APPLICATION NO:
F/2001/5264

LOCATION:
16 Burnt Oak, Finchampstead Wokingham.

APPLICANT:
Mr P Ghosh

PROPOSAL:
Proposed formation of 1m high hedge to front and side of dwelling.

EARLIEST DATE FOR DECISION: **14/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2002

CASE OFFICER: **Helen Pollock**

375

RAILEX
Marbleboard

D0

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Ghosh
16, Burnt Oak
Finchampstead
Wokingham
Berkshire
RG40 4UQ

Application Number: F/2001/5264

Parish: **FINCHAMPSTEAD**

Location: **16, Burnt Oak, Finchampstead, Wokingham.**

Proposal: **Proposed formation of 1m high hedge to front and side of dwelling.**

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

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

Condition
2. The hedge must not at any point exceed 1 metre in height at any time.

Condition
3. The outermost part of the hedge must be at least 1 metre from the highway boundary at all times.

Condition
4. The hedge must not at any time be changed to any other means of enclosure such as fence or wall.

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

Reason
2. In the interest of residential amenity and highway safety.

Reason
3. In the interests of highway safety.

Reason
4. In the interest of residential amenity.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/01/2002

Notice checked by: _____

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5264

Applicant : Mr P Ghosh .

Location : 16, Burnt Oak, Finchampstead, Wokingham.
Proposal : Proposed formation of 1m high hedge to front and side of dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

This application will have expired on: 03/01/2002. 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 :

Highways : C/A.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon highway Safety.

Application Number: F/2001/5264

Appraisal:

The proposed development is for formation of a 1 metre high hedge to the front and side of the dwelling, to enclose the side garden.

The property is semi-detached, on a corner plot and is currently open plan. The proposed hedge requires planning permission due to a restrictive condition limiting the erection of walls, fences, gates, hedges or any other means of enclosure.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the hedge would be only 1m in height and away from any other properties.

2. Impact upon the character of the street scene

The hedge would by only 1m in height, would be set back from the highway edge by at least 1m and would have no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The proposed hedge will have no impact upon highway safety provided it does not exceed 1m in height and the outer most edge of it is maintained at least 1m form the highway boundary.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5264
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	→		The hedge must not at any point exceed 1m in height ~~[illegible]~~ at any time.
		Reason	In the Interest of residential amenity + highway safety
3	→		The outer most part of the hedge must be at least 1 metre from the highway boundary at all times
		Reason	In the Interests of highway safety.
4	→		The hedge ~~may~~ must not at any time be changed to ~~any~~ any other means of enclosure such as fence or wall.
		Reason	In the Interest of residential amenity.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 2.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 16 Burnt Oak
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5264

OFFICER: Helen Pollock

DATE OF SITE VISIT: 19/12

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

attache greege
2 story hse - Courner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

V. lage firs in garden - TO be removed ?

5. SITE CONSTRAINTS

TREES See 4

ACCESS/PARKING greage + 2 driveway

LEVELS raised up from path by = 0.3m

BOUNDARY TREATMENT Ope plan with some large

OTHERS trees.

No other hedges in area ?

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 20 November 2001

Application Number: F/2001/5264

Proposal: Proposed formation of 1m high hedge to front and side of dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
16, Burnt Oak, Finchampstead, Wokingham.

Applicant:
Mr P Ghosh .

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).

The ~~centre~~ outer most part of the hedge must be at least 1 metre from the highway boundary..

Reason: In the interests of highway safety.

Signed: _____ **Print name:** 2/1/02

Received by Wokingham District Council

Application No: F/2001/5264

Proposal:
Proposed formation of 1m high hedge to front and side of dwelling.

Location:
16, Burnt Oak, 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/2001/5264 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/12/2001. 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

20 November 2001

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

Tel: 0118 974 6480

Date: **20 November 2001**

My ref: F/2001/5264

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2001/5264
16, Burnt Oak, Finchampstead, Wokingham.
Proposed formation of 1m high hedge to front and side of dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5264**
16, Burnt Oak, Finchampstead, Wokingham.
Proposed formation of 1m high hedge to front and side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6480

Date: **20 November 2001**

My ref: F/2001/5264

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2001/5264
16, Burnt Oak, Finchampstead, Wokingham.
Proposed formation of 1m high hedge to front and side of dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5264**
16, Burnt Oak, Finchampstead, Wokingham.
Proposed formation of 1m high hedge to front and side of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 NOV 2001
Officer: HP	Application No. F/2001/5264

Map No. 98 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED FORMATION OF 1M HIGH HEDGE TO FRONT & SIDE OF DWELLING

Location: 16 BURNT OAK

Parish: WOKINGHAM Ward: FINCH NORTH

Applicant: MR GHOSH

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	~~Elevations?~~		
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 : 20.11..... 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 ✓ .....

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: (250m Landfill site — consultation not required)

.....

.....

No pre-apps .....

NEIGHBOURS: ✓ 2 x S/N + See map (both frontages) .....

PG/LMG

08 NOV 2001 * 5264

P. Ghosh
16 Burnt Oak
Wokingham
Berks RG40 4UQ

5th November 2001

Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the Attention of the Planning Officer

Dear Sir,

Re: Proposed hedge to boundary of 16 Burnt Oak

I am the owner of 16 Burnt Oak and I wish to plant a hedge bordering my property to prevent trespassing and dogs fouling my front garden, which extends to the side of my house.

The property is on the corner of Burnt Oak and my garden extends from the front of my house to meet the garden of 37 Mornington Avenue.

I did discuss this matter with your office a couple of months ago and subsequently contacted Mr Steve Auton of your Highway Department, a member of which department visited the site a few weeks ago and in his opinion did not foresee any problem with the proposal of a one metre high hedge, as shown on the application form and drawing attached, as it will not obstruct visibility to traffic.

I await your early reply.

Yours truly,

P. Ghosh.

P. GHOSH

Environmental Services

For office use only.
Application number: 08.NOV.2001 * 5264

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	P. GHOSH 16 BURNT OAK WOKINGHAM BERKS RG40 4UQ 0118 973 4273
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.	16 BURNT OAK
4	Give brief details of the proposal for example, two storey side extension. About the application	HEDGE TO BOUNDARY
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 ☐ NONE
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A
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: 4	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.		
	PD RIGHTS REMOVED PLANNING APPLICATION 0135 CONDITION 9		
	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

Date 6.11.07

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

ADDRESS 16, Bu[illegible]T Oak.

PARISH ~~Wok/Without~~ Finchampstead 1.4.86

PLOT No. X 12 (2)

ORD. SHEET No. SU. 7965. (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63 0/7/64	Messrs Bernard Thorpe + Partner.	Outline Res Dev 44 acres	31 7 63	N/A
0/109/66	Various owners Brookclive Development Ltd	" " 12½ "	28 6 66	N/A
0/55/69	" " "	" " 12¼ "	21 5 69	N/A
0/26/70	" " "	" " 12¼ "	29 5 70	N/A
387/72	" " "	Details Det house + garage	17 5 72	App
01635	Messrs T. A. Fisher + Sons Ltd	Sub house type / Semi Det + "	16 1 75	N/A
33587			26.9.89	
BRA 7322	MR. P. GLOSH	F/ST. ANNEXE	30.5.89	App

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65 // 0/26/70 App granted 7 12

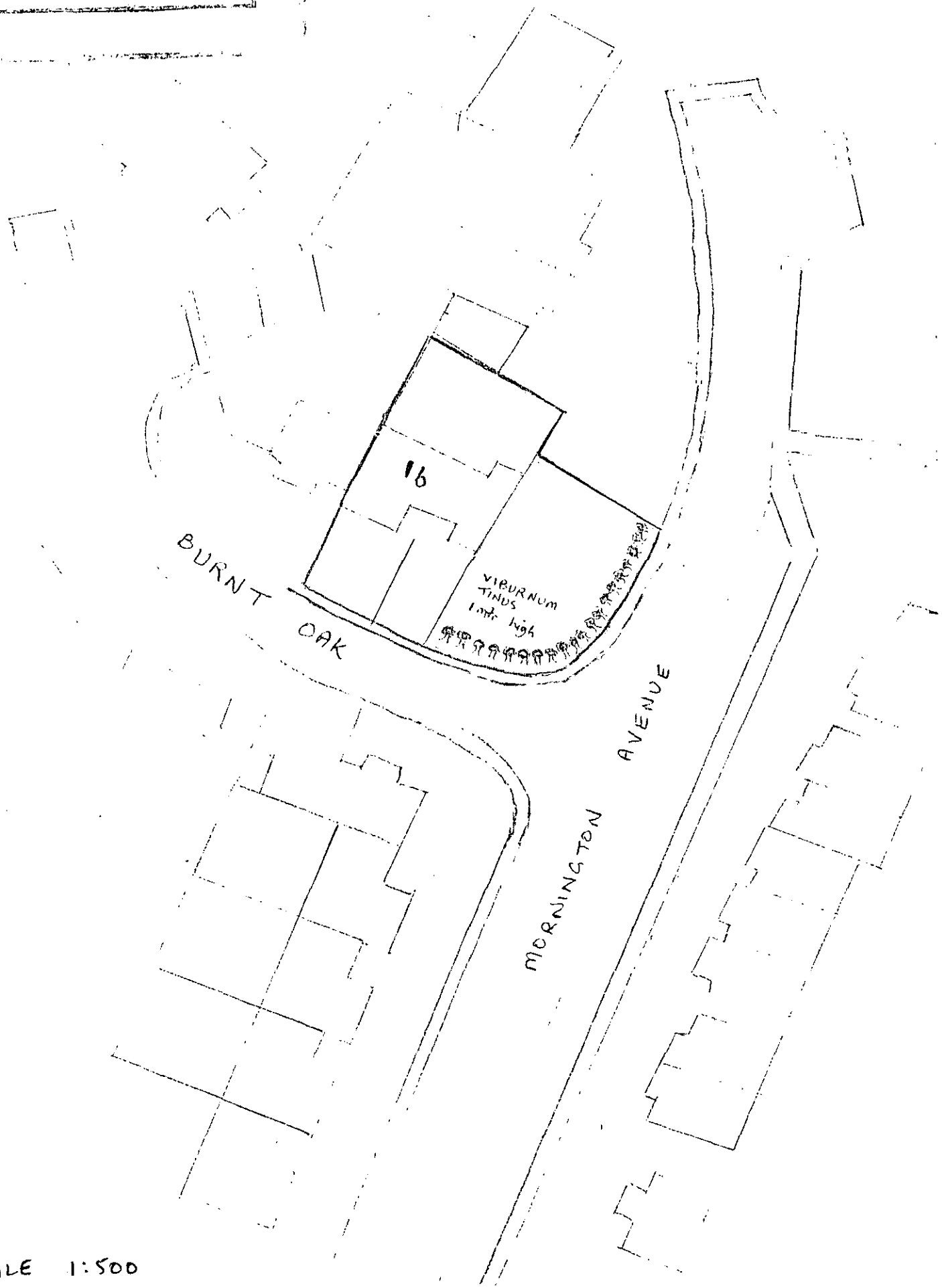
SPECIAL ORDERS 0/7/64 - APPEAL DISMISSED - 20 1.65 -

DRAINAGE

091074

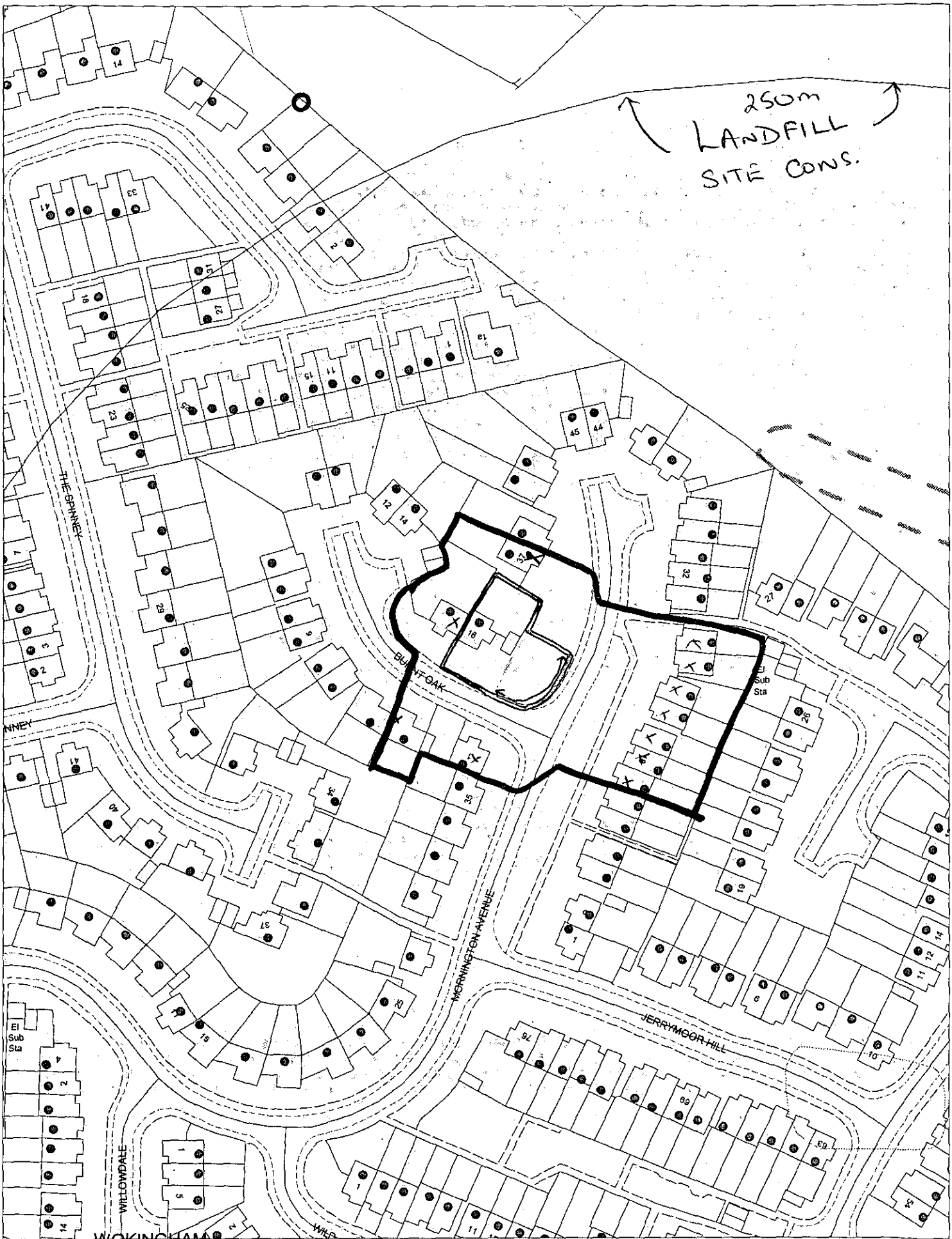
08.NOV.2001* 5264

APPROVED



SCALE 1:500

08.NOV.2001 * 5264



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
16 November 2001 Scale: 1 : 1250

N
W E
S