APPLICATION NO:
F/2001/5568

LOCATION:
Dell Corner Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs M Hickey C/O Robert Evans

PROPOSAL:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Natalie Brown**

678

03

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2001/5568 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Hickey
C/O Robert Evans
Little Orchard
The Village
Finchampstead
Berkshire
RG40 4JN

Application Number: F/2001/5568

Parish: **FINCHAMPSTEAD**

Location: **Dell Corner, Longwater Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling. Demolition of existing dwelling.**

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. The building(s) shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority:
Roof tiles: Lambert clay tiles.
Plinth, Band courses and Arches: Leicester Reds.
Face Brickwork: Rochester Blend.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
5. The boundary treament shall be carried out in accordance with the details on drawing DC 02, and shall be implemented prior to the first occupation of the development. The proposed scheme shall be maintained in perpetuity.

Condition
6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) 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.

Condition
8. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
9. 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.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. 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 additional windows or similar openings shall be constructed in the first floor level or above in the south west elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
12. The bathroom and shower windows in the first floor of the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
13. Immediately following the erection of the 1.8 metre side boundary fencing (as shown on drawing DC 02), Beech hedging shall be planted along the outside edge of the fence at 1.2 metre height at 300mm intervals. Any hedging which within a period of 5 years from the completion of the landscaping dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
14. The scheme of landscaping (shown on drawing DC 02) shall be implemented prior to the occupation of any of the building(s) hereby approved.

Condition
15. 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 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.

Condition
16. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The proposed development may have an impact on bats, which are of international importance and protected by law.

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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE9 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE11 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 14/02/2002

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. 8 May, 2002
My ref. BC/DC/2001/5568

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs M Hickey
c/o Robert Evans
Little Orchard
The Village
Finchampstead
Berkshire RG40 4JN

Dear Sirs

PLANNING PERMISSION 2001/5568
SITE: DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

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 2001/5568 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

NATALIE BROWN
Planning Assistant

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5257 & F/2001/5568

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

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 Evans,

F/2001/5257 – ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD
F/2001/5568 – DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

I refer to your bat survey received on 13 March 2002 with reference to the above planning applications.

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 18 of consent F/2001/5257 and condition 16 of consent F/2001/5568.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Natalie Brown

From: Andy Glencross
Sent: 13 May 2002 17:45
To: Natalie Brown
Subject: PA F/2001/5568 DellCorner Longwater Lane Finchampstead

Hi Natalie

I am satisfied that this development is unlikley to have an adverse affect on the local bat population.

Cheers

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

Paula R. Cox BSc(Hons) PhD CBiol MIBiol MIEEM
Consultant Ecologist

PLANNING SERVICES	HPT 5478T
POL	TLS
DC NAB	ENF
APP	
CS	
13 MAR 2002	
COPIES TO	
	FILE:

102 Westwood Road
Tilehurst,
Reading,
Berkshire RG31 5PP

Telephone: 0118 9412058
Mobile: 07980 881634

E-mail address:
Paula.Cox@ukgateway.net

12 March 2002

To:

Miss Natalie Brown, Planning Services

At the request of Mr Robert Evans re PA F/2001/5257 and F/2001/5568

With Compliments

Paula R Cox

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2001/5568
F/2001/5257

Ext: 6492

To: Andy Glencross
Dinton Pastures

Date: 10/05/02

Bat Survey for St Brelades & Dell Corner, Longwater Lane Finchampstead

Can you please let me know if the attached Bat Survey is acceptable in complying with conditions added to the above consents in relation to Bats. I would be grateful if you could let me know by 24 May 2002.

Natalie Brown
Planning Officer

Commissioned by:

Mr Robert Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berkshire
RG40 4JN

REPORT OF SURVEYS OF 'DELL CORNER' AND 'ST BRELADES', LONGWATER LANE, FINCHAMPSTEAD FOR BATS

March 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF SURVEYS OF 'DELL CORNER' AND 'ST BRELADES', LONGWATER LANE, FINCHAMPSTEAD FOR BATS

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REPORT OF SURVEYS OF 'DELL CORNER' AND 'ST BRELADES', LONGWATER LANE, FINCHAMPSTEAD FOR BATS

1.0 Background

Wokingham District Council has given planning permission, (F/2002/5568 and F2002/5257), to demolish 'Dell Corner' and 'St Brelades', two dwellings with garages at Longwater Lane, Finchampstead, and to erect replacements. As part of the conditions, the Planning Authority required that both buildings be surveyed for the presence of bats before the development could proceed. Mr Robert Evans, of Robert Evans Construction, therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'* that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind weatherboarding or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of both bungalows was carried out on 5 March 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The buildings were scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing or spaces behind soffits and bargeboards, using 10x50 binoculars where necessary. The inside of the lofts were examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, the chimney breast or gable ends, and staining caused by urine, faeces or fur rubbing.

As the survey was carried out in early March before bats are likely to have returned to their summer roost sites, an evening survey with a bat detector would not have been appropriate.

6.0 Results of survey

6.1 General description

The two properties are situated on adjoining plots at the corner of Longwater Lane, to the east of Finchampstead. The surroundings are semi-rural with residential housing,

much of which is set in large gardens with mature trees and shrubs. Bats are known to frequent the area.

6.2 Exterior – 'Dell Corner'

This was a modern, single storey property set in a corner plot, with a detached brick built garage. The gardens were well tended with lawn, flower and shrub beds and a slabbed patio area to the rear.

The brickwork was in good condition with no visible gaps and the ventilation bricks were too small to allow bat access. The windows were double glazed UPVC moulded units with tiled sills and there were no spaces between the frames and the walls and no droppings on any of the sills. The rear door was also a sealed unit construction with no gaps to allow bat access to the cavity walls. No evidence of the presence of bats was found on the exterior fabric of the building.

The roof was tiled with the ridge intact and the tile ends cemented in. It was in good condition with no visible entry points.

The garage had a slightly sloping roof with no ridge, made of a corrugated composite material. Gaps under the corrugations would allow access to the interior. A small window was negative for signs of bats and no droppings were seen on the walls.

6.3 Interior – 'Dell Corner'

The building was not occupied at the time of visit and there were no signs that bats had ever entered any of the rooms.

The loft was reached through a hatch in the bathroom ceiling. There was some boarding on the floor and fibreglass insulation had been laid. Underfelting was present and in good condition. A fluorescent strip and a single light bulb illuminated the loft interior. The void was warm, dry and well sealed and did not appear suitable for hibernation. The underfelting was fixed tightly to the rafters, the beams were cobwebbed and no bats were present. No droppings were found on the top of the tank, stored lumber, beams or the surface of the floor.

The garage was locked but the inside could be viewed through the window using a powerful torch. The walls were white painted and the underside of the corrugated roof could be seen. No signs of bats were visible.

6.4 Exterior – 'St Brelades'

This was an older, single storey, L-shaped building set in lawned gardens with shrub and flower borders and a cypress hedge formed the rear boundary. There was a large oak tree in the front garden.

The roof was of composite tiles with the tile ends cemented in. There were some gaps between the tiles over the front door but the ridge looked intact. Some roof tiles had slipped at the rear of the bungalow. Two chimneys had flashing that was raised in

places. The brick walls were painted white so that droppings would have been clearly visible had they been present. None were found.

The windows had metal frames with tiled sills and no droppings were present here or on the accessible pipe-work. The soffits and bargeboards were wooden with guttering that partially obscured them, and at the rear the gutter was sagging in places.

The front gable was faced with horizontal wooden planks nailed to the breezeblock wall. There were spaces between the wood and the tiles along the top of the gable. In places the nails had worked loose leaving accessible crevices between the facing wood and the wall behind. This is the type of site favoured by bats for roosting in summer, although this gable was north facing, rather than the south or southeast aspect preferred. There were no droppings on the window underneath or visible on the woodwork.

There was a small hole in the brickwork at the eastern side of the building where a gas pipe entered the soffit at ceiling level. The holes in the ventilation bricks were too small for bats to enter. There was a gap around the soil stack that could allow access to the roof.

A small extension at the rear of the bungalow was built of brick and wood with a pitched roof of corrugated plastic and asphalt, with some spaces where it reached the bargeboards. There were no droppings or any staining visible on the windows or walls.

The integral garage had no evidence of bat entry on the external walls or woodwork.

6.5 Interior – 'St Brelades'

In December a water pipe in the roof had burst causing a flood that continued for 48 hours. Because of this the interior of 'St Brelades' was very damp, the wooden floors were warped and walls coated with mould. No evidence of bat presence was found in any of the rooms, which did not appear suitable for roosting.

The integral garage had underfelting behind the beams supporting the roof, and the walls were painted brick. The beams were covered with cobwebs and surfaces proved negative for droppings. There was a narrow gap between the roof beams and the side-wall to the house that could allow bats to enter, but no staining or droppings were found.

The loft was reached via a hatch, and had underfelting of the 'waxed paper' type that was coming down in places rendering the tiles visible. Insulation was present on the floor, which was not boarded over. There was new plastering on the gable wall to the garage and there were no droppings here or on the breezeblock gable at the north facing front of the house. The chimneybreasts, water tank and floor were negative for bat signs and the ridges were cobwebbed with no bats present. Some mouse droppings were present at the end nearest the garage.

6.6 Summary of findings

'Dell Corner' was a modern, well-constructed single storey property with no obvious gaps in the fabric to allow bat access to the interior. No evidence of the presence of bats was found.

'St Brelades' was an older property suffering from the results of a prolonged internal flood. There were some gaps in the fabric that could allow bat access to the cavity walls or the space between underfelting and tiles, although no evidence of bat presence was found on the accessible parts of the building. The wooden facing of the front gable had spaces between the planks and the wall, a popular roosting site, although no droppings or staining was noted and the aspect was not that preferred by bats.

7.0 Impacts of proposed development on bats

Demolition of 'Dell Corner' should have no adverse impact on local bat populations, as no bats or evidence of their presence were found and there were no visible gaps in the fabric that could allow access to the interior.

No signs of bats were found at 'St Brelades', so demolition should have no adverse effects on bats in the area. However, gaps in the roof and around the wooden facing of the front gable could allow access by bats in the future if works are delayed.

8.0 Precautionary mitigation

As 'St Brelades' has various gaps in the fabric that could allow future bat access, it is advised that demolition is carried out as soon as possible. Although no evidence was found of the past presence of bats during the survey, gaps in the fabric were present. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the dwelling in the future. Therefore the contractors should be advised to remove the roof and gable facing boards with care, and that if a bat is found, work in the vicinity should stop immediately until advice has been obtained from English Nature or a licensed bat ecologist.

9.0 Summary and conclusions

Two single stories properties, 'Dell Corner' and St Brelades' in Longwater Lane, Finchampstead were examined for signs of bats on 5 March 2002. No bats or evidence of their presence were found, and 'Dell Corner' had no visible gaps in the fabric to allow bat access to the interior. No bats or signs of their presence was found at 'St Brelades', but this building had some gaps in the fabric and access to the space behind the front gable facing. From current evidence removal of neither building should have any adverse effects on bat populations in the area, but prompt and careful removal of the facing boards and roof of 'St Brelades' is advised.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5257 & F/2001/5568

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

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 Evans,

F/2001/5257 – ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD
F/2001/5568 – DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

I refer to your letter and drawing showing slab levels received on the 7 March 2002 with reference to the above planning applications.

I can confirm that the information submitted satisfies the slab level condition 04 of consent F/2001/5257 and condition 04 of consent F/2001/5568.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772
189

DESIGNERS · BUILDERS · DEVELOPERS

PLANNING SERVICES	HPT 53938
POL	TLS
DC N46	ENF
APP	
CS	
07 MAR 2002	
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	FILE:

WOKINGHAM UNITARY
ENVIRONMENTAL SERVICES
PLANNING SERVICES
SHUTE END
WOKINGHAM

Yr. ref. F/2001/5257 & 5568

7 March 2002

Dear Sir/Madam

ST. BRELADES AND DELL CORNER LONGWATER LANE FINCHAMPSTEAD

With regard to my letter to you of 14 February, I regret that the slab level information was incorrect.

I apologise for this error and enclose herewith a revised plan showing the correct position.

Yours faithfully

ROBERT EVANS

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772
01189

DESIGNERS · BUILDERS · DEVELOPERS

PLANNING SERVICES	HPT 5371
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CS	
15 FEB 2002	
COPIES TO	ACK:
	FILE:

WOKINGHAM UNITARY
PLANNING SERVICES
SHUTE END WOKINGHAM

yr. ref. F/2001/5257

14 February 2002

Dear Sir/Madam

ST BRELADES LONGWATER LANE FINCHAMPSTEAD

Further to my discussion with Natalie Brown today, I am enclosing herewith a site plan showing the following proposed slab levels for your approval in due course:

St. Brelades - 97.97 ~ F/2001/5257, slab levels cond 04.

Dell Corner - 98.17 ~ F/2001/5568, slab levels cond 04.

Please let me know if you require any further information.

Yours faithfully

Robert Evans

2/2
spoke to MLT.
levels OK.

Tel. 0118 974 6443 (Direct Line)

Date. 25 April, 2002

My ref. CD/FP2002/2838(5568)

Robert Evans Construction
Little Orchard
The Village
FINCHAMPSTEAD
Berkshire
RG40 4JN

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
E-mail:

Dear Mr Evans,

ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING AT DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

On checking the plans submitted with your Building Regulations Application Number FP2002/2838, I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The addition of the porch roof would not be classed as permitted development as it is more than 3 metres in height.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 16 May. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Dell Corner + St Brelades have been done under the same BC

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5568	NB
BUILDING CONTROL NUMBER	FP2002/2838 South	
APPLICANT/~~AGENT~~	Robert Evans Construction	
ADDRESS OF SITE	Dell Corner, Longwater Lane, FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing bungalow + erect new dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DC 02	DC 02
ELEVATIONS	DC 03	DC 01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? BC Seen Mike Thorp. Conservatory + side doors PD	- different conservatory - 2 ground floor side windows added. - porch roof over side door	
DATE porch roof over 3 metres high. needs permission	28/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	28/4/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New.

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/5568

Proposal:
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location:
Dell Corner, Longwater 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 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/2001/5568 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 01/02/2002. 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.

Head Planning and Transportation

08 January 2002

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 June 2002
My ref: NB/AO/F/2001/5568

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

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 Evans,

F/2001/5568 – DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

I refer to your brick sample received on the 19 June 2002.

I can confirm that the Marshalls Wolds Blend is acceptable substitution to that approved under condition 02 of consent F/2001/5568.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Ao.

Mrs A. Odell
SENIOR PLANNING OFFICER

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772
01189

DESIGNERS · BUILDERS · DEVELOPERS

28/6
Mix of red range - bricks in street

WOKINGHAM UNITARY
PO BOX 155
SHUTE END
WOKINGHAM

14 June 2002

Dear Sir/Madam

DELL CORNER LONGWATER LANE FINCHAMPSTEAD F/2001/5568

With regard to Condition 2 of the above Approval, I would like to submit a revised brick sample, Marshalls Wolds Blend, for your approval

Yours faithfully

ROBERT EVANS

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772
01189

DESIGNERS · BUILDERS · DEVELOPERS

57628
NAB
19 JUN 2002
COPIED

WOKINGHAM UNITARY
PO BOX 155
SHUTE END
WOKINGHAM

14 June 2002

Dear Sir/Madam

DELL CORNER LONGWATER LANE FINCHAMPSTEAD F/2001/5568

With regard to Condition 2 of the above Approval, I would like to submit a revised brick sample, Marshalls Wolds Blend, for your approval

Yours faithfully

ROBERT EVANS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Hickey
C/O Robert Evans
Little Orchard
The Village
Finchampstead
Berkshire
RG40 4JN

Application Number: F/2001/5568

Parish: **FINCHAMPSTEAD**

Location: **Dell Corner, Longwater Lane, Finchampstead, Wokingham.**

Proposal: ***Proposed erection of replacement dwelling. Demolition of existing dwelling.***

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. The building(s) shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority:
Roof tiles: Lambert clay tiles.
Plinth, Band courses and Arches: Leicester Reds.
Face Brickwork: Rochester Blend.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Applicationo	Name & Address
F/2001/5568	Mr G Whelan Otterburn Longwater Lane FINCHAMPSTEAD RG40 4NZ
Application Approved	Letters sent 22.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Hickey
C/O Robert Evans
Little Orchard
The Village
Finchampstead
Berkshire
RG40 4JN

See amendment on page 2 (Conds 12+13)

Application Number: F/2001/5568

Parish:	**FINCHAMPSTEAD**
Location:	**Dell Corner, Longwater Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of replacement dwelling. Demolition of existing dwelling.**

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Face Brickwork: Rochester Blend.

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

Condition
5. The boundary treament shall be carried out in accordance with the details on drawing DC 02, and shall be implemented prior to the first occupation of the development. The proposed scheme shall be maintained in perpetuity.

Condition
6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) 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.

Condition
8. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
9. 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.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. 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 additional windows or similar openings shall be constructed in the first floor level or above in the south west elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
12. The bathroom and shower windows in the first floor of the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
13. Immediately following the erection of the 1.8 metre side boundary fencing (as shown on drawing DC 02), Beech hedging shall be planted along the outside edge of the fence at 1.2 metre height at 300mm intervals. Any hedging which within a period of 5 years from the completion of the landscaping die, are removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5568

Applicant : Mr & Mrs M Hickey C/O Robert Evans.

Location : Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/1

Date of Neighbour Notifications : .....

Date of Site Visit : 18/1

Date Registered : 24/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 18/02/2002. 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 :
f'stead PC - no objections
Burton Partnership - Bat survey req'd.
Landscape - no objection, concerns re/fencing
Highways - conditions.
Letter of Rep: Otterbourn - concerns re/fencing.

Planning Issues : settlement, AGLV

Application Number: F/2001/5568

Appraisal :

See attached sheet

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

Application Number F/2001/5568
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	Full Resm. 5yrs.
(2)	C013	R013	Materials agreed ✓
			INS: Roof tiles - Lambert clay tiles
			Plinth, band courses + Arches: Leicester Reds
			Face Brickwork: Rochester Blend.
(3)	C070	R070	HIS construction ✓
(4)	C100	R100	Site levels ✓
(5)		R07F	The boundary treatment shall be carried out in accordance with the details on drawing DC 02, and shall be implemented prior to the first occupation of the development. The proposed scheme shall be maintained in perpetuity
(6)	C049	R049	Garaging to be retained ✓
(7)	C122	R122	Parking + turning ✓
(8)	C137	R137	Turning within site ✓
			INS- dwelling
(9)	C129	R129	Provision for construction vehicles ✓
(10)	C130	R130.	No mud during construction. ✓
(11)	C044	R044	No windows ✓
			INS: first floor level or above in the south west elevation.
(12)	C045	R045	Ob. glazing. ✓
(13)	C154	R154 INS:	Bathroom + shower in the first floor of the south west elevation
		DEL:	it shall be fixed shut
(14)	C151	R151	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SBE9, ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WBE11, WT7

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3

MINERALS LOCAL PLAN POLICIES: ——

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

R.T.O for Bat condition & landscaping

Date: 14/2/02

(15) Immediately following the erection of the 1.8m side boundary fencing (as shown on drawing DC02), beech hedging shall be planted along the outside edge of the fence at 1.2m height at 300mm intervals. Any hedging which dies within a period of 5 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 + species.

Reason: R151

(15) The scheme of landscaping (shown on drawing DC 02) shall be implemented prior to the occupation of any of the building(s) hereby approved.
R150

(16) C151|R151 - landscaping to be implemented.

(17).

Bat Condition:
Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason:
The proposed development may have an impact on bats, which are of international importance and protected by law.

RECORD OF SITE VISIT

SITE ADDRESS: Dell Corner
Longwater Lane Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/5568

OFFICER: Natalie Brown

DATE OF SITE VISIT: 8/1

1 SITE/STATUTORY NOTICE DISPLAYED ? 8/1 - on front

2. DESCRIPTION OF SURROUNDINGS

settlement/res as pre-app.

3. DESCRIPTION OF SITE/BUILDING

existing detached bung - corner of Longwater Lane
detached garage along boundary St. Brelades (approval for replacement)
lawn, flower beds + paved area within rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Woodbridge - wall along boundary with R/O Dell corner.
no windows in side elev. x3 velux.
Beech hedging surrounding site on opp. corner.

5. SITE CONSTRAINTS

TREES low wall round front/side dwelling

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5568 – Dell Corner

Appraisal:

Development
Proposed erection of replacement dwelling and demolition of existing.

The site is located within the identified settlement of Finchampstead, comprising a mix of detached dwellings, some chalet, some two-storey and some bungalows.

1) Impact upon neighbouring properties
The dwelling to the south-west of the site (St Brelades) is an existing bungalow and has permission (F/2001/5257) for replacement with a two-storey dwelling, (which is proposed to be amended by application F/2001/5682 for addition of a conservatory and roof lights in the front and rear elevation). The proposed replacement dwelling would face the garage element of the approved dwelling at St Brelades. It would be 2.5m from the boundary with St Brelades. Due to the fact that there are no windows in the side elevation of the proposed dwelling (nor existing, and the existing dwelling is approximately 2m from the boundary), it is considered that the proposed replacement dwelling at Dell Corner would have no overshadowing effects, nor be overbearing. There is one first floor window in the side elevation to face St Brelades. This would be for a bathroom and so could be conditioned to be obscurely glazed to prevent overlooking.

With regards to Woodbridge (SE of the site), there are no windows in the side elevation facing the rear of Dell Corner (but there are three velux roof lights). Due to the fact that the proposed replacement dwelling (in a rear-to-side relationship with Woodbridge) would be 13-15m from the boundary with Woodbridge (excluding conservatory – 11m from boundary, and bay window – 12m from boundary), it is considered that there would be no adverse impacts in terms of overbearing, overshadowing and overlooking.

It is not considered that there would be any adverse impact to properties located to the front and side (road side) of the site, due to the distance between the properties and the fact that a road is located in between them.

It is therefore considered that there would be no adverse impacts upon neighbouring properties in terms of being overbearing and causing overshadowing and overlooking.

2) Impact upon the character of the streetscene
The site is a residential area, comprising a mix of designs and styles of detached dwellings, and is located on a corner plot of Longwater Lane. The building line established at the front and side by the existing bungalow are reflected by the proposed dwelling (i.e. the proposed dwelling would be no closer to the road than the existing dwelling).

There was concern raised by the landscape department (and the owners of one neighbouring property) about the proposed 1.8m side boundary fencing being out of character with the street scene. It is reasonable to have the rear part of the garden of the site (which forms a side boundary with the road) to be enclosed with 1.8m fencing so as to give the future occupiers privacy. In his letter dated 5 February 2002 (see application file), the agent says beech hedging would be planted at a height of 1.2m at 300mm intervals. At this 1.2m height, the fence would be partly screened and once fully established would soften and screen the impact of the fence (opposite corner of Longwater Lane has Beech hedging around the site). It is recommended that a condition be added to ensure that this planting be implemented and maintained.

As the sketch street scene views show, a gap would be maintained between Dell Corner and St Brelades and the height of the proposed dwelling at Dell Corner would be below that approved at St Brelades and be approximately level with that at Woodbridge.

Materials were submitted with a letter dated 5 February 2002 (see application file). These materials (roof tiles: Lambert clay tiles; plinth, band course and arches: Leicester reds; and face brick work: Rochester Blend) are considered acceptable, and are materials which have been agreed for the St Brelades replacement dwelling – so there would be continuity of materials within the street scene.

It is therefore considered that there would be no adverse impact upon the character of the area.

3) Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms, thereby requiring 3 off-road parking spaces in order to comply with Council parking standards, this requirement has been met and provided that the garaging, parking and turning are retained within the site, the Highway department would have no objection.

4) Bats
It is recommended that due to the proposed demolition of the existing dwelling and the possibility of bats being within the existing building, that a condition be added to the effect that, prior to the commencement of the development (including demolition) that a bat survey is undertaken by a trained and licensed bat surveyor, and should any evidence of bats be found, a licence be applied for from English Nature.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 6492

Date: 8/2/02

My ref: F/2001/5568

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2001/5568
Dell Corner, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5568**
Dell Corner, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor 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 6492

Date: 8/2/02

My ref: F/2001/5568

WOKINGHAM UNITARY
Aiming for Excellence

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 Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2001/5568
Dell Corner, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5568**
Dell Corner, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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.

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5568**

Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

O.K.

Signed: _____ Date: 09/02/02

Councillor 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.

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5568**

Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Proposed erection of replacement dwelling. Demolition of existing dwelling.

Transfer: Yes ☑ No ☑

Reason for Transfer:

Signed: _____ Date: 9.2.02

Councillor 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.

Application Number : F/2001/5568	Map No : 114
Case Officer : NAB	Site Area : 0.09
Valid Date : 24/12/2001	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location : Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr & Mrs M Hickey C/O Robert Evans.

Fee Required: £190 Fee Received: £190 (3)

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	REQUIRES PARKING LAYOUT	19/1	Not required. Highways don't need.
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 I f "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 ✓ REPLACEMENT DWELLING – AREA OF SPECIAL LANDSCAPE IMPORTANCE

Trees ✓

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 ✓

DRAYTON PASTURES ✓ – CHECK FOR BATS

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

NEIGHBOURS

S/N + see map

.....

.....

OTHERS

No pre-apps

.....

.....

.....

.....

.....

Recd 2.15pm 5.202

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772

DESIGNERS · BUILDERS · DEVELOPERS

PLANNING SERVICES	HP 52794
POL	TLS
DC NAB	ENF
APP	
CS	
05 FEB 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM UNITARY
PLANNING DEPARTMENT
SHUTE END
WOKINGHAM

fao Natalie Brown

4 February 2002

Dear Sir/Madam

DELL CORNER LONGWATER LANE FINCHAMPSTEAD ref F/2001/5568

I have spoken to Catherine Brimble with regard to the fencing at the above as detailed in Note 2 of Plan No DC 02.

I would like to confirm that the proposed beech hedging will be planted to the outside of the fencing to soften the impact from Longwater Lane. It is proposed to plant at 1.2m height at 300mm centres.

From the front building line, the beech hedge will continue to screen a reduced height c/b fence of 1.2m.

With regard to materials to be used, the following samples are submitted with this letter:

1 Roof Tiles- Lambert clay tiles

2 Plinth, Band Courses and Arches- Leicester Reds

3 Face Brickwork- Rochester Blend

Please let me know if you require any further information.

Yours faithfully

ROBERT EVANS

Rec'd P.M. 28.1.02

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
28 JAN 2002	
COPIES TO:	ACK ✓
	FILE

Mr G Whelan

Otterrburn
Longwater Lane
Finchampstead
Berkshire
RG40 4NZ

28th January 2002

Your reference F/2001/5568

Dear Madam

I attended your offices recently in order to view the proposals under planning application F/2001/5568.

The property aspect of the proposal is satisfactory. However, the plan to surround it with a 1.8 Metre high fence is not in keeping with any of the surrounding area. It is understandable to have privacy at the rear and adjacent house (from the front view, the right hand side), but from the lane out-look a tall fence would look out of character. A far better solution to this would be use a combination of hedges and or a significantly lower picket or similar style fencing e.g. 1Metre maximum across the front and the left-hand side, as viewed from the front aspect.

I sincerely hope my comments are taken into account before granting the application for this to go-ahead. I would appreciate it if you could keep me informed of the outcome on this matter.

Thank you for dealing with this in advance.

Yours faithfully

G Whelan

Glen Whelan

FROM: Natalie Brown

DATE: 08 January 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5568

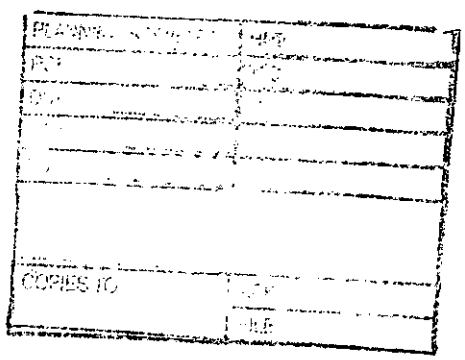
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling..

Site Address: Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs M Hickey C/O Robert Evans.

Your observations are required in respect of this application **by 01/02/2002** .

The Parish Council has no objections to this application.



SIGNED: C S Clerk

25 JAN 2002

DATE: _____

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 January 2002

Location:	Dell Corner, Longwater Lane, Finchampstead
Proposal:	Proposed erection of replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5568

In response to your consultation dated 8 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed erection of a replacement dwelling, as although several of the smaller existing trees will need to be removed, the larger trees near to the site boundary are shown to be retained. The proposed erection of the 1.8m high close-boarded fence however will change the character of the site within the reasonably open aspect of Longwater lane. I would have no objection to the erection of a lower fence around the site boundary and with the additional planting as proposed this should sufficiently enclose the site but still retain the vegetative character of the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

Natalie Brown

From: Andy Glencross
Sent: 11 January 2002 10:57
To: Natalie Brown
Subject: Planning Application F2001/5568 Dell Corner Longwater Lane 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**

If bats are present in this building then the following approach must be taken :-

(1) The applicant needs to submit a bat mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 January 2002

Application Number: F/2001/5568

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Dell Corner, Longwater Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs M Hickey C/O Robert Evans.

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).

C049, R049
C122, R122
C137 (INSERT : dwelling), R137.
C129, R129.

Signed: _____ **Print name:** AC 10/01/02

Rec'd 1-15pm 21.12.01

1509/ab

24.DEC.2001 5568

24 DEC 2001

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR + MRS M. HICKEY
	ADDRESS	DELL CORNER
		LONGWATER LANE · FINCHAMPSTEAD
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROBERT EVANS
	ADDRESS	LITTLE ORCHARD
		THE VILLAGE · FINCHAMPSTEAD
	POST CODE	RG40 4JN Tel No. 01189 734772
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	DELL CORNER
		LONGWATER LANE
		FINCHAMPSTEAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·25 ACRE
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING BUNGALOW +
		ERECTION OF REPLACEMENT DWELLING +
		GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

NONE TO BE FELLED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CLAY ROOF TILES
DARK STAINED W/B + RAFTER FEET
WHITEWASHED BRICK
RED BRICK PLINTH, BAND COURSE + ARCHES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

(YES) / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

(YES) / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	(4)	1
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		NIL

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

TO COMPLY WITH REGS.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

23. THE FEE ENCLOSED IS £190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR + MRS M. HICKEY DATE 20/12/01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. 24.DEC.2001* 5568

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . [signature] . . . . . .

On behalf of . . . . Mrs Mrs M. Hickey . . . . . .

Date . 20/12/01 . . . . . .

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

ADDRESS 'DELL CORNER' Longwater Lane PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No.

BUILDER ~~0/199/59~~ ~~39/62~~ ~~72/62~~ 290/57

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 8202	Mr. W. H. Mitchell	formation of bay window	20.3.78	APP N/A
08147	" "	Bay window.	11.5.78	N/A - C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

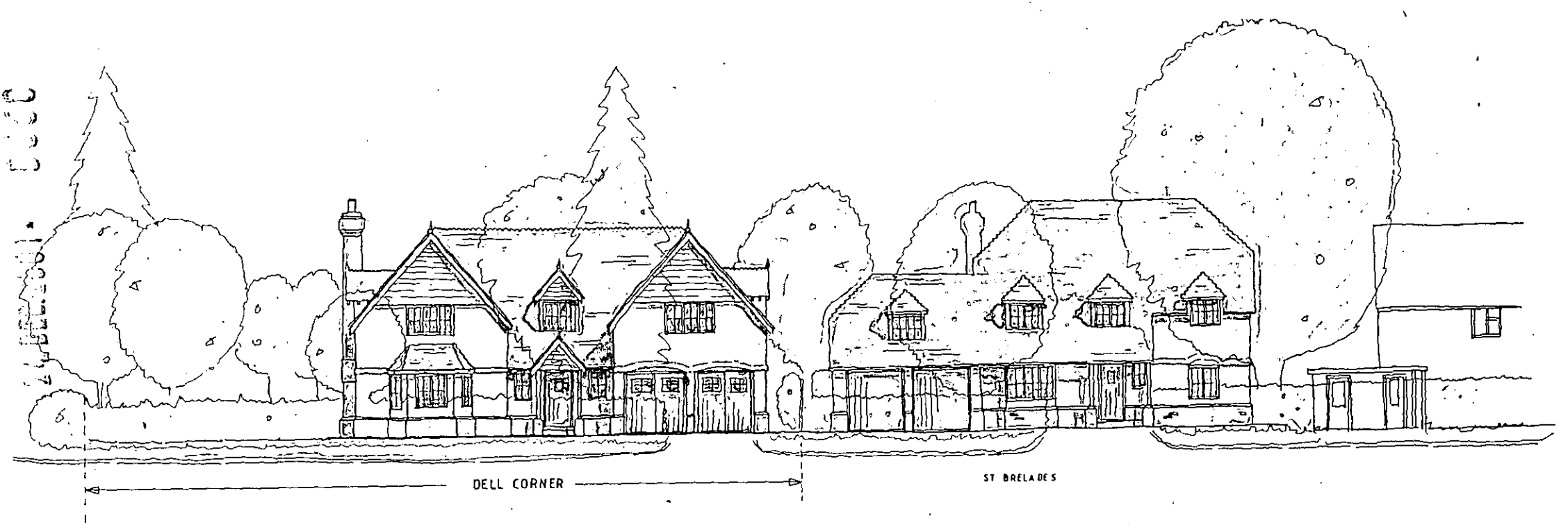
DRAINAGE

091074

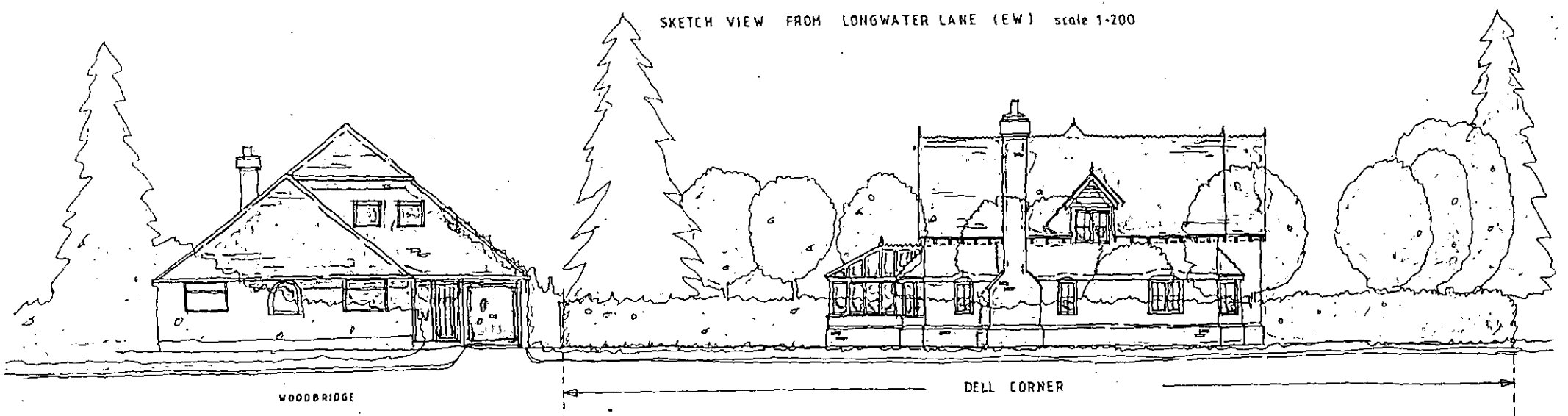
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5568**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



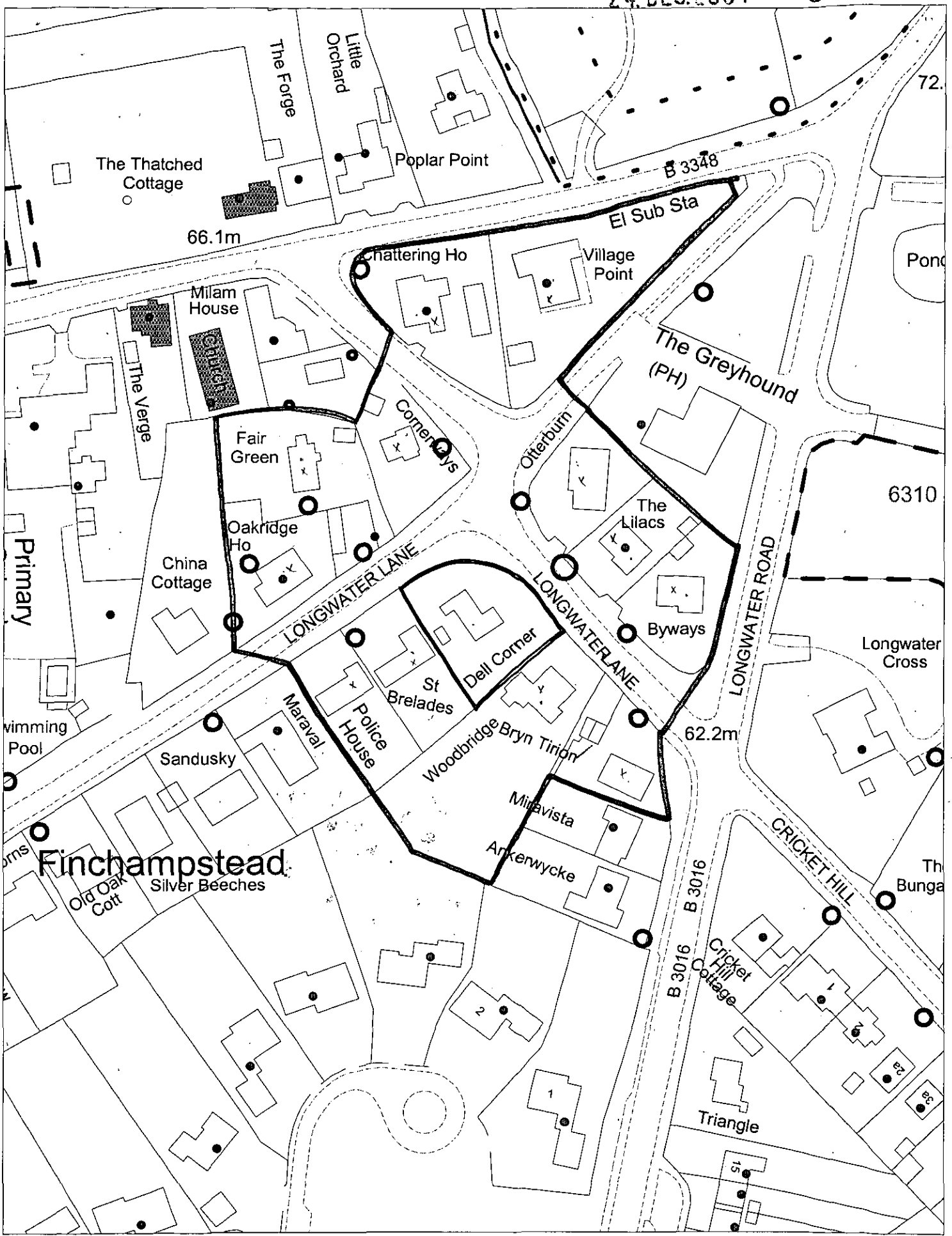
SKETCH VIEW FROM LONGWATER LANE (EW) scale 1-200



SKETCH VIEW FROM LONGWATER LANE (NS)

PROPOSED NEW DWELLING DELL CORNER LONGWATER LANE FINCHAMPSTEAD BERKS

24 DEC 2001 * 5568



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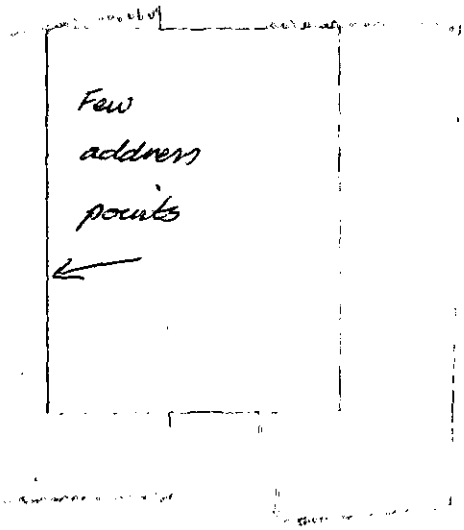
Development Control Section, Environmental Services, Wokingham District Council.

7 January 2002

Scale: 1 : 1250


Few
address
points