APPLICATION NO:
F/2001/4232

LOCATION:
1 Goose Green Cottages Wick Hill Finchampstead Wokingham.

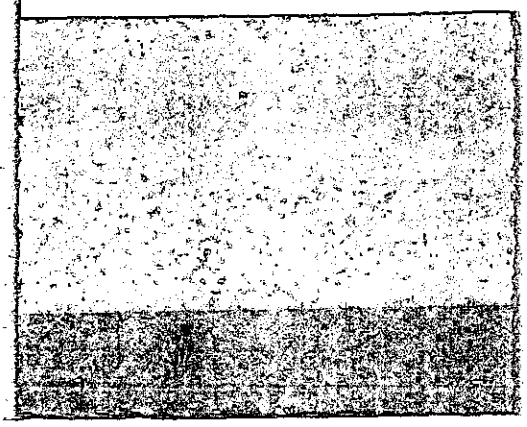
APPLICANT:
M Harvey

PROPOSAL:
Proposed erection of detached double garage plus alterations to vehicular access.

EARLIEST DATE FOR DECISION: **19/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/08/2001

CASE OFFICER: **Natalie Brown**



29

459

GEORGE E. THORNE. **Architect and Surveyor.**
43 St Michaels Road. Sandhurst. Berkshire. GU47 8HD. Telephone:- 01252 - 873502.

NB

PLANNING SERVICES	MPT 46893
	TLS
	SH
20 AUG 2001	
COPIES TO:	ACK:
	FILE:

The District Planning Officer.,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Planning Services,
P.O. Box 157,
Shiute End,
Wokingham,
Berkshire. RG40 1WR.

17th August 2001.

For the attention of Natalie Brown.

Dear Sir,

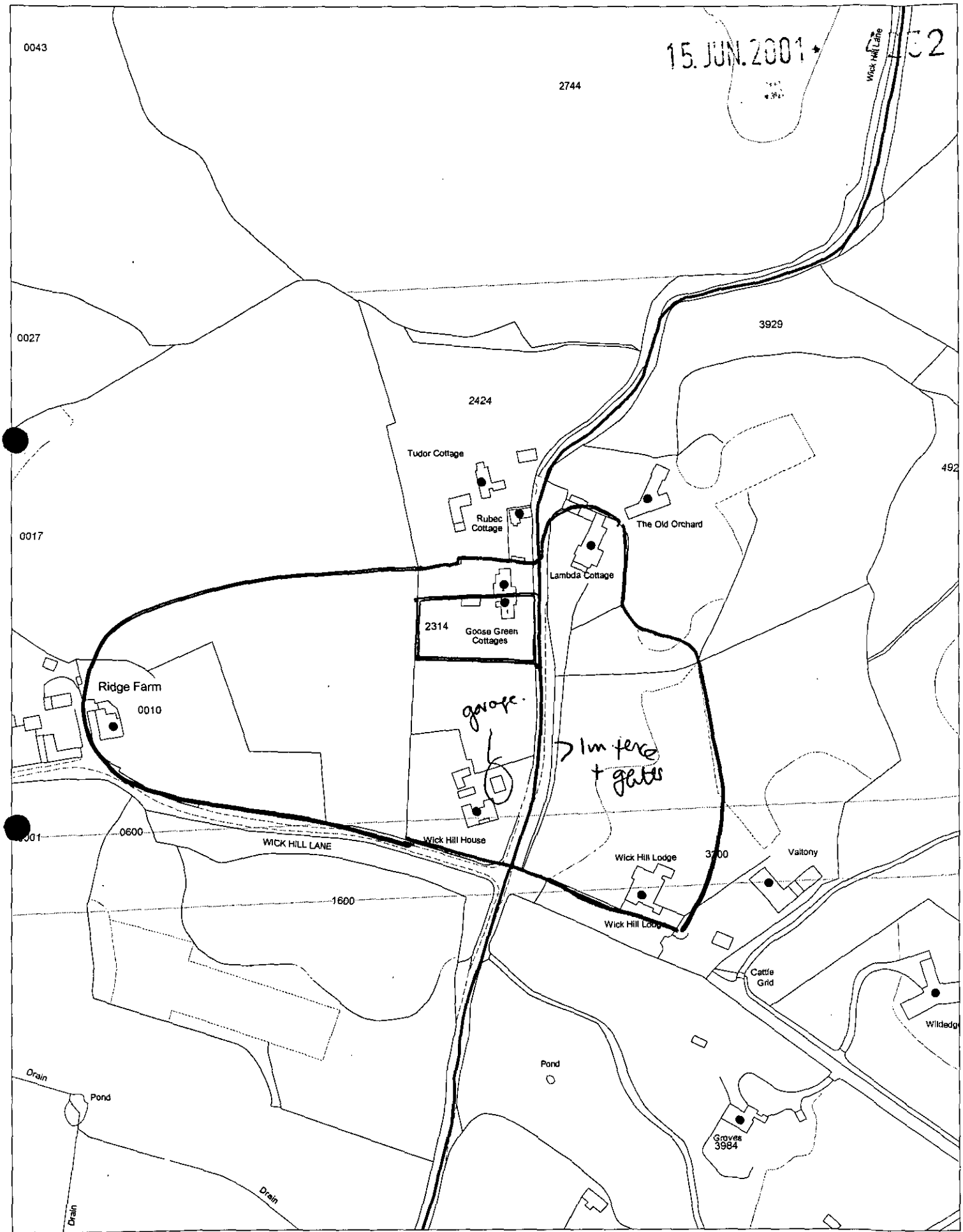
Re: Proposed Works at 1 Goose Green Cottages, Wick Hill Lane, Finchampstead.
Planning Application No: F/2001/4232.

I am instructed by the applicant to confirm the withdrawal of the above mentioned Town Planning application forthwith, and to confirm that the proposed structure will be erected to comply with the requirements of the Town and Country Planning (General Permitted Development) Order 1995. Class E 1 and E2.

Yours faithfully,

George E. Thorne.

WKA withdrawn
23/8/01



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2001

Scale: 1 : 2500

N W E S

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

Tel: (0118) 974 6492

Date: **25 June 2001**

My ref: F/2001/4232

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2001/4232
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage plus alterations to vehicular access.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/4232**
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage plus alterations to vehicular access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

~~LAMBDA COTTAGE~~ THE OLD ORCHARD
ADDRESS WICK HILL LANE

PARISH FINCHAMPSTEAD

ORD. SHEET No. SU 8064 (107)

WOTS DELE COTTAGE

PLOT No. NEW PROPERTY

BUILDER RENAMED 19.10.94

Plan No.	Applicant	Description of Development	Date of Decision	Decision
150/56	J BRUCE	add	13.3.56	APP N/A
254/50	"	alt + add	11.6.50	APP
31894 APPEAL	MR+MRS BRUCE/MR+MRS SINGER	DWELLING ATTACHED TO HOUSE	24.11.88	REF
33737	" "	REPL. DWELLING / BARN TO GARAGES	6.7.89	C/A
BRA 10879	" "	"	27.11.91	APP LA
40026	— " — — " —	Replacement dwelling	30.9.~~92~~ 11.92	C/A
42781	" "	S/SE. HTS.	23.6.94	C/A
LP94/2917	"	NEW LINK WITH CONSERVATORY	16.9.94	APP
43615	MR+MRS C. SINGER	RELAX. COND. ON 33737 (RETAIN LAMBDA FOR TEMP. PERIOD)	7.5.96	REF

DATE OF COMPLETION

MINISTRY DECISION 31894 · APPEAL DISMISSED - 12.4.90

SPECIAL ORDERS LA ISSUED · 40026 - 21.10.92

DRAINAGE

091074

WICK HILL LODGE
ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 848064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/291/69	Mr P D Gubbs	alt + add to garage to form open store + staff flat	22.9.69	APP C/A
	SEE DENE COTTAGE, THE RIDGES			
PD/14/59	"	BATHROOM	10.2.59	APP N/A
R/72/64	"	ALTERATIONS	19.3.64	APP APP
1090/72	"	O/APP HOUSE ADJ.	6.7.72	N/A REF
O/208/59	MR. W. LUSTY	DWELLING ADJ	20.10.59	N/A REF
16508	MR. M. G. MARCHANT	BOATHOUSE	19.11.81	N/A C/A
BR 17679	"	"	23.10.81	APP N/A
BR 25305	R MONTAGUE RANDALL	GARAGE	3.9.85	APP N/A
43545	MR & MRS N. HOOK	FLAT ROOF TO PITCHED DORMER CONVERSION	5.1.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FP95/3457	"	"	24.5.95	APP

WICK HILL HOUSE
ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 848064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
153/72	Mr A D Wilson	'arranau' flat	17.2.72	APP C/A
BR 19569	MR. A. COLE	DBLE GARAGE, ALT, ALTS	9.11.82	APP N/A
18437	"	"	16.12.82	N/A C/A
19241	"	STABLE BLOCK	6.5.83	N/A C/A
99/70380/F	Mr. G. Mosses	S/S H/R - Conserv.	1.11.99	C/A
		Alts to outbldgs - relocate stables + new gates & fencing		
F/2000/1017	Mr G MOSSES	SIDE EXT TO GAR. with games room in roof space & dormers	26.06.00	REF
FP/2000/0342	"	Dormer ext. & int. Alts + new roof over kitchen	24/3/00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Relocate Bound. Fence - 18/11/99 + 6/12/99

DRAINAGE PD Enq - Pool enclosing wall & outbldg - Derrett - 14/1/00

091074

Tel: (0118) 974 6502 (Direct Line)
Fax: (0118) 974 6484
E-mail john.leggett@wokingham.gov.uk
Date: May 29, 2001
My ref: JML/G/29.05.01
Your ref:

Mr Mrs M Harvey
1 Goose Green Cottage
Wick Hill
Finchampstead
Wokingham
Berkshire

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 Sir and Madam

REPLACEMENT OF EXISTING GATES AND ERECTION OF NEW GARAGE, 1 GOOSE GREEN COTTAGE.

After reviewing your proposal and verifying the details with my line manager, I must inform you that the garage will indeed require planning permission due to its height. Under the terms of the General Permitted Development Order, 1995, Schedule 2, Part 1, Class E, this building is considered as not permitted development due to the fact it exceeds 4metres in height.

I regard to the front wall, were any such development to exceed 1m in height adjacent to the highway, planning permission would also be required.

Yours faithfully,

Mr J M Leggett
Planning Assistant

Received by Wokingham District Council

Application No: F/2001/4232

Proposal:
Proposed erection of detached double garage plus alterations to vehicular access.

Location:
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/07/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 June 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4232
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **25 June 2001**

My ref: F/2001/4232

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/2001/4232
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage plus alterations to vehicular access.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4232**
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage plus alterations to vehicular access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4232

Applicant : M Harvey .

Location : 1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.

Proposal : Proposed erection of detached double garage plus alterations to vehicular access.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/7

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 2/7 .....

Date Registered : 15/06/2001

Earliest Date for Decision : 19/07/2001

Latest Consultation Date/Site Notice Expiry Date : 19/07/2001

This application <u>will have expired on</u>: <u>10/08/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

F'Stead PC : no objection in principal but Cllrs consider the gates to the property to be out of keeping with the surrounding area

P. R of Way :

Highways : ~~app~~ recommend approval with no conditions.

Ramblers Assoc : 2/7 " no comments"

Letters of representation

Planning Issues : WDLP : countryside/setting of settlement

SDNP : rural/setting of settlement

Application Number: F/2001/4232

Appraisal :

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

Application Number F/2001/4232
Conditions/Reasons for Refusal

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

Em

1.58m fence - close boarded.
(1.45m - ~~picket~~ fence.)

2m top of fence
approx 1.8m brick piers
lights on piers 2.25 approx.

HAS ANY WORK ALREADY BEEN STARTED ?

RECORD OF SITE VISIT

SITE ADDRESS: 1 Goose Green Cottages Wick Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4232

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? on gate at front

2. DESCRIPTION OF SURROUNDINGS
rural / setting of settlement.

3. DESCRIPTION OF SITE/BUILDING
track leading to a few dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with N° 2.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT laurel + beech hedging opp side of Alameda cottage

OTHERS ~~####~~ style fencing mostly at front -
some close boarded + brick piers - see photographs

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JUN 2001
Officer: NAB	Application No. F/2001/4232

Map No. 107 Site ...0.20....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE & proposed alterations to vehicle access.

Location: 1 GOOSE GREEN COTTAGE WICK HILL LANE

Parish: FINCHAMPSTEAD Ward: Finch. South.
256.01

Applicant:
M. HARVEY.

Fee Received 95.00 Cash. Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	CH Are proposed changes to vehicle access to be considered as part of this application?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.6.01.73 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓ .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

Ramblers Assoc. Pls send map to Nr Bounds

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps

NEIGHBOURS:

S/N + See map.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 25 June 2001

Application Number: F/2001/4232

Proposal: Proposed erection of detached double garage plus alterations to vehicular access.

Parish: FINCHAMPSTEAD PARISH

Site Address:
1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.

Applicant:
M Harvey .

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: _____ **Print name:** Adam Coggins 13/07/01

2 6 JUN 2001

FROM: Natalie Brown

DATE: 25 June 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4232

Proposal: Proposed erection of detached double garage plus alterations to vehicular access..

Site Address: 1 Goose Green Cottages, Wick Hill, Finchampstead, Wokingham.

Applicant: M Harvey .

Your observations are required in respect of this application **by 19/07/2001** .

No objection in principal, but Councillors consider the gates to this property to be out of keeping with the surrounding area.

NB

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
03 JUL 2001	
COPIES TO:	FILE:

SIGNED: C.S. Cly.

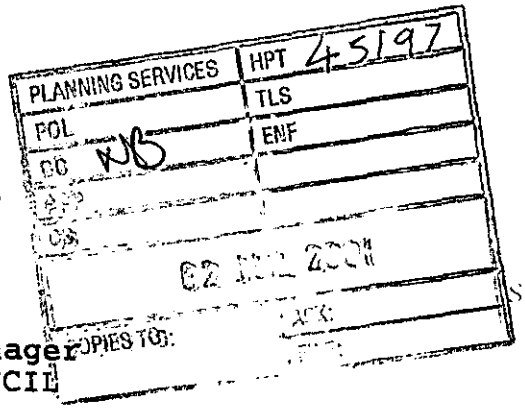
DATE: 6-7-01

Clerk To Finchampstead Parish/Town Council.

The Ramblers' Association
Working for walkers



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks



28 June 2001

Your ref: Natalie Brown
F/2001/4232

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2001/4232

Site address: 1 Goose Green Cottages, Wick Hill, Finchampstead.

In response to your letter of 25 June, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
DAVID BOUNDS
Footpath Secretary
Loddon Valley RA Group

1 GOBBE GREEN COTTAGE
ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No SU 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1106/73	Mr P H Barker	con two cottages into 1	5.8.73	N/A
BR17800	Mr R De Freyer.	extn to carport - garden tool shed	6.11.81	App
25322	"	GARAGE	16.6.86	CLA

DATE OF COMPLETION

MINISTRY DECISION 1106/73 APPEAL DISMISSED 6.5.74

SPECIAL ORDERS

DRAINAGE

091074

Cash £95.00 Received 15.6.01 Receipt No. 79757

Environmental Services

For office use only.
Application number: 15. JUN. 2001 * 4232

Householder planning application form

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

1	Your name Address and postcode Phone number	MERVYN HARVEY 1. GOOSE GREEN COTTAGE WICKHILL FINCHAMSTEAD RG40 3SP 01189 328025 07774274046
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	AS ABOVE 0.214HECTS
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF DETACHED DOUBLE GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACING BRICKWORK AND ROOFING TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: M.E. Harvey

on behalf of

Date 14-6-2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/4232**
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				

Sent in as a possible revised plan.