2000/0393

Map No. 10 **Site** 0.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F) PROPOSED ERECTION OF ONE DETACHED HOUSE AND GARAGE

Location: LAND ADJ 160 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South. 26.1.2000 DJ

Applicant: MR F STEINER

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

(+) Pre-app attached.

NEIGHBOURS:

S/N + 156, Nine Mile Ride ✓

ROGER
SHEPPARD
TOWN PLANNING
CONSULTANT
6 ARUN WAY, ALDWICK BAY ESTATE
BOGNOR REGIS, WEST SUSSEX
PO21 4HF
TELEPHONE: 01243 267393

13th January, 2000

Planning Department,
Wokingham District Council,
P.O. Box No. 157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Dear Sirs,

Re: Proposed Detached House & Garage
On land adjoining 160 Nine Mile Ride, Finchampstead.

Enclosed is a planning application in connection with the above mentioned.

If any matters arise which require amendments or clarification please do not hesitate to contact me.

Yours faithfully,

R. Sheppard.

1789/a

SECTION 66 CERTIFICATE

17 JAN 2000

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . R Sheppard . . . . . .

On behalf of . . . . F. Steiner . . . . . .

Date . . . 13 January 2000 . . . . . .

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

1933

ADDRESS 160 NINE MILE RIDE PARISH LINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
R/57/62	MR. T. STAINES	S/SI. ALT. + NEW ACCESS	19.4.62	APP AP
R/219/65	MR. T. STEINER	STORAGE SHED	30.12.65	APP C
R/181/69	"	RE-ROOF	12.6.69	CL

MINISTRY DECISION T.P.O 1005/1999

SPECIAL ORDERS

1769A

17 JAN 2000 0393

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME ADDRESS POST CODE	F. STEINER C/O AGENT Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	R. SHEPPARD 6 ARUN WAY ALDWICK BAY BOGNOR REGIS W. SUSSEX PO21 4HF Tel. No. 01243 267393
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJOINING 160 NINE MILE RIDE FINCHAMPSTEAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.07 ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	ERECTION OF DETACHED HOUSE AND GARAGE.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:~~100~~ 50 Floor Plan	✓
1:500 Block Plan	✓	Other 1:200 Street elevation	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL - GARDEN

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES
FACING BRICK

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	ONE
	5 or more	
	TOTAL	ONE
Nos. of residential units lost through demolition or conversion		—
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED R. Sharpe ON BEHALF OF F. Stein DATE 13 Jan 2000

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

