APPLICATION NO:
F/2000/3021

LOCATION:
Spring Croft Dell Road, Finchampstead Wokingham.

APPLICANT:
Mr J Trainor C/O Colin Dawson And Associates

PROPOSAL:
Proposed erection of replacement tack room and changing facility (Amendment to design a approved on consent 41107).

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **Elaine Connor**

SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Trainor
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2000/3021

Parish: **FINCHAMPSTEAD**

Location: **Spring Croft, Dell Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).**

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. The proposed development, by reason of its external appearance , would be out of character with the rural environment and would be derimental to the character and amenity of a designated area of landscape importance. As such the proposal would be contrary to policy C8 of the Berkshire Structure Plan, policy SC3 of the South East Area Local Plan and policy WLL2 of the Wokingham District Local Plan Deposit Draft (as amended)

Informative
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
South East Area Local Plan Policies SC3
Deposit Draft Wokingham District Local Plan Policies WLL2

John Mitchell
Development Control Manager
Date: 29/01/2001

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.

MARTIN DURKAN

WORK SHEET FOR : ~~Elaine Connor~~

Application Number : F/2000/3021

Applicant : Mr J Trainor C/O Colin Dawson And Associates.

Location : Spring Croft, Dell Road, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

Site Notice Displayed ? :

YES	NO	DATE
✓		23/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 23/01/01

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 05/02/2001. 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 :

1. FINCHAMPSTEAD PARISH – NO OBJECTIONS
2. LANDSCAPE OFFICER – INAPPROPRIATE DESIGN IN VIEW OF ITS PROPOSED USE AND LOCATION.
3. ENVIRONMENTAL HEALTH – NO OBJECTIONS
4. ONE NEIGHBOUR OBJECTION – BUILDING LOOKS RESIDENTIAL; MORE FACILITIES THAN REQUIRED.

Planning Issues :

IMPACT ON A DESIGNATED AREA OF SPECIAL LANDSCAPE IMPORTANCE (ASLI)

SITE DESIGNATIONS:

S.E.A.L.P. – WITHIN ASLI (POLICY SC3)

W.D.L.P.D.D. – WITHIN ASLI (POLICY WLL2)
– DELL ROAD IS ON THE ROUTE OF A PROPOSED GREENWAY

Application Number: *F/2000/3021*

Appraisal:

Planning permission was granted in 1993 for a number of extensions; a replacement garage; demolition of agricultural buildings; change of use of agricultural buildings and land for keeping of horses; and the rebuilding of two structures for use as a tack room and stables. The agent has stated that the current application is for approval of the design and external appearance of the tack room, arguing that since the 1993 permission has been implemented and most of the development completed, the original permission for the tack room is still valid. However, that permission was full, not outline, and the footprint and height of the structure was different.

The proposed building would be 12m long x 6 m wide x 5m high (to the ridge). It would comprise brick plinth walls, horizontal boarding, a clay tiled roof and would include a projecting pitched-roof bay on the west elevation.

The land slopes down from Dell Road to the proposed building and the front boundary of the site is well screened with trees and other vegetation. The building would not therefore be seen from the public highway. However, it would be close to the boundary of the adjoining dwelling and open countryside.

The west elevation of the building, which faces the open countryside, has a residential appearance and it would not sit comfortably with the adjacent stables, barn and wood store, which have a distinctly rural appearance and character. Furthermore, the site is located in a designated Area of Special Landscape Importance where, under local plan policies, development that would have a detrimental impact on the rural character or special landscape qualities of the area is not permitted. It is considered that the design and external appearance of the proposed building is inappropriate and out of keeping with its surroundings and that it would harm the character and amenity of the Area of Special Landscape Importance. For these reasons, it is recommended that planning permission should be refused.

Recommendation: **Approval....** **Refusal....**

Application Number F/2000/3021
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1			THE PROPOSED DEVELOPMENT, BY
			REASON OF ITS EXTERNAL
			APPEARANCE WOULD BE OUT OF
			CHARACTER WITH THE RURAL
			ENVIRONMENT AND WOULD BE
			DETRIMENTAL TO THE CHARACTER
			AND AMENITY OF A DESIGNATED
			AREA OF SPECIAL LANDSCAPE
			IMPORTANCE. AS SUCH, THE
			PROPOSAL WOULD BE CONTRARY TO
			POLICY C8 OF THE BERKSHIRE
			STRUCTURE PLAN, POLICY SC3
			OF THE SOUTH EAST AREA LOCAL
			PLAN AND POLICY WLL2 OF THE
			WOKINGHAM DISTRICT LOCAL
			PLAN DEPOSIT DRAFT (AS
			AMENDED)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC3
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C8
MINERALS LOCAL PLAN POLICIES:

29/1/01

RECORD OF SITE VISIT

MARTIN DURKAN

SITE ADDRESS: Spring Croft Dell Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3021

OFFICER: ~~Elaine Connor~~

DATE OF SITE VISIT: 23/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS OPEN COUNTRYSIDE TO THE WEST AND SOUTH, WOODED LAND TO THE NORTH. OTHER DETACHED DWELLINGS ON SMALLER PLOTS ON SOUTH SIDE OF DELL ROAD. ALSO A SMALLER NUMBER OF DWELLINGS ON THE NORTH SIDE.

3. DESCRIPTION OF SITE/BUILDING LARGE TWO-STOREY HOUSE WITH SMALLER LODGE HOUSE AT FRONT OF SITE. TO THE REAR IS A PROFILED-METAL CLAD BARN, AN OPEN-ENDED WOOD STORE AND PAINTED-TIMBER STABLES. THERE ARE PADDOCK AT THE REAR OF THE SITE

4. RELATIONSHIP TO ADJOINING PROPERTIES THE BUILDING WOULD BE CLOSE TO THE REAR GARDEN OF THE ADJOINING HOUSE.

5. SITE CONSTRAINTS

TREES ON FRONT BOUNDARY AND WITHIN THE SITE.

ACCESS/PARKING ACCESS FROM DELL ROAD; PARKING ON SITE.

LEVELS LAND SLOPES DOWN FROM DELL ROAD TOWARDS SITE OF PROPOSED BUILDING.

BOUNDARY TREATMENT TREES AND SHRUBS ALONG BOUNDARY

OTHERS

Tel: (0118) 974 6451

Date:

My ref: F/2000/3021

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/2000/3021
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

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 Committee for decision please fill in the form below.
This form must be received no later than 9TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/3021**
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

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.

Tel: (0118) 974 6451

Date:

My ref: F/2000/3021

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/3021**
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

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 6451

Date:

My ref: F/2000/3021

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
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Application Number: F/2000/3021
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/3021**
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

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.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 5 January 2001

Location:	Spring Croft, Dell Road, Finchampstead, Wokingham
Proposal:	Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107)
Application Number:	F/2000/3021

In response to your consultation dated 21 December 2000 for the above application, the landscape comments are as follows:

The existing barn and stables screen the position of the tack room in part from Dell Road, and landform with associated vegetation in views from the south. The barn, stables and wood store when viewed from Dell Road looks agricultural, whereas the design of the proposed tack room has a number of residential characteristics including large windows on the western elevation. It is for these reasons that I do not consider the proposal to be an appropriate design for a building relating to horsiculture in the wider landscape and especially as the site is located within the ASLI.

Catherine Brimble

Catherine Brimble
Landscape Architect

Diana Gillespie
Hayling
Dell Road.
Finchampstead
Berks
RG40 3TB.

PLANNING SERVICES	TPT
POL	TLS
DC	Enf
APP	
CS DBS	MD
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

22/1/01.

Dear Sir,

re: Application Number: F/2000/3021
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room & changing facility.

I am afraid that I have to object to the above application. My reasons are as follows,

This building looks much more like a bungalow than a tack room and feed store. It also has a shower and changing facilities which do seem a bit over the top for one horse that spends most of its time out in the fields. The original application stated that not more than two horses belonging to the owner were to be kept. These facilities are more in keeping with a riding school, which this is not.

There are already quite adequate stables and the new tack room is quite removed from them, not the ideal situation.

I think a site visit is very necessary in this case as every other application in this area is closely scrutinised by the planning authorities

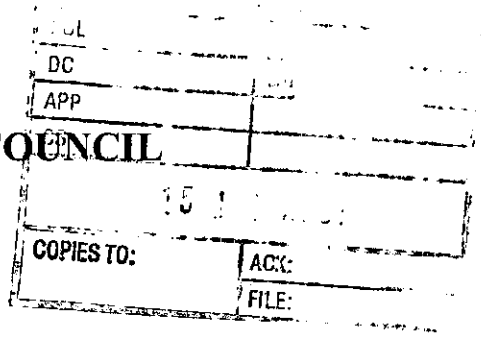
I think this application should be refused before this plot becomes three and then it will be too late.

Yours faithfully

Diana Gillespie

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Leanne Parlour
Technical Officer (Housing & Protection)
To: Elaine Connor
Planning

My Ref: LMP/200020003908

Your Ref: F/2000/3021

Date: 12 January, 2001

RE: ERECTION OF TACK ROOM AND CHANGING FACILITY

AT: SPRING CROFT DELL ROAD FINCHAMPSTEAD

I have considered the above and have no objections to the application.

Leanne Parlour
Technical Officer

APPLICATION WORK/REPORT SHEET

Application No. 41107

Date received: 14.05.93

App-Type: F
TWO STOREY EXTENSIONS TO DWELLING HOUSE SINGLE STOREY REAR EXTENSION TO PROVIDE CONSERVATORY ERECTION OF DETACHED GARAGE TO REPLACE EXISTING CHANGE OF USE OF AGRICULTURAL BUILDINGS AND LAND TO LAND FOR KEEPING HORSES FOR RECREATIONAL PURPOSES.
SPRING CROFT [illegible] LANE FINCHAMPSTEAD

DELEGATED

MR J TRAINOR
6 GAINSBOROUGH
FORTH LAKE
BRACKNELL
RG12 [illegible]

Designation: PX

Local Plan:
Loddon Area Local Plan

T.P.O.	Conservation Area/Listed Building	Departure/Agri ultural
	None / None	None

Min.Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
X	X

Advertisements:None

EXPIRY DATE FOR COMMENTS ON SITE NOTICE 08.06.93

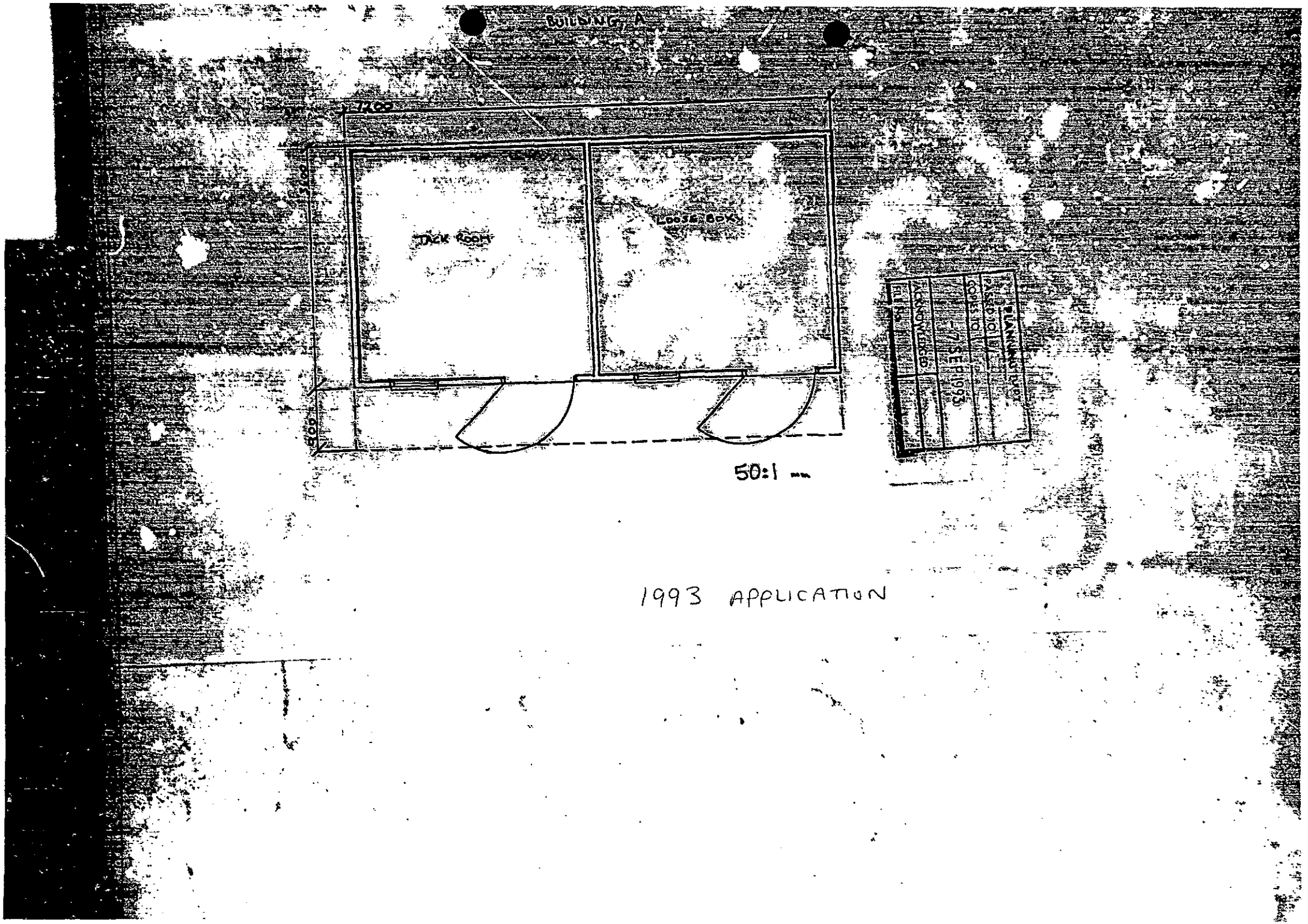
OFFICER'S COMMENTS:-

OBSERVATIONS RECEIVED:-

RECOMMENDATION:-

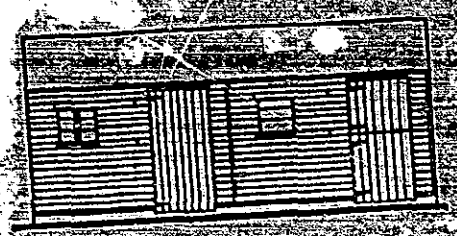
CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

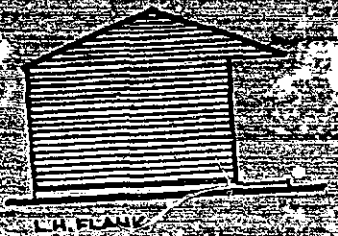
25×10

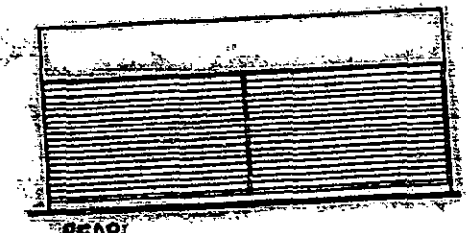


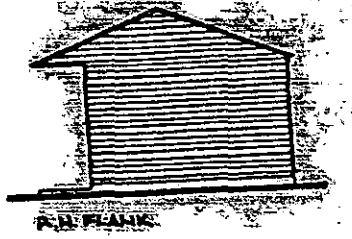
1993 APPLICATION

BUILDING A



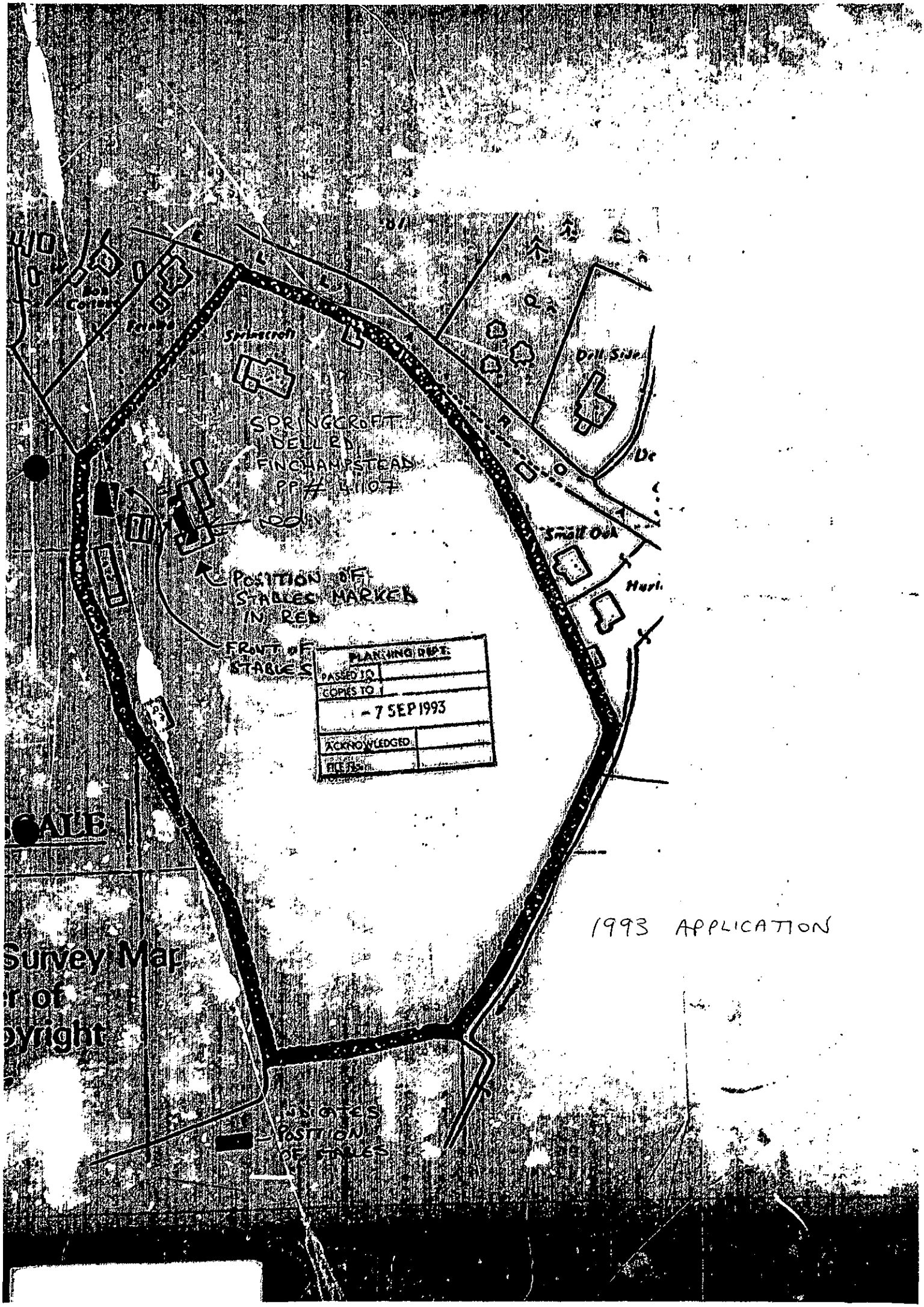






1993 APPLICATION

Scale 1:100


SPRINGCROFT
DELL RD
FINCHAMPSTEAD
PP# 4107
POSITION OF STABLES MARKED IN RED
FRONT OF STABLES
PLANNING DEPT.
PASSED TO
COPIES TO
- 7 SEP 1993
ACKNOWLEDGED
FILE No.
JUNCTION POSITION OF STABLES
1993 APPLICATION

FROM: Elaine Connor

DATE: 21 December 2000

RECEIVED
PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
05 JAN 2001
COPIES TO: | ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3021

Proposal: Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107)..

Site Address: Spring Croft, Dell Road, Finchampstead, Wokingham.

Applicant: Mr J Trainor C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 14/01/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC	Map No. 115 Site 269
Officer: EC / Application No. F 2000/3021	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description: REPLACEMENT

(F.) PROPOSED ERECTION OF TACK ROOM AND CHANGING FACILITY (AMENDMENT TO DESIGN AS APPROVED ON CONSENT 41107)

Location: SPRINGCROFT, DELL ROAD

Parish: FINCHAMPSTEAD Ward: Finch South

21-12-2000 D

Applicant: MR J TRAINOR

Fee Received 95-00 (13) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	8 & 9 & 24 - floorspace		
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 : 21.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Importance .....
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 .....

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:

S/N + see map.

11 DEC 2000 3021

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

The Director of the Environment
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref: CED/BK/569
5th December 2000

Dear Sir

RE; SPRINGCROFT, DELL ROAD, FINCHAMPSTEAD

Please find enclosed an application for the re-building of tack room and changing facilities at the above property.

I enclose a cheque for the sum of £95.00 in accordance with the Schedule of Prescribed Fees relating up to 40m2 of additional floor area.

The application is submitted in the light of Planning Permission No. 41107 dated the 8th September 1993 which included the proposed re-building of Building A to provide a tack room.

The proposals now before you relate to external appearance and design only of Building A, as the re-building and use were established on the above Planning Consent which is extant by virtue of all other elements of the approval having been completed.

I would be pleased if you could assess the application under your delegated powers or place it before the next available meeting of the Planning Committee for consideration.

If you have any concerns or require any clarification with regards to these proposals, I would very much appreciate the opportunity of discussing them with you in due course.

Yours faithfully

Colin Dawson
Encs;

1789/a

SECTION 66 CERTIFICATE

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

11 Dec 1998 3021

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

Agricultural Holdings Certificate

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

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.

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 J. TRAYNOR . . . . .

Date . . . . . 8/12/2000 . . . . . .

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

Springcroft
ADDRESS DELL ROAD PARISH FINCHAMPSTEAD

PLOT No. Barrack Lane ORD. SHEET No. SU. 8063 (115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
70/50	Mr C G Hull	2 nissen huts & greenhouse	14 3 50	APP APP
325/50	"	glasshouse	12 9 50	APP N/A
271/52	"	outbuildings as storage &	10 6 52	APP N/A
	"	packing shed		
904/53	"	conv. of outbuilding to form	12 1 54	APP N/A
		add room		
39026 W/DR.				
~~41107~~				
RP93/1644A	MR. J TRAINOR	HT./ALTS/GARAGE	28.9.93	APP
41107	"	2/ST. HT./S/ST. HT/	8.9.93	CLA
		REPL. GARAGE / DEM		
		OF AGR. BLDGS 'D'/C/O/USE		
		AGR. BLDGS & LAND FOR		
		KEEPING OF HORSES/REBUILD		
		'A' & 'C' AS TACKROOM &		
		STABLES.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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, RG40 1WR

FOR OFFICE USE ONLY

11 Dec. 2000 3321

1.	**APPLICANT'S NAME**	Mr J Trainor
	ADDRESS	Springcroft, Dell Road, Finchampstead, Berks RG40. 3TB
	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**	Springcroft, Dell Road, Finchampstead, Berks RG40 3TB
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Design and external appearance for re-building of tack room (Amendment to Planning Approval 41107)
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.45 hectares
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**	D569-01A Planning proposals

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.

Land for keeping of horses for recreational purposes

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.

Red plain clay tiles to roof
Dark stained timber boardings to walls with red brick plinth. Dark stained windows and doors.

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.

As existing - mature hedging and post rail fences

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Adjacent water ditch

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

None
No change

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

NO

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	N/A / *	/ *	/ *
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.

£95.00

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 J Trainor **DATE** 8/12/00

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

1769c

PLANNING APPLICATION

PART2

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	N/A			
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 — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING? — N/A

	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.

Tack room and dry food storage for adjacent private stables

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

Mr J Trainor owner in residence

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
NONE			

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.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

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.'

Received by Wokingham District Council

Application No: F/2000/3021

Proposal:
Proposed erection of replacement tack room and changing facility (Amendment to design as approved on consent 41107).

Location:
Spring Croft, Dell Road, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 14/01/2001. 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 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

21 December 2000

Applicationo	Name & Address
F/2000/3021	D Gillespie Hayling Dell Road Finchampstead RG40 3TB

App refused letter
Sent 14.02.01

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3021
CASE OFFICER: Elaine Connor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.

20 December 2000 Scale: 1 : 2500

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