APPLICATION NO:
F/2000/1843

LOCATION:
Manor Beacon Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Pinto C/O The Edwards Irish Partnership

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

EARLIEST DATE FOR DECISION: ***28/07/2000***

APPLICATION WILL HAVE EXPIRED ON:
21/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pinto
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2000/1843

Parish: **FINCHAMPSTEAD**

Location: **Manor Beacon, Church Lane, Finchampstead, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
4. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1; Classes A, B and C to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
5. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
7. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
8. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
10. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details.

Condition
11. Excavation works (including for driveway widening) in the vicinity of the trees on the site shall be undertaken by hand digging only and no major roots shall be severed.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. To ensure that existing trees are protected during development.

Reason
11. To ensure that existing trees are protected during development.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/08/2000

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 October, 2001 4
My ref. BC/DC/2000/1843
4

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) 977 8909
DX: 33506 – Wokingham

Mr D Pinto
c/o Edwards Irish Partnership
36 Langborough Road
Wokingham
RG40 2BT

Dear Sirs

PLANNING PERMISSION 2000/1843
SITE: MANOR BEACON, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1843 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 August, 2001
My ref. BC/DC/F/2000/1843

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) 977 8909
DX: 33506 – Wokingham

Mr D Pinto
c/o Edwards Irish Partnership
36 Langborough Road
Wokingham
RG40 2BT

Dear Sirs

PLANNING PERMISSION F/2000/1843
SITE: MANOR BEACON, CHURCH LANE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1843 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANGELA ODELL
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1843	AO
BUILDING CONTROL NUMBER	FP 2001/2003 South	
~~APPLICANT~~/AGENT	Edwards Irish Partnership	
ADDRESS OF SITE	Manor Beacon Church Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing house & erect new 5 bed detached dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1289 11	1289 11
ELEVATIONS	1289 10	1289 10
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/7/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1843

Applicant : Mr & Mrs Pinto C/O The Edwards Irish Partnership.

Location : Manor Beacon, Church Lane, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 6.7.00

Date Registered : *26/06/2000*

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application <u>will have expired on</u>: <u>21/08/2000.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Parish Council: No objection.
Hwy officer: No objection subject to conditions.
Letter of support
Landscape officer: has some concerns re: trees & requires Landscaping Scheme.

Planning Issues : Site in countryside & ASLI.

Application Number F/2000/1843
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12.	
3	SC05	~~SR~~ SR17	~~[illegible]~~
4	SC06	SR17	~~Part 1~~ Schedule 2, Part 1; Classes A, B & C
5	SC17	SR10	
6	SC18	SR17	
7	SC73	SR06	~~M~~ garaging, parking & turning.

8 N14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

LN14

N13R REASON In the interests of visual amenity.

9 N15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, ~~unless the Local Planning Authority gives written consent to any variation.~~

LN15

N13R REASON In the interests of visual amenity.

10 N16. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

LN16

N16R REASON To ensure that existing trees are protected during development.

11 ~~Any digging to widen the drive shall be~~ Excavation works (including for driveway widening) in the vicinity of the trees on the site shall be undertaken by hand digging only and no major roots shall be severed.

Reason: As for 10 above.

RECORD OF SITE VISIT

SITE ADDRESS: Manor Beacon
Church Lane Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/1843

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Sporadic dev. in the countryside

3. DESCRIPTION OF SITE/BUILDING Existing chalet bungalow + garage on site - retaining wall at side of graveled area on RHS of garage (where 'double' part of garage would go.

4. RELATIONSHIP TO ADJOINING PROPERTIES White House bungalow to E. is some distance away with trees between

5. SITE CONSTRAINTS

TREES some trees + hedging / overgrown on N side to PROW. Also trees in E. part of garden + adjacent land.

ACCESS/PARKING

LEVELS slopes down to SW.

BOUNDARY TREATMENT hedging.

OTHERS

Application Number: F/2000/1843

Appraisal : Site is prominent & in ASLI, can be seen from public footpath and landfalls from site to ~~[illegible]~~ south & west.

Planning History: Extant p.p. for ext^ns to dwelling, including raising roof & gables / half dormers (64735).

Refusals Nos. 99/70740 (& 41 duplicate) for replacement dwelling & triple garage. Refused due to size, scale and impact – prominent & detrimental to ASLI; also question over whether tree damage re: garage.

Appeal (IH) in abeyance awaiting outcome of current application.

	fs m²	
Existing bungalow.	270	
Extant pp. 64735	392	
Premium refusal 70740	511	(including exposed basement & digging out)
Current proposal	378	(exc. basement

In terms of floorspace, proposal now slightly less than extant unimplemented p.p. for ext^n. Therefore consider fs objection overcome. Although 45m² basement now proposed, no longer digging out earth area in front to expose it to view. ~~[illegible]~~ Therefore as entirely hidden underneath, consider this acceptable.

Impact: Will be slightly higher than the extant pp. (7.9m. compared with 7.5m) and will have longer ridge line, but will have lower ~~[illegible]~~ eaves though will have central gable section. Proposed 2 storey tower section on the most prominent SW corner now removed. Consider design of dwelling will be more attractive than the extant p.p. Overall consider now an acceptable alternative to the extant pp in terms of effect on countryside policies & the ASLI.

Garage Consider double replacement garage acceptable – will be largely hidden from PROW adjacent by existing trees & vegetation between.

Effect on neighbours Only neighbour at White Horse bungalow sufficiently far enough away & with trees/bushes between not to be significantly affected.

Landscape officer: Expressed concerns trees & landscaping, but as garage will be extended into area of retained wall parking alongside & dwelling will be on site of existing, consider this can be dealt with by tree protection & landscaping conditions.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

MANOR BEACON

ADDRESS Church Lane PARISH Rinch E

PLOT No. 26 JUN 2000* 1843 ORD. SHEET No.

BUILDER 816/56 [illegible] 26 JUN 2000* 1843

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 12948	MR. B. KENTON	KITCHEN EXTENSION	27.2.80	APP. N/
14457		"	20.11.80	N/A C/
BR 18986	"	LOFT CONVERSION	16.12.82 ~~[illegible]~~	~~APP.~~ ~~REF~~ N/
17951	"	"	26.8.82	N/A C/A
34782	"	CONSERVATORY	21.12.89	C/A
96/63511/F	MR. D. PINTO	1ST FLOOR EX. & S/ST. EXTS.	13.5.96	RE
96/64735/F	"	2/ST. EXTENSION	4.2.97	C/A
99/70740/F	Mr D.F. Pinto	Dem. of exist build. + erectn. of replacement + garage	14.12.99	~~[illegible]~~
99/70741/F	Mr D.F. Pinto	Dem. exist building erectn. of replacement + garage (dupl. appl.)	14.12.99	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Applicationo	Name & Address
F/2000/1843	P 7 K Steward Lower Cottage White House Lane Finchampstead Rg40 4LU

App. approved,
Letter sent 21/08/00

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1843**

Manor Beacon, Church Lane, Finchampstead, Wokingham.

Proposed demolition of existing building and erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☑

Reason for Transfer: N/A. FPC agreed.

Signed: _____ Date: 8/8

Councillor G Cockroft

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

PLANNING SERVICES

POL	
DC	
APP	
14 AUG 2000	
COPIES TO:	FILE:

LISTING FORM

Rec'd 8.8.00

Case officer: **Angela Odell** Application Number: **F/2000/1843**

Manor Beacon, Church Lane, Finchampstead, Wokingham.

Proposed demolition of existing building and erection of replacement dwelling and garage.

Transfer: Yes ☑ No ☐

Reason for Transfer:

Signed: _____ Date: 7-8-00.

Councillor M Long

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

Tel: (0118) 974 6445

Date: 4.8.00

My ref: F/2000/1843

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1843
Manor Beacon, Church Lane, Finchampstead, Wokingham.
Proposed demolition of existing building and erection of replacement dwelling and garage.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1843**
Manor Beacon, Church Lane, Finchampstead, Wokingham.
Proposed demolition of existing building and erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6445

Date: 4.8.00

My ref: F/2000/1843

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/2000/1843
Manor Beacon, Church Lane, Finchampstead, Wokingham.
Proposed demolition of existing building and erection of replacement dwelling and garage.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1843**
Manor Beacon, Church Lane, Finchampstead, Wokingham.
Proposed demolition of existing building and erection of replacement dwelling and garage.

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 August, 2000
My ref. AO/F/2000/1843
Your ref. PE/FJ

Mr & Mrs Pinto
C/o The Edwards Irish Partnership
36 Langborough Road
Wokingham
RG40 2BT

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) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs Pinto

PLANNING APPLICATION F/2000/1843
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND GARAGE AT MANOR BEACON, CHURCH LANE, FINCHAMPSTEAD

I advise you that the following should be added as an informative to the planning permission decision notice:

"The adjacent Public Right of Way must not be obstructed at any time and any damaged caused to this path during construction and demolition operations must be repaired."

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

c.c. Graham Barnwell, Public Rights of Way Officer

~~To:~~ FAO
Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ Angela Odell

CS
07 AUG 2000
COPIES TO: ACK: FILE:

Date: 04 July 2000

Application Number: F/2000/1843

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

Site Address:
Manor Beacon, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Pinto C/O The Edwards Irish Partnership.

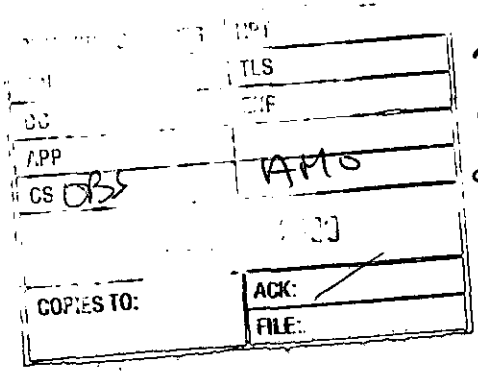
Your observations are required in respect of this application within **7 days** of the above date.

Public Byway Footpath No 8 Finchampstead runs along boundary. This path must not be obstructed at any time. any damage to this path must be repaired

No objections as long as above is taken into account

G Barnwell

3-8-2000



Lower Cottage,
White Horse Lane,
Inkhampstead,
Berks. RG40 4LU

9th July 2000.

Dear Mr. Mitchell,

We are writing in response to your letter of 4th July regarding planning application F/2000/1843, which concerns the proposed demolition of Manor Beacon and erection of a replacement dwelling and garage.

As close neighbours of Manor Beacon we can see no reason why the proposal should not go ahead. Having seen the plans it seems that the proposed house would sit very well on the site and enhance its surroundings. We hope, therefore, that it receives your consent.

Yours sincerely,

Philip & Karen Steward.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 July 2000

Application Number: F/2000/1843

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
Manor Beacon, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Pinto C/O The Edwards Irish Partnership.

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).

SC 23 (SHADING, PARKING & TURNING)
SR 06

Signed: _____ **Print name:** ADAM COSSINS

24/07/00

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

1843

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

21st June 2000

Dear Sirs

Replacement dwelling Manor Beacon, Church Lane, Finchampstead

Following the refusal of a recent application for a replacement dwelling on the above site, I have discussed with my client a reduced proposal that maybe acceptable. I have discussed this proposal for a smaller design with Angela Odell and have given further consideration to her comments.

As discussed, I have reduced the total floor area of the building and reduced the bulk and massing of the building, all to be more in keeping with existing chalet bungalow. The floor area of the existing building is 269.50m . The property benefits from a planning approval (ref 96/64735) to increase the height of the building and the floor area to 392m. As can be seen from the drawings a basement has been shown which is 45m in gross floor area. However the combined ground floor and first floor plan area is only 378m being smaller than the current approval.

The application consists of six copies of the application forms together with drawings 1289/10 and 11. A fee is not required as it is a revised application within twelve months of the latest refusal.

I would welcome further discussion with you during the progress of this application to obtain a recommendation for approval.

Yours faithfully

P h Edwards

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 18 July 2000

Location:	Manor Beacon, Church Lane, Finchampstead
Proposal:	PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT DWELLING AND GARAGE
Application Number:	F/2000/1843

In response to your consultation dated 4 July 2000 for the above application, the *tree and landscape comments are as follows:*

The house is not only located within an ASLI but also in a very prominent position on a ridge over-looking the Blackwater river valley. There are open views from the house across the valley with limited existing vegetation within the site to soften views of the proposals. The proposed house will be much larger than the existing dwelling and therefore highly visible within the landscape.

The ground levels are important on the site as the ground falls quite dramatically to the south and west. Although some levels are shown on drawing no. 1289/11 it is unclear if these are existing or proposed. Both should be shown across the site so that changes to the existing ground level can be assessed with regard to any affect on the existing trees. For example the drive should not be widened on the tree side of the drive around the beech tree as this could sever numerous roots and have a detrimental effect on the health of the tree. The location of the proposed garage will also require changes to the ground levels, which need to be shown on the drawing.

Additional tree planting should be proposed on the western boundary of the site to lessen the impact of the proposed dwelling from views within the ASLI, and also the northern boundary should be reinforced with shrub planting, as there will be clear views of the garage from the adjacent footpath.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Angela Odell

DATE: 04 July 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1843

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

Site Address: Manor Beacon, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs Pinto C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 28/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE:

Clerk To Finchampstead Parish/Town Council.

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BJ
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

ENVIRONMENTAL SERVICES | RPT
POL | TLS
DC AO | SJF
APP
CS
31 JUL 2000
COPIES TO: | ACK:
FILE:

Environmental Services Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Ref: PE/FJ

27th July 2000

For the attention of: Angela Odell

Dear Sirs,

Re: Proposed replacement dwelling, Manor Beach, Finchampstead.
App no. F/2000/1843

Following our telephone conversation yesterday afternoon concerning the landscape architects comments on the above proposal, I write to clarify a number of points raised.

As we both know the proposed house is to be constructed on the footprint of the existing building and at the same levels, therefore there will be no disturbance to the existing trees.

The proposed building will be slightly more prominent than the existing one, however as you know there is an approval (ref; 96/64735/F) to extend the property and increase the height of the building.

Our current proposal has been designed to maintain a similar height of building to that of the approved extension, therefore this concern should not be a consideration.

As regards the garage and the drive, there are no plans to widen the drive adjacent the existing beech tree. The garage itself will be demolished and a new double garage constructed, a slight widening of the garage will obviously occur but will not affect any adjacent trees.

The remaining point regarding planting additional trees among the boundary to form a screening of the building is an emotive subject with my client. The views from the house are of great importance to my client, a further tree planting of large species is not acceptable. May I suggest that further discussions take place and landscapes conditions be added to the approval notice.

I trust this clarifies the position and a detailed approval can be issued shortly, should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards

Received by Wokingham District Council

Application No: F/2000/1843

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

Location:
Manor Beacon, Church Lane, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 July 2000

(4) PRE-APP (4)
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JAN 2000	Map No. ~~105~~ 114 Site ~~024~~
Officer: AO | Application No. F/2000/1843	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: 26 JAN 2000* 1843

(F) PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT DWELLING AND GARAGE

Location: MANOR BEACON CHURCH LANE

Parish: FINCHAMPSTEAD Ward: Finch South

47.2090.
1/4/7

Applicant: MR/MRS PINTO

Re-submission 70740 - refused.

Fee Received 00-00 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			
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 : 4.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance 4/7

Trees .....

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way 4/7 .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways 4/7 .....

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)

.....

.....

.....

NEIGHBOURS:

S N + White House Bungalow, Church Lane 4/7

Lower Cottage, Church Lane

White House, Church Lane

Flats 1 + 2, The Manor House, Church Lane

Environmental Services

For office use only.
Application number: 26 [illegible] 1613

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS D PINTO
	Address and postcode	MANOR BEACON CHURCH LANE FINCHAMPSTEAD BERKS
	Phone number	0118 973 0077
2	Agent's Name	THE EDWARDS IRISH PARTNERSHIP
	Address and postcode	36 LANGBOROUGH ROAD WOKINGHAM BERKS RG40 2BT
	Phone number	0118 989 4403
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	MANOR BEACON CHURCH LANE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF REPLACEMENT DWELLING AND GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED MULTI STOCK FACING BRICKS GRAY CLAY TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: R A Edwards

on behalf of Mr & Mrs D Pinto

Date 20 : 6 : 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐