APPLICATION NO:
F/2001/5314

LOCATION:
Land Adj To Orchard Cottage The Village, Finchampstead Wokingham.

APPLICANT:
Mr B Goudie C/O Colin Dawson & Associates

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Angela Odell**

APPROVED

428

RAILEX
Marbleboard

EASIFILE EP7

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Goudie
C/O Colin Dawson & Associates
1, Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Application Number: F/2001/5314

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent to Orchard Cottage, The Village, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order 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
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
5. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

Condition
6. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

Condition
7. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

Condition
8. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

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

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

Reason
5. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
6. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
7. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
8. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

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 C8 and EN5.
South East Area Local Plan Policies SC3 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WLL3 and WHE8.

Anna Cronin
Head of Planning & Transportation
Date: 28/12/2001

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.

Applicationo	Name & Address
F/2001/5314	Miss Armorel Billing Robinismead The Village FINCHAMPSTEAD RG40 4JU
F/2001/5314	The Owners/Occupiers The Verge The Village FINCHAMPSTEAD RG40 4JR
Application Approved	Letters sent 04.01.2002

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Angela Odell

Application Number : F/2001/5314

Applicant : Mr B Goudie C/O Colin Dawson & Associates.

Location : Land Adj To Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.12.01

Date of Neighbour Notifications : .....

Date of Site Visit : 19.12.01

Date Registered : 19/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 14/01/2002. 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 : HW officer : No objection

- Tree officer: No objection subject to conditions.
- Letters of observations: As has windows glazed doors, suggests use more than for a garage. Materials need clarification.

Planning Issues :

Application Number: F/2001/5314

Appraisal :

See attached.

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

F/2001/5314 – Appraisal

The site is in an Area of Special Character and next to the Area of Special Landscape Importance on its north and west sides.

Planning history
Outline planning application 99/70309/O was refused and subsequent appeal dismissed. This on effect on street scene, character and appearance of the area and on Area of Special Landscape Importance. Proposal fixed siting and access, and included a detached double garage at west side/rear.
Then application F/2001/3616 for a detached chalet dwelling (without a garage) was allowed – this was for a lower dwelling with less impact. Condition 4 removed permitted development rights for extensions and outbuildings.

Then application F/2001/4613 for a detached double garage was refused permission on grounds would be obtrusive and have a detrimental effect on character of area. Siting was to be on in set back position on west side of proposed dwelling (allowed under F/2001/3616). Proposed garage would have been 6m. wide and 7m. long, and its rear elevation would be about 11m. from the rear elevation of the proposed dwelling.

Current application
Now reduced in size so 5.3 m. x 5.1.m. and re-sited further forward so that rear only slightly further back than the existing garage at Orchard Cottage, and partly alongside the site of the approved new dwelling. Consider the proposed garage would not now be unduly obtrusive when seen from the rear as would be approx. in line with existing rear elevations and garages, and would not be obtrusive from the front as in set back position, and effects on Area of Special Character and on Area of Special Landscape Importance would be acceptable. (The LPA referred to the garage in its appeal statement, but the Inspector did not specifically mention it.)

No significant unacceptable effect on neighbours and no objection from tree officer, subject to conditions. (The adjacent copse to the west is subject to a TPO.)

Re. points of concern, these are covered by proposed conditions.

Recommendation: Conditional Approval

Application Number F/2001/5314
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
	C012		
2	~~C012~~	R012.	
3	C049	R049	
4	C138	R138.	

1. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

2. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

3. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the LPA has been sought and obtained.

4. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the LPA prior to development commencing.

*Reasons 1-4: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC3 & SHE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL3 & WHE8.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C8 & ENS
MINERALS LOCAL PLAN POLICIES:

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

Date: 28.12.01

RECORD OF SITE VISIT

SITE ADDRESS: Land Adj To Orchard Cottage The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5314

OFFICER: Angela Odell

DATE OF SITE VISIT: 19.12.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 19.12.01

2. DESCRIPTION OF SURROUNDINGS Edge of village location.

3. DESCRIPTION OF SITE/BUILDING Side garden of Orchard Cottage (a new chalet-style dwelling). On site is p.p. for a chalet style dwelling (with no garage)

4. RELATIONSHIP TO ADJOINING PROPERTIES Orchard cottage on E. side has a double garage at far side rear. Copse to W. side. P.O.S. open cricket field etc. to rear. School opposite.

5. SITE CONSTRAINTS

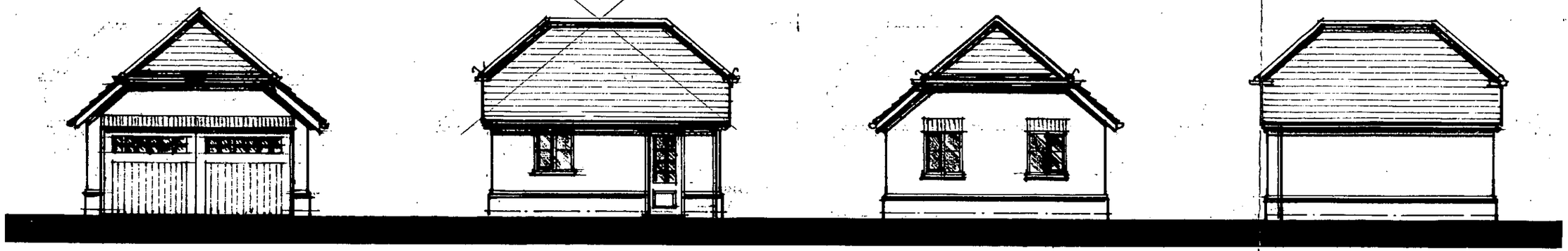
TREES on W. side of site.

ACCESS/PARKING access gate from The Village.

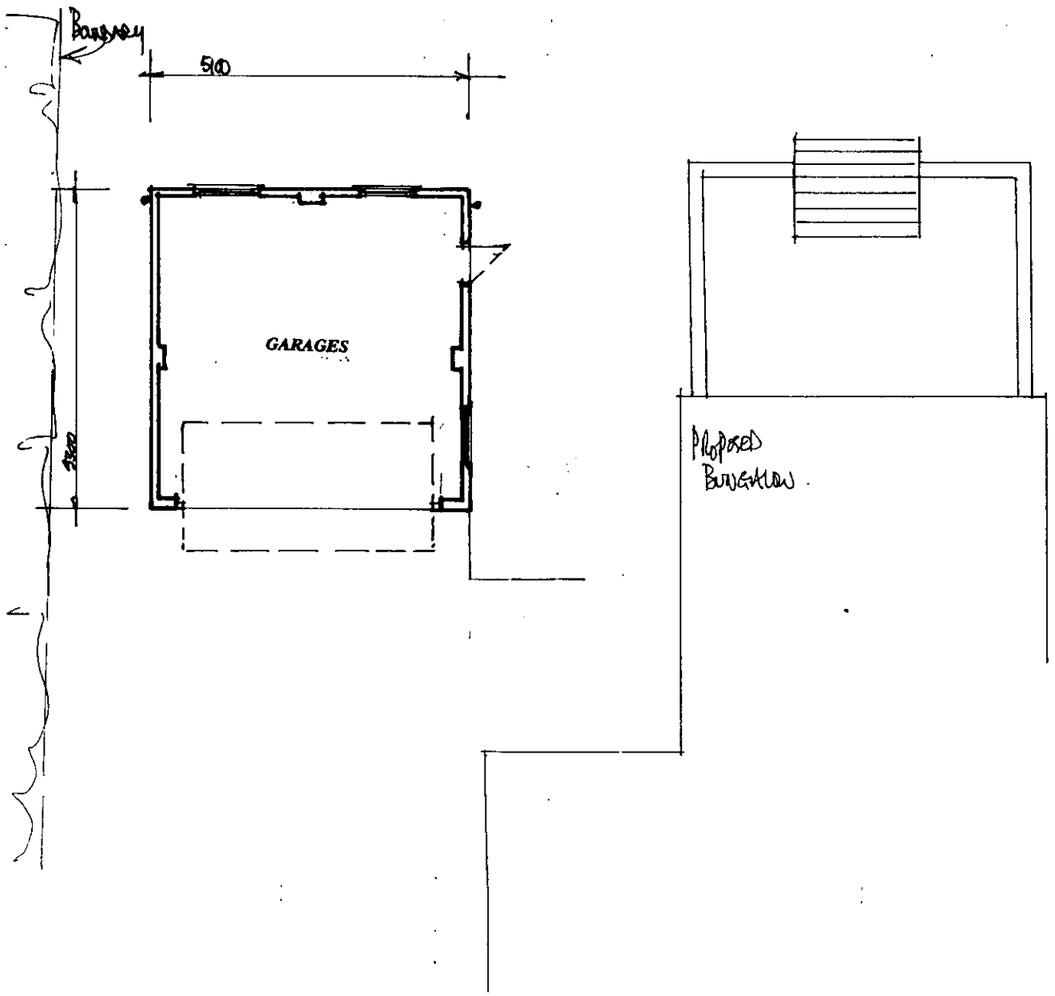
LEVELS land falls slightly to front to rear.

BOUNDARY TREATMENT wall between rear part of Orchard Cottage & site.

OTHERS



SOUTH ELEVATION ***EAST ELEVATION*** ***NORTH ELEVATION*** ***WEST ELEVATION***



General specification of finishes

Red /Orange plain clay tiled roof
Red facing brick external walls . Double cant brick plinths
Dark stained oak posts to entrance porch.
White painted windows and general woodwork

19.NOV.2001* 5514

Proposal
PROPOSED NEW GARAGE

Drawing
PLANNING PROPOSALS

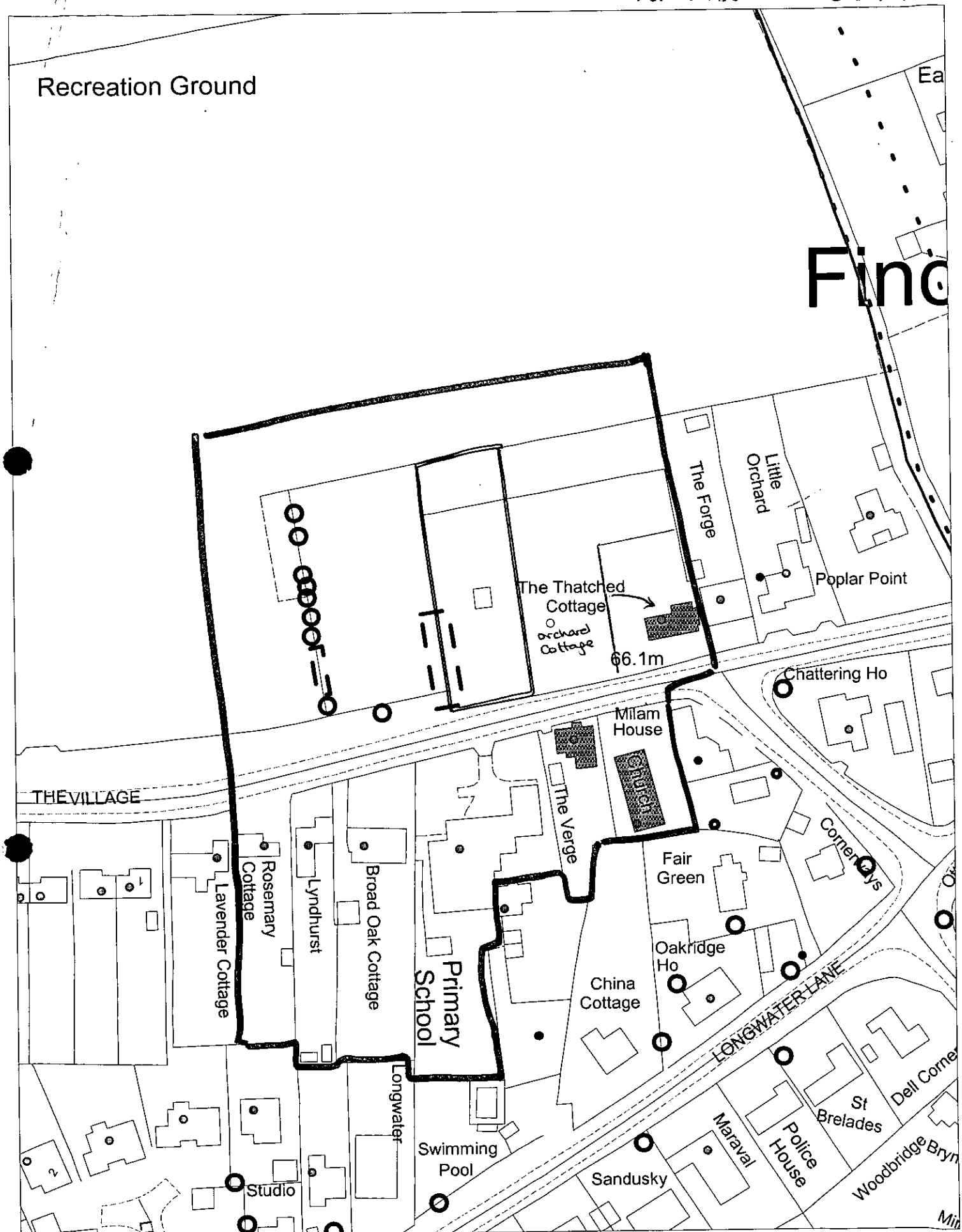
Site
LAND ADJACENT TO ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD WOKINGHAM BERKSHIRE

Date ***15 November, 2001*** *Scale* ***. 1:100*** *Drawing No* ***D 490-04***

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

APPROVED

19.NOV.2001 5514



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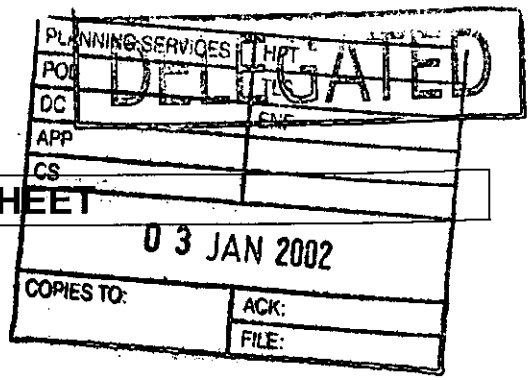
Development Control Section, Environmental Services, Wokingham District Council.
26 November 2001

Scale: 1 : 1250

N W E S

FROM: Angela Odell

DATE: 27 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5314

Proposal: Proposed erection of detached garage..

Site Address: Land Adj To Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant: Mr B Goudie C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 21/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clark DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

AMO 0821

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
DEC 2001	
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The Verge
The Village
Finchampstead
Berks
RG40 4JR

Angela Odell
Development Control Officer
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

16th December 2001

Re: Application No. F/2001/5314
(Amendment to consent F/2001/3616)

Dear Ms Odell,

We reiterate yet again our objections to the proposed erection of one dwelling and detached double garage on land adjacent to Orchard Cottage. **Simply re-positioning the garage does not change anything**. The proposed detached double garage, obviously taken directly from the plans for Orchard Cottage, **is unnecessarily oversized** (as can be seen from the roofline in relation to the chalet bungalow and the two garages already in existence) and **completely inappropriate next to a modern building. This row of garages and houses will present a solid mass of building to the street.**

Again, we ask the question **why was approval given for a house without a garage?** We are appalled at the **amount of our money and time that has been squandered on these applications because of your indecisiveness and inability to produce a proper conservation and development plan for the village and to look at the bigger picture.** Making decisions on individual applications in this arbitrary manner has completely **changed the street scene from rural to urban and we have to live with this.**

We strongly oppose any further construction on this already overdeveloped site for the reasons of access, contravention of all the Policies of Special Value relating to the village, **urbanisation of this beautiful area and loss of trees and natural habitat, all of which have been brought to your attention innumerable times before.**

Yours sincerely

Angela Odell

From: John Mullaney
Sent: 03 December 2001 17:04
To: Angela Odell
Subject: F/2001/5314 land adjacent to Orchard Cotage-erection of detached garage

I have no environmental health objections to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/5314 relates.

Address of site ADJ: ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD WOKINGHAM BERKS.

Signed

Date 8/12/01.

PLANNING SERVICES	HPT
	TLS
11 DEC 2001	
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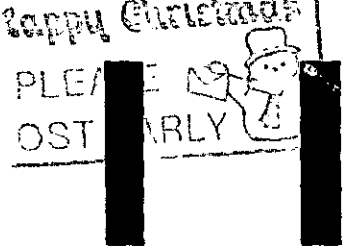

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19th December 2001

Location: Land adjacent to Orchard Cottage, The Village, Finchampstead.

Proposal: Proposed erection of detached garage.

Application Number: F/2001/5314

In response to your consultation dated 27th November 2001 for the above application, the arboricultural comments are as follows:

The position of the garage is acceptable in relation to the nearby Oak tree.

British Standard 5837:1991 'Trees in relation to construction' recommends that for a tree of this size, age and vigour no development should take place within 6m of its trunk. However where development is proposed on one side only this distance can be reduced by up to one-third. The proposed garage is 4.5m from the tree and therefore complies with this standard.

If planning permission is granted please attach the same conditions that I recommended on the application for the dwelling on this site (F/2001/4613) copy attached.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Mrs Angela Odell

FROM: Environmental Design

DATE: 27/09/01

Location: Land Adjoining The Thatched Cottage, The Village, Finchampstead

Proposal: Proposed erection of detached dwelling

Application Number: F/2001/4613

In response to your consultation, the arboricultural comments are as follows:

The application is acceptable in relation to the Oak trees adjacent to the west boundary, which are included in Tree Preservation Order No. 890/1997. If planning permission is granted I would recommend that the following conditions be imposed:

1. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

2. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

3. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the LPA has been sought and obtained.

4. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the LPA prior to development commencing.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Neil Etherington
Senior Arboriculturist

HIGHWAY CONSULTATION SHEET

From: Angela Odell **Date:** 27 November 2001

Application Number: F/2001/5314

Proposal: Proposed erection of detached garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adj To Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant:
Mr B Goudie C/O Colin Dawson & Associates.

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.

C138, R138.

Signed: _____ **Print name:** AC 29/11/01

ARMO OBS

PLANNING SERVICES	HPT
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DC	ENS
APP	
CS	

06 DEC 2001

COPIES TO: | ACK: ✓ | FILE:

MISS ARMOREL BILLING
ROBINSMEAD, THE VILLAGE
FINCHAMPSTEAD
WOKINGHAM, BERKS.
RG40 4JU
TEL. 0118 9733736

4, Dec. 2001

Mrs Odell
Environmental Services Dept
Planning Services
P. O. Box 157
Shute End
Wokingham RG40 4JU.

I do not recommend approval as the application stands.

Dear Madam,

Application No F/2001/5314
Site - Land adjacent to Orchard Cottage, Finchampstead.
Proposal - Proposed erection of detached garage.

Having examined the drawing D490.04, I make the following observations for the consideration of the Planning Officers.

1. The drawing shows a double garage.

2. With three windows and a glazed door there is a suggestion that this building is being designed for more than the housing of two cars.

If to be used for other purposes. e.g. a workshop, will the standard of construction be different from a double garage? If so should this not be stated?

3. On the application form "General Specification" it states "dark stained windows and doors," but on the drawing "white painted windows and general woodwork.

I suggest the "General specification of finishes" has been copied from the specifications for the house and are not correct. These need clarification prior to any approval.

Yours faithfully,

Armorel Billing

(Miss ARMOREL BILLING)

Received by Wokingham District Council

Application No: F/2001/5314

Proposal:
Proposed erection of detached garage.

Location:
Land Adj To Orchard Cottage, The Village, 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/2001/5314 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. 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 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

27 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 NOV 2001
Officer: AO	Application No. F/2001/5314

Map No. 114 Site 0:14
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE

Location: LAND ADJ ORCHARD COTTAGE, THE VILLAGE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: MR B GOUDIE

RESUBMISSION - fee paid 4613 - refused

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance

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 .....

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, Area of Special Character, Countryside)

No pre-apps on file.

NEIGHBOURS:

S/N + See map + attached list

~~+ Finchampstead Sports Club~~

~~2 A Cricket Hill~~

~~Holly Dale, Cricket Hill~~

~~Hayling, Dell Road~~

~~as for 4613~~

+ Miss Armorel Billing, Robinsmead, The Village, Finchampstead

+ Ian Adrams, "Hayling", Dell Road, Finchampstead, RG40 3TB

19.NOV.2001 5514

Applicationo	Name & Address
F/2001/3616	Simon Weeks Hollyoak Cricket Hill Finchampstead WOKINGHAM Berkshire RG40 3TN
F/20013616	B M Barker 'Hatherside' 4 Waverley Way Finchampstead WOKINGHAM Berkshire RG40 4YD
F/2001/3616	Denis Maynard (Secretary) Finchampstead Sports Club The Village Finchampstead WOKINGHAM Berkshire RG40 4 JH
F/2001/3616	John and Linda Whitehead The Verge The Village FINCHAMPSTEAD RG40 4JR
F/2001/3616	Mrs P M Martin 82 Skelmerdale Way Earley READING Berkshire RG6 7YB
F/2001/3616	C W Barker No4 Waverley Way Finchampstead WOKINGHAM Berkshire RG40 4YD
F/2001/3616	Mr and Mrs M D Allen 10 Hart Drive Close WOKINGHAM Berkshire RG41 2HQ

F/2001/3616

E J Kilsby
2a Cricket Hill
FINCHAMPSTEAD
Berkshire
RG40 3TN

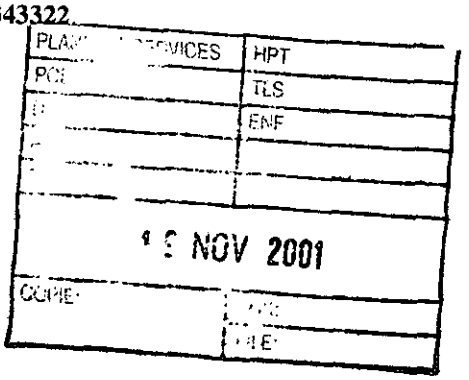
Application approved **Letter sent 03/07/01**

WOKINGHAM DISTRICT COUNCIL

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our Ref; CED/BK/490
15th November 2001

Dear Madam

**RE; LAND ADJACENT TO ORCHARD COTTAGE,
THE VILLAGE, FINCHAMPSTEAD, BERKS**

Please find attached a Planning Application for a detached garage at the above property and I would be pleased if you could assess the application or place it before the next meeting of the Planning Committee for consideration.

The application is made in the light of Planning Refusal reference F/2001/4613 for substantially similar proposals, and therefore, no fee is payable for the submission of this application within twelve months of the original refusal.

The proposed garage will be used as ancillary garage accommodation to the proposed new dwelling originally proposed under reference F/2001/3616.

If there are any issues raised by the enclosed, I would very much appreciate the opportunity of discussing them with you should a further refusal be contemplated.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Environmental Services

For office use only.
Application number: 19.NOV.[illegible] 5514

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	Mr B Goudie Orchard Cottage, The Village Finchampstead, Wokingham, Berks
	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford Reading, Berks 0118 9343322
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.	Land adjacent to Orchard Cottage The Villeg, Finchampstead, Wokingham Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Construction of detahced 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.	Multi stock bricks. Red plain roof tiles. Dark stained windows and doors all to Local Authority approval.
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: N/A	Proposed: N/A
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: [signature]

on behalf of Mr B Goudie

Date 15/11/01

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

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(1) ORCHARD COTTAGE

ADDRESS LAND ADJOINING THATCHED **PARISH** FINCHAMPSTEAD.

PLOT No. COTTAGE. THE VILLAGE. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67710/A	W/D			
98/67711/F	W/D			
99/68964/F	MR & MRS A.E. GOUDIE.	ERECTION OF DET. dwelling + garage.	24/3/99	REF
99/68965/LA				
99/69545/F	"	Erect Det Dwelling & Garage	9/6/99	C/A
A199/0186.	Greenfields Construction Ltd	One dwelling	28/6/99	App
C/69545/02	Mr & Mrs A.E. Goudie.	Comply with cond. 02 of consent 99/69545/F for app. of materials.		
C/69545/10	"	Cond'n 10 of 99/69545/F for app. visitor pkng provisions.	3/9/99	App
C/69545/06	c/o Colin Dawson + Assoc's.	Cond'n 06 of 99/69545/F for app. of slab levels.	3/9/99	App
C/69545/16	"	D. & C. - COND 16 of 69545 for Appl of Landscaping	13/9/99	App

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(2) ORCHARD COTTAGE

ADDRESS THE VILLAGE **PARISH** FINCHAMPSTEAD

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/3616		Mrs. J. Goudie	Erect det. dwelling	20.6.01		C/A
F/2001/4613		Mr B Goudie	Erect of det dwell with det double gar (amend to F/2001/3616)	16.10.01		Ref

MINISTRY DECISION:

SPECIAL ORDERS: