APPLICATION NO:
F/2001/4613

LOCATION:
Orchard Cottage The Village, Finchampstead Wokingham.

APPLICANT:
Mr B Goudie C/O Colin Dawson And Associates

PROPOSAL:
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

EARLIEST DATE FOR DECISION: **08/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/10/2001

CASE OFFICER: **Angela Odell**

RETRIEVED

RAILEX
Marbleboard

1051

EASIFILE EP7 D2

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr B Goudie
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/4613

Parish:	**FINCHAMPSTEAD**
Location:	**Orchard Cottage, The Village, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).**

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, the reason for which is specified hereunder.

Reason

1. Due to its size and siting the proposed garage would be obtrusive and have a detrimental effect on the Area of Special Character and adjacent Area of Special Landscape Importance. The proposal would therefore be contrary to Berkshire Structure Plan policies C8 and EN5, the South East Area Local Plan policies SC3 and SBE2 and to policies WLL3 and WHE8 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C8 and EN5.
South East Area Local Plan Policies SC3 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WLL3 and WHE8.

Anna Cronin
Head of Planning & Transportation
Date: 16/10/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2001/4613	Owner/Occupier The Verge The Village FINCHAMPSTEAD RG40 4JR
F/2001/4313	David Denham 68a High Street WARGRAVE Berkshire RG10 8BY
F/2001/4613	Miss Armorel Billing Robinsmead The Village Finchampstead Wokingham RG40 4JU
Application Refused	Letters sent 19/10/01

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4613

Applicant : Mr B Goudie C/O Colin Dawson And Associates.

Location : Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposal : Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Site Notice Displayed ? :

YES	NO	DATE
✓		4.9.01

Date of Neighbour Notifications : .....

Date of Site Visit : 29-8-01

Date Registered : 07/08/2001

Earliest Date for Decision : 08/09/2001

Latest Consultation Date/Site Notice Expiry Date : 08/09/2001

This application will have expired on: 02/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Parish Council: No objections.

- Env. Health Officer: No objection.
- Highway Officer: No objection subject to conditions.
- Letter of objection: refers to previous application now approved.
- Tree Officer: No objection subject to conditions.

Planning Issues :

lication Number: F/2001/4613

Appraisal :

See attached report

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

F/2001/4613 – Appraisal

The site is in an Area of Special Character and next to the Area of Special Landscape Importance on its north and west sides.

Planning history

Outline planning application 99/70309/O was refused and subsequent appeal dismissed. This on effect on street scene, character and appearance of the area and on Area of Special Landscape Importance. Proposal fixed siting and access, and included a detached double garage at west side/rear.
Then application F/2001/3616 for a detached chalet dwelling (without a garage) was allowed – this was for a lower dwelling with less impact.
Condition 4 removed permitted development rights for extensions and outbuildings.

Current application

Is for a detached double garage in set back position on west side of proposed dwelling (allowed under F/2001/3616). Proposed garage would be 6m. wide and 7m. long, and its rear elevation would be about 11m. from the rear elevation of the proposed dwelling. The rear boundary and adjoining rear boundaries are open to view from the rear memorial playing fields, which are in the ASLI. There is an existing outbuilding to the rear of the forge near its rear boundary, but this is much smaller in size than the proposed garage would be. Re. the dismissed appeal, the proposal included a double garage of shorter length and set nearer proposed house, but further back on the site as the proposed dwelling was to be further back than the allowed dwelling. The LPA referred to the garage in its appeal statement, but the Inspector did not specifically mention it. Due to its size and siting, consider the proposed garage would have an obtrusive and detrimental effect on the Area of Special Character and adjoining ASLI, and be unacceptable for these reasons.

Also internal alterations to arrangement of rooms within the proposed dwelling and some windows, but no external change in size or siting or significant effect on neighbours. Therefore no objection to this.

No significant unacceptable effect on neighbours and no objection from tree officer, subject to conditions. (The adjacent copse to the west is subject to a TPO.)

Recommendation: Refusal

Application Number F/2001/4613
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			Due to its size and siting, the proposed garage would be obtrusive and have a detrimental effect on the Area of Special character and adjacent Area of Special Landscape importance. The proposal would therefore be contrary to BSP Policies C8 & ENS, SEALP Policies SC3 & SBE2 & to WDLP Policies WLL3 & WHE8.

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4613

OFFICER: Angela Odell

DATE OF SITE VISIT: 29.8.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes : 4.9.01

2. DESCRIPTION OF SURROUNDINGS Edge of village location.

3. DESCRIPTION OF SITE/BUILDING Side garden of Orchard cottage (a new chalet style dwelling). Site is rep. for a chalet style dwelling (with no garage)

4. RELATIONSHIP TO ADJOINING PROPERTIES Orchard cottage on E. side has a double garage at far side rear. Copse to W. side. P.O.S. open cricket etc. field to rear. School opposite.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING access gate from The Village

LEVELS land falls slightly to front to rear.

BOUNDARY TREATMENT wall between rear part of Orchard cottage & site.

OTHERS

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4613**

Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 13-10-2001

Councillor G Cockroft

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

PLANNING DEPARTMENT	HPT
POL	TLS
DC	FTE
APP	
CS	
15 OCT 2001	
COPIES TO:	ACN
	FTE

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4613**

Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Transfer: Yes ☒ No ☑

Reason for Transfer:

Signed: _____ Date: 9.10.01.

Councillor M Long

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 6445

Date:

My ref: F/2001/4613

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4613
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19.10.01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4613**
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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 6445

Date:

My ref: F/2001/4613

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4613
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19.10.01.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4613**
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

TO: **DEVELOPMENT CONTROL**
Mrs Angela Odell

FROM: Environmental Design

DATE: 27/09/01

Location: Land Adjoining The Thatched Cottage, The Village, Finchampstead

Proposal: Proposed erection of detached dwelling

Application Number: F/2001/4613

In response to your consultation, the arboricultural comments are as follows:

The application is acceptable in relation to the Oak trees adjacent to the west boundary, which are included in Tree Preservation Order No. 890/1997. If planning permission is granted I would recommend that the following conditions be imposed:

1. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

2. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

3. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the LPA has been sought and obtained.

4. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the LPA prior to development commencing.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Neil Etherington
Senior Arboriculturist

FROM: Angela Odell

DATE: 15 August 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4613

Proposal: Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616)..

Site Address: Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant: Mr B Goudie C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 08/09/2001** .

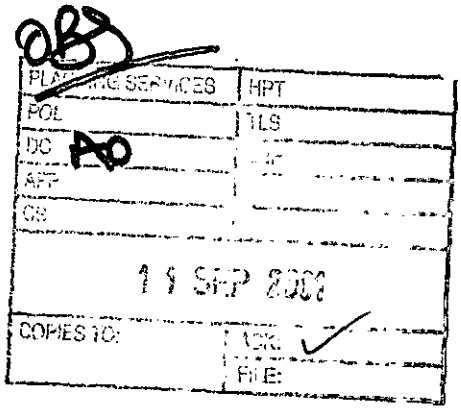
The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 5th 2001.

Clerk To Finchampstead Parish/Town Council.

Mrs Odell
P.O. Box 157
Shute End
Wokingham
Berks. Rg 40 1WR



Robinsmead
The Village
Finchampstead
Wokingham
RG40 4JU

7 September 2001

Dear Mrs Odell,

Application No. F/2001/4613
Orchard Cottage, The Village, Finchampstead.

Proposed application of one detached dwelling with a detached double garage. Amendment to consent F/2001/3616.
Site adjacent to Orchard Cottage.

The dwelling now consists of:
Basement - 2 stores, utility room
Ground floor - 5 living rooms
1st floor - 3 bedrooms , 1 lounge (+ 2 bathrooms)
Total living spaces = 9.

The dwelling is presented as a "Chalet Bungalow!"
Permission for a double garage is now sought, but in the "approved" application para 4a it states "No garage is proposed!"

Among the reasons for giving approval for this "Delegated" scheme, I quote:
Reason 7..... this is a satisfactory development in relation to the surrounding buildings and landscape."
(I note that the new building will be of red brick, have a red/pink tiled roof, and white windows and woodwork.)-in the view of local residents totally out of keeping in this environment.
Reason 9..... it is in the interests of highway safety and convenience."
(Residents, school and Baptist Church users, as well as regular passers through the village between 8.45-9.15am and 2.45-3.30pm could not disagr more. This added dwelling will increase car entrances/exits in this area

from 1- to 3 in the last 3years and there is ever increasing traffic through the village.)

If Wokingham District Council Planning Department see this expensive, intrusive dwelling right for Finchampstead Village with 3 bedrooms when what is needed is housing for first time buyers, their name and position as our representatives will sink lower still.

I now refer to the letters you received.
Opposing the application.
Finchampstead Parish Council
5 letters from local residents

Supporting the application.
5 letters- none from local residents
Two letters came from the same house in Farley
Two came from the same house in Waverley Way, California
One came from Wokingham.

These people were hardly "neighbours" and there cannot but be a strong suggestion they are in cahoots with the developer.
The comments such as-" improve the area and village street scene", "fits in well," and "adds to the character of area," show that they have no feeling for the village, and probably spent just a few minutes viewing the site, if at all.

It appears that the original letters opposing the original application prior to the appeal when the Inspector turned down the appeal were not reviewed; this seems strange when the presence of any dwelling on the site was what was the original bone of contention. It appears that the developer, by presenting a different design has defeated the Planning Departments Officers and we have been let down by them.
We know that Mrs Long did her best to represent the folk of Finchampste but was presumably out voted by the officers who have little or no knowledge of how we, in the village see how the environment can be protected. We are not "Nimbies!"

Yours sincerely,

Armorel Billing

Miss Armorel Billing.

To:
Landscape and Trees

From: Angela Odell 17 AUG 2001

Date: 15 August 2001

Application Number: F/2001/4613

Proposal: Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616)..

Site Address:
Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant:
Mr B Goudie C/O Colin Dawson And Associates.

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

THIS AMENDMENT WAS PREDICTABLE BUT I AM ADVISED BY THE PLANNING OFFICER THAT THE ADDITION OF THE AREA OF THE LOUNGE AT MEZZANINE LEVEL + BASEMENT IS DIFFICULT TO RESIST IN PLANNING TERMS.

I UNDERSTAND THE ENVELOPE OF THE BUILDING IS UNCHANGED.

Harold Sanders

23.08.01.

HIGH[redacted]YS CONSULTATION SHEET

From: Angela Odell **Date:** 15 August 2001

Application Number: F/2001/4613

Proposal: Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Parish: FINCHAMPSTEAD PARISH

Site Address:
Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant:
Mr B Goudie C/O Colin Dawson And Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comments as per app no. F/2001/3616.

NOTE TO PO: Gates are not currently set back 5 metres from the highway boundary, and based on the current layout would not be practical if they were. Therefore highways recommend that no gates shall be provided.

Signed: _____ **Print name:** Adam Coggins 17/08/01

AMO

PLANNING SERVICES
22 AUG 2001
GOES TO

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref: F/2001/4613

From: John Mullaney
Environmental Heath

My Ref: JRM/aky/F/2001/3616

Date. August 21, 2001

PROPOSED: ERECTION OF ONE DETACHED DWELLING WITH A DETACHED DOUBLE GARAGE (AMENDMENT TO CONSENT F/2001/3616)

LOCATION: ORCHARD COTTAGE, THE VILLAGE , FINCHAMPSTEAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

Received by Wokingham District Council

Application No: F/2001/4613

Proposal:
Proposed erection of one detached dwelling with a detached double garage (Amendment to consent F/2001/3616).

Location:
Orchard Cottage, The Village, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4613 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/09/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 AUG 2001

Officer: AO | Application No. F/2001/4613

Map No. 114 Site 011

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED ERECTION OF ONE DETACHED DWELLING WITH A DETACHED DOUBLE GARAGE (AMENDMENT TO CURRENT F/2001/3616)

Location: LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH 15.8.01 JJ.

Applicant: MR B GOUDIE

Amendment to F/2001/3616

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.8.017 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area

No Pre Apps

NEIGHBOURS:

site notice & see map for neighbour notices.
+ Finchampstead Sports Club
2A Cricket Hill
Holly Oak Cricket Hill
Hayling Dell Road

07 AUG 2001 * 4613

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

07 AUG 2001

Our Ref; CED/BK
Friday, 03 August 2001

Dear Sir or Madam

RE; LAND ADJACENT TO ORCHARD COTTAGE, FINCHAMPSTEAD

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £NIL for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

07. AUG. 2001 * 461

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.

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Mr B Goudie . . . . . .

Date . . . . . 3rd August 2001 . . . . . .

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

1933 (1) ORCHARD COTTAGE

ADDRESS LAND ADJOINING THATCHED **PARISH** FINCHAMPSTEAD

PLOT No. COTTAGE. THE VILLAGE. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
98/67710/LA	W/D			
98/67711/F	W/D			
99/68964/F	MR & MRS A.E. GOUDIE.	ERECTION OF DET. dwelling + garage.	24/3/99	- RE
99/68965/LA				
99/69545/F	"	Erect Det Dwelling & Garage	9/6/99	C
A199/0186.	Greenfields Construction Ltd	One dwelling	28/6/99	App
C/69545/02	Mr & Mrs A.E. Goudie.	Comply with cond. 02 of consent 99/69545/F for app. of materials.		
C/69545/10	"	Cond'n 10 of 99/69545/F for app. visitor pkng provisions.	3/9/99	A
C/69545/06	C/o Colin Dawson + Assoc's.	Cond'n 06 of 99/69545/F for app. of slab levels.	3/9/99	A
C/69545/16	"	D. & C. - COND 16 of 69545 for Appl of Landscaping	13/9/99	A

1933 (2) ORCHARD COTTAGE

ADDRESS THE VILLAGE **PARISH** FINCHAMPSTEA

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannir
F/2001/3616		Mrs. J. Goudie	Erect det. dwelling	20.6.01		C/

MINISTRY DECISION:

SPECIAL ORDERS:

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

07 AUG 2001 4613

1.	**APPLICANT'S NAME**	Mr B Goudie
	ADDRESS	Orchard Cottage, The Village, Finchampstead, Wokingham, Berks
	POST CODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	Colin Dawson & Associates
	ADDRESS	1 Malvern Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY **PHONE** 0118 9343322
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	Land adjacent to Orchard Cottage, The Village, Finchampstead, Berks
4. *WHAT IS THE APPLICATION FOR ?* Give brief details and state for what purpose this site and any buildings will be used.		Erection of new dwelling amending approval ~~A0/99/703309/99~~ F/2001/3616
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	D490-02B Detailed proposals D490-03B Site and location plans

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	**CHANGE OF USE**	☐	**REDEVELOPMENT**	☐
	ERECTION OF NEW BUILDING	☑	**ALTERATION or EXTENSION**	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	**OUTLINE PERMISSION**	☐	**See question 10**
	FULL PERMISSION	☑	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	**State relevant outline permission number Also complete Question 10**
	TEMPORARY PERMISSION	☐	**State period required**
	RELAXATION OF CONDITIONS	☐	**State relevant application number** ***Conditions to be relaxed***

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?		N/A	**SITING**	☐
	EXTERNAL APPEARANCE	☐	**DESIGN**	☐
	MEANS OF ACCESS	☐	**LANDSCAPING**	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Vacant plot

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

~~To agreement with the Local Authority~~ under Planning Consent condition

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Timber post & rail fencing and existing mature planting

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

~~Existing 1 x 4.2 metre vehicle and pedestrian access off highway~~
No change

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

Part M Building Regulations

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE		*		*		*
BUNGALOW	1	9 *		*		
FLAT/MAISONETTE		*		*		*
OTHER		*		*		*

* STATE No. OF HABITABLE ROOMS

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

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

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

No fee payable as second application following approval ~~AO/99/703309~~/for A/2001/3464 substantially similar proposals

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

SIGNED [signature] ON BEHALF OF Mr B Goudie DATE 3rd August 2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) *Will these premises be vacated?*

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.

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YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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Development Control Section, Environmental Services, Wokingham District Council.
10 August 2001

Scale: 1 : 1250