APPLICATION NO:
F/2002/6175 ✓

LOCATION:
The Bungalow Cricket Hill, Finchampstead Wokingham.

APPLICANT:
D Howe Esq C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of one dwelling. Demolitio of existing bungalow.

EARLIEST DATE FOR DECISION: **21/04/2002**
25 Day exp. 25/4
APPLICATION WILL HAVE EXPIRED ON 15/05/2002

CASE OFFICER: **Natalie Brown**

History files: 1826

126

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Howe
C/O Day Tanner Partnership
Bagshot House
37 - 39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/6175

Parish: **FINCHAMPSTEAD**

Location: **The Bungalow, Cricket Hill, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one dwelling. Demolition of existing bungalow.**

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. No development shall take place until samples and details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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 with or without modification) no extensions or alterations permitted by Class A of Part 1 of Schedule 2 to the Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To prevent queuing and parking off site, in the interests of highway safety and convenience and to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
6. To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings, or lower, in the interests of visual amenity.

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

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

Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 21/05/2002

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 6 September 2002
My ref: NB/TW/F/2002/175

Mr D. Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

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

Dear Mr Howe,

APPLICATION: F/2002/6175
SITE: THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

I refer to your letter received on the 3 September 2002 with reference to the above.

Provided that the details relating to provision for construction vehicles, materials and landscaping are all as per the details you submitted for approval on application F/2000/1826, then the same conditions on application F/2002/6717 have been complied with.

I can confirm that the slab level of 52.250 as shown on drawing 1542/02/D is acceptable in satisfying condition 03 of consent F/2002/6175.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

TBW Natalie Brown
Planning Officer

60551

PLANNING SERVICES	HPT
POL	TLS
DC N APP	EHF
APP	
CS	
03 SEP 2002	
COPIES TO	ACK
	FILE

The Bungalow,
Cricket Hill,
Finchampstead,
Berks.
RG40 3TP

30th August 2002.

Wokingham District Council
Planning Services,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

Re Aplication No F/2002/6175

Dear Madam,

I am writing reference the conditions attached to the above application number.
This application is the same design except for the increase in overall storey height of one meter as the previous application No. F/2000/1826.
The conditions attached are the same on both approvals.
All of the conditions were dealt with on F/2000/1826. and approved by Mrs A Odell and Catherine Brimble.
Can the approvals be carried over to Approval No. F/2002/6175.

I enclose copies of confirmation of condition approvals.

The only change is Condition 6. As shown on the application drawing 1542/02 C, the slab level is changed to52.250.

I await your reply.

Yours Sincerely,

D J Howe.

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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 June, 2001
My ref. AO/F/2000/1826

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 6909
DX: 33506 – Wokingham

Mr D J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 13 June and enclosed plans and information.

Condition 5 – parking for construction vehicles
I confirm the proposals shown on plan No. 1542/02A satisfy the requirements of this condition in respect of parking for construction vehicles.

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

Yours sincerely

Angela Odell

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 June, 2001
My ref. AO/F/2000/1826

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 J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 13 June and enclosed plans and information.

Condition 2 – materials
I confirm the proposed materials are acceptable for construction of the above development: reclaimed bricks (samples supplied) and Spanish Del Carmen slates.

Condition 6 – slab level
I confirm the proposed slab level 51.55 is acceptable.

I am consulting the highway and landscape officers and will write to you again regarding conditions 5 and 9.

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

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 September, 2001
My ref. AO/F/2000/1826

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 J Howe
The Bungalow
Cricket Hill
Finchampstead
Berks
RG40 3TP

Dear Mr Howe

PLANNING APPLICATION F/2000/1826
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD

Thank you for your letter of 7 August and enclosed revised landscaping drawing 1542/02A. I confirm the proposals shown on this drawing satisfy the requirements of condition 9.

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

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6175	NB
BUILDING CONTROL NUMBER	fp 2001/1988	South
APPLICANT/AGENT	Day Tanner	
ADDRESS OF SITE	The Bungalow Cricket Hill FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling & erect new dwelling	

previous approval 1826 - this raises the slab levels.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1542/02B	1542/02D
ELEVATIONS	1542/03	1542/01B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/5/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - slab levels - chimney stack shown on DC plans.	
DATE	28/5/02.	

fee £190

PROBLEMS	By phone REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	30/5/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6175

Applicant : D Howe Esq C/O Day Tanner Partnership.

Location : The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal : Proposed erection of one dwelling. Demolition of existing bungalow.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/4

Date of Neighbour Notifications : .....

Date of Site Visit : 16/4

Date Registered : 20/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 15/05/2002. 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 :

Dinton Pastmes - Bat survey req'd.
Env. Health - no objection, but recommend inclusion of hours construction condition.
Highways - conditions
F'Stead PC - no objections.
landscape - tree protection

Planning Issues : Rural, AGLV

Application Number: F/2002/6175

Appraisal :

See attached sheet

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

Application Number F/2002/6175
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			conditions as per appeal statement → see attached
			Sub. for condition 6 (Slab levels) with the following: C101/R101 Relative building heights.
			The following reasons to go with condition
		1)	C001/R001
		2)	RO14
		3)	RO46
		4)	RO44
		5)	R129 + RO70
		6)	C101/R101
		7)	R122
		8)	R128
		9)	R150
		10)	R151

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: —

SOUTH-EAST AREA LOCAL PLAN POLICIES: SE2, SC3, SC18

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~C2, C8~~ WCC1, WCC7, WLL2

GREEN BELT LOCAL PLAN POLICIES: →

BERKSHIRE STRUCTURE PLAN POLICIES: C2, C8

MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21.5.02

RECORD OF SITE VISIT

SITE ADDRESS: The Bungalow
Cricket Hill Finchampstead
Wokingham.

APPLICATION NUMBER: F/2002/6175

OFFICER: Natalie Brown

DATE OF SITE VISIT: 16/4

1 SITE/STATUTORY NOTICE DISPLAYED ? On pedestrian access gate

2. DESCRIPTION OF SURROUNDINGS
Rural ASLI.
Ribbon dev characterised by bungs + chalet bungs, box & hipped dormers.
fields at rear.
Manor cottage - 2s hipped roof - new.

3. DESCRIPTION OF SITE/BUILDING
Existing bungalow dwelling.
lawn at rear.
detached double garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan
→ Manor cottage → x1 window 1st floor side elev.
← longwater cross (lower level). detached.
↳ has detached outbuildings at rear

5. SITE CONSTRAINTS

TREES x 1 TPO at front
x 1 TPO along boundary longwater cross.

ACCESS/PARKING - has existing access + drive.

LEVELS

BOUNDARY TREATMENT - hedging along boundary Manor cottage.
- then picket style fence.

OTHERS
- picket style fencing at rear.
- shrubs/hedging with longwater cross.

Previous app^n (1826) refused & dismissed on appeal.

Application Number: F/2002/6175-The Bungalow

Appraisal:

Development
Proposed erection of one detached dwelling with demolition of existing bungalow. This application follows the refusal of application F/2000/1826, which was subsequently allowed on appeal (see attached appeal report). This application seeks to change the slab level and increase the height of the roof of the proposed dwelling. The siting of the dwelling, internal layout and hence position and number of external windows/doors remains unchanged.

The site is located within rural area and area of special landscape importance.

Relevant Policies
BSP: C2, C8
WDLP(DD): WCC1, WCC7, WLL2
SEALP: STV2, SC3, SC18

1) Impact upon neighbouring properties
The principle of a replacement dwelling has already been established by the application allowed on appeal. This application would increase the height by one metre. It would result in an increase in the slab level from 51.55 to 52.250 (an increase of 0.7m) and an increase in the roof height of 0.3m.

It is not considered that this increase in height would have any detriment effect upon neighbouring properties compared with the previously approved dwelling.

2) Impact upon the character of the streetscene
It is not considered that an increase of overall height by 1m would have any additional adverse impacts upon the character of the area, especially given that due to levels and height of dwelling differences, 'Manor Cottage' is taller.

3) Impact upon highway safety (parking provision)
There is an existing garage built under PD. The proposed dwelling would have 4 bedrooms, thereby requiring 3 off-road parking spaces. The highways department has no objection to the proposed development provided that parking and turning is provided and retained.

Approval: ✓ ~~**Refusal:**~~

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
18 MAY 2001
COPIES TO:
ACK:
FILE:

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Appeal Decision

Site visit held on 08 May 2001

by Martin C Bradshaw MA (CANTAB) DipTP MRTPI HON FRIBA
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
17 MAY 2001

Appeal Ref: APP/X0360/A/01/1058849
The Bungalow, Cricket Hill, Finchampstead

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Howe against the decision of Wokingham District Council.
- The application Ref: F/2000/1826 dated 21 June 2000 was refused by notice dated 26 September 2000.
- The development proposed is the demolition of an existing bungalow and the erection of a replacement dwelling.

Summary of Decision: The appeal is allowed and planning permission granted subject to the conditions set out in the Formal Decision below.

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the area including the street scene.

Planning Policy

2. The Development Plan for the area includes the Berkshire Structure Plan (1991-2006) adopted in 1995 and the South East Area Local Plan adopted in 1994. Policy C2(ii) of the former indicates that development outside built-up areas and settlement boundaries will be strictly controlled. Re-development of an existing building will only be permitted where it is appropriate in scale, form, impact, character and siting to its location in the countryside. This intent is taken forward in Policy STV2 of the Local Plan where exceptions to the presumption against development include at (A) housing sites not exceeding 0.4 hectares on the edge of settlements in the form of rounding off or re-development.

3. Both Plans refer to Policies for areas of special landscape importance (C8 and SC3 respectively) which include Finchampstead. These state that development will not be allowed which would cause long-term damage to their rural character or special landscape qualities. More specifically, Policy SC18 of the Local Plan indicates that the replacement of existing dwellings in rural areas (which are defined as land outside identified settlements) may be permitted provided: at point B), the siting and design of the new development has the minimum impact on the rural environment; and at point C), the size of the new development will not significantly exceed that of the existing property both in height and

---

mature oak tree which would help to ensure that the dwelling would not be intrusive in the street scene.

9. Within the wider area, the Council contends that the site is a prominent one in its landscaped setting, and that alteration of site levels would create a scar in the landscape, detrimental to its special status. Both points seem to me to be exaggerated. Appropriate planting, which could readily be achieved by a suitable condition on any approval, would ensure the softening of any such impact arising from the proposed change in levels, whilst the front of the site can be seen only from the driveway entrance. There are, in addition, virtually no through views to or from the landscape at the rear. At the same time, the retention of a similar ridge height to the existing would reasonably ensure that visual perception of the scheme from public viewpoints further east along Cricket Hill and from the higher ground to the north-east (The Ridges) would not be noticeably different from that of the present dwelling. As a result, I am unable to see that any undue harm would result to the area of special landscape importance.

10. With regard to the supporting text to Policy SC18, I acknowledge that, in applying the Policy, this indicates that the Council will have regard to the need to maintain a range of house types and sizes in the rural area. However, there is no evidence before me which might indicate that there is a shortage of smaller dwellings in this part of the District, and I am unable to attach any particular weight to this argument.

11. Finally, on the main issue, I have taken account of the advice in PPG3 in relation to maximising the use of previously developed land, including that in rural areas. Such advice is not intended to override those considerations within the Development Plan to which I have referred, but in this case serves to reinforce my findings in other respects.

12. My conclusions on the main issue are that, bearing in mind the small size of the existing bungalow in relation to its large plot, the location of the scheme within the site and the modest increase in height envisaged, the proposal would not be so excessive in scale as to prejudice the spacious nature of the appeal site, or appear out of place either in the street scene, or in relation to surrounding development. It would, in addition, have only a minor impact on its rural surroundings including the area of special landscape importance. In strict terms, the proposed floor area would significantly exceed that which exists, but given the material considerations above, I consider it would be a permissible exception within Local Plan Policy SC18 C). I therefore intend to allow the appeal.

Conditions

13. The Council has without prejudice recommended a number of conditions in the event of any approval. These include pre-agreement on external materials, the slab level for the building, and a scheme of landscaping, which I support in the interests of ensuring a high standard of appearance and visual amenity. They also include the provision of parking and turning space and of appropriate visibility splays prior to occupation, which I accept as important in ensuring highway safety. I further agree that a condition limiting hours of construction is essential to prevent undue disturbance and to protect local amenities.

14. With respect to those conditions sought by the Council seeking restriction on future permitted development rights, I note that these are disputed as not being necessary, relevant

construction of the development hereby permitted including demolition shall not take place other than between the hours of 08.00 and 19.00 Monday to Friday and 08.00 and 13.30 on Saturday and at no time on Sundays or Public Holidays; R129 + R070

6. prior to the commencement of development, details of the slab level of the proposed building shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details;

7. the development hereby permitted shall not be occupied until space for the parking and turning of vehicles has been provided in accordance with the submitted details. Such space shall thereafter be permanently maintained and used for no other purposes; R122

8. the dwelling hereby permitted shall not be occupied until a visibility splay of 2.4 metres by 2.4 metres has been provided at the intersection of the driveway and the adjacent verge (dimensions to be measured along the edge of the drive and the back of the verge from their point of intersection). The visibility splay shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres; R128

9. no development shall take place until there has been submitted to and approved in writing 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; R150

10. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of the landscaping, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species; R151

Information

18. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally, or if the authority fails to give notice of its decision within the prescribed period.

19. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

20. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within six weeks from the date of this decision.

INSPECTOR

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 23 April 2002

Location:	The Bungalow, Cricket Hill, Finchampstead
Proposal:	Proposed erection of one dwelling. Demolition of existing bungalow.
Application Number:	F/2002/6175

In response to your informal consultation dated 28 March 2002 for the above application, the tree and landscape comments are as follows:

The proposals are very similar to the previous application on this site and will not have a greater visual impact on the ASLI than the previously approved scheme. Nor will there be a greater impact on the protected oak at the front of the site.

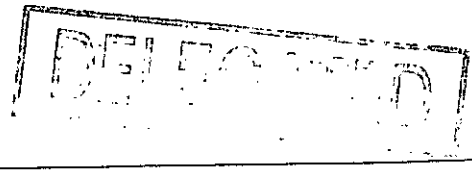
The applicant will need to submit details of tree protection measures in accordance with BS 5837 as well as proposed additional planting at the front of the site to compensate for the loss of existing hedgerow removed in order to gain access to the site, in the interests of amenity. These details can be those approved under the previous application, but will need to be submitted and approved for this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

DATE: 28 March 2002



FINCHAMPSTEAD PARISH CONSULTATION SHEET

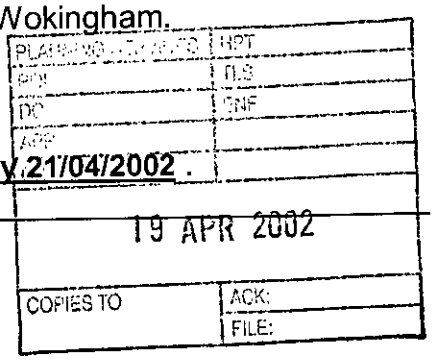
Application Number: F/2002/6175

Proposal: Proposed erection of one dwelling. Demolition of existing bungalow..

Site Address: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Applicant: D Howe Esq C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 21/04/2002** .



Parish Councillors have no objection to this
proposs1

SIGNED: C.S.Ch

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 28 March 2002

Application Number: F/2002/6175

Proposal: Proposed erection of one dwelling. Demolition of existing bungalow.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Applicant:
D Howe Esq C/O Day Tanner 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).

C122, R122

C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** Adam 17/04/02.

Date: 22 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6175

Location: The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of one dwelling. Demolition of existing bungalow.

Applicant: D Howe Esq C/O Day Tanner Partnership.

Case Officer: Natalie Brown

The new plans show the following: Garage (built under permitted development) now incorporated into plans. Parking shown on plan. Drawing no 1542/02D.

Comments are required by 03/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6175. (Planaps) / (Ludhouse) Date Rec. 15 April 2002

Location: The Bungalow, Cricket Hill

Parish Fincnampstead.

Applicant:

Description of attached plans Garage (built under permitted development), now incorporated into plans.
Parking shown on plan.

Drawing No's: 1542/02D.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Any on original consultation.

Date for Responses I require by 3/5 for my return to office 7/5.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / N

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 22.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

HPT 55269
TLS
NAB ENF
15 APR 2002
OPIES TO

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1542

12 April 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

6175

For the attention of Miss Natalie Brown

Dear Miss Brown

THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD (F2002/6175)

Further to your recent request for further information on the parking at this site please now find enclosed six copies of our drawing number 1542/02D which has been amended to incorporate the existing garage which has been built under permitted development rights, together with an indication of the number of cars which can be parked in the drive area comfortably.

Yours sincerely

A I Day

Enc

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Natalie Brown

From: John Mullaney
Sent: 05 April 2002 11:10
To: Natalie Brown
Subject: The Bungalow, Cricket Hill, Finchampstead F/2002/6175

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should consent be granted..

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Andy Glencross
Sent: 11 April 2002 14:41
To: Natalie Brown
Subject: PA F/2002/6175 The Bungalow Cricket hill Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number : F/2002/6175	Map No : 114
Case Officer : NAB	Site Area : 0.18
Valid Date : 20/03/02	Received Date: 20/03/2002

Level : Delegated Application

Description : Proposed erection of one dwelling. Demolition of existing bungalow.

Location : The Bungalow, Cricket Hill, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : D Howe Esq C/O Day Tanner Partnership.

Fee Required: £190 Fee Received: £190 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	PARKING LAYOUT	2/04	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape - AREA OF SPECIAL LANDSCAPE IMPORTANCE

Trees - TPO

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

DINTON PASTURES - BATS

THAMES WATER

NEIGHBOURS

S/N + see map

+ address list attached

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Rural Area / Countryside

No pre-app

.....

.....

.....

.....

20.MAR2002- 0175
20.MAR2002- 0

WOKINGHAM DISTRICT COUNCIL

applicationo	Name and address
99/70341/F F/2000/1826	Mr & Mrs Markham Longwater Cross Finchampstead Berks RG40 3TS
99/70341/F F/2000/1826	Mr S Weeks Hollyoak Cricket Hill Finchampstead Berks Rg40 3TN
99/70341/F F/2000/1826	E J Kilsby 2a Cricket Hill Finchampstead Berks RG40 3TN
99/70341/F F/2000/1826	Mrs G Brooker 2a Cricket Hill Finchampstead, Berks RG40 3TN
99/70341/F	Mr & Mrs Dawe 19 Cricket Hill Finchampstead Berks RG40 3TN
99/70341/F F/2000/1826	Mr & MRs S Murphy Holly Cottage 3 Cricket Hill Finchampstead Berks RG40 3TN
99/70341/F	The Owner /Occupier Cricket Hill Cottage Cricket Hill Finchampstead Berks RG40 3TN
99/70341/F	Mr & Mrs Cardy 4 Cricket Hill Finchampstead Berks RG40 3TN

APP REFUSED
LETTER SENT
15/10/99

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 28 March 2002

My ref: F/2002/6175

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6175
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed erection of one dwelling. Demolition of existing bungalow.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6175**
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed erection of one dwelling. Demolition of existing bungalow.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 28 March 2002

My ref: F/2002/6175

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6175
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed erection of one dwelling. Demolition of existing bungalow.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6175**
The Bungalow, Cricket Hill, Finchampstead, Wokingham.
Proposed erection of one dwelling. Demolition of existing bungalow.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6175

Proposal:
Proposed erection of one dwelling. Demolition of existing bungalow.

Location:
The Bungalow, Cricket Hill, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6175 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

28 March 2002

Organisation_Name	Building_Name	address1	Postcode
		1CRICKET HILLWOKINGHAM	RG403TN
		2CRICKET HILLWOKINGHAM	RG403TN
	MANOR FARM COTTAGE		RG403TP
CRICKET HILL COTTAGE			RG403TN
	2A	2ACRICKET HILLWOKINGHAM	RG403TN
	3A	3ACRICKET HILLWOKINGHAM	RG403TN
	~~THE BUNGALOW~~		~~RG403TP~~
	LONGWATER CROSS	LONGWATER CROSSLONGWATER ROADWOKINGH	RG403TS

Mr S Weeks Hollyoak Cricket hill Finch.

Mr+Mrs Dawe 19 Cricket hill, Finch.

Mr+Mrs S Murphy, 3 Cricket hill, Finch.

Mr+Mrs. Candy, 4 Cricket hill, Finch.

Neighbours consultation list F/2002/6145

20.MAR2002 6175

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1542

18 March 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

REPLACEMENT DWELLING AT THE BUNGALOW, CRICKET HILL, FINCHAMPSTEAD (F2000/1826)

We refer to the above proposal which was allowed on appeal last year and our conversation with Mrs Odell last week concerning some practical difficulties our client has encountered with the site levels. As you will be aware we were extremely cautious at the point of submitting the original application with regard to the overall height of the proposed house. On reflection we were probably too cautious as the house will look very low in relation to adjacent Moor Cottage. Our client wishes to raise the slab level by a further 700mm to better facilitate the ground works and avoid expensive digging into the ground. He further wishes to raise the roof height by 300mm as the current roof is an extremely shallow pitch. The net result will be an increase on the approved dwelling of 1m.

We enclose the following documents in order to submit a further planning application:

six copies each of our drawings numbers 1542/01B and 02C together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

We do hope that you will be able to support this revision and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

20.MAR2002 6175

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME ADDRESS POSTCODE	D HOWE ESQ THE BUNGALOW, CRICKET HILL FINCHAMPSTEAD, BERKSHIRE PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	DAY TANNER PARTNERSHIP BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY GU19 5AF PHONE: 01276 451456
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 BUNGALOW, CRICKET HILL FINCHAMPSTEAD BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING (AMENDED SCHEME)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.18 APPROX.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1542/01B, 02C AND LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		REDEVELOPMENT	X
ERECTION OF NEW BUILDING	X	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	

SECTION 66 CERTIFICATE

Application No. 20.MAR2002 61/5

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

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)

ADDRESS THE BUNGALOW CRICKET HILL PARISH LYNTON

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70341/F	Mr. A. Rabbetts	1 replacement dwelling	13/10/99	REF
F/2000/1826	Mr. D. Howe	demo exist dwell & Erect of repl. dwell.	26.09.00	REF

DATE OF COMPLETION

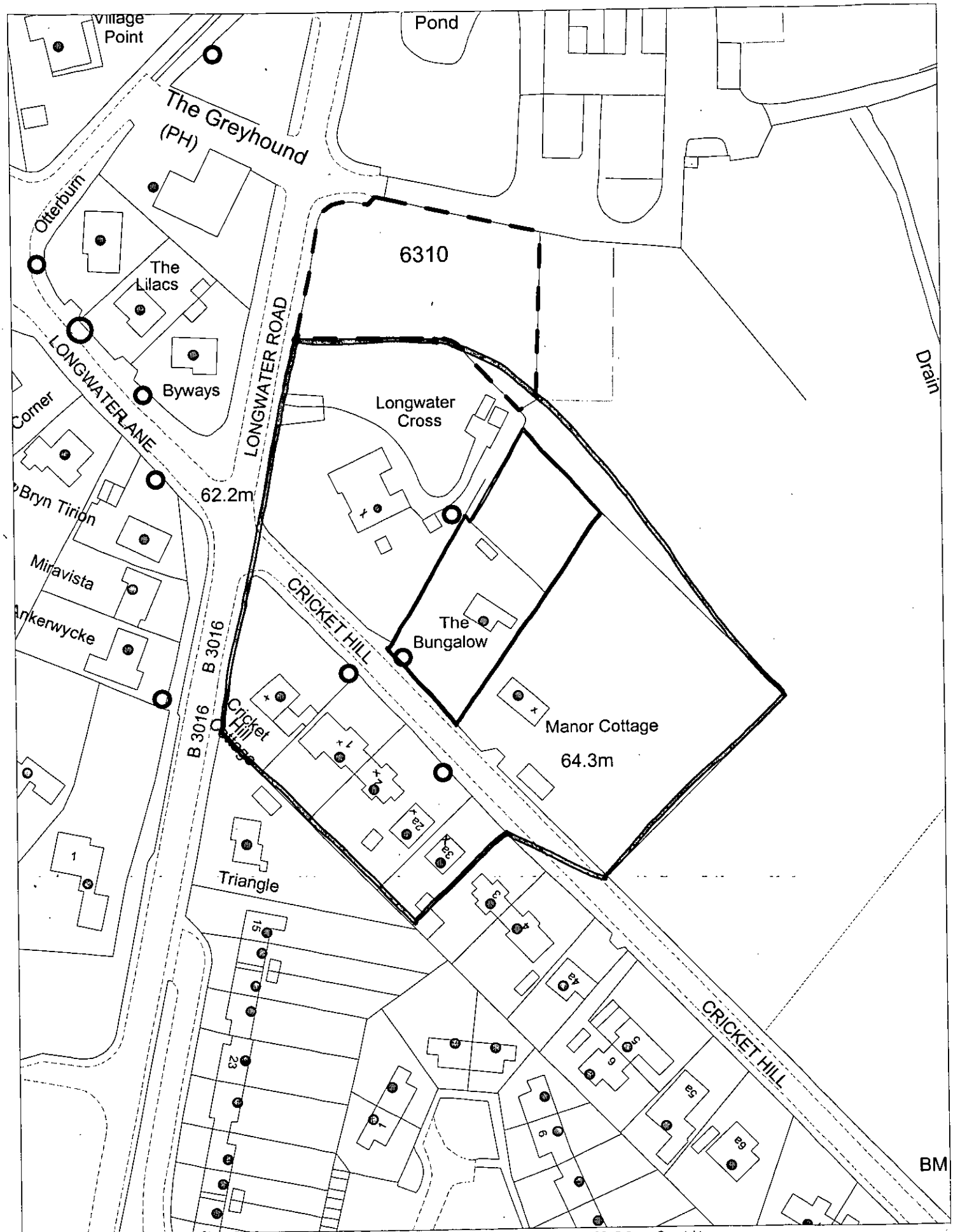
MINISTRY DECISION 1826 Appeal Allowed 17/5/01

SPECIAL ORDERS T.P.O. 120

DRAINAGE

091074

28.MAR2002- 6775



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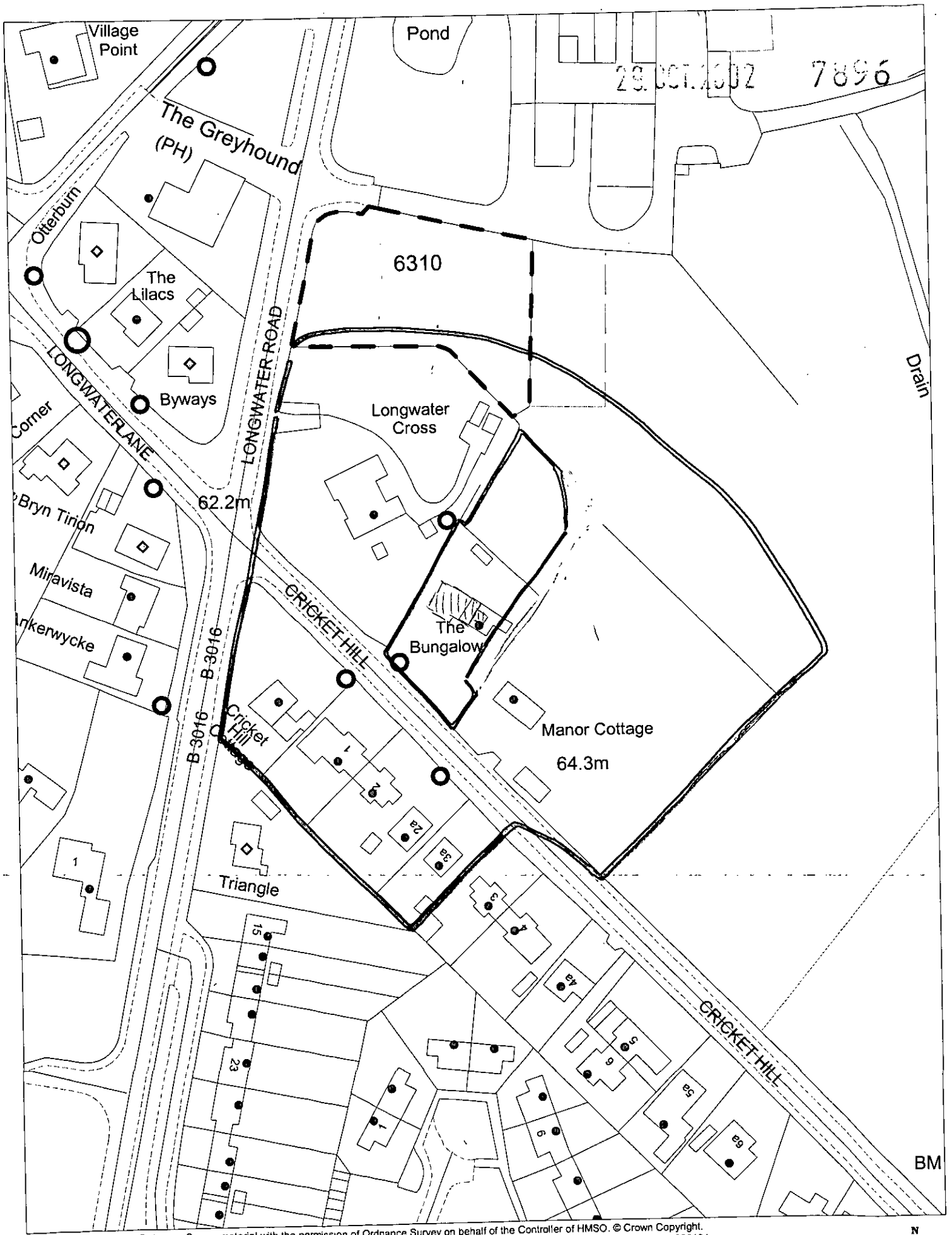
Development Control Section, Environmental Services, Wokingham District Council.

26 March 2002

Scale: 1 : 1250

N W E S



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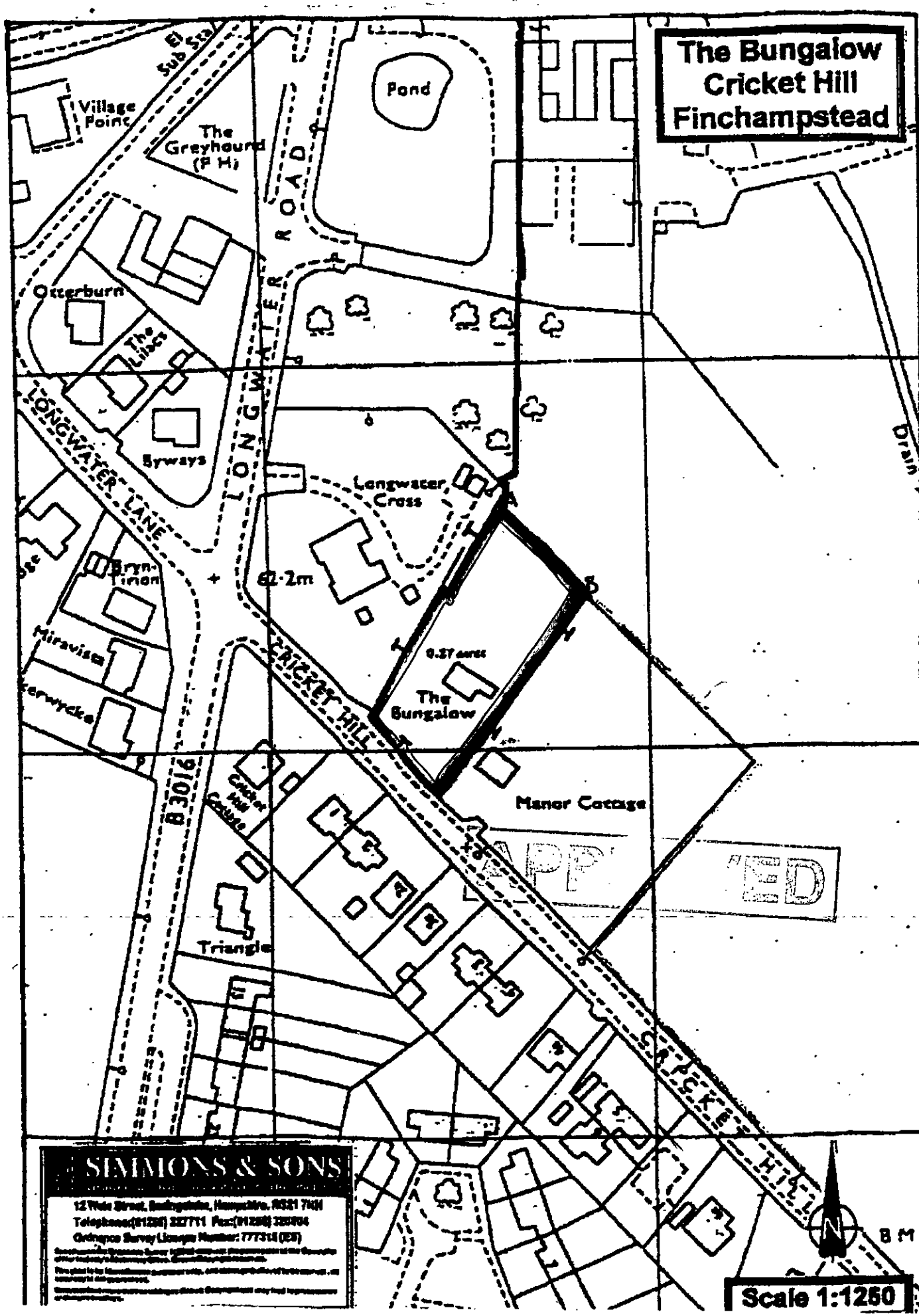
Development Control,Wokingham District Council.
5 November 2002

Scale: 1 : 1250

N W E S

28 MAR 2002 6175



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A E Bishop
C/O Simmons And Sons
12
Wote Street
BASINGSTOKE
Hants
RG21 7NW

Application Number: F/2002/6176

Parish: **Finchampstead**

Location: **Church Farm, Church Lane, Finchampstead, Wokingham.**

Proposal: **Proposed change of use of agricultural barns to (B1) use plus erection of new building for (B1) use.**

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.

Conditions

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

2. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

3. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

4. No other development shall be commenced until visibility splays of 2.4 metres by 25 metres have been provided at the junction of the new access with Church Lane. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be

submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

6. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

7. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.

8. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

9. No deliveries shall be taken in or dispatched from the site outside the hours of 07.00 to 20.00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

10. Surface water control source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

11. The development shall be carried out in accordance with the landscape scheme received by the Local Authority on 22/12/03. The native hedgerow indicated as no.6 on the landscape plan should be continued along the entrance road in a manner which shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, unless otherwise agreed in writing by the LPA.

13. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

14. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved. a) new window details;
b) new door details;
and c) new roof details, including any new gutters.

Reasons

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

2. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
Relevant Policies: Berkshire Structure Plan Policy T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policy WT6 and Appendix 7.

3. In order to ensure bicycle parking facilities are provided and to encourage use of sustainable modes of travel.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT3.

4. In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT7.

5. To prevent parking and queuing off site, in the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5 & T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policies WT7 & WT6.

6. In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT7.

7. In light of the sensitivity of the site within the Countryside.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

9. To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

10. To prevent the increased risk of flooding and to improve water quality.
Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WIC15, WIC17.

11. In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy EN1; Deposit Draft Berkshire Structure Plan Policy EN1; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3, WBE1 & WBE11.

12. To ensure that the external appearance of the building is satisfactory. Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WOS3.

13. In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy LD3; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WBE1.

14. In order to safeguard the special architectural or historic interest of the building. Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WOS3.

Informatives
1. The development accords with the policies contained within the adopted / emerging development plan and there are no material considerations which warrant a different decision being taken.

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

4. The applicant is advised that any drainage to be carried out on site should be carried out in accordance with sustainable urban drainage practises (please contact the Environment Agency for further advice).

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

Berkshire Structure Plan Policies OS1, LD1, LD3, LD5, C1, C2, C9, C11, EN2, EN3, EN4, EN5, EN6, BU1, BU2, T3, T6, T7.
South East Area Local Plan Policies STV2, SC2, SC6, SC7, SC15, SC21, SBE1, SBE2, SBE8, SBE9, SBE14, ST3, ST5, SPS2, SPS3.
Further Modified Wokingham District Local Plan Policies WOS1, WOS3, WOS6, WOS7, WOS10, WCC1, WCC4, WLL2, WLL7, WNC3, WBE1, WBE10, WBE11, WHE4, WHE16B, WRE1, WRE2, WT2, WT3, WT6, WT7, WIC16.

6. Adequate precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on adjacent public highways. For further information contact Corporate Head of Environment on tel: 01189746302.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/03/2004

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.

Development Control Ref No	Received	Parish	Ward	Listed by:
F/2002/6176	20/03/2002	Finchampstead	Finchampstead South	Cllr Long

Applicant Mr & Mrs AE Bishop
Location Church Farm , Church Lane, Finchampstead
Proposal Proposed change of use of agricultural barns to B1 use

FOR CONSIDERATION BY Development Control Committee on 10/03/04
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

The proposed development is to change the use of existing agricultural barns to B1 use (approximately 229sqm).

The application is before Committee as it has been listed by Cllr Long for the following reasons:

- Church Lane is narrow and winding and rural in character. The exit will be on a bend and will be difficult to see.
- The site is close to a conservation area
- The farm is sited in an area of special landscape value

RECOMMENDATION

To GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
Relevant Policies: Berkshire Structure Plan Policy T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policy WT6 and Appendix 7.

3. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details. *Reason: In order to ensure bicycle parking facilities are provided and to encourage use of sustainable modes of travel. Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT3.*

4. No other development shall be commenced until visibility splays of 2.4 metres by 25 metres have been provided at the junction of the new access with Church Lane. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan

(as proposed to be further modified) Policy WT7.

5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent parking and queuing off site, in the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5 & T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policies WT7 & WT6.

6. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT7.

7. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.
Reason: In light of the sensitivity of the site within the Countryside
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

8. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

9. No deliveries shall be taken in or dispatched from the site outside the hours of 07.00 to 20.00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

10. Surface water control source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. *Reason: To prevent the increased risk of flooding and to improve water quality.*
Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WIC15, WIC17.

4. The applicant is advised that any drainage to be carried out on site should be carried out in accordance with sustainable urban drainage practises (please contact the Environment Agency for further advice).

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

Berkshire Structure Plan Policies: OS1, LD1, LD3, LD5, C1, C2, C9, C11, EN2, EN3, EN4, EN5, EN6, BU1, BU2, T3, T6, T7

South East Area Local Plan: STV2, SC2, SC6, SC7, SC15, SC21, SBE1, SBE2, SBE8, SBE9, SBE14, ST3, ST5, SPS2, SPS3

Wokingham District Local Plan as agreed to be further modified (Deposit Draft) Policies: WOS1, WOS3, WOS6, WOS7,WOS10, WCC1, WCC4, WLL2, WLL7, WNC3, WBE1, WBE10, WBE11, WHE4, WHE16B, WRE1, WRE2, WT2, WT3, WT6, WT7, WIC16

6. Adequate precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on adjacent public highways. For further information contact Corporate Head of Environment on tel: 01189746302.

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Date 1st March 2004	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The site is located within the countryside and is adjacent to a conservation area. There is also an Area of Special Landscape Importance within 80m of the site. The site has had two other relevant planning applications.

Planning application 99/70323/F was approved in January 2000 and has been implemented. This was for a change in use of farm buildings to B1 offices. The existing barns in this application had previously been used for a cattle yard and agricultural storage purposes and the proposal sought to convert all three buildings to office use. The conversion of the buildings required an extension, however this was considered to be small in respect of the overall scheme. Planning application F/2000/1528 sought an amendment to this approved scheme to amend the roof (as it was found to be unsound). The development proposed in the current scheme is located approximately 80m from the buildings in the previous scheme, but within the same farm complex.

The existing farm buildings are currently used for storage of foodstuffs as well as some livestock. The applicant has stated that the livestock and feeds can be kept elsewhere on the holding, as the building is not suitable due to the low eaves height, which makes it difficult to store and remove feed as well as clean out any livestock pens. The applicant has also stated that the buildings are unsuitable for livestock due to the lack of airflow.

detrimental impact on the character of the site, there are no overriding amenity, environmental or road safety objections and the proposal does not generate significant additional vehicle movements and is accessible by modes of transport other than the car.

4. Policy WRE2 outlines the criteria to be considered when assessing applications to re-use and adapt rural buildings. One of the considerations is that the building must be suitable for the proposed use without major rebuilding or alteration. The structural report submitted with the previous application confirms that this is the case.

5. The principle of converting these farm buildings is therefore broadly acceptable. However, the application must also be assessed in the context of the additional criteria outlined in the aforementioned policies relating to detailed issues such as impact on character of area, neighbours, environmental and sustainability issues.

Impact upon Countryside & Landscape Issues
6. Policy WLL7 of the Wokingham District Local Plan (as agreed to be further modified) states that new development will need to respect the landscape character of the area and provide measures for the protection and enhancement of the landscape character, particularly boundary features. The site is located within the countryside and just outside of the Conservation Area – therefore any redevelopment of the site should be sensitively considered.

7. The barns within the site are partly visible from Church Lane with a clear view of the cattle-shed (to be demolished) from the lane. To the east of the existing access a grassed open space supports a number of fruit trees many of which are adjacent to Church Lane, providing an informal setting to the farm buildings. The proposed development will change the site access point and this will require the removal of many of the existing fruit trees. This will open up views into the site, especially of the proposed parking area, which is not considered to be in keeping with the rural nature of the surrounding landscape. However the applicants have submitted a landscape plan for the frontage of the site as well as additional planting to the west of the proposed access. The Landscape Officer considers this will sufficiently mitigate the adverse visual impact to make the proposed development acceptable.

8. The building will have no further impact upon the Conservation Area that is located 40m to the west as it will be well screened by vegetation and other buildings.

Impact upon the residential amenity of the neighbouring dwellings:
9. Policy WOS3 of the Wokingham District Local Plan (As agreed to be further modified) emphasises that development should integrate into the local context without detriment to the amenities of adjoining land uses and occupiers. Policy WOS6 refers to noise, hours of operation, pollution and light pollution. WOS7 refers specifically to noise.

10. The nearest properties to the application site are Church Farm Bungalow to the east of the buildings, and Dunrobin, Kingscote, White Cottage and Reddoro to the south of the site on the opposite side of Church Lane. The properties on the opposite side of Church Lane will be at least 35m from the buildings to be restored. As the buildings already exist there will be no further impact upon the surrounding properties in terms of being over-bearing. The increased levels of traffic to and from the proposed development will be screened from Church Farm Bungalow due to the existing buildings. The proposed new access way is likely to have no further impact upon the