APPLICATION NO:
O/2000/0802

LOCATION:
210 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr Wooders

PROPOSAL:
Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)

EARLIEST DATE FOR DECISION: **06/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Wooders
210 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 3QD

Application Number: O/2000/0802

Parish: **FINCHAMPSTEAD**

Location: **210 Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)**

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. a) Approval of the details of the design and external appearance of the building and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
3. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
4. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
6. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
7. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Condition
8. Surface water source control 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
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the future health and amenity value of the trees.

Reason
7. In the interests of visual amenity.

Reason
8. To prevent the risk of flooding and to improve water quality.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for discharge of sewage of trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393 for further details.

Informative
2. The applicants attention is drawn to BS 5837:1991 'Guide for trees in relation to construction'. Any excavations within the spread of the roots must be by hand; this applies particularly in the case for underground services. Existing ground levels with the roof spread should not be altered.

John Mitchell
Development Control Manager
Date: 19/07/2000

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

Received by Wokingham District Council

Application No: O/2000/0802

Proposal:
Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)

Location:
210, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

ADDRESS 210 NINE MILE RIDE PARISH FINCH

PLOT No. ORD. SHEET No.

BUILDER R/92/64 MR. J. WOODLEY ADDITIONS 16.4.64 APP APP

Plan No.	Applicant		Description of Development	Date of Decision	Decision	
0/100/64	MR. C. BROWN		O/L DET. DWELLING AND	26.7.64		CH
08906	MR. J. WOODLEY		O/L 2 HOUSES + GARAGES PARTLY	3.8.78	N/A	RG
09218	"		O/L DET. HOUSE + GARAGE "	28.9.78	N/A	CH
16472	"		RENEWAL ABOVE	22.10.81	N/A	CH
22529	"		O/L DET. HOUSE + GARAGE "	15.11.84	N/A	CA
29262	"		RENEWAL ABOVE	27.11.87		CA
36819	"	O/L	DET HOUSE + GARAGE ADS.	16.1.91		CA
41977	MR. & MRS J. WOODLEY	O/L	RENEWAL 36819	6.1.94		CA
97/64887/0	"	O/L	" "	26.3.97		CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 351/87

DRAINAGE

091074

02.MAR2000* 0802

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR OUTLINE PLANNING PERMISSION

Mr & Mrs J Wooders
210 Nine Mile Ride
WOKINGHAM
Berkshire

Application No : 97/64887/O

Parish : FINCHAMPSTEAD PARISH

Proposal : OUTLINE APPLICATION FOR THE ERECTION OF DETACHED HOUSE WITH INTEGRAL GARAGE

Location : 210 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT OUTLINE PLANNING 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(S) :

01

a) Approval of the details of the external appearance, design and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the sooner.

02

Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

03

Provision shall be made for services including cable TV pre-ducting to be placed *underground. No overhead wire or cables or other form of overhead servicing shall be* placed over or used in the development of the application site.

04

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

05
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
06
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).
07
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

REASON(S) :
01
a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.
02
To safeguard the amenities of neighbouring residents and the locality.
03
In the interests of visual amenity.
04
To enable the development to assimilate into its surroundings.
05
To enable the development to assimilate into its surroundings.
06
In the interest of the future health and amenity value of the trees.
07
In the interests of visual amenity.

Date 26 March 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

WORK SHEET FOR : Elaine Connor

Application Number : O/2000/0802

Applicant : Mr Wooders .

Location : 210, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 06/04/2000

Latest Consultation Date/Site Notice Expiry Date : 06/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

FINCH. PARISH COUNCIL : No objections
HIGHWAYS : No objection, no cond. recommended.
ENV. AGENCY : No objection in principle subject to conditions - see file
ENV. DESIGN : No objection subject to advice on file.

Planning Issues :

- IMPACT UPON ST. SCENE
- IMPACT UPON NEIGHB. PROPS.

Application Number: O/2000/0802

Appraisal:

The scheme being considered is a renewal of an outline application for a detached dwelling at land to the side of no.210 Nine Mile Ride. The site lies on the corner between Nine Mile Ride and Wick Hill Lane and is currently the garden of no.210. The details that have been submitted for consideration include access and siting. The outline scheme proposes a detached house with an integral garage to be located approximately 7 metres west from the existing dwelling on site and will be set back from the main road by almost 16 metres. The proposed dwelling appears to be sited slightly forward of no.210, but is not forward of the main building line along Nine Mile Ride.

Impact Upon Neighbouring Property

The proposed dwelling is located approximately 7 metres from the existing dwelling at no.210 Nine Mile Ride. It would appear from the plan that the proposed integral garage will be located along the east elevation, closest to no.210 Nine Mile Ride. It is therefore considered that the mass and bulking of this part of the dwelling closest to no.210 will not cause any negative impact upon the living conditions of the residential property.

Impact Upon the Street Scene

The proposed dwelling is situated approximately 16 metres back from the highway. Although the proposed dwelling sits slightly proud of no.210 it is not forward of the main building line along Nine Mile Ride. It is therefore considered that the proposed dwelling will be acceptable development in the street scene.

RECOMMENDATION: Approve

14/5

Application Number O/2000/0802
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC02	SR01	INS: 'DESIGN & EXTERNAL APPEARANCE OF THE BUILDING & THE LANDSCAPING OF THE SITE.
2	~~SR10~~	SR10	No construction work of any sort within the area covered by the application shall take place between the hours of 6pm and 7.30am Mondays to Saturdays and
2	SC18	SR17	
3.	SC17	SR05	'change from 1.30pm to 7.00am on Sat. (on second line) to 7.00am to 1.30pm on Saturday
4	SC19	SR09	
5	SC42	SR09	
6	SC49	SR18	
7	SC50	SR09	
8	C		Surface water source control 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.
		R	To prevent the risk of flooding & to improve water quality.

INFORM: Under the terms of the Water Resources Act 1991, the prior written consent of the Env. Agency is required for discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall

on 01276 45 4393 for further details

INO

The applicants attention is drawn to BS 5837 : 1991 'Guide for Trees' in relation to construction. Any excavations within the spread of the roots must be by hand : this applies particularly in the case of for underground services. Existing ground levels with the root spread should not be altered

RECORD OF SITE VISIT

SITE ADDRESS: 210 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/0802

OFFICER: Elaine Connor

DATE OF SITE VISIT: 14-4-00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING
corner plot between Nine Mile Ride & Wick Hill Lane
side garden of no. 210 - large garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no immediate neighb to west - Wick Hill Lane entrance
no. 210 - 2 st semi detached w. s. st. side ext.

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

Tel: (0118) 974 6451 Elaine Connor

Date: 13 March, 2000

Your ref:

My ref: O/2000/0802

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 No: O/2000/0802

Applicant: Mr Wooders .

Proposal: Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O).

Site Address: 210, Nine Mile Ride, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Elaine Connor on (0118) 974 6451.

Yours faithfully

Chris Wood
Head of Planning and Transportation

renewal - OK as long as access is from 9 Mile Ride -

last renewal it was suggested that the access should be from Wick Hill Lane - this was altered to 9 Mile Ride.

Daniel Long

FROM: Elaine Connor

DATE: 13 March 2000

DELEGATED

PLANNING SERVICES	HPT
PCL	TLS
TPO	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/0802

Proposal: Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O).

Site Address: 210, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr Wooders .

Your observations are required in respect of this application **by 06/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature] DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 13 March 2000

Application Number: O/2000/0802

Proposal: Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)

Site Address:
210, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr Wooders .

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).

Signed: N.S. Trotter **Print name:** N TROTTER

24-3-00

Elaine

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: 210 Nine Mile Ride Finchampstead.

Proposal: Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O)

Application Number: O/2000/0802

In response to your consultation dated 13th March 2000 for the above application, the landscape comment is as follows:

No details have been included in the renewal submission that answer the points made in the Council's consent letter dated 26 March 1997. The point 07 regarding boundary treatment remains valid and this information is still required from the applicant.

The application is acceptable provided that care is taken to protect the existing trees, particularly the mature oak trees at the access point, the mature beech trees on the boundary and the group of trees at the corner of the site, all as shown on the block plan.

The applicant's attention is drawn to BS 5837:1991 *guide for trees in relation to construction.* Any excavations within the spread of the roots must be by hand: this applies particularly in the case of excavations for underground services. Existing ground levels with the root spread should not be altered.

Patricia Green.

Patricia Green
Landscape Consultant

14 MAR 2000

To:
Neil Etherington
Senior Arboricultural Officer

From: Elaine Connor

Date: 13 March 2000

Application Number: O/2000/0802

Proposal: Outline application for the erection of one detached dwelling (Renewal of consent 97/64887/O).

Site Address:
210, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr Wooders .

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

Our ref: SP\2000\001442\001
Your ref: O/2000/0802

Date: 28th April 2000

ENVIRONMENT AGENCY

POL	PLG
DC	FDF
APP	
CS	EC
02 MAY 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

SINGLE DWELLING - RENEWAL OF CONSENT 97/64887/0
210 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 13 March 2000 which was received on 15 March 2000. You are asked to quote the following reference in any correspondence: **SU76SE/25/9.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control 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.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 800 648	100 m	Barkham Rise	no information

In view of distance it is unlikely that landfill gas will present a risk to this proposal..

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the applicant.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Mr & Mrs J Wooders, 210 Nine Mile Ride, Wokingham RG40 3QD

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	
Officer: EC	Application No. 0|52000|0802

Map No. 106 **Site** 0:14

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

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

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

Description:

(O.) OUTLINE APPLICATION FOR THE ERECTION OF ONE DETACHED DWELLING (RENEWAL OF CONSENT 97|64887|0)

Location: 210 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South

13.3.2000

Applicant: MR WOODERS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: TPOs on site
Conservation Officer	NK: .....
Environmental Health	NA: 250m Landfill Site Consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency ✓	BP: 250m Landfill Site Consultation
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

..... No pre-apps .....

.....

NEIGHBOURS:

S/W + 203, 205, 207, 207a, 209, 211 Nine Mile Ride
208, 212 Nine Mile Ride
Highes Venn
Stonystack } Wick Hill Lane.
Ferncroft

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR OUTLINE PLANNING PERMISSION

Mr & Mrs J Wooders
210 Nine Mile Ride
WOKINGHAM
Berkshire

Application No : 97/64887/O

Parish : FINCHAMPSTEAD PARISH

Proposal : OUTLINE APPLICATION FOR THE ERECTION OF DETACHED HOUSE WITH INTEGRAL GARAGE

Location : 210 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT OUTLINE PLANNING 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(S) :

01

a) Approval of the details of the external appearance, design and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the sooner.

02

Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

03

Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

04

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

05
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
06
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).
07
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

REASON(S) :
01
a) No such details have been submitted.
b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.
02
To safeguard the amenities of neighbouring residents and the locality.
03
In the interests of visual amenity.
04
To enable the development to assimilate into its surroundings.
05
To enable the development to assimilate into its surroundings.
06
In the interest of the future health and amenity value of the trees.
07
In the interests of visual amenity.

Date 26 March 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

210 Nine Mile Ride
Wokingham
Berks.
28/2/2000

Dear Sir

We would like to make an application for consent for outline planning permission as the consent we have now is due up on March 26th.

Yours faithfully
J. Wooders.

Application No - 97/64887/0

Proposal - OUTLINE APPLICATION FOR THE ERECTION OF DETACHED HOUSE WITH INTEGRAL GARAGE

LOCATION 210 NINE MILE RIDE FINCHAMPSTEAD

02.MAR.2000* 0802
02.MAR.2000* [illegible]

1769A

1164077 F/M

0/2000/0802

PLANNING APPLICATION PART I

13 JAN 1997

WOKINGHAM DISTRICT COUNCIL

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, RG11 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 0734 778763.

For office use only
Application No.

1.	YOUR NAME	MR & MRS J. WOODERS
	ADDRESS	210 NINE MILE RIDE
		WOKINGHAM
	POST CODE	RG40 3QO Tel. No 0734-734934
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	210 NINE MILE RIDE WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	
5. Give brief details of the proposal.	ABOUT THE APPLICATION	ERECTION OF DETACHED HOUSE WITH FOUR BEDROOMS & INTERGRAL GARAGE FOR PRIVATE OCCUPATION
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS

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		GENERAL LAYOUT DRAWING No 377/2	

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.

GARDEN OF 210 NINE MILE RIDE

12. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

ALL TO BE RETAINED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

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

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

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? ~~YES~~ / NO
If, YES, please show details of any changes on the plans.

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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 HOUSE	1	
	2	
	3	
	4 ✓	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED? YES / NO
If YES, please show on the submitted plans what is to be provided.

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? ~~YES~~ / NO
If YES, please complete PART 2 of the form.

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? ~~YES~~ / NO
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

23. THE FEE ENCLOSED IS £160
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED J. Woodley ON BEHALF OF DATE 6/1/97

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.

02.MAR2000 0002

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.

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . J. Wooder . . . . . .

On behalf of . . . . . .

Date . . . . . 1/3/2000 . . . . . .

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

ADDRESS 210 NINE MILE RIDE PARISH FINCH

PLOT No. ORD. SHEET No.

BUILDER R/92/64 MR. J. WOODERS ADDITIONS 16.4.64 APP AP

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/100/61	MR. R. BROWN	O/L DET. DWELLING ADS.	26.7.61	C/A
08906	MR. J. WOODER	O/APP. 2 HOUSES & GARAGES PARTOR	3.8.78	N/A RE
09218	"	O/APP. DET. HOUSE & GARAGE "	28.9.78	N/A C/A
16472	"	RENEWAL ABOVE	22.10.81	N/A C/A
22529	"	O/L DET. HOUSE & GARAGE "	15.11.84	N/A C/A
29262	"	RENEWAL ABOVE	27.11.87	C/A
36819	" O/L	DET HOUSE & GARAGE ADS.	16.1.91	C/A
41977	MR & MRS J. WOODERS O/L	RENEWAL 36819	6.1.94	C/A
97/64887/0	" O/L	" "	26.3.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 351/87

DRAINAGE

091074

02.MAR2000* 0802

1769A

~~7/6 48 07 7 E~~ 0/2000/0802

PLANNING APPLICATION PART I

13 JAN 1997

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

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For office use only
Application No.

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GARDEN OF 210 NINE MILE RIDE

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	3	
	4 ✓	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

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If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

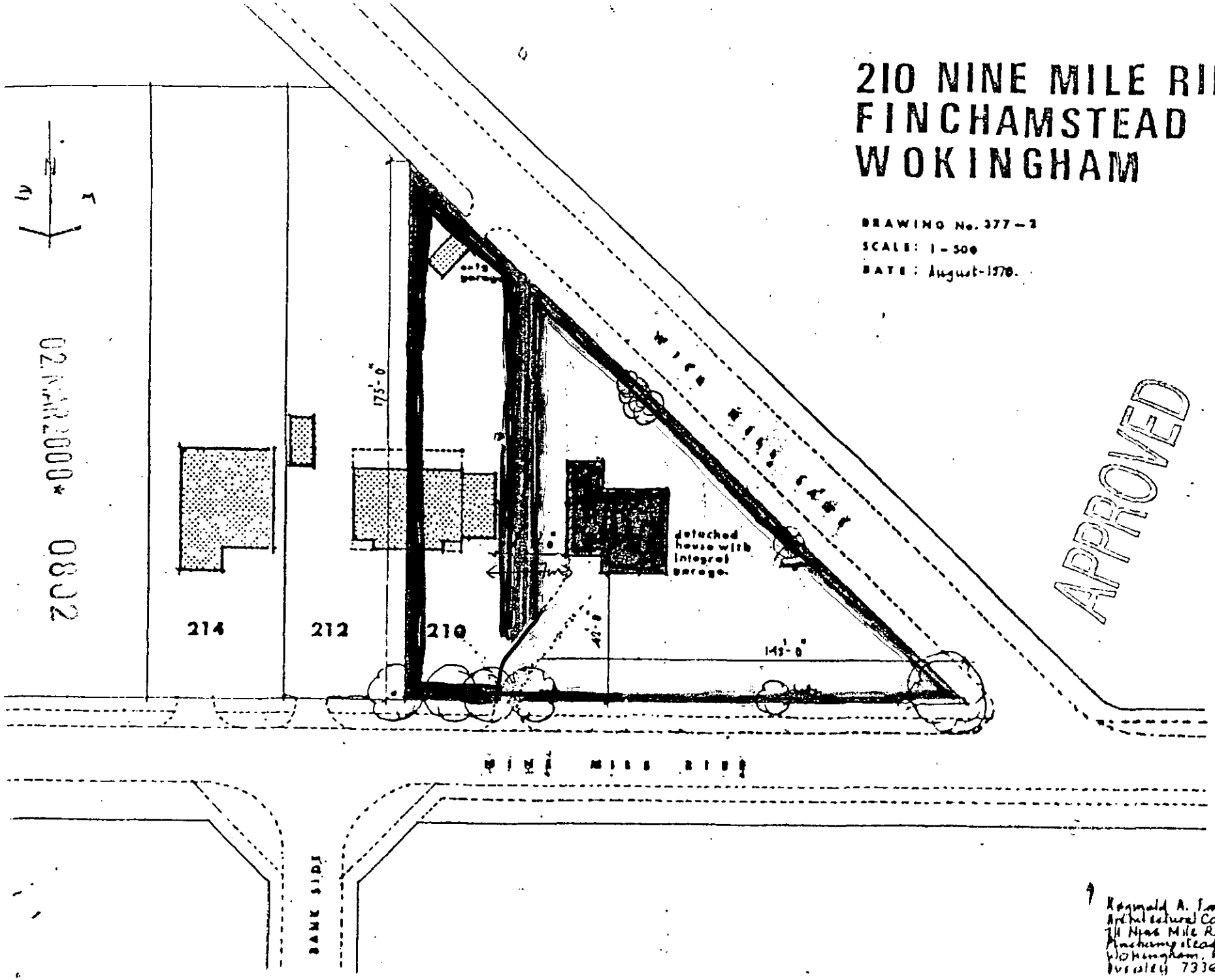
23. THE FEE ENCLOSED IS £160
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED J. Woodard ON BEHALF OF DATE 6/1/97

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.

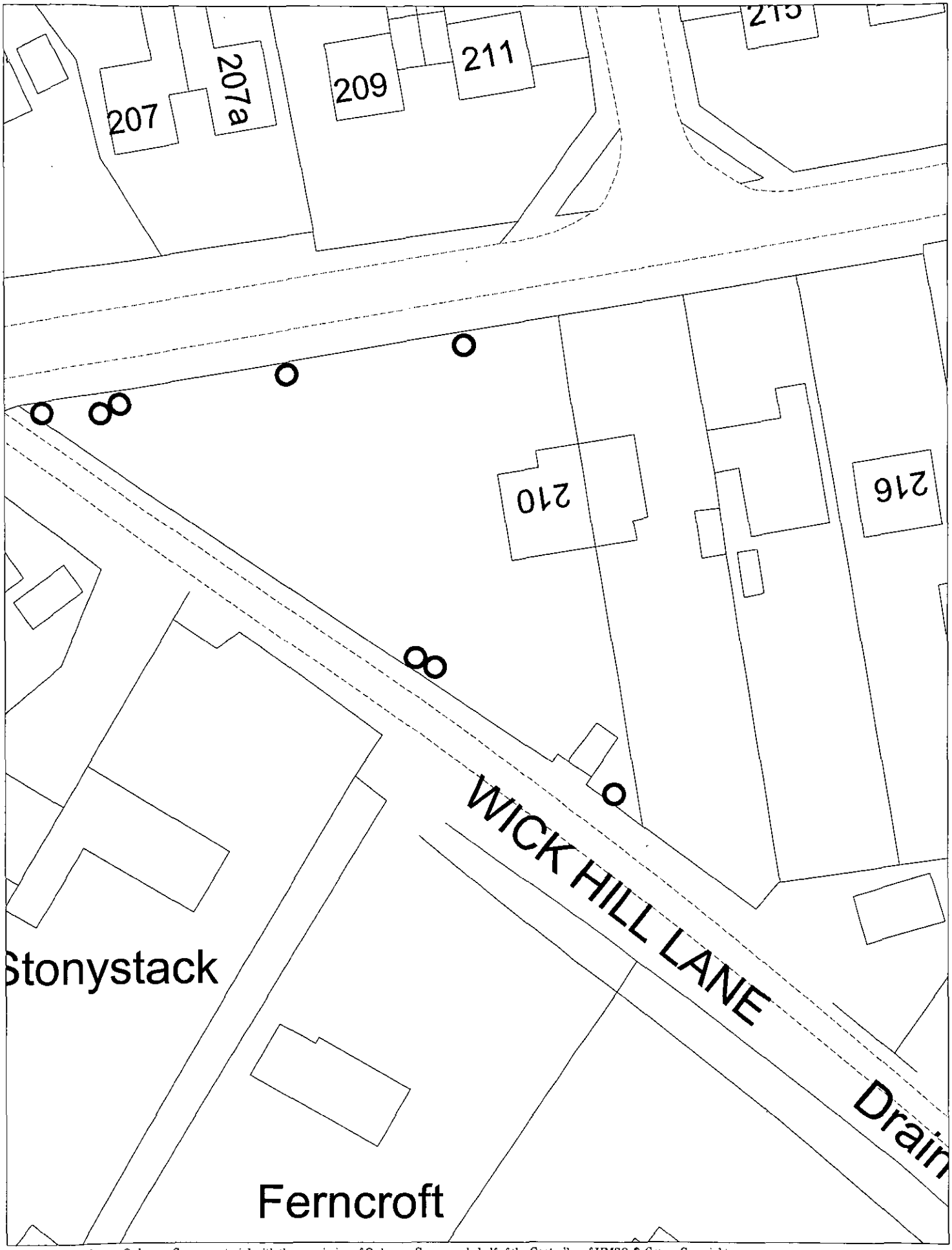
210 NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM

DRAWING No. 377 – 2
SCALE: 1 – 500
DATE: August-1970.



APPROVED

Reginald A. Lowndes
Architectural Consultant
211 Nine Mile Ride
Finchamstead
Wokingham, RG11 3QA.
Berkeley 733625.



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Landscape Section, Environmental Services, Wokingham District Council.
14 March 2000

Scale: 1 : 500

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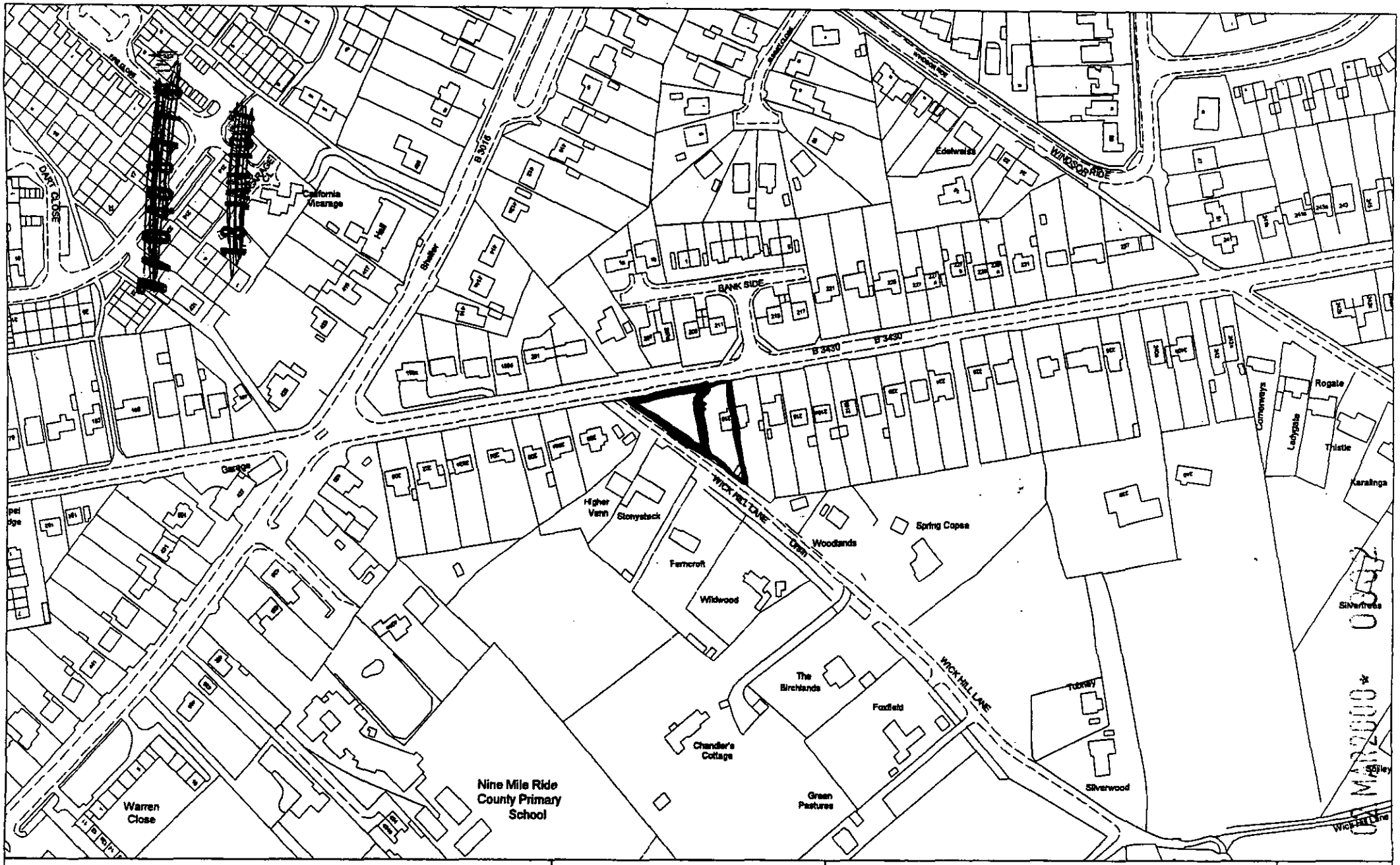

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Site Plan
Scale: 1 to 2500

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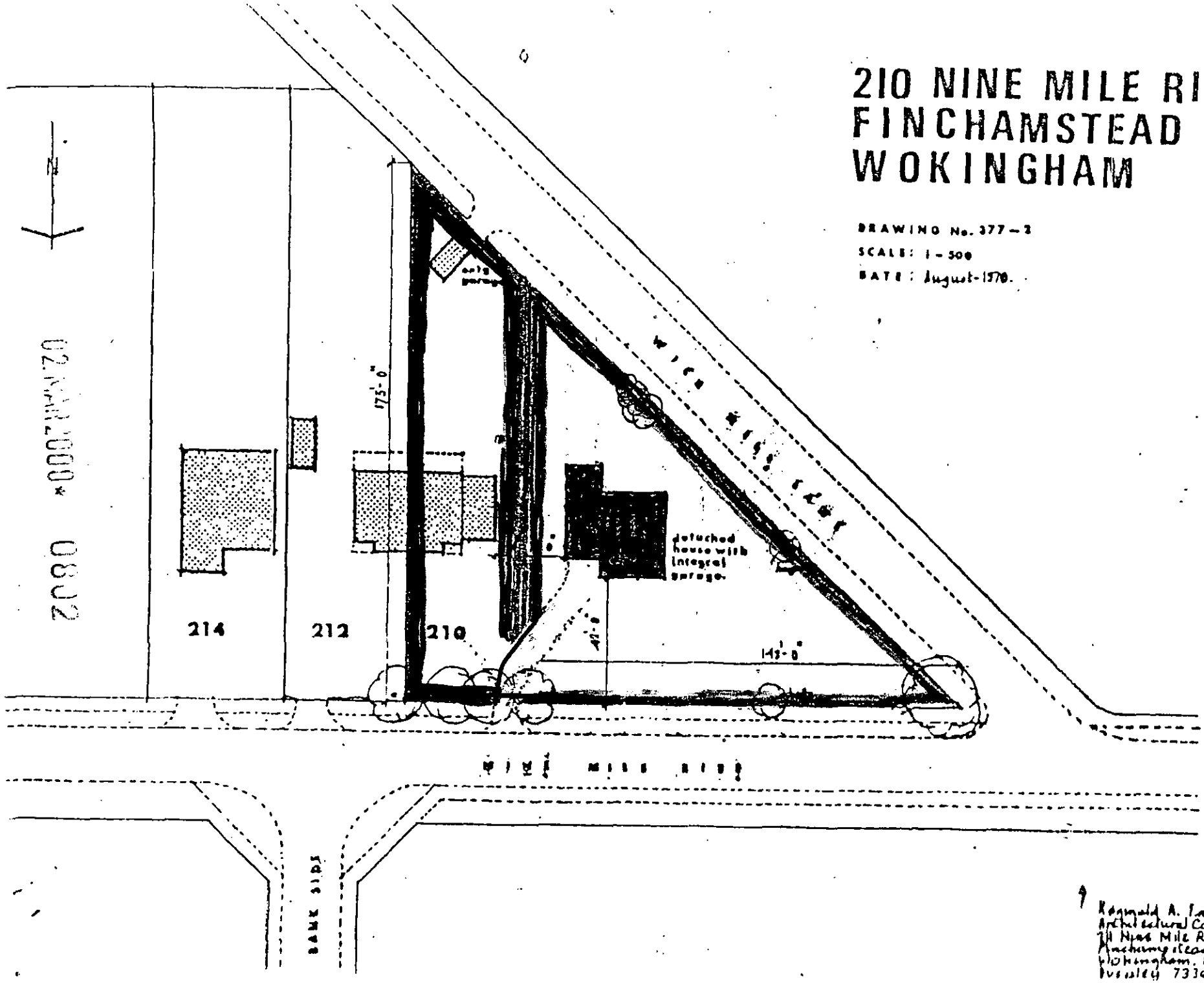
210 NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM

DRAWING No. 377 – 2
SCALE: 1 – 500
DATE: August-1978.



Reginald A. Lowrie
Architectural Consultant
211 Nine Mile Ride
Finchampstead
Wokingham. RG11 3QA.
Tel: (0734) 733625.