APPLICATION NO:
F/2000/2974

LOCATION:
The Bungalow, Hogwood Farm Sheerlands Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Marino C/O Martin And Pole Nicholas

PROPOSAL:
Proposed erection of replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 29/01/2001

CASE OFFICER: **Elaine Connor**

Martin Duncan

DAILEY
Marbleboard

EASIFILE EP7

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS
Notification of Refusal of Permission

Mr & Mrs Marino
C/O Martin And Pole Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

Application Number: F/2000/2974

Parish: **FINCHAMPSTEAD**

Location: ***The Bungalow, Hogwood Farm, Sheerlands Road,* Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling and demolition of existing dwelling.**

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 scale, height and bulk, would represent an unacceptable change in the scale of development on the site to the detriment of the open character and amenity of the countryside. As such , the proposal is contrary to policy C2 of the Berkshire Structure Plan, Policies STV2 and SC18 of the South East Area Local Plan and policies WCC1 and WCC4 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 Policy C2
South East Area Local Plan Policies STV2 and SC18
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC4

John Mitchell

John Mitchell
Development Control Manager
Date: 26/01/2001

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.

4820

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 2 April 2001
My ref. JRM/SB
Your ref. JW/30576

Julie Williams BSc (Hons) MRTPI
Martin & Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Williams

THE LITTLE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD

Thank you for your letter of 27 March regarding the above which is receiving attention.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

REPLY BY
11 APR 2001

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

27 March 2001
JW/30576

Mr John Mitchell
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

COPIES TO: AC 2/4/01 FILE
41820
MT

Mike T — can you give these people a view please?
Jim John

Dear Mr Mitchell

The Little Bungalow, Hogwood Farm, Sheerlands Road.

Since our last meeting we have been working on preparing plans showing the existing bungalow and it's internal arrangements to help in calculating how much additional floorspace might be allowed. You had agreed at the meeting that we could assume a pitched roof on the bungalow to calculate the existing volume. You also mentioned the possibility of increasing the "rule of thumb" allowance here from 50% to 70% or 75 %. The results are given in the table below and the enclosed plan shows footprints for the bungalow and the garage.

	Existing m^2	Existing m^3	m^2 x 50%	m^3 x 50%	M^2 x 75%	m^3 x 75%
Bungalow	98	441	147	661	172	772
Garage	42	126	63	189	74	221
Total	140	567	210	850	246	993

Based on this information I also enclose a plan of our original proposal amended to broadly comply with volume and footprint thresholds. The footprint proposed is 236 m^2 and the volume will be approximately 690 m3. You can see that the roof area is much reduced and the detailing that gave the impression of bulk is deleted.

Our preference is to retain the existing garage, which is quite attractive and rustic appearing and seems the sensible thing to do. However, if this additional floorspace would render the principle of this revised dwelling unacceptable we would agree to demolish the garage and to just have external car parking.

I hope to be able to meet with you soon to discuss this or if you are in a position to respond by letter (positively!), that will be acceptable. We established at our meeting that there had been no objections to the proposal so the balance rests on whether the proposal complies with the relevant policies and guidelines. I look forward to hearing from you.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI, Planning Department

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

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Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Michael.Thorp@wokingham.gov.uk
Date May 16, 2001
My ref. MLT/Finchampstead Pre-App
Your ref. JW/30576

Julia Williams
Martin & Pole Nicholas
7 Broad Street
Wokingham
RG40 1AY

Environmental Services Department
Planning Services
P.O. Box 157
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http://www.wokingham.gov.uk

Dear Ms Williams

LITTLE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD

I am writing to confirm the advice I gave at our meeting on 18 April 2001, concerning the proposals as set out in your letter of 27 March 2001.

The above property is located outside any settlement boundary, in the countryside. Therefore, whilst no objection is seen to the principle of a replacement dwelling, it should not be significantly more intrusive into the countryside than the existing dwelling.

The two-storey house shown on the drawings accompanying your letter is greatly more intrusive than the existing very shallow pitched-roof bungalow. Therefore it would not be viewed favourably by officers.

As a guide, I would recommend that you restrict any new dwelling to an increase of 50% on the existing bungalow floorspace only (i.e. excluding the garage). This would give a new floorspace of 147 square metres. No objection in principle would be raised to a single storey dwelling of this size with normal-angled pitched roof.

If your client requires a 2-storey dwelling, I would advise you that it is unlikely to be acceptable unless you can demonstrate that it would have a ridge height no greater than a single storey dwelling of 147 square metres floorspace with normal angled pitched roof. In any event it would need to be a chalet-style with the upper floor set into the roof.

I should be pleased to give advice on any alternative scheme you may wish to send. However, I would recommend that you include drawings of the recommended single storey dwelling described above, for comparative purposes.

I hope you find this information helpful. However, it is given without prejudice to the Council's determination of any planning application which may be submitted. If you wish to discuss any matter further, please telephone me on the above number.

Yours sincerely,

MICHAEL THORP
Principal Development Control Officer

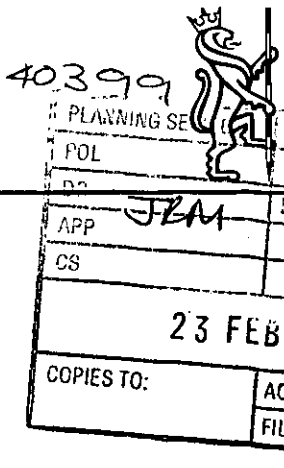
File

40399

PLANNING SE | HPT
POL | TLS
DP | ENF.
APP JRM | 21 Feb 2001
CS | JW/lea/30576

23 FEB 2001

COPIES TO: | ACK: | FILE:



Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

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G J R Lewis
(Chattels Auctioneer)

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P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Ms Anna Cronin
Head of Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Cronin

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

I am copying to you a recent letter sent to officers in the Planning section. I hope the contents are self explanatory. I am still awaiting a full reply.

My client, your customer, is very angry at the way this application has been dealt with and has asked that I bring the recent event to your attention. I have also copied this letter to Jane Earl, as I feel that if the change in procedure has arisen from pressure outside the department then the repercussions of this need to be understood.

I have telephoned Mr Mitchell on 20 February at lunch time seeking a meeting to see if anything positive can be salvaged from this. I have not yet had a response to that request.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

enclosure

cc Jane Earl

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

15 February 2001
JW/lea/30576

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

I am writing to express my grave concern at the way this planning application has been handled. I thought that we were still in discussion with you about the appropriateness of this proposal as you had kindly faxed to me on 13 February a summary of your appraisal of the proposal and indicating that a decision would be taken within the next week or so.

I immediately responded seeking clarification on your appraisal and asking for a little time to enable me to discuss with my client his option of withdrawing the application rather than to get a refuse decision. This was delivered to your office on the evening of 13 February and I telephoned the next day to ensure that it had got to you.

I was actually in the course of discussing the matter with my client this morning when I received the decision notice. You can imagine my dismay and frustration that despite my request following your fax a decision had, presumably, already been made. Your fax received today confirms that the decision was taken on 12 February, the day before your advice that a decision would be taken within the next week. To add insult the date on the decision notice states January 26th! So to get just one application determined "in 8 weeks" we have been mislead and poorly dealt with.

I have copied this letter to John Mitchell but not to complain about your involvement in this (we both know that you received the application too late to give you a chance to negotiate or determine the application in time). I feel that the manager should be made aware of how poorly customers are being dealt with as a result of this change in emphasis from customer care to compliance with deadlines. Particularly as in this case when that could only be achieved by backdating the decision by 17 days. I am sure that the normal method for calculating this data does not allow for such cheating on the dates. Furthermore, if our client wishes to go to appeal the 6 month period for this started almost 3 weeks before receipt of the decision. This is wrong and unfair.

Continued/...

Our client has asked me to take the complaint up with the Chief Executive which I will be doing once I have had the chance to gather more facts on the background to this decision and the process behind it.

I will be speaking to you or contacting you again on this matter I feel. At very least I feel that I am owed a meeting to go through where you feel our proposal could be amended to comply with your interpretation of the relevant policies.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

CC John Mitchell – DC manager

Rec'd 5/4

PL/ ...ES | HPT
P | TLS
ENF
55046
08 APR 2002
ACK:
FILE.

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

Our Ref: JW/MMD/30576

5th April 2002

Trevor L Watson
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Natalie

REPLY BY
22 APR 2002

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Dear Mr Watson,

Re: Planning Application 0/2001/4862 – Little Bungalow, Sheerlands Road.

Following our telephone conversation today I have sought instruction from my client who confirms that he wishes the new siting to be formally considered as it meets with your approval in principle. He understood that there would be a further delay for the statutory consultation period but with the reassurances that you gave to me regarding getting that process started immediately he was prepared for this. His initial reaction was to keep it as originally submitted and then to seek an amendment but my advice was that this might actually mean more delay overall.

I therefore include 6 copies of the new site plan, which with the amended floor plans etc constitute our revised planning application for this site.

It is such a pity after our positive meeting that you have found yourself having to apologise for your department again. My client was as cross as you sounded about the lack of progress and is looking for an apology. Could you reply to this note to confirm a time scale for determining this application with the appropriate words so that I can pass it on to my client?

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

Encl.

Chartered Surveyors

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham	Crowthorne	Auction House	Earley	Reading
(0118) 978 0777	(01344) 780111	(0118) 979 0460	(0118) 926 4422	(0118) 959 1231
w@martinpole.co.uk	c@martinpole.co.uk	a@martinpole.co.uk	e@martinpole.co.uk	r@martinpole.co.uk

www.martinpole.co.uk

RICS

File F/2000/2974

STAGE 1 CUSTOMER COMPLAINT

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES (ENVIRONMENTAL SERVICES)

Respond Ref : CMPL 00253

COMPLAINT AGAINST: *(please circle)*
Countryside / DC Admin / DC Applns / DC Enforce / Lscape & Heritage / Planning Client / Policy & Info / Transportation

Date received : 16/2/01

Reply by : 2/3/01

Type of Complaint : ***(please circle)***
A. Impact of service on resident
B. Inadequate communication
C. Inadequate service
D. Policy
E. Response outside target
F. Service delay
G. Service not provided
H. Service withdrawn
I. Staff Conduct

Case Officer : Martin Durkan **Passed for Action to :** John Mitchell

Acknowledgement Date : 16/2/01 ***(Initials)*** SB

Full Reply sent *(Date)* : 27/2/01 ***(Signature)*** .....

Stage 1 Our Action : ***(please circle)***
A. Change in procedures
B. Change of policy
C. Disciplinary action
D. Explanation/apology
E. Formal training
F. No action necessary
G. Notify Members
H. Referral to Contractor
I. Referral to other Agency
J. Staff instruction

JRM - Tel. call to arrange mtg for 1/3/01. Follow up letter of 27/2/01. Coming back to us with more info. & continue negotiations

Stage 1 Justification : ***(please circle)***
- Justified
- Not Justified
- Outside Jurisdiction
- Partly Justified
- Policy

Customer Satisfied : **YES - Resolved At Stage 1**
(please circle) **NO - Passed To Stage 2**

PLEASE RETURN THIS SHEET TO SANDRA BAYDEN WITH A COPY OF STAGE 1 REPLY

400/10

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 March 2001
My ref. JRM/SB/F/2000/2974
Your ref.

Ms Julie Williams BSc(Hons) DipTP MRTPI
Martin & Pole, Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Williams

**THE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD
PLANNING APPLICATION FOR A REPLACEMENT HOUSE
F/2000/2974**

I refer to our meeting of 1 March 2001 regarding the above site.

There are a number of points arising from our meeting which I think it would be helpful to clarify.

Firstly, I accept that in principle a re-building on this site may be acceptable and there may well be justification to allow a new dwelling slightly larger than the Council's normal rule of thumb of 50% increase.

However, it is not possible to make that assessment without a proper dimension sketch of the existing bungalow and you agreed to forward these details to me as soon as possible. On the basis of those figures you agreed to work up in sketch form a scheme which would comply with the Council's policy and that we would agree that scheme so far as possible prior to the submission of a further planning application.

I also explained to you circumstances leading to the discrepancy in the date of the decision notice and the date you received it, and I repeated my offer of re-issuing the decision notice if you saw fit.

There are however one or two points I would like to take up with you which I did not feel comfortable raising in front of your clients. It is the practice of the Development Control Section to encourage pre-application discussions and to give advice accordingly. When a planning application subsequent to that advice comes in which does not appear to take that advice into account, and is contrary to our policy, then we would normally refuse it without recourse to negotiation. Our practice on negotiation is to try and achieve a workable solution where possible within the statutory time available - where however a proposal so exceeds the Council's policy that negotiation would appear to be fruitless then irrespective

Ms Julie Williams BSc(Hons) DipTP MRTPI
Martin & Pole, Nicholas

9 March 2001

of any pre-application discussions it is likely that the application would be refused. In my opinion the application submitted by Mr and Mrs Marino considerably exceeded the Council's policy and as I tried to make clear at our meeting I could not see a way of bringing down the size of the proposed dwelling to one which could be considered acceptable in relation to the size of the existing property. In the circumstances it was entirely reasonable to refuse the planning application without further recourse to yourselves.

I hope this helps to clarify matters and I look forward to receiving your sketch proposals in the near future.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date February 27, 2001
My ref. JM/TAB/F/2000/2974
Your ref.

4010

Ms Julie Williams BSc(Hons) DipTP MRTPI
Martin & Pole, Nicholas
7 Broad Street
WOKINGHAM
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RG40 1AY

Environmental Services Department
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Dear Ms Williams

THE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD PLANNING APPLICATION F/2000/2974

Thank you for your letter of the 15th February regarding the determination of the above planning application.

There has clearly been some confusion in my office and I am looking into this matter. If you feel it helpful I can issue a redated decision notice.

In the meantime I look forward to meeting you at our meeting scheduled for the 1st March.

Yours sincerely

JOHN MITCHELL
Development Control Manager

For the attention of John Mitchell

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

15 February 2001
JW/lea/30576

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS. IRRV
P C Neale FRICS
L J Ruse FRICS

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Recd 16/2/2001 40010

REPLY BY
2 MAR 2001

Dear Mr Durkan

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

I am writing to express my grave concern at the way this planning application has been handled. I thought that we were still in discussion with you about the appropriateness of this proposal as you had kindly faxed to me on 13 February a summary of your appraisal of the proposal and indicating that a decision would be taken within the next week or so.

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Continued/...

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I will be speaking to you or contacting you again on this matter I feel. At very least I feel that I am owed a meeting to go through where you feel our proposal could be amended to comply with your interpretation of the relevant policies.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

CC John Mitchell – DC manager

40010

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 16 February 2001
My ref. SB/F/2000/2974
Your ref.

Ms Julie Williams BSc(Hons) DipTP MRTPI
Martin & Pole, Nicholas
7 Broad Street
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RG40 1AY

Environmental Services Department
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Dear Ms Williams

PLANNING APPLICATION F/2000/2974
THE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD

Thank you for your letter dated 15 February 2001 regarding the above addressed to Martin Durkan and copied to John Mitchell.

This matter is being looked into by Mr Mitchell and a full response will follow shortly.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

44006

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 26 June 2001
My ref. JRM/SB/Finchampstead PreApp (F/2000/2974)
Your ref. JW30576

Julie Williams BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas
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Environmental Services Department
Planning Services
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http://www.wokingham.gov.uk

Dear Ms Williams

REPLACEMENT DWELLING - THE BUNGALOW, HOGWOOD FARM, SHEERLANDS ROAD

Thank you for your letter of 1 June 2001.

Having looked at this matter it would appear to me that it is probably worth submitting a planning application on the basis of the information you have supplied. The Council operates a rule of thumb which would allow for a 50% increase in the size of the original dwelling but there may be a justification for a building which exceeds this rule of thumb if the original dwelling is extremely small and could not be reasonably extended to provide for a suitable standard of living to modern day requirements. If such circumstances could be demonstrated I would consider that a 75% increase in original floorspace may well be appropriate.

I hope you find this information sufficient for your requirements at present. In making any planning application you will need to support your proposal with a comprehensive statement explaining why an exception to the Council's rural policies is acceptable in this case.

I am sure you will appreciate that the views in this letter are those of an officer and cannot be held binding upon the Council.

Yours sincerely

JOHN MITCHELL
Development Control Manager

REPLY BY
15 JUN 2001

Martin & Pole
inc. Watts & Son
Est. 1846

CLASS
POL
DC JRH
APP
CS
COPIES TO
44006

Our Ref: *JW30576*
1st June 2001

J Mitchell,
Head of Development Control
Environmental Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Dear Mr Mitchell.

Re: Replacement dwelling – The Bungalow, Hogwood Farm, Sheerlands Road

Following our conversation today and your agreement to our having a meeting on 21 June at 10am I thought that it would be useful to write to seek your preliminary response to our revised scheme.

Unfortunately Mike Holmes has taken a more literal and restrictive interpretation of policy and guidelines than you expressed at our meeting in March. You confirmed in a letter following that meeting that "there may well be justification to allow a new dwelling slightly larger than the Council's normal rule of thumb of 50% increase". At the meeting we had actually mentioned nearer to 75% as being an acceptable level of increase particularly if we could show the existing accommodation to be unreasonably small. You also accepted that we could assume a pitched roof on the bungalow when looking at height differences.

As you will appreciate it is simply not viable for my clients to pay for the demolition of the existing house to provide a replacement house with the equivalent of just one extra room. Indeed 50% of the existing bungalow floor space would be less than they could extend by under permitted development. The structure of the existing bungalow makes it unsuitable to be extended as it is pre-fabricated concrete construction.

The existing flat roof bungalow measures about 100m2 and a flat roof garage and store within 5 metres of the bungalow measures about 50m2. Mike Holmes has advised that we exclude the garage from our calculations of the existing floor space but surely as it would normally fall within the definition of an extension to the bungalow the garage area should be included?

I enclose a preliminary drawing of what we are thinking of now for the site. It takes on board Mike Holme's preference for a chalet style design and we estimate the total floor area to be 200m2. Our original proposal was for 272m2. The scheme now includes integral garage space so the existing outbuildings will go.

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It would really be helpful if you could confirm by letter, in advance of our meeting, whether a planning application based on the revised floor area and design indicated on the enclosed plan would overcome the principle objections to the first proposal. This would enable the scheme to be fleshed out with siting and layouts so that our meeting could be more productive. Alternatively, it would enable us to adapt our scheme to closer reflect your views. As I will be on leave over some of the intervening time could I ask you to also send a copy of your reply directly to Mr & Mrs Marino, their address is given below.

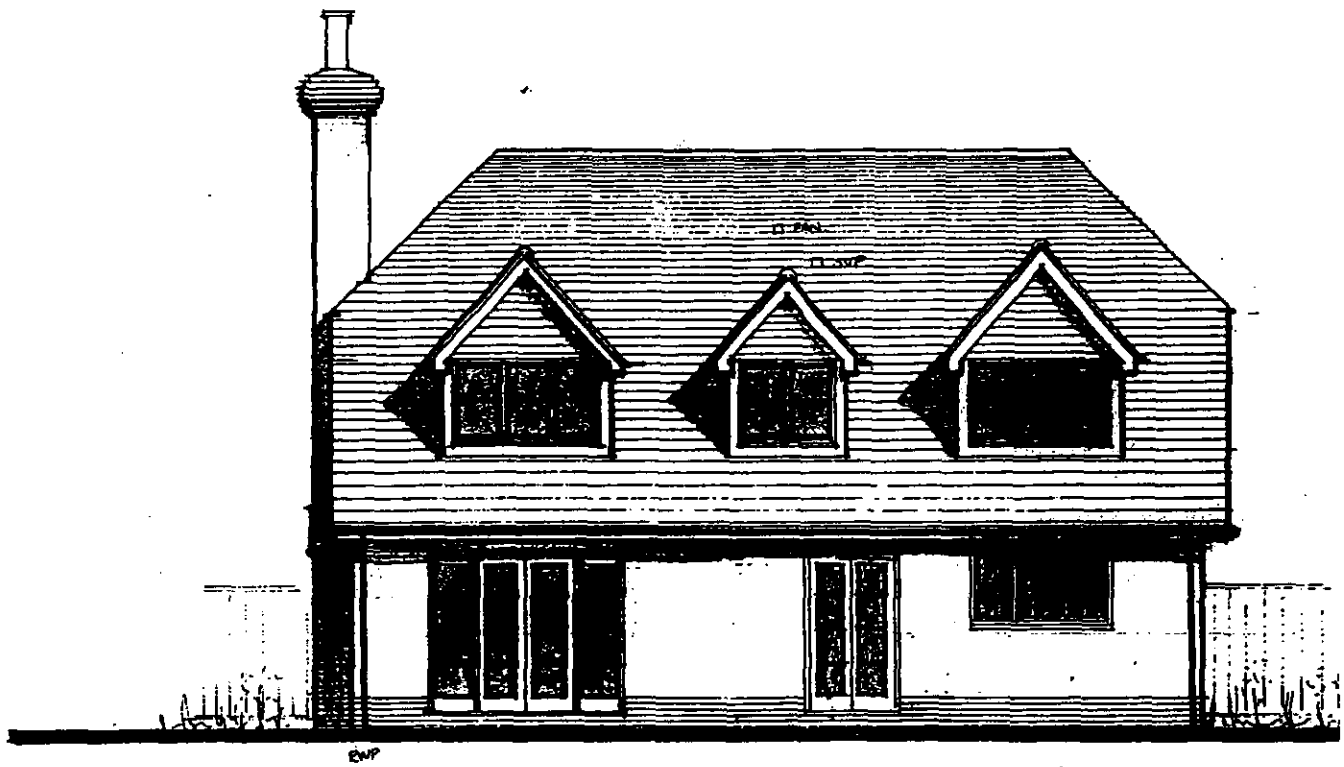
I look forward to receiving your reply soon.

Yours sincerely,

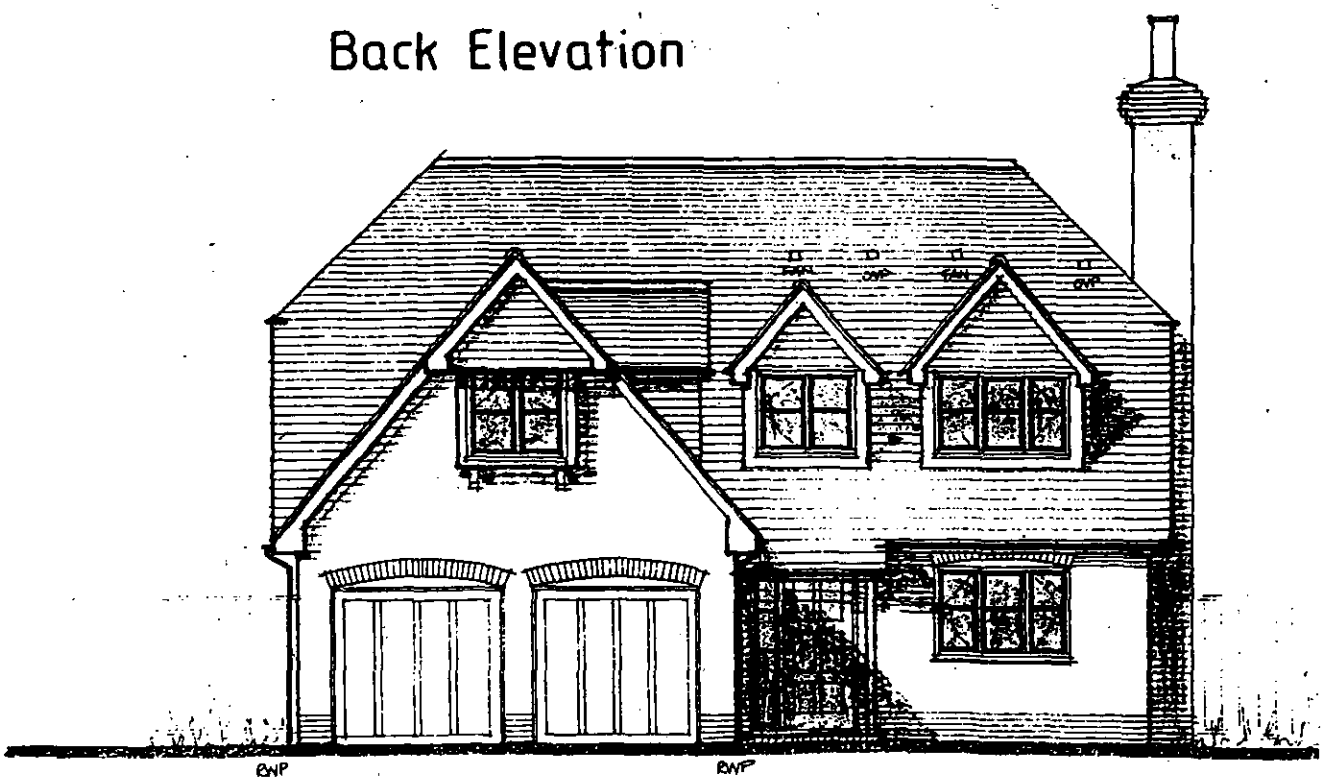
Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

enc

cc. Mr + Mrs Marino
The Bungalow
Hogwood Farm
Sheerlands Road
Finchampstead
RG40 4QY



Back Elevation



01189771991

2974

44006

REPLY BY

15 JUN 2001

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

FACSIMILE TRANSMISSION

F/2000/2974

To: John Mitchell **Fax No:**

From: JShe

Date: 1/6/01

Number of Pages (including this page): 3

Please telephone 0118 978 0777 or 0118 979 0010 if any error occurs.

MESSAGE:

Would appreciate a reply before our meeting so that we know where we stand.

J.

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

IMPORTANT NOTICE

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Reading Office (0118) 959 1231
Farley Office (0118) 926 4422
Crowthorne Office (01344) 780111
The Auction House (0118) 979 0460

01189771991

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

Our Ref: *JW30576*
1st June 2001

J Mitchell,
Head of Development Control
Environmental Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Mr Mitchell,

Re: Replacement dwelling – The Bungalow, Hogwood Farm, Sheerlands Road

Following our conversation today and your agreement to our having a meeting on 21 June at 10am I thought that it would be useful to write to seek your preliminary response to our revised scheme.

Unfortunately Mike Holmes has taken a more literal and restrictive interpretation of policy and guidelines than you expressed at our meeting in March. You confirmed in a letter following that meeting that "there may well be justification to allow a new dwelling slightly larger than the Council's normal rule of thumb of 50% increase". At the meeting we had actually mentioned nearer to 75% as being an acceptable level of increase particularly if we could show the existing accommodation to be unreasonably small. You also accepted that we could assume a pitched roof on the bungalow when looking at height differences.

As you will appreciate it is simply not viable for my clients to pay for the demolition of the existing house to provide a replacement house with the equivalent of just one extra room. Indeed 50% of the existing bungalow floor space would be less than they could extend by under permitted development. The structure of the existing bungalow makes it unsuitable to be extended as it is pre-fabricated concrete construction.

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D D Chopping FRICS

R N Price FRICS FRICS

Associates
R C Griffiths AMICS
(Management Surveyor)

C J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dutborough FRICS, FRAV
P C Neale FRICS
E J Rose FRICS

Chartered Surveyors

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Fax: (0118) 958 5061	*Fax: (0118) 926 3364*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

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I look forward to receiving your reply soon.

Yours sincerely,

Julie Williams, BSc (Hons) Dip TP MRTPI
Martin & Pole, Nicholas

enc

cc. Mr + Mrs Marino
The Bungalow
Hogwood Farm
Sheerlands Road
Finchampstead
RG40 4QY

Back Elevation

Front Elevation

MARTIN DURKAN

WORK SHEET FOR : ~~Elaine Connor~~

Application Number : F/2000/2974

Applicant : Mr & Mrs Marino C/O Martin And Pole Nicholas.

Location : The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	SITE VISIT CARRIED OUT AFTER EXPIRY DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 19/01/01

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. 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 :

SEE ATTACHED REPORT

Planning Issues :

Application Number: F/2000/2974

Appraisal :

SEE ATTACHED REPORT

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

Application Number F/2000/2974
Conditions/Reasons for Refusal SEE ATTACHED REPORT

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

Application No.: F/2000/2974

Location: The Little Bungalow, Hogwood Farm, Sheerlands Road

Consultation Responses
Finchampstead Parish - No objections

Highways - Recommend approval subject to condition 122 (provision of parking and turning space before occupation)

Environmental Health - No objections

Planning Issues
Site Designation:
South East Area Local Plan - within a designated rural area STV2, SC18
Wokingham District Local Plan Draft Deposit - within designated countryside WCC1, WCC4

Issues:
Impact on the rural environment.

Appraisal
The existing dwelling is a single-storey bungalow constructed in pre-fabricated concrete with a shallow pitched roof. It has a conservatory extension that is used as a habitable room and is located on the north side of the building. A detached garage lies to the north-east of the dwelling. The building is of unprepossessing design and materials.

The proposal is to demolish the bungalow and erect a replacement two-storey house in a new location to the south of the existing building. The existing garage would be retained.

The agent has stated that the dwelling has no agricultural ties to the adjacent Hogwood Farm but would be occupied by the managers of the farm and the nearby Hogwood Farm Industrial Estate.

The proposed house would greatly exceed the size of the existing bungalow in terms of:
footprint (increased from approx.100 square metres to approx.140 square metres);
floor area (increased from approx.100 square metres to approx.272 square metres; and
height (increased from approx.4 metres to approx. 8.8 metres).

Policy SC18 of the South East Area Local Plan states that replacement dwellings in rural areas may be permitted provided that the size of the new development would not significantly exceed that of the existing property both in height and floor area. The proposal clearly conflicts with this policy and it is considered that this increase in the scale of the development on the site would be detrimental to the open character and amenity of the countryside.

Recommendation: Refusal

Application Number F/2000/2974
Conditions/Reasons for Refusal

No.	Non Std Conditions/Reasons for Refusal
1	The proposed development, by reason of its scale, height and bulk, would represent an unacceptable change in the scale of development on the site to the detriment of the open character and amenity of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan, Policies STV2 and SC18 of the South East Area Local Plan and Policies WCC1 and WCC4 of the Wokingham District Local Plan Deposit Draft (as amended).

N16 B.S.P. - C2
S.E.A.L.P. - STV2 and SC18
W.D.L.P.D.D. - WCC1 and WCC4

26/1/07

RECORD OF SITE VISIT

MARTIN DURKAN

SITE ADDRESS: The Bungalow, Hogwood Farm Sheerlands Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2974

OFFICER: ~~Elaine Connor~~

DATE OF SITE VISIT: 19/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
RURAL, FARM AND INDUSTRIAL ESTATE NEARBY, DWELLING TO THE NORTH (THE LODGE)

3. DESCRIPTION OF SITE/BUILDING
PRE-FABRICATED CONCRETE BUNGALOW SET WITH LARGE PLOT. CONSERVATORY EXTENSION. DETACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO ADJOINING RESIDENTIAL PROPERTIES. SITE IS BOUNDED BY OPEN COUNTRYSIDE ON ALL SIDES.

5. SITE CONSTRAINTS

TREES TREES ALONG BOUNDARY

ACCESS/PARKING UNMADE ROAD OFF SHEERLANDS ROAD PARKING IN DETACHED GARAGE

LEVELS

BOUNDARY TREATMENT BOUNDARY PLANTING

OTHERS

Tel: (0118) 974 6451

Date:

My ref: F/2000/2974

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/2974
The Bungalow, Hogwood Farm, Sheerlands Road,
Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

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 12TH FEB, 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2974**
The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

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.

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

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15 February 2001
JW/lea/30576

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

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R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Dear Mr Durkan

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

I am writing to express my grave concern at the way this planning application has been handled. I thought that we were still in discussion with you about the appropriateness of this proposal as you had kindly faxed to me on 13 February a summary of your appraisal of the proposal and indicating that a decision would be taken within the next week or so.

I immediately responded seeking clarification on your appraisal and asking for a little time to enable me to discuss with my client his option of withdrawing the application rather than to get a refuse decision. This was delivered to your office on the evening of 13 February and I telephoned the next day to ensure that it had got to you.

I was actually in the course of discussing the matter with my client this morning when I received the decision notice. You can imagine my dismay and frustration that despite my request following your fax a decision had, presumably, already been made. Your fax received today confirms that the decision was taken on 12 February, the day before your advice that a decision would be taken within the next week. To add insult the date on the decision notice states January 26th! So to get just one application determined "in 8 weeks" we have been mislead and poorly dealt with.

I have copied this letter to John Mitchell but not to complain about your involvement in this (we both know that you received the application too late to give you a chance to negotiate or determine the application in time). I feel that the manager should be made aware of how poorly customers are being dealt with as a result of this change in emphasis from customer care to compliance with deadlines. Particularly as in this case when that could only be achieved by backdating the decision by 17 days. I am sure that the normal method for calculating this data does not allow for such cheating on the dates. Furthermore, if our client wishes to go to appeal the 6 month period for this started almost 3 weeks before receipt of the decision. This is wrong and unfair.

Continued/...

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Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Our client has asked me to take the complaint up with the Chief Executive which I will be doing once I have had the chance to gather more facts on the background to this decision and the process behind it.

I will be speaking to you or contacting you again on this matter I feel. At very least I feel that I am owed a meeting to go through where you feel our proposal could be amended to comply with your interpretation of the relevant policies.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
For Martin & Pole, Nicholas
Planning Department

CC John Mitchell – DC manager

FAX COVER SHEET

TO: JULIE WILLIAMS

FROM: MARTIN DURKAN

DESTINATION FAX No: 977-1991

DATE: 15/02/01

TIME: 10.35 AM

SUBJECT: THE LITTLE BUNGALOW

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

To JULIE WILLIAMS

Re. The Little Bungalow, Sheerlands Road
F/2000/2974

This was assessed in the light of Policy SC18 of the South East Area Local Plan, amongst others. This states that replacement dwellings should not significantly exceed the height or floor area of the existing dwelling. In this case, the height would be more than doubled and the floor area would be increased by approx. 170%. There are not considered to be any significant exceptional circumstances to justify departure from policy in this case.

You may have already received a decision notice. This is issued once the period for allowing local ward councillors to request that the application be considered by committee has expired. This was on 12TH February, which was unfortunately two days before your letter was received.

I hope this information is of some help.

martin Durkan. Planning and Transportation

* * * COMMUNICATION RESULT REPORT (15.FEB.2001 11:40) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
309	MEMORY TX		99771991	OK	P. 2/2

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E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

13 February 2001 39913

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P C Neale FRICS
L J Ruse FRICS

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

Thank you for your faxed message today. I am sorry to hear about the conclusion you are reaching. Could you confirm how much additional floorspace you have calculated that we are proposing. How much are we over 50% by? I had thought that the additional space being proposed was marginal.

Furthermore, given the secluded site location and the space available on the site for development yet retaining a good garden area I would have thought that the loose guidelines quoted would allow for flexibility in such a context.

I understand that you are moving towards making a decision soon. I would appreciate a little time to liase with my client as to whether he wishes to withdraw the application. But before making that decision we need to know how far we are from an acceptable scheme.

I hope to hear from you soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department
Enclosure

CHARTERED SURVEYORS

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The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2974**

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 1.2.01

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.

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
05 FEB 2001	
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FAX COVER SHEET

TO: JULIE WILLIAMS

FROM: MARTIN DURKAN

DESTINATION FAX No: 977-1991

DATE: 13/02/01

TIME: 2.45 PM

SUBJECT: ~~3 ST. CATHERINE'S CLOSE~~

TOTAL NUMBER OF PAGES (Inc. this cover sheet):

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428 Fax (0118) 9746484.

could contact her on 9746361, as we will obviously need her comments in order to progress the application.

4. Re. the need for details of parking layout and turning area, I am awaiting comments from the highways engineer and will contact you if further information is required.

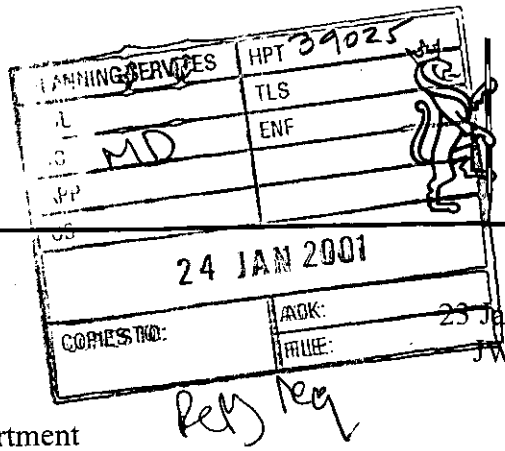
Regards,
Martin Durkan
Planning and Transportation

Re. The Little Bungalow, Sheerlands Road
F/2000/2974

There is a problem with this proposal in terms of the bulk, footprint and floor area compared to the dwelling which it would replace. As a guide, the Council normally allows for an increase of 40% - 50% in floorspace for replacement dwellings. The proposal greatly exceeds that and I think that planning permission is unlikely to be granted. It should be dealt with within the next week or so.

M. Durkan

Recd 4.50pm 23.1.01



Martin & Pole Nicholas

inc. Watts & Son Est. 1846

23 January 2001
JW/lea/30576

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C W Reynolds FRICS
D D Chopping FRICS

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L J Ruse FRICS

Mr Martin Durkan
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Durkan

The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead
Planning application for a replacement house F/2000/2974

Thank you for your telephone call today. I can confirm that the site notice was displayed as of 23 December 2000 and that on that day I sent back to your office, by post, the confirmation letter.

I have spoken to our clients about the location of the notice. They confirm that it is mounted on a telegraph pole at the junction of Sheerlands Road and Eversley Road (see enclosed plan). The previous site notice (for change of use of Hogwood Farmhouse) is also still there so it is quite easily spotted. This is the most obvious place for notifying the general public and was presumably deemed adequate last time.

You confirmed today that there had been no objections but you did not indicate whether you thought there was a problem with what is being proposed. Could you confirm your appraisal of the application and when it will be ready to have a recommendation on it? The application is due to be determined by 29 January but we are resolved to extending the time if it can result in a favourable decision for our clients.

I hope to hear from you soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department
enclosure

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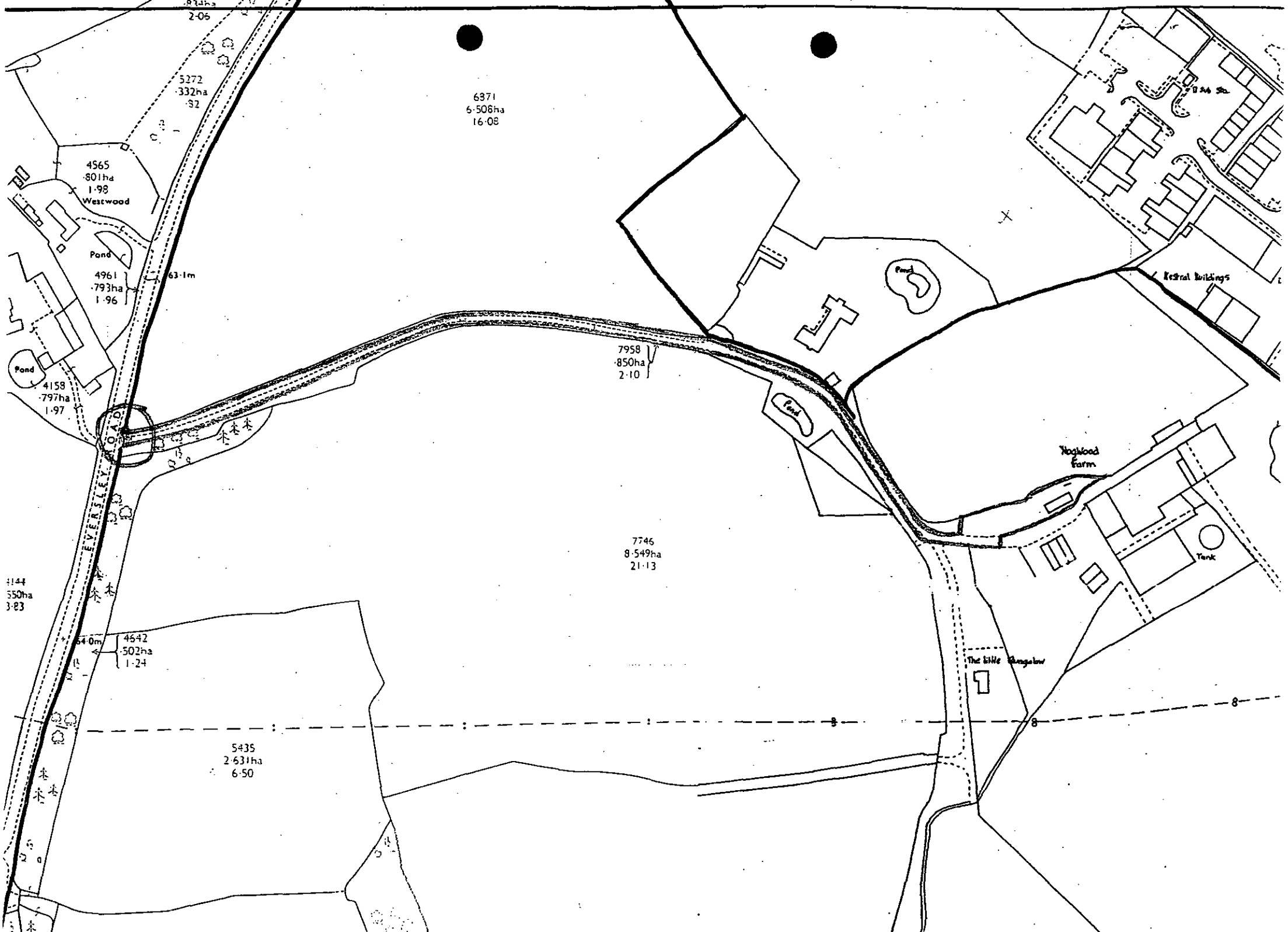
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·797ha
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·850ha
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Pond
Pond
Kestral Buildings
Hoghood Farm
Tank
EVERSLEY ROAD
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·502ha
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The Little Bungalow
5435
2·631ha
6·50

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	FILE:

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

18 January 2001
W/lea/29758

Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Dear Sirs

The Bungalow – Hogwood Farm, Sheerlands Road, Finchampstead
APPL F/2000/2974

I am writing in reply to your complement slip seeking more information on this planning application.

The block plan has been amended to show car parking facilities for at least 3 cars as requested. The existing modern double garage is to be kept and the driveway to it and pedestrian access to the house is to be gravel topped.

The block plan also now shows the existing boundary planting and where this is proposed to be extended or made stronger. A new screening hedge is required between the site and the adjacent industrial estate, shown as boundary A on the plan, so a beech hedge (fagus sylvatica) is proposed here. Boundaries B & C are existing rural hedges but require some reinforcing. The proposal is to use 50% hawthorn (crataegus monogyna) and the rest a mix of hazel, maple, blackthorn and dog rose on boundary B and just hawthorn on boundary C. The rest of the gardens are to be retained as lawn with perhaps some flower or shrub planting once the house is established.

I understand that the case officer is no longer Elaine Connor but she was not sure of the new case officer's name. The eight weeks determination period runs out on 29 January. This change in officer has happened late in the life of this proposal so I am anxious that this application can still be determined soon. There had been no objections to the proposal from those consulted when last checked.

I look forward to receiving your comments and hopefully your approval very soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department
Enclosures

Chartered Surveyors

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The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 11th January 2001

Location:	The Bungalow, Hogswood Farm, Sheerlands Road, Finchampstead
Proposal:	Proposed erection of replacement dwelling and demolition of existing dwelling
Application Number:	F/2000/2974

In response to your consultation dated 14th December 2000 for the above application, the tree and landscape comments are as follows:

The application would not affect any existing landscape features, nor would the new house be visible from public points of access. Consequently I have on objections to the proposal in principle.

The proposed house is set within and bounded by hedgerows and mature trees which are important elements within the immediate and wider rural landscape scene and must all be retained if the proposals are to be acceptable. In order to minimise the impact of the development proposals upon these the applicant should be required to produce for approval a tree and hedgerow protection plan which should accord with BS 5837.



ROBERT PETROW
Consultant Landscape Architect

(4)

To:
Neil Etherington
Senior Arboricultural Officer

From: Elaine Connor

Date: 14 December 2000 15 DEC 2000

Application Number: F/2000/2974

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling..

Site Address:
The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Marino C/O Martin And Pole Nicholas.

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

No objections.
tree survey & protection plan
No of trees occur within
boundary indicated

FROM: Elaine Connor

DATE: 14 December 2000

FAXED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2974

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling..

Site Address: The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Marino C/O Martin And Pole Nicholas.

Your observations are required in respect of this application by 07/01/2001.

PLANNING SERVICES | HPT
DC | TLS
CS
05 JAN 2001
COPIES TO: | ACK:
FILE:

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 14 December 2000

Application Number: F/2000/2974

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Marino C/O Martin And Pole Nicholas.

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).

C122, R122.

Signed: _____ **Print name:** Adam Cegielski.

21/12/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

COPIED TO: JRM | ACK: | FILE:

To: Elaine Connor
Planning

Your Ref: F/2000/2974

Date. December 20, 2000

PROPOSED: ERECTION OF REPLACEMENT DWELLING

LOCATION: HOGWOOD FARM, SHEERLANDS ROAD, FINCHAMPSTEAD

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

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2000/2974

Proposal:
Proposed erection of replacement dwelling and demolition of existing dwelling.

Location:
The Bungalow, Hogwood Farm, Sheerlands 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 07/01/2001. 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

14 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2974
CASE OFFICER: Elaine Connor

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

it doesn't look as
if a new garage
is intended only
removal of old ones.
ask if garage intended
then ask for plans.

WOKINGHAM D.C. DEVELOPMENT CONTROL

97

Start date: 04 DEC 2000	Map No. 105 Site ...021...
Officer: EC | Application No. F|2000|2974	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF REPLACEMENT DWELLING : DEMOLITION OF EXISTING DWELLING

Location: THE LITTLE BUNGALOW SHEERLANDS ROAD HOGWOOD FARM

Parish: FINCHAMPSTEAD Ward: Finch South

14.12.2000

Applicant: MR | MRS MARINO

Fee Received 90-00 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	Parking for 3 Vehicles required.	14.12.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	All elevation of Garage.		
6	Floor plans	~~Ext~~ Floor plan of garage.		
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 : 14.12.00 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 .....

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)

.....
.....
= C.P.R.E.
No pre-apps

NEIGHBOURS:

S/N.t. See Map

Rec'd 18-004M 4-12-00

04 DEC 2000* 23

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

30 November 2000
JW/lea/30576

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D C Auger FRICS
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(Management Surveyor)
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The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sirs

THE LITTLE BUNGALOW, HOGWOOD FARM

This letter is in support of a planning application by Mr and Mrs Marino to redevelop the existing bungalow to provide them with a new family home.

Please find enclosed:

- Six copies of the application form
- Six copies of plans
- Ownership Certificate B confirming that notice has been served on the owners
- £190 cheque being the appropriate fee.

Background

The Little Bungalow is a prefabricated concrete dwelling with two bedrooms, two reception rooms, a kitchen and a conservatory extension used as a family room. Mr and Mrs Marino would like to redevelop the property to provide a modern family home for them and their growing family to live in for some years to come.

The property has no agricultural tie to the farm but would nevertheless be used by Mr and Mrs Marino to manage the nearby Industrial Estate and the adjacent farmland.

Continued/..

Chartered Surveyors & Estate Agents

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Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

The Proposal

The proposed dwelling would provide four bedrooms, 2 reception rooms, a study and family/kitchen room over two floors.

Policy Considerations

The policies relevant to this site and this proposal are set out in the emerging Local Plan. This plan has been the subject of public consultation and a Public Inquiry so should be given due regard. However the approved Local Plan remains the Loddon Area Local Plan.

The Wokingham District Local Plan identifies the application site as countryside. As such policy WCC1, which will supersede Policy LC18 (Replacement Dwellings in Rural Areas) of the Loddon Area Local Plan, applies. Category f of WCC1 accepts the principle of redevelopment proposals in the countryside provided that new developments are appropriate in scale, form, materials, design, character and are in the context of the location in the countryside.

Other relevant policies in the Wokingham District Local Plan are WBE1 and WOSE. WBE1 is a criteria based policy seeking good design throughout the district. The following criteria are considered relevant to this application:

(a) its environmental impact,
(b) its visual impact,
(c) landform and any natural features including landscape treatment and environmental works,
(d) the layout, form, scale, massing and materials of development
(e) the privacy and amenity of the existing environment

WOS3 is a similar policy seeking characteristics in new development that would render them sustainable. As this is a redevelopment of an existing residential property some of the criteria referred to are not applicable. However those that are relevant include:

(a) be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers;
(b) have no significant detrimental impact upon important man-made landscape and nature conservation features and provide for further landscape treatment where relevant to the type of development and/or the protection of local visual amenity;
(c) have no significant effect on road safety or cause highway, traffic generation or traffic related environmental problems;
(d) provide buildings, facilities and spaces that are capable of use by people who have mobility or sensory impairment;
(e) be of high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture.

Continued/..

Central Government Advice given in PPG7 1997 The Countryside – Environmental Quality and Economic and Social Development. States at paragraph 3.11 that: 'new buildings in rural areas should contribute to a sense of local identity and regional diversity, and be of an appropriate design and scale for its location. Modern design should have proper regard to the context for development, in relation to both the immediate setting and the defining characteristics of the wider local area, including local building traditions and materials'.

It is our submission that redevelopment of the existing residential property as proposed complies fully with relevant local plan policies and central government guidance. Its location is in association with an existing cluster of commercial buildings so will not appear incongruous. It is remote from the closest public highway and there are no public rights of way within the vicinity so will only be seen by employees and visitors to the adjacent industrial estate. From the site one can just see the nearest "residential" building which is the Officers Mess at Arborfield. The design and proposed materials for the replacement dwelling are largely derived from this building. Of course the final choice of materials could be left to the Council to approve if planning permission is granted.

The proposed replacement dwelling provides four bedrooms and facilities that are conventional in a modern house. At the widest dimension the footprint measures just 14 metres by 11 metres and the use of the staggered bays will reduce any visual impact of the dwelling. The overall floor area will be approximately 272 m^2. The proposed dwelling is on a level site and its design would present no obstacle to those with disabilities or in wheelchairs who may live at or visit the property. The existing bungalow and garage on the site measure approximately 150 m^2 with the footprint of the bungalow measuring at its widest, 8 metres by 12 metres. From these measurements it can be seen that this proposal seeks a modest increase in residential floorspace at the site to provide a comfortable and modern family home.

The applicants are keen to retain the existing 'soft' edges to the site by mostly retaining the existing boundary treatments and only using unobtrusive low-level palisade fencing where required. Trees adjacent to the site will be unaffected by the proposal and will continue to provide a screen to the site.

I hope that this letter, the drawings and the planning application form provide the information you require to make a favorable decision on this application promptly. Please let me know if any more information is required.

Yours faithfully

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

04 DEC 2000 * 2974

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

30 November 2000
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The District Planning Officer
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Yours faithfully

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

SECTION 66 CERTIFICATE

Application No. [ ]

04.DEC.2000* 2974

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be 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) 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.*

Owners (a) name	Address at which notice was served	Date on which notice was served
Marino Family Trust	**Willow Wick Farm Wick Hill Lane Finchampstead RG40 3QH**	**17 April 2000**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application
- I have/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 the 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)

(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 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 a 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 w served

Signed

On behalf of **Mr and Mrs Marino**

Date **30 November 2000**

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

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
04 DEC 2000* 2074

1.		APPLICANT'S NAME	Mr and Mrs J Marino
		ADDRESS	c/o Agent
		POSTCODE	PHONE:
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
		ADDRESS	7 Broad Street Wokingham
		POSTCODE	RG40 1AY PHONE: 0118 978 0777
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:	The Little Bungalow, Hogwood Farm Sheerlands Road, Finchampstead
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Replacement dwelling
5.	Give the area in hectares or part of a hectare	AREA OF SITE	1792m2
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	tenant
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Location Plan; Site Plan; Elevations and floor plans

8.	DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes	CHANGE OF USE		REDEVELOPMENT	x
		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	x	
		APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
		TEMPORARY PERMISSION		State period required.
		RELAXATION OF CONDITIONS		State relevant application no.

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			SITING	
		EXTERNAL APPEARANCE		DESIGN	
		MEANS OF ACCESS		LANDSCAPING	

	e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential 04 DEC 2000 * 2974	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	No	If so, 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 brick walls Dark Grey clay tiles Reconstituted stone detailing	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Existing fences, hedges, some new 1m high palisade fencing	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing system	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	As existing	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Yes	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7	/	/
BUNGALOW	/	/	1 / 5
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.	£190	

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 & Mrs Marino DATE: 30th Nov. 2000

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"

① ADDRESS Hogwood Farm PARISH Linch E

PLOT No. SEE Lodge Farm Sheerlands Road ORD. SHEET No. 105

BUILDER 287/49 R/218/62 FARMHOUSE Listed Building

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00514/72	Hon Rm Samuel	Ext Dairy Unit	6-7-72	APP 18
BR 1647	MR. BRITTON	AGRICULTURAL STORE	8.11.74	APP. N/
BR 2565	MR. I. FARMER	EXT. TO COWSHED	29.4.75	APP. N/
02723	"	"	12.6.75	N/A C/
BR 5305	"	FARM BLDG. & SLURRY TANK	15.9.76	APP. N/A
BR 6007	"	DOUBLE GARAGE	2.2.77	APP. N/
05274	"	FARM BLDG. & SLURRY TANK	30.9.76	N/A C/A
05974	"	REPL. GARAGE	17.3.77	N/A C/A
B(2A) 122/5	MR. G. ROBERTSON	STABLES	3.8.83	
21100		21ST. EXTENSION	9.4.84	N/A C/A
81336	NOW LODGE FARM "	AGR. BLDGS. TO STABLES	4.5.84	N/A. C/A
BR23419		(THE LODGE)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 709/94

DRAINAGE 42845

30155 APPEAL C. MARINO NEW VILL. SETTLEMENT REF

1933

② ADDRESS Hogwood Farm Sheerlands Road PARISH Linchmast

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42845	S. MARINO	REDUNDANT FARM BUILDINGS IND (B1C) GEN. IND (B2) & STORAGE (B8	13.3.95	C/ ISSUE
F/2000/1829	Marino Family Trust Co	Change of use from residential (3 to office B1	16.8.00	A

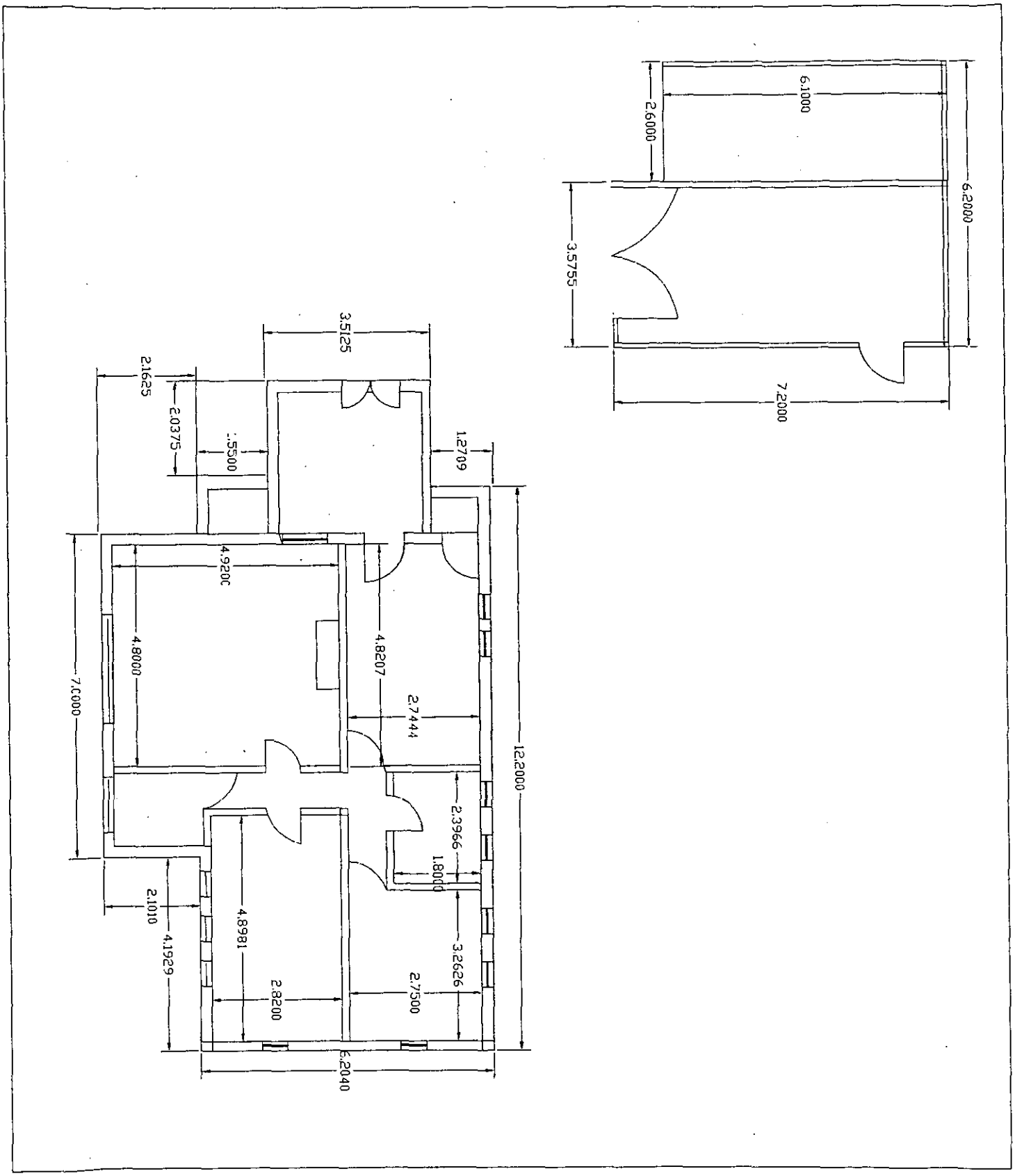
MINISTRY DECISION

SPECIAL ORDERS

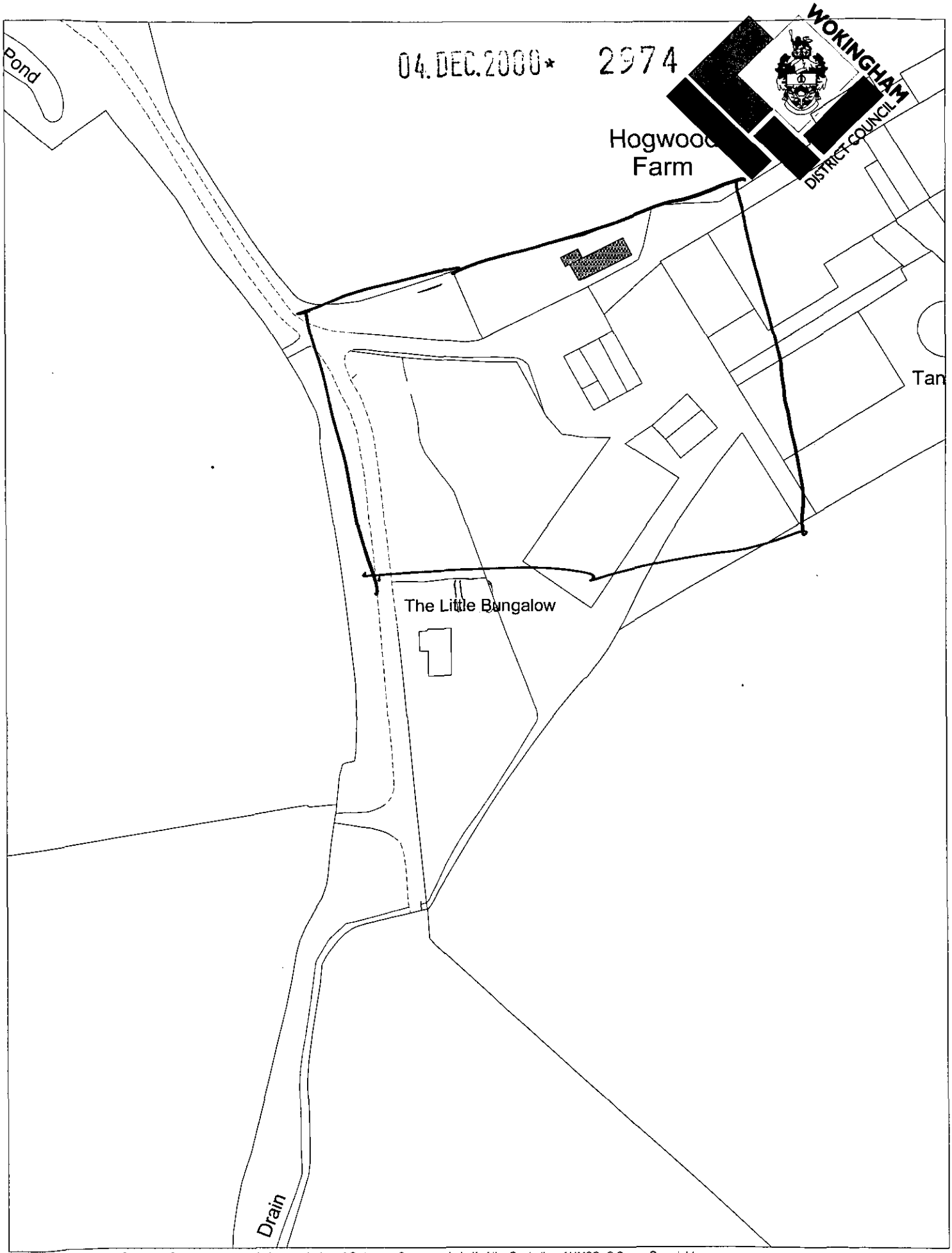
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2974**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



EXISTING Bungalow and garage.



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Central Support Section, Environmental Services, Wokingham District Council.
11 December 2000

Scale: 1 : 1250

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