APPLICATION NO:
F/2002/5682 ✓

LOCATION:
St Brelades Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Robert Evans Construction

PROPOSAL:
Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

EARLIEST DATE FOR DECISION: **02/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2002

CASE OFFICER: **Natalie Brown**

APPROVED

798

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/5682

Parish: **FINCHAMPSTEAD**

Location: **St Brelades, Longwater Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.**

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

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

Condition
2. The building(s) shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority.
Roof Tiles - Lambert Clay Tiles.
Plinth, Band Courses & Arches - Leicester Red Bricks.
Face Brickwork - Cream Painted Bricks.

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

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

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

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

Condition
10. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
11. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

Condition
13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
15. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the east and west (side) elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Condition
18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

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

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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

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

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

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

Reason
13. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details *before any work is carried out within the highway. This planning permission does* NOT authorise the construction of such an access.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

Notice checked by: _____

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 8 May, 2002
My ref. BC/DC/2002/5682

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

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

Dear Sirs

PLANNING PERMISSION 2002/5682
SITE: ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2002/5682 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

5257 Approved
5682 Approved with conservation + rooflights

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	~~5257~~ 5682 NB
BUILDING CONTROL NUMBER	FP 2002/2838 South
APPLICANT/~~AGENT~~	Robert Evans Construction
ADDRESS OF SITE	St Brelades Longvalles Lane FINCHAMPS ROAD
DESCRIPTION OF PROPOSED WORK	demolish existing bungalow + erect new dwelling

Amendment to consent P/2002/5257 with addition of DC conservation + rooflights

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DC02	LL02B
ELEVATIONS	front elevation only DC02	LL01A
FLOOR PLANS	LL03	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? BC need updated plans with conservation + rooflights		
DATE	2/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	2/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2002/5682

Proposal:
Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Location:
St Brelades, Longwater Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5682 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 February 2002

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5682

Applicant : Robert Evans Construction .

Location : St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/2

Date of Neighbour Notifications : .....

Date of Site Visit : 12/2

Date Registered : 05/02/2002

Earliest Date for Decision : 02/03/2002

Latest Consultation Date/Site Notice Expiry Date : 02/03/2002

This application will have expired on: 02/04/2002. 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 :

Parish Council - no objection.
Highways - conditions as previous appn - F/2001/5257
Env. Health - no objection. Rec cond to cond.
Landscape - rec. conds.
Dinton Pastures - Bat survey req'd.

Planning Issues : Settlement, AGLV.

Application Number: F/2001/5628 – St Brelades

Appraisal:

Development

Proposed erection of replacement dwelling and demolition of existing – amendments to consent F/2001/5257. – (See attached report)

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

The principle of a dwelling has already been established by the previous consent (see copy of appraisal attached). This application seeks to amend the previous application by way of a single storey rear extension to form a conservatory and add six velux roof lights (three each in the in the front and rear elevations).

Since the approval of the previous application, an application has been received for the replacement of the bungalow at Dell Corner with a two-storey dwelling (F/2001/5568)

1. Impact upon neighbouring properties

   It is not considered that the addition of a conservatory would have any adverse effects upon the neighbouring properties on either side of the application site (nor the property at the rear). It would be 4m by 4m and have a pitched roof 3.4m to the ridge (excluding decorative ridge). It would be 3.2m from the boundary with Police House, 10.4m from Dell Corner (and 13-14m from Woodbridge).

   It is also considered that the installation of velux roof lights in the front and rear elevations (0.6m by 0.6m) would have no additional adverse effect over the application for replacement dwelling which has been previously approved.

   (NB: If these amendments had been implemented after the completion of the replacement dwelling and the new dwelling was being lived in, they would have been Permitted Development. There were no conditions on consent F/2001/5257 removing PD rights for extensions and alterations, nor any conditions restricting additional windows at first floor level or above in the front and rear elevations)

2. Impact upon the character of the area

   It is considered that the proposed amendments would have no adverse impact upon the character of the area compared to the previously approved application.

   Materials have been agreed (see letter on file F/2001/5257 dated 7 February 2002).

3. Impact upon highway safety (parking provision)
   The proposed amendments would not change the parking arrangements. The highways department recommend conditions as per the previous application.

4. Trees
   The oak tree to the front of the site is covered by a TPO (120/1936 T39). The landscape department have no objection to the proposed driveway location and say that the proposed dwelling would be outside the protective distance as stated in BS 5837. The tree should be protected during construction. Conditions to be as previous application.

Approval: ✓ **~~Refusal:~~**

Application Number: F/2001/5257 – St Brelades (previously approved app^n)

Appraisal:
Development
Proposed erection of replacement dwelling and demolition of existing.

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

1. Impact upon neighbouring properties
   The dwelling to the south-west of the site (Police House) is a two-storey detached dwelling, and the dwelling to the north-east is a detached bungalow (Dell Corner). The proposed dwelling would be approx. 1m from the side boundaries with these dwellings, as is the existing relationship.

   On the side of 'Dell Corner', the proposed dwelling would have a side double integral garage with a ridge height of 6m. It would have a half-hipped roof and dormer in the front elevation. At its closest point (garage to single storey rear extension at Dell Corner), the proposed development would be 7.4m away, from the rear extension to the two-storey element of the proposed dwelling, it would be 13m. Both the garage and dwelling would have half-hipped roofs, taking the massing away from the boundary. There would be no windows in the side elevation facing 'Dell Corner' and so there would be no overlooking. It is therefore considered that there would be no adverse impact to this dwelling in terms of Overlooking, overshadowing and through being overbearing.

   The proposed development would be 17m from its rear boundary (part of the side boundary of 'Woodbridge'). It is considered (due to the distance) that there would be no adverse effect to this property.

   The property is set back by approx. 9m from the highway boundary, with a road being in-between the opposite properties (which are also set back from the road edge). It is considered that there would be no adverse effect to these properties as front garden area and parking only is to the fronts of these dwellings.

   With regards to 'Police House', this is a two-storey dwelling, the distance between the two side elevations would be 2m (Police House has a single storey side flat roofed extension), the flank to flank distance would be 4.8m. There are some ground floor windows in the side elevation, and these would already be affected by the existing dwelling, due to the fact that there is a gap to be retained between the two dwellings, it is considered that there would be no additional effects that could warrant the refusal of the application. The proposed development would be a further 2.6m from the rear building line

Police House. It is considered that this would have no overbearing nor overshadowing that could warrant refusal.

2. Impact upon the character of the area
The site is a residential area, comprising a mix of designs and styles of detached dwellings. The dwelling to the south-west of the site (Police House) is a two-storey detached dwelling, and the dwelling to the north-east is a detached bungalow (Dell Corner). The proposed development would replace the existing bungalow, but is designed so that the east elevation has a lowered ridge height so as to tie in with Dell Corner.
The existing dwelling is set approx. 1m from both side boundaries (fencing). The proposed dwelling would mirror this existing relationship. The proposed dwelling would also have half-hipped roofs and so would reduce the bulk of the proposed dwelling.
Materials are to be agreed by condition.

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

3. Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms, thereby requiring 3 off-road parking spaces in order to comply with Council parking standards, this requirement has been met and provided that the garaging, parking and turning are retained within the site, the Highway department would have no objection. As part of the development, a new access is proposed. Therefore, the highway department is also recommending that a condition be added to ensure the existing access be stopped up and the new access be surfaced and that no gates are provided within 5m of the highway.

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

5. Trees
The oak tree to the front of the site is covered by a TPO (120/1936 T39). The landscape department have no objection to the proposed driveway location and say that the proposed dwelling would be outside the protective distance as stated in BS 5837. The tree should be protected during construction.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 7 February 2002
My ref: NB/MLT/F/2001/5257

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

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

Dear Mr Evans,

APPLICATION: F/2001/5257 (REPLACEMENT DWELLING)
SITE: ST. BRELADES, LONGWATER LANE, FINCHAMPSTEAD

I refer to your letter received on the 5 February 2002 with reference to the above.

I can confirm that the following materials:

Roof tiles – Lambert Clay Tiles
Plinth, Band Courses and Arches – Leicester Red Bricks
Face Brickwork – Cream painted brick

are acceptable in satisfying condition 02 of consent F/2001/5257.

Please note that the conditions on the above planning application still stand.

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

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Application Number F/2002/5682
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As previous appl (5257) with amendments.
	a)	–	Sub condition 02 for C013/R013 Ins: Roof tiles – Lambert Clay Tiles Plinth, band courses + arches – Leicester Red Bricks Face brickwork – Cream Painted Brick.
	b)	–	amend condition 05 Sub drawing LL02 B for drawing LL02 A.
	c)	–	& add "The scheme of landscaping (shown on drawing LL02 B) shall be implemented prior to the occupation of any building(s) hereby approved. Reason: R150 ~~before commencement~~ (in between condition 16+17).
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SNV1, SBE1, SBE2, SBE9, ST3			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WBE11, WT7			
GREEN BELT LOCAL PLAN POLICIES: ———			
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3			
MINERALS LOCAL PLAN POLICIES: ———			

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

Date: 12/3/02

RECORD OF SITE VISIT

SITE ADDRESS: St Brelades
Longwater Lane Finchampstead
Wokingham.

APPLICATION NUMBER: F/2002/5682

OFFICER: Natalie Brown

DATE OF SITE VISIT: 12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? At front of site on tree.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

As previous appn (5257).

4. RELATIONSHIP TO ADJOINING PROPERTIES

As previous — since CA or previous appn appr to replacement dell corner.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number F/2001/5257
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm – 5yrs
(2)	C012	R012	Materials to be agreed
(3)	C070	R070	Hours of construction
(4)	C100	R100	Site levels
(5)	~~C017~~	~~R017~~	~~Boundary treatment~~
(6)	C049	R049	Garage not to be retained
(7)	C122	R122	Parking + turning
(8)	C129	R129	Provision for construction vehicles
(9)	C130	R130	No mud during construction
(10)	C132	R132	Access before occupation
(11)	C135	R135	Stopping up of access
(12)	C137	R137	Turning within site
			NOT: Dwellings
(13)	C139	R139	set back of gates
			NOT 5 metres
(14)	C140	R140	Surfacing of access
			NOT: 5 metres
(15)	C041	R041	No windows
			NOT the first floor level or above in the east + west (side) elevations
(16)	C153	R153	Protection of trees
(17)	C151	R151	

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

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

NW6

LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SE1, SBE1, SBE2, SBE9, ST8
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3, WBE1, WBE11, WT7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	~~EN1~~, LD3
MINERALS LOCAL PLAN POLICIES:	—

NG7 - Access.

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

Date: 8/1/02

Sub for cond (05): The boundary treatment shall be carried out in accordance with the details on drawing LL 02 A, and shall be implemented prior to the first occupation of the development. The approved scheme shall be maintained in perpetuity

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Robert Evans Construction
Little Orchard
The Village
Finchampstead
RG40 4JN

Application Number: F/2001/5257

Parish: **FINCHAMPSTEAD**

Location: **St Brelades, Longwater Lane, Finchampstead, Wokingham.**

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

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

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

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

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local

Planning Authority. The constructed development shall not vary from the approved levels.

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

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

Condition
10. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
11. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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

Condition
13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
15. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the east and west (side) elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

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

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

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

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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

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

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

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

Reason
13. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
14. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
17. In the interests of visual amenity.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

Tel: (0118) 974 6492

Date: 5/3/02

My ref: F/2002/5682

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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 Number: F/2002/5682
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling with garage.
Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5682**
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 5/3/02

My ref: F/2002/5682

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2002/5682
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling with garage.
Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

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LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5682**
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5682**

St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 7 March 02

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

I read 12/3

NTAS.

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5682**

St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Transfer: Yes ☐ No ☑

Reason for Transfer:

OK

Signed: _____ Date: 07/03/02

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

0 8 MAR 2002
ACK

Application Number : F/2002/5682	**Map No : 114**
Case Officer : NAB	**Site Area :** 0.07
Valid Date : 5/2/02	**Received Date: 15/01/2002**

Level : Delegated Application

Description : Proposed erection of one replacement dwelling with garage. Amendment to consent f/2002/5257 with the addition of a conservatory and roof lights.

Location : St Brelades, Longwater Lane, Finchampstead, Wokingham.

Parish : FI **Ward : FIS**

Applicant : Robert Evans Construction .

Fee Required: £0 **Fee Received: ~~£0~~** 95-00 resubmission.

Additional: ..... or Refund: ..... £95-00 ✓ returned

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Show new roof lights.	29/1	✓ 5/2
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	Show position of new roof lights (2nd floor plan?)	29/1	✓ 5/2
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Extra bedrooms in attic? may need new parking plan.	29/1	maybe! adequate parking

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ~~Area of special landscape~~ Importance

Trees TPOs

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dixton Pastures demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN + see MAP

PLEASE NOTE — some of the properties inside green line do not have address points

+ incl. property inside red line (also no address point)

No pre-apps

FROM: Natalie Brown

DATE: 06 February 2002

8 FEB 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5682

Proposal: Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights..

Site Address: St Brelades, Longwater Lane, Finchampstead, Wokingham.

Applicant: Robert Evans Construction .

Your observations are required in respect of this application **by 02/03/2002**.

PLANNING SERVICES	HIT
POL	TLS
DC	EMF
APP	

18 FEB 2002

COPIES TO

Parish Council has no objections

SIGNED: _____ DATE: 15.2.02

for Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: Andy Glencross
Sent: 15 February 2002 16:33
To: Natalie Brown
Subject: Planning Application F/"002/5682 St Brelades Longwater Lane Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

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

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 12 February 2001

Location:	St Brelades, Longwater Lane, Finchampstead
Proposal:	Proposed erection of one replacement dwelling and garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.
Application Number:	F/2002/5682

In response to your consultation dated 6 February 2001 for the above application, the landscape comments are as follows:

The oak at the front of the property is protected by a TPO. The access into the site is shown to be repositioned outside the canopy of the oak tree to which I have no objection.

A condition should be imposed requiring the applicant to erect protective fencing around the tree in accordance with BS 5837 before work commences on site, to avoid the storage of equipment, materials etc in this area in order to safeguard the trees.

The brick paved courtyard should not be extended too far under the canopy of the tree in order to avoid disturbance to the tree roots.

Catherine Brimble

Catherine Brimble
Landscape Architect

Natalie Brown

From: John Mullaney
Sent: 07 February 2002 16:11
To: Natalie Brown
Subject: St Brelades, Longwater Lane, Finchampstead F/2002/5682

I have no objections to the above development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 February 2002

Application Number: F/2002/5682

Proposal: Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

Parish: FINCHAMPSTEAD PARISH

Site Address:
St Brelades, Longwater Lane, Finchampstead, Wokingham.

Applicant:
Robert Evans Construction .

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).

Conditions as per app F/2001/5257.

Signed: _____ **Print name:** ADAM 8/2/02

05.FEB.2002* 56682

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

DESIGNERS · BUILDERS · DEVELOPERS

WOKINGHAM UNITARY
PLANNING SERVICES
PO BOX 157
WOKINGHAM

12 January 2001

Dear Sir/Madam

Applic. No. F/2001/5257 St. BRELADES LONGWATER LANE FINCHAMPSTEAD

Further to my recent telephone conversation with Natalie Brown, I have received your Planning Consent Notice. May I thank you very much for the prompt and courteous manner in which you dealt with the application.

As discussed, the prospective purchasers of the new house have asked us to apply for planning permission to erect a conservatory to the rear of the property and provide attic roof lights.

These proposals are shown on Drwg. Nos. LL01A and LL02B, six copies of which are enclosed herewith together with the completed planning forms and a cheque for £95.

Please let me know if you require any further information.

Yours faithfully

ROBERT EVANS

4/2/02 Roof + Attic details included
as requested in your letter 29/1/02

05.FEB.2002 5682

Tel. (0118) 974 6429 or 6433

Date: 29 January 2002

Your Ref:

My Ref: F/2002/5682

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

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

Dear Sir/Madam

Reference Number: 2002/5682

Site Address: St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposal: Proposed erection of one replacement dwelling with garage. Amendment to consent F/2001/5257 with the addition of a conservatory and roof lights.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please show the position of new rooflights on block plan.

Please provide 6 copies of a floor plan of roof space showing position of rooflights and use of space.

Will total bedrooms still be 4?

No fee is required for this application as it is a resubmission within a year of the previous decision.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1509/ab

05.FEB.2002 5682

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.		YOUR NAME	ROBERT EVANS CONSTRUCTION
		ADDRESS	LITTLE ORCHARD THE VILLAGE FINCHAMPSTEAD BERKS
		POST CODE	RG40 4JN Tel No. 01189 734772
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	ST BRELADES LONGWATER LANE FINCHAMPSTEAD
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.25 ACRE
5.	Give brief details of the proposal	ABOUT THE APPLICATION	CONSERVATORY TO NEW DWELLING Ref. F/2001/5257 + ROOF LIGHTS
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER
7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other 1:100 Elevations ✓
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE	☐ ALTERATION or EXTENSION ☐
		CONSTRUCTION OF NEW BUILDING	✓ DEMOLITION ☐
		OTHER	
9.	What type of Planning application are you applying for ?	RESERVED MATTERS	☐ Go to Question 10.
		OUTLINE PERMISSION	☐ State relevant outline permission No. Go to Question 10.
		FULL PERMISSION	✓ Go to Question 11.
		TEMPORARY PERMISSION	☐ State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION	☐ State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS	☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE	☐ SITING ☐
		MEANS OF ACCESS	☐ DESIGN ☐ LANDSCAPING ☐

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

RESIDENTIAL

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

YES / (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

HARDWOOD PAINTED WINDOWS ON BRICK PLINTH

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

(YES) / NO

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

YES / NO N/A

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

YES / NO N/A

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

YES / NO N/A

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

YES / (NO)

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

YES / (NO)

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

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

(YES) / NO

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

YES / (NO)

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

YES / (NO)

23. THE FEE ENCLOSED IS £ 95

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

SIGNED [signature] ON BEHALF OF REC LTD DATE 10/1/02

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. 05.FEB.2002* 5082

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

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

OR

+ *See Note (a) to Certificate A*

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . Ramsey . . . . . .

On behalf of . . . . . REC . . . . . .

Date . . . . . 10/1/02 . . . . . .

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

ADDRESS St. Brelades Longbarr Lane PARISH Linch

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/525	Robert Evans Construction	erect of repl dwell + gar. Dem of ex ist dwell	8.1.02	C/A

DATE OF COMPLETION

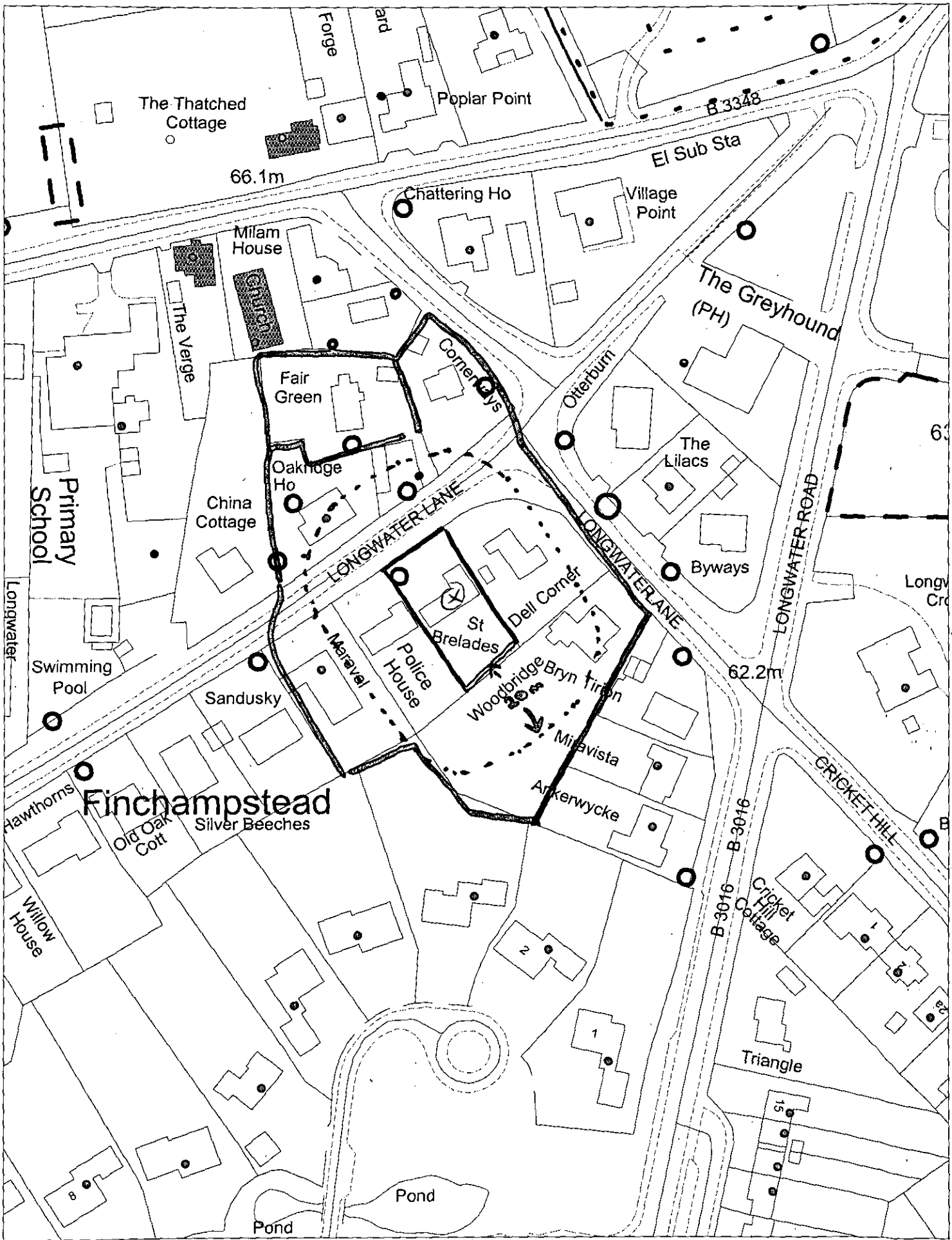
MINISTRY DECISION

SPECIAL ORDERS T.P.O. 120

DRAINAGE

091074

05.FEB.2002 5682



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Development Control Section, Environmental Services, Wokingham District Council.
18 January 2002 Scale: 1 : 1250

N W E S