APPLICATION NO:
F/2002/5683

LOCATION:
Victoria Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs J Stean C/O DLPC

PROPOSAL:
Proposed erection of one replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **15/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2002

CASE OFFICER: **Angela Odell**

APPROVED

799

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Stean
C/O DLPC
Ritz Plaza House
Denton Road
Wokingham
Berks
RG40 2DX

Application Number: F/2002/5683

Parish: **FINCHAMPSTEAD**

Location: **Victoria, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one replacement dwelling. 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. Immediately following the implementation of this permission, 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 extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority to either side of the dwelling hereby approved.

Condition
4. The ensuite window in the north-west side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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 or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. 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
7. 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
8. 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
9. 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
10. 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
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
12. 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
13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with the approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

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 safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

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

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

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. To comply with the requirements of the Wildlife and Countryside Act 1996.

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 SBE1, SBE2 and SBE5.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174,(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

199. APPLICATION NO: 2002/5683, DEMOLITION OF EXISITING DWELLING AND ERECTION OF REPLACEMENT DWELLING, VICTORIA HEATH RIDE FINCHAMPSTEAD, FOR: MR & MRS STEAN

The Committee considered a report about this application set out on Agenda pages 2454 to 2478.

Officers informed Members that since the dispatch of the Agenda two further letters of objection had been received reiterating previously mentioned points.

Mr. Bailey the applicant's agent attended the meeting and spoke in support of the proposal.

In discussing the proposal, Members commented on the need for site measurements to be adhered to.

Officers informed Members that site measurements could be checked as part

of the Building Control Application process.

RESOLVED: That Application No: 2001/5683 be approved subject to the conditions set out on Agenda pages 2469 to 2471.

Development Control Ref No:	Received	Parish
F/2002/5683	15.01.02	Finchampstead

Applicant: Mr and Mrs J Stean
Location: Victoria, Heath Ride, Finchampstead
Proposal: Demolition of existing dwelling and erection of replacement dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. **Planning History** - The previous application No. F/2001/4609 was first considered by the Development Control Committee at the meeting on 14 November 2001. Members deferred a decision for a site visit. The application was then re-considered following a site visit on 4 January and the receipt of corrected plans. Meanwhile, an appeal against non-determination of this application had been submitted to The Planning Inspectorate. At the meeting of 9 January 2002, the Committee resolved that, had the appeal against non-determination not been lodged at the Planning Inspectorate, the application would have been approved. (Copies of the agenda reports for 9 January 2001 are attached, including the carried forward report of the 14 November 2001 Committee, and minutes for the 9 January 2001 Committee.)

   The application, which is identical to the one the subject of the appeal (except for a change in applicant), has been referred to the Committee for two reasons. Firstly, members made a recent determination on the identical, corrected previous application. Secondly, a statement for the appeal must be submitted to the Planning Inspectorate by 7 March.

2. **Proposal** - is to demolish the existing bungalow and erect a house. The plans are the same as the corrected plans for application F/2001/4609, except that an updated street elevation has also now been submitted.

RECOMMENDATION: THAT THE APPLICATION BE DETERMINED IN ACCORDANCE WITH THE RESOLUTION TAKEN BY MEMBERS ON THE PREVIOUS IDENTICAL APPLICATION, i.e. TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS. These are set out in the report for the 14 November attached.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

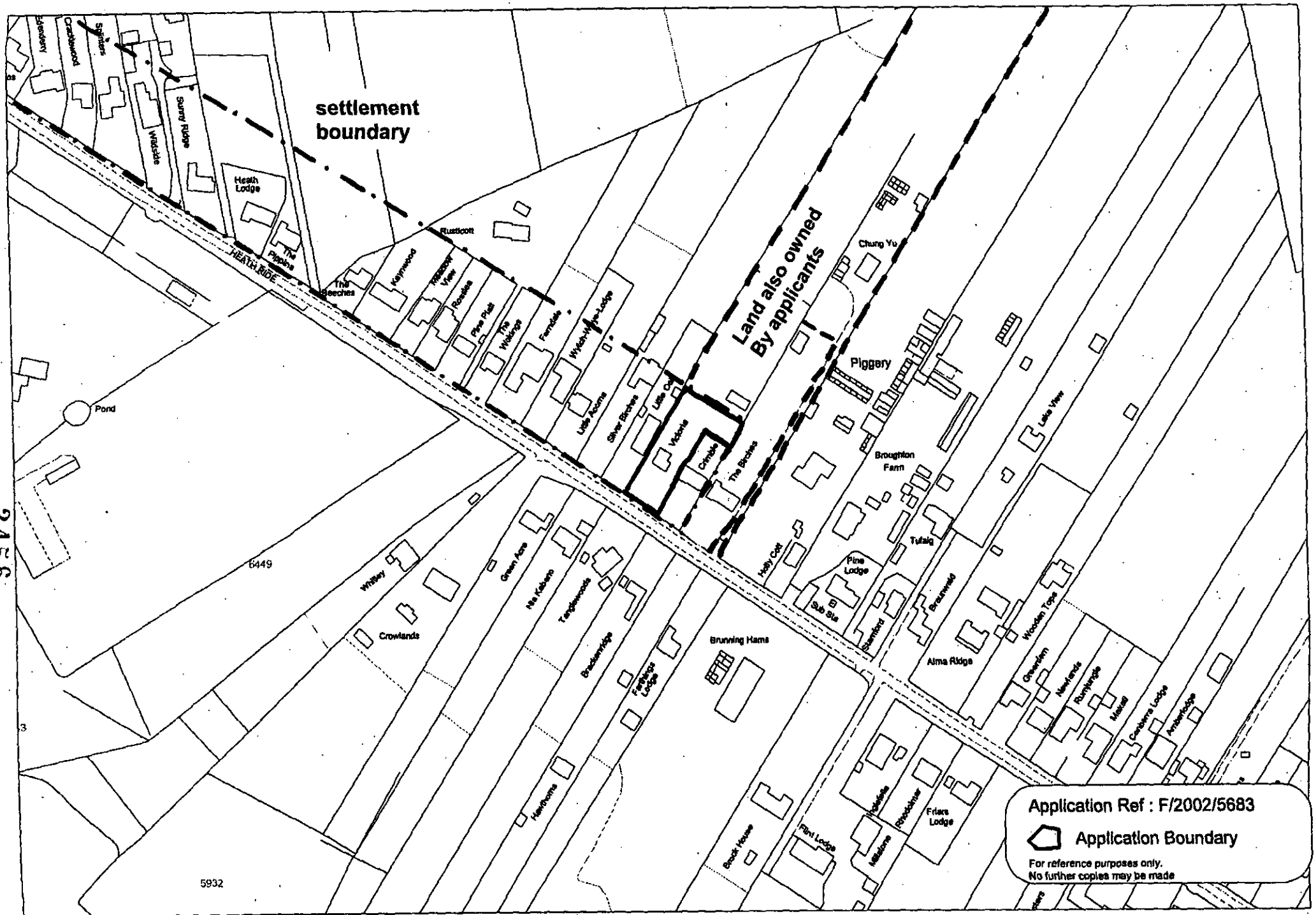
BACKGROUND

3. **Consultations**

- ***Finchampstead Parish Council:*** No objections.
- ***Highway Officer:*** No objection subject to conditions as previously.
- ***Environmental Health Officer:*** No objection subject to a condition restricting hours of construction.

Any additional replies to consultations received will be reported verbally to the Committee.

RECOMMENDATION: RESOLVE THAT THE APPLICATION BE DETERMINED IN ACCORDANCE WITH THE RESOLUTION TAKEN BY MEMBERS ON THE PREVIOUS IDENTICAL APPLICATION. In the event that members determine to approve the application, they are advised to make such an approval subject to the conditions set out in the report for the 14 November attached.



2456

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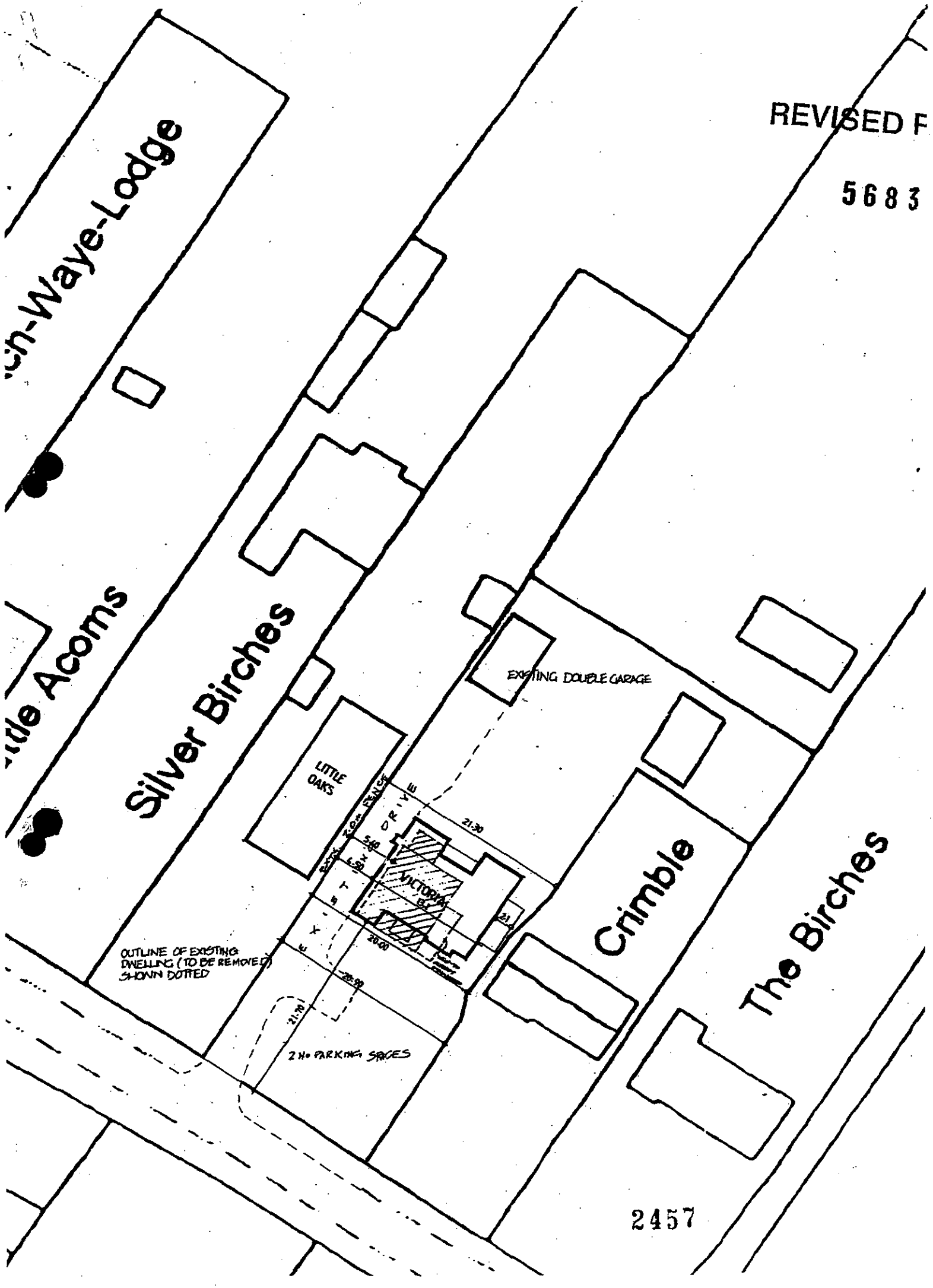
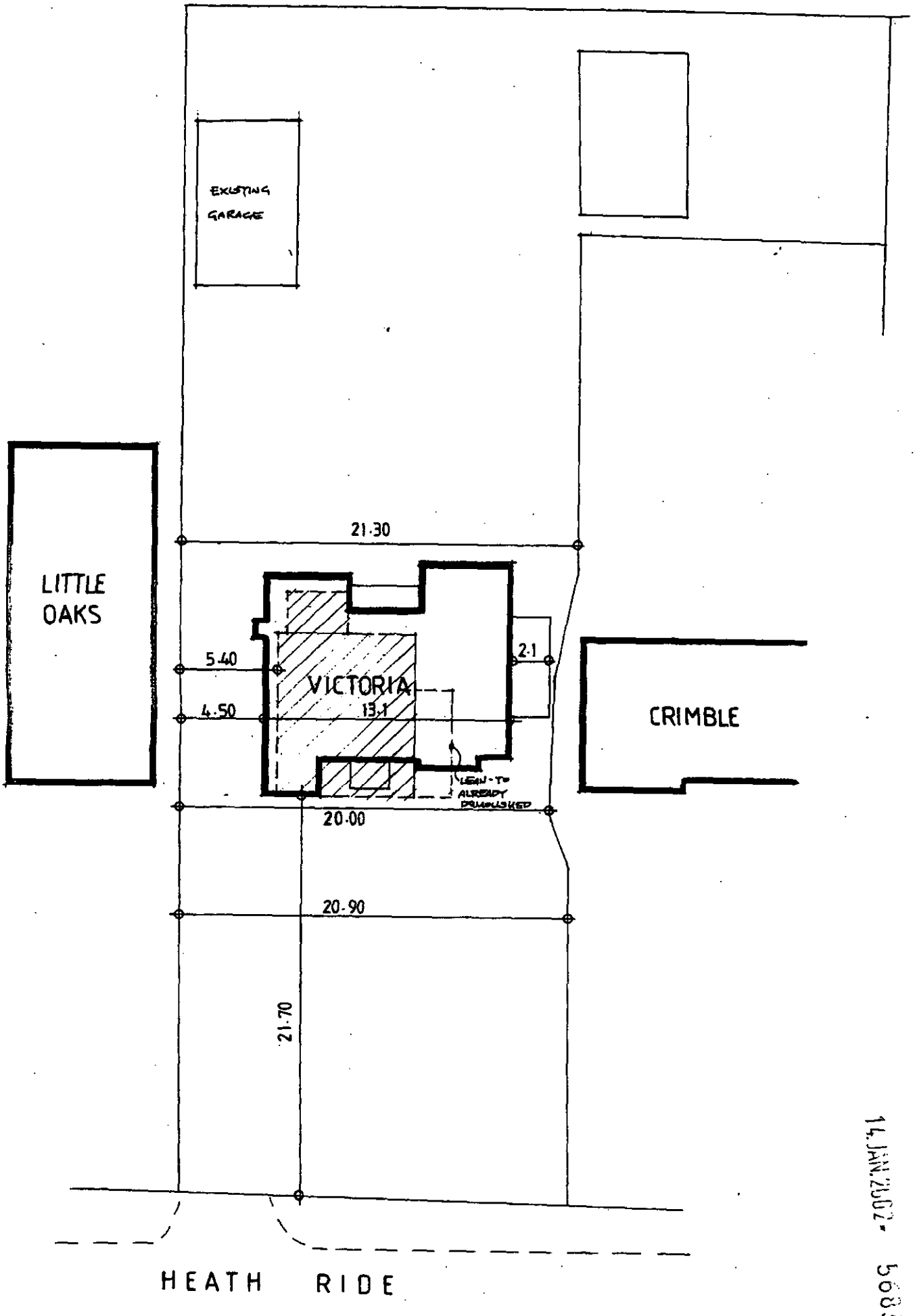
Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

Scale: 1 : 2500


REVISED F
5683
Silver Birches
EXISTING DOUBLE GARAGE
LITTLE OAKS
Crimble
The Birches
OUTLINE OF EXISTING DWELLING (TO BE REMOVED) SHOWN DOTTED
2 No. PARKING SPACES
2457



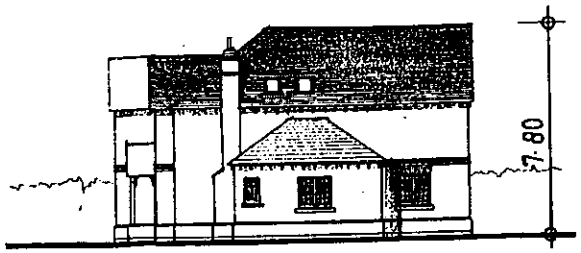
14 JAN 2002 5683

2458

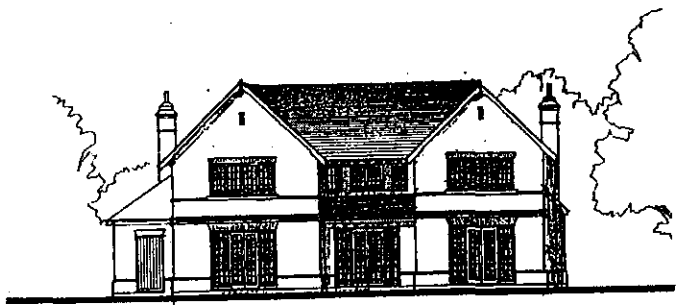
VICTORIA SITE DIMENSIONS 1/200 1712/04 A



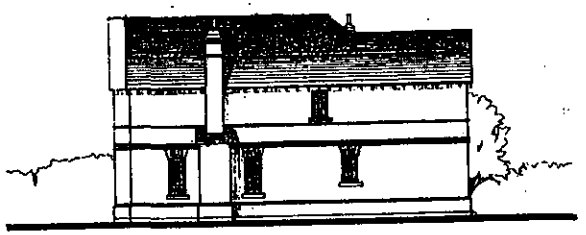
FRONT ELEVATION



SIDE

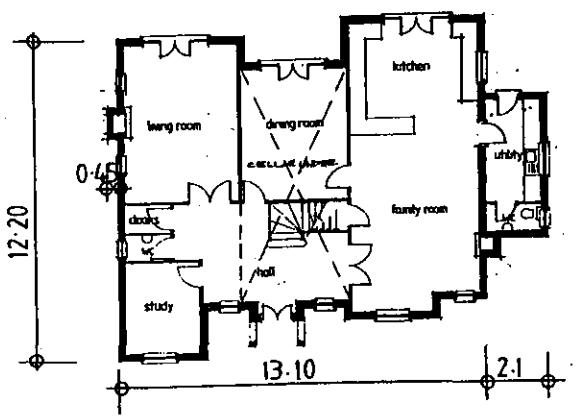


REAR

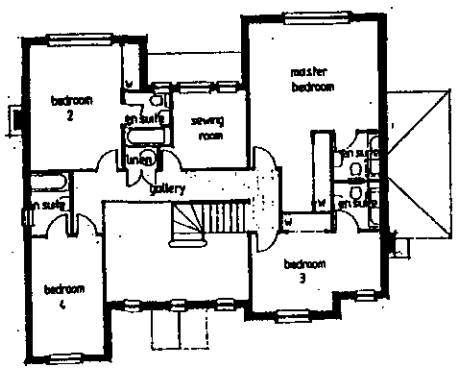


SIDE

2459



GROUND FLOOR PLAN



FIRST FLOOR

14.JAN.2002* 5683

C NOV 01 DPMJ. ADDED
HEIGHT REDUCED 0·9m
B AUG 01 WIDTH REDUCED + CELLAR
A JUN 01 WC WINDOW ADDED TO ELEVATION

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT J Neale

JOB New Dwelling at Victoria, Heath Ride, Wokingham

DWG PROPOSALS

SCALE 1:200 DRAWN JP. DATE Apr '01

1712 / 01 C



ELEVATION FROM HEATH RIDE

REVISED PLAN

5683

2460

PLANNING SERVICES	HPT
POI:	TLS
DC	GNF
APP	
CS	
01 FEB 2002	
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	FILE:

J Neale
New House at Victoria, Heath Ride
Wokingham

STREET ELEVATION 1:200

May 2001 17/12/03/B

Angela Odell

From: Andy Glencross
Sent: 04 February 2002 17:36
To: Angela Odell
Subject: RE: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

Hi Angela

I think in this case it would be OK. I would seem that we were shifting the goal posts to ask at this stage.

Cheers

Andy

-----Original Message-----
From: Angela Odell
Sent: 04 February 2002 09:20
To: Andy Glencross
Subject: RE: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

There is a problem with this because this advice was not given for the 2 previous recent applications. The application HAS to go to Committee on 20 Feb. as there is a non-determmination appeal on the duplicate. I could put on a condition about bat survey etc before demolition commences

-----Original Message-----
From: Andy Glencross
Sent: 29 January 2002 12:15
To: Angela Odell
Subject: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

Hi Angela

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 April, 2002
My ref. AO/F/2002/5383
Your ref. AID/LC/1712

Day Tanner Partnership
37-39 High Street
Bagshot
Surrey
GU19 5AF

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Day

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD – CONDITIONS

Condition 7 – slab levels
Thank you for your letter of 18 March and enclosed plan No. 1712/08. I confirm the proposed slab level of 10.30m. is acceptable for construction of the above dwelling.

Condition13 - bats
I confirm that the building may be demolished as no bats or evidence of their presence were found, and that the requirements of this condition have been satisfied.

I am awaiting comments form the landscape officer regarding condition 10.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 March, 2002
My ref. AO/F/2002/5383

Day Tanner Partnership
37-39 High Street
Bagshot
Surrey
GU19 5AF

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Day

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD – CONDITION 2 - MATERIALS

I confirm the following materials are acceptable for construction of the above development for condition No. 2 of the above consent:

Bricks: Marshalls Rochester Blend
Tiles: Eternit plain clay tiles Hawkins Acme Ashdown

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

5H412
AMO
19 MAR 2002
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FILE:

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

AID/LC/1712

18 March 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs A Odell

Dear Mrs Odell

VICTORIA, HEATH RIDE, FINCHAMPSTEAD (F2002/5683)

Following receipt of the above planning permission please now find enclosed two copies of drawing number 1712/08. We should welcome your confirmation that the information on this drawing is sufficient to clear conditions numbers 7, 10 and 11. We understand that you have recently approved condition number 2 and we look forward to hearing from you further on the above.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22 April 2002

Location:	Victoria, Heath Ride, Finchampstead
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/5683

In response to your informal consultation dated 15 April 2002 for the above application, the landscape comments are as follows:

The existing vegetation within the site is shown to be retained as part of the proposals in accordance with condition 10.

Although one tree is proposed to be planted at the front of the site, it is not sufficient in itself to lessen the visual impact of the proposals. The applicant will need to submit a landscape plan for additional planting at the front of the site in the interests of visual amenity, and this may include strengthening the hedgerow at the front of the property with both trees and shrubs.

Catherine Brimble

Catherine Brimble
Landscape Architect

SH412

DMO

19 MAR 2002

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ARCHITECTURE
& PLANNING

AID/LC/1712

18 March 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs A Odell

Dear Mrs Odell

VICTORIA, HEATH RIDE, FINCHAMPSTEAD (F2002/5683)

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Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Angela Odell

From: Andy Glencross
Sent: 18 April 2002 15:39
To: Angela Odell
Subject: PA F/2002/5683 Victoria Heath Ride Finchampstead

Hi Angela

I am satisfied that this development is unlikely to have an adverse affect on the local bat population.

Cheers

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 April, 2002
My ref. AO/F/2002/5383
Your ref. AID/LC/1712

Day Tanner Partnership
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GU19 5AF

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Planning Services
P.O. Box 157
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Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Day

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD – CONDITIONS

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Condition13 - bats
I confirm that the building may be demolished as no bats or evidence of their presence were found, and that the requirements of this condition have been satisfied.

I am awaiting comments form the landscape officer regarding condition 10.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 May 2002

Location:	Victoria, Heath Ride, Finchampstead
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/5683

In response to your informal consultation dated 8 May 2002 for the above application, the landscape comments are as follows:

The proposed species as shown on the landscape scheme (drawing no. 1712/04D) are acceptable, however the applicant will just need to confirm the size of the trees and beech hedge plants to be planted as well as number of beech hedging plants. This information is required to satisfy the condition.

Catherine Brimble

Catherine Brimble
Landscape Architect

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& PLANNING

PLANNING REF. 56072
AMO
07 MAY 2002
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AID/LC/1712

3 May 2002

Mrs A Odell
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

VICTORIA, HEATH RIDE, FINCHAMPSTEAD (F/2002/5683)

Following Catherine Brimble's consultation to you concerning the landscaping for this site I have now met with her at Victoria with my client and please find enclosed four copies of drawing number 1712/04D showing landscaping as agreed.

I look forward to hearing from you that this satisfies the relevant condition.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE
OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Commissioned by:

Mr John Stean
'Splinters'
Heath Ride
Finchampstead
Berkshire
RG 40 3QJ

REPORT OF A SURVEY OF 'VICTORIA', HEATH RIDE, FINCHAMPSTEAD FOR BATS

March 2002

Paula R Cox BSc(Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

PLANNING SERVICES | HPT
POL | TLS
DC | BAS
APP |
CS |
28 MAR 2002
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REPORT OF A SURVEY OF 'VICTORIA', HEATH RIDE, FINCHAMPSTEAD FOR BATS

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6.3 Interior
6.4 Summary of results

7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

Precautionary Note

REPORT OF A SURVEY OF 'VICTORIA', HEATH RIDE, FINCHAMPSTEAD FOR BATS

1.0 Background

The owner of the property, Mr John Stean, has been granted planning permission (F/2002/6018) to demolish it and erect a replacement building. As a condition of that permission, Wokingham District Council has requested that the building be inspected to establish if bats are present. Mr Stean therefore instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats are frequently found roosting in bridges, with long-eared and lesser horseshoe bats showing a marked preference for older buildings. Pipistrelles, the commonest British bat, are usually found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of 'Victoria', Heath Ride was carried out on 20 March 2002. The exterior walls were checked and also windowsills, ledges, pipes etc where droppings could lie undisturbed. The building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind soffits and bargeboards, using 10x50 binoculars where necessary. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces, the chimney breast or gable ends, and staining caused by urine, faeces or fur rubbing.

As the survey was carried out in mid March before bats are likely to have returned to their summer roost sites, an evening survey with a bat detector would not have been particularly useful.

6.0 Results of survey

6.1 General description

'Victoria' is single storey, brick built bungalow that has been empty for two years. It is situated in Heath Ride, a semi-rural location to the south of Wokingham. The building is southwest facing and the front garden is clear of vegetation except for a

conifer hedge to the front and the west. The rear garden has a lawn and some ornamental shrubs; the side boundaries are fenced with some laurel bushes at the bottom.

6.2 Exterior

6.2.1 The front

The brickwork was part rendered and the lower half painted and there were two bay windows at the front. The brickwork of the walls was well pointed with no gaps that would allow bat access to the internal cavity. The barge-boards and soffits were well fitting, the latter being sealed to the wall leaving no gaps. The airbricks had holes too small to allow bat access and were at ground level. The wooden window frames had no surrounding gaps and there were no droppings on the glass, sills or the walls.

The roof was of tiles, well mossed, with the ridges intact. There were a few raised tiles at the front near the single chimney, but when the roof was viewed through binoculars no droppings could be seen. The chimney was intact but the cement flashing was slightly raised.

6.2.2 South-eastern side

There were no gaps between tiles but there were a few under the ridge, which was intact. The whole roof was thickly covered with moss. The soffits and bargeboards were well fitted as before. The single window and the walls were negative for gaps and for droppings.

6.2.3 The rear

There was a small extension that had been partially removed, and its flat roof was of asphalt with sections missing to reveal the supporting timbers beneath. This could allow access to bats, but the wood was rotting and the interior appeared to be unsuitable for roosting.

The tiled roof was so thick with moss that any gaps present had been completely covered. A single window had been removed and the space covered with plastic sheet.

The windows and brick walls were negative for signs of bats. The extension had a metal window frame with a tiled sill and there were no droppings on this. The soffits were as well fitting as before.

6.2.4 North-western side

The roof was as at the rear, with any potential gaps mossed over. The soffits were sealed, bargeboards intact and the pointing of the brickwork was good with no obvious spaces that would allow access to bats. There were no bat droppings on the sills or glass of the windows or on the walls, and there were no gaps around the windows large enough to permit bat access.

6.3 Interior

Sections of the inside of the building had been removed including the ceiling, of which only the joists remained. The loft area was reached via a hatch and an inspection carried out from planks that had been laid over the joists. The whole underside of the roof was visible and although underfelting was present, about half had fallen down and the revealed wooden beams were rotted in places. The brick chimneybreast was negative for signs of bats. There was no floor or water tank lid to check and the central ridge beam was not visible. The whole space was damp and draughty and did not appear to be suitable for bat roosting in its present condition. No bats or evidence of their presence was found. The cavity walls were filled with expanded foam insulation material and thus would have no space available for bat roosting.

6.4 Summary of results

Except for a few gaps between the roof tiles that could allow bat access to the space between the tiles and the remaining underfelting, and a gap under the asphalt of the flat roof of the rear extension, the rest of the fabric of the building was in good condition with no visible gaps. No bats or evidence of their presence were found inside or outside of 'Victoria', Heath Ride.

7.0 Impact of proposed development on bats

The demolition of this building should have no adverse effects on individual bats or local bat populations, as no bats or evidence of their presence was found.

8.0 Summary and conclusions

The exterior and interior of 'Victoria', Heath Ride, Finchampstead were examined for signs of bats on 20 March 2002. No bats or evidence of their presence were found, and therefore demolition of the building, for which planning permission has been granted, should not have any adverse effects on bat populations in the area.

Precautionary Note

Although no evidence of the presence of bats was found during the survey and most of the building appeared to be unsuitable for roosting, there are a few gaps in the roof that could allow access by bats to the interior. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the dwelling in the future. Therefore, when demolition is carried out, the contractors should be advised that if a bat is found, work in the vicinity should stop immediately until advice has been obtained from English Nature or a licensed bat worker.

Applicationo	Name & Address
F/2002/5683	Mr & Mrs Parker Little Oaks Heath Ride FINCHAMPSTEAD RG40 3QJ
F/2002/5683	Mr M Radford Inglefell Heath Ride FINCHAMPSTEAD RG40 3QN
Committee letters sent 14/02/02	
Application Approved	Letters sent 27.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Angela Odell

Application Number : F/2002/5683

Applicant : Mr/Mrs J Stean C/O DLPC.

Location : Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.1.02

Date of Neighbour Notifications : .....

Date of Site Visit : 30.1.02

Date Registered : 15/01/2002

Earliest Date for Decision : 15/02/2002

Latest Consultation Date/Site Notice Expiry Date : 15/02/2002

This application will have expired on: 12/03/2002. 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 :

Planning Issues :

Application Number: F/2002/5683

Appraisal :

Approved at committee 20.2.02

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

Application Number F/2002/5683
Conditions/Reasons for Refusal

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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.
3. Immediately following the implementation of this permission, 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 extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority to either side of the dwelling hereby approved.

hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.
5. 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 or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

12. 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.

13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with the approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
4. To safeguard the residential amenities of the occupiers of neighbouring properties.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11, 12. In the interests of visual amenity.

Informatives

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 SBE1, SBE2 and SBE5.
Deposit Draft Wokingham District Local Plan Policy WBE1.

13 *Reason:* To comply with the requirements of the Wildlife and Countryside Act 1996.

RECORD OF SITE VISIT

SITE ADDRESS: Victoria Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5683

OFFICER: Angela Odell

DATE OF SITE VISIT: 30.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 30.1.02

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types along ribbon of development.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow with hipped roof on all 4 sides. Also garage at LHS rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES On NW side is Low bungalow extended at rear (Little oaks) with side dormer. On SE side is bungalow.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING down LHS to rear garage at rear

LEVELS Flat.

BOUNDARY TREATMENT Some conifers ~~on~~ front hedge.

OTHERS

DEVELOPMENT CONTROL COMMITTEE – 20 FEBRUARY 2002.

MEMBER'S UPDATE.

CHURCH FARM & CATTLE BREEDING STATION, CHURCH LANE, SHINFIELD
Applications RM/2001/5187 & F/2001/5188

Additional Comments

Shinfield Parish Council (on revised plans):
"Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraces for those families who prefer to use them.
The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous large removal vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value."

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE.
Application O/2001/4949. Pages 2367-2376.
A further informative is recommended to clarify what is being determined.

2. Siting in not agreed as part of this application and is a reserved matter. The siting as shown on drawing AH/S/656 is for illustrative reasons only and has not been approved.

LAND ADJOINING SAFEWAY CAR PARK, WOOSEHILL COURT, WOKINGHAM.
Application F/2001/5535. Pages 2390-2401.

Public consultation on the proposal, prior to submission of the planning application

During August and early September 2001, a public consultation exercise was conducted, by the Council's Property Services Section, regarding development of a doctors surgery on the application site, and this was reported to Cabinet on 8 October 2001. The consultation paper was sent to approximately 750 households on the area, asking whether they supported the idea of developing the land for a new health centre. 142 residents responded, 136 (95.8%) of whom supported the proposal, while 6 (4.2%) were opposed to the use of the land for a health centre.

Inspector's report on part two of the Wokingham District Local Plan

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues. It is also recommended that issues of safety and security, which are currently contained in Policy WBE5, are incorporated in this policy.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WBE5: The Inspector considers that this is an important issue but has suggested that "incorporation of features that maximise the safety and security of people living in or using the development" should be a criteria of policy WBE1 and that Policy WBE5 should be deleted.

Comment: The recommendation does not alter the principles of designing for safety and security and it is considered that the proposal would comply with this requirement.

Policy WBE10: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that appropriate landscaping should be required and the proposal would comply with the Inspector's recommendations.

Policy WBE11: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the impact on existing trees should be taken into consideration and that trees that are to be retained should be protected during construction. The proposal would comply with the Inspector's recommendations.

Proposal WIC6: The Inspector suggests that the proposal should be re-assessed and, unless there is clear evidence of need and that the proposal would progress during the lifetime of the plan, it should be deleted.

Comment: The application under consideration demonstrates that there is a need and the proposal is likely to progress within the lifetime of the plans.

Policy WT7: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the road safety implications should be examined and the proposal would comply with the recommendation.

Policy WIC10: The Inspector has not commented on this policy.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Additional informative:

4. The trees adjacent to Smiths Walk are protected by a group tree preservation order 12/1973 and removal or work to the protected trees would require the written consent of the Council's Arboricultural Officer.

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD
Application F/2001/5440

Additional Consultations

22 signature petition:

"We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses built.

The design/layout is totally unacceptable due the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), security (crime against property, cars and people) and loss of amenities (light) for 'The Beeches' and 'The Grove'. This intensification of the development will 'unreasonably damage' the quality of life of existing residents and the prospective residents of the flats."

3 additional letters of objection received from Sevenoaks Drive in response to additional plans:

- Reiterate previously expressed objections about disturbance and intrusion from noise, car lights, burglary risk and effect on outlook and privacy.
- Change in road to make it slope down to the car park will do little to prevent light pollution from car lights.
- Layout and height of properties are likely to be poor for acoustics and sound reflection.
- Concerns about surface water drainage.

Shinfield Parish Council (on revised plans).
"We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11,15, 17 and 18 Sevenoaks Drive.
2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbated the tendency for flooding of properties in Sevenoaks Drive.
3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site."

LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD. WOKINGHAM.
Application F/2001/5482, Pages 2420-2432

Inspector's report on part two of the Wokingham District Local Plan.

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WOS10: The Inspector has not commented on this policy.

Policy WLL7: No amendments to this policy are recommended.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues, especially in transport terms.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WHE11: The Inspector recommends replacement of this policy but the revised policy wording would not alter the principle that the setting of the listed building is a consideration.

Comment: This would not alter the assessment of this proposal.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Policy WIC17: No amendments to this policy are proposed.

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD
Applications F/2001/4984 and LB/2001/5494

Corrections to report

1. Application number should be F/2001/4984 not F/2000/2807
2. Title should be:
"External alterations, including single storey front and side extensions, bin store and landscaping.

(Application F/200/2807, is in abeyance. The Committee had resolved to undertake a site visit but this has not yet been programmed).

VICTORIA, HEATH RIDE, FINCHAMPSTEAD
Application F/2002/5683

Correction to report

Page 2466 of the agenda. The title to the minutes should be MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE OF 9th JANUARY.

Additional Consultations

Letter of objection received from Little Oaks. Re-iterates previous objections:

- Height, width and massing would be obtrusive and out of keeping in the street scene.
- Proposed dwelling should be built on the existing building line (i.e. no nearer to Little Oaks than the existing bungalow).
- Would result in loss of light to side dining room window. This may contravene law under the Prescription Act 1832.
- Overlooking from windows in proposed front, side and rear elevations resulting in loss of privacy.
- Unacceptable noise from driveway alongside Little Oaks.
- 'Existing garage' shown is misleading as this was erected in May of last year. Asks that if permission is granted a condition is attached preventing it from being moved from its current position.
- Considers that had incorrect drawings not been put in front of the Committee (on 14 November 2001) the application would have been recommended for refusal.

1 other letter of objection received:– points covered above.

Additional Condition No. 13 (to cover bats)

Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been

implemented in accordance with the approved details, and written approval to recommence demolition has been given by the Local Planning Authority.
Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

15 NEW ROAD, TWYFORD
Application F/2001/5110, Pages 2479-2485.

Correction to report
Paragraph 1 on page 2479 - The previously refused, outline application for the erection of a detached dwelling (O/2001/4105) included details of siting and the means of access. The reserved matters were design, external appearance and landscaping.

The reason for refusal of the outline application was: *"It has not been demonstrated that an additional dwelling can be erected on this site without giving rise to a cramped appearance on the street scene and a layout of dwelling could be achieved that would meet contemporary standards."*

Additional condition

Prior to commencement of the development hereby approved, details of the proposed car port at 15 New Road shall be submitted to and approved in writing by the Local Planning Authority and the car port shall be constructed in accordance with the approved details.

WOODLEY CE PRIMARY SCHOOL, HURRICANE WAY, WOODLEY.
Application F/2001/5201, Pages 2527 – 2534.

Further letter of objection

A further letter of objection has been received from a local resident who is concerned that building works have commenced.

Date: 08 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5683

Location: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Applicant: Mr/Mrs J Stean C/O DLPC.

Case Officer: Angela Odell

The new plans show the following: Corrected 1:500 scale site plan. Drawing no: 1712/02D.

Comments are required by 18/02/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/5683. (Planaps) / (Ludhouse) Date Rec. 1.2.02

Location: Victoria, Heath Ride

Parish Finchampstead

Applicant: Mr. + Mrs Sleam

Description of attached plans ~~[illegible]~~ Corrected 1:500 scale site plan.

Drawing No's: 1712/02D

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ _____ _____ _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As already notified, including Little Oaks.

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/ N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y/ N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 08.02.02.

Yellow - Part One Copy
Green - Officer's Copy

Penny

Please can you do this today Fri 8 Feb as expiry needs to be before Committee on 20 Feb. ✓

Thanks

Ayo

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JB/GB/BKS373

06 February 2002

REVISED PLAN

5683

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Angela

RE: VICTORIA, HEATH RIDE, FINCHAMPSTEAD
APPLICATION F/2002/5683

Further to your recent telephone conversation with Tony Day of the Day Tanner Partnership, I enclose for your attention 6 copies of a revised 1:500 scale site plan, drawing 1712/02D, as requested.

You will see that the plan now includes all of the information as shown on the 1:200 site plan and it is a 100 per cent accurate depiction of the current situation, with the proposed dwelling superimposed over it. Please replace the previously submitted 1:500 scale site plan with this plan.

I trust that this submission enables you to proceed with the application in a positive manner and I look forward to the application being recommended for approval to the 20 February committee meeting. However, if you do have any further queries, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc J Stean Esq

Date: 05 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5683

Location: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Applicant: Mr/Mrs J Stean C/O DLPC.

Case Officer: Angela Odell

The new plans show the following: Corrected street elevation. Drawing no: 1712/03B.

Comments are required by 15/02/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/5683 (Planaps) / (Ludhouse) Date Rec. 1. 2. 02.

Location: Victoria, Heath Ride

Parish Finchampstead.

Applicant: Mr & Mrs J. Stean

Description of attached plans Corrected Street Elevation.

Drawing No's: 1712/03B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Already notified (including Little Oaks, Heath Ride

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ✓/ N (Delete as required)

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 05.02.PS

Yellow - Part One Copy
Green - Officer's Copy

Read PM 1.2.02

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E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS373

01 February 2002

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN
5683

Dear Angela

RE: VICTORIA, HEATH RIDE, FINCHAMPSTEAD
APPLICATION F2002/5683

In accordance with your request, I enclose for your attention 6 copies of the following plan:

- Street Elevation, 1:200 Scale, Drawing no. 1712/03B

Please ensure that this drawing replaces 1712/03A. The drawing now shows the proposed dwelling 7.8 metres in height, which is the same as shown on Proposals Drawing 1712/01C.

I understand that the application is to be reported to the next Development Control Committee on 20 February. I trust that this plan will be included in the presentation.

I hope the above and the enclosed are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc J Stean Esq

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 1 February 2002

Location:	Victoria, Heath Ride, Finchampstead
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/5683

In response to your consultation dated 22 January 2002 for the above application, the landscape comments are as follows:

I have no objection to a replacement dwelling being built within the site in a similar position to the existing dwelling as this will not cause any detrimental impact on the TPO woodland to the rear of the site.

The vegetation within the site has now been cleared although the hedge along the front boundary has been retained but is not shown on the site plan. The hedgerow should be retained as part of the proposals as the height of the proposed dwelling is significantly larger than the existing bungalow and the hedgerow will help to lessen the visual impact of the dwelling in this part of Heath Ride. The applicant will need to submit a landscape plan for proposed planting at the front of the site in the interests of visual amenity.

Please note that the width of the utility room has not been accurately plotted on the site plan, which shows it to narrower than the ground floor plan.

Catherine Brimble

Catherine Brimble
Landscape Architect

Received by Wokingham District Council

Application No: F/2002/5683

Proposal:
Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Location:
Victoria, Heath Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/5683 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 15/02/2002. 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

22 January 2002

Angela Odell

From: Andy Glencross
Sent: 04 February 2002 17:36
To: Angela Odell
Subject: RE: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

Hi Angela

I think in this case it would be OK. I would seem that we were shifting the goal posts to ask at this stage.

Cheers

Andy

-----Original Message-----
From: Angela Odell
Sent: 04 February 2002 09:20
To: Andy Glencross
Subject: RE: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

There is a problem with this because this advice was not given for the 2 previous recent applications. The application HAS to go to Committee on 20 Feb. as there is a non-determmination appeal on the duplicate. I could put on a condition about bat survey etc before demolition commences

-----Original Message-----
From: Andy Glencross
Sent: 29 January 2002 12:15
To: Angela Odell
Subject: Planning Application F/2002/5683 Victoria Heath Ride Finchampstead

Hi Angela

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 February, 2002
My ref. AO/F/2002/5683

Mr and Mrs Parker
Little Oaks
Heath Ride
Finchampstead, Berks
RG40 3QJ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr and Mrs Parker

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD

Thank you for your letter of 10 February. I answer your points as follows:

1. The current application submitted by Mr & Mrs Stean is being treated as a new application. It is following normal procedures in going to Committee for determination because it is identical (in all but name of applicants) to the recent application No. F/2001/4609 that was also considered by the Committee.

2 & 3. The Council is not treating the current application as part of the previous appeal. However, the members' resolution that they would have granted permission to application F/2001/4609 is clearly an important material consideration for the current application.

I trust the above answers your questions satisfactorily, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

OBS

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Little Oaks
Heath Ride
Finchampstead
Berkshire
RG40 3QJ

10th February 02

Ms A Odell
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Application Number: F/2002/5683

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Before I am able to comment on the proposed planning application I would appreciate it if you could provide me with a response to the following:-

1. Mr & Mrs Stean have now submitted a planning application in their own names. Therefore why have the Council not treated this as a new application and followed the normal procedures?

2. Why are the Council treating this application as part of the previous appeal, particularly as Mr Stean has not made an appeal it was in fact Mr Neale?

3. Why are the Council therefore not dealing with this as two separate issues?

We believe that the Planning Department should deal with Mr Neale's appeal for non-determination separately from Mr & Mrs Stean's planning application. As a matter of interest will Mr Neale continue with his appeal if the planning application put in by Mr & Mrs Stean is refused.
I would appreciate a response to the above in writing.

Yours sincerely,

Mr & Mrs A Parker

Date: 14 February 2002

Your Ref:

My Ref: **Angela Odell - F/2002/5683**

Mr/Mrs J Stean
C/O DLPC
Ritz Plaza House
Denton Road
Wokingham
Berks
RG40 2DX

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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

Application Number: F/2002/5683

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
F/2002/5683	Mr & Mrs Parker Little Oaks Heath Ride FINCHAMPSTEAD RG40 3QJ
F/2002/5683	Mr M radford Inglefell Heath Ride FINCHAMPSTEAD RG40 3QN

Committee letters
sent 14/02/02

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18 February 2002

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

RE: VICTORIA, HEATH RIDE, FINCHAMPSTEAD
APPLICATION F/2002/5683

Further to our recent telephone conversation, I am writing to confirm that the appellant, Mr Neale, has advised me that, if Mr & Mrs Stean's application is approved on Wednesday evening, he will agree to withdraw his appeal. However, if the application is not approved by committee on Wednesday, the appeal will be allowed to run and costs will be applied for at the informal hearing on 9 July.

I trust this letter is sufficient for your purposes. However, if you have any further queries, please do not hesitate to contact me.

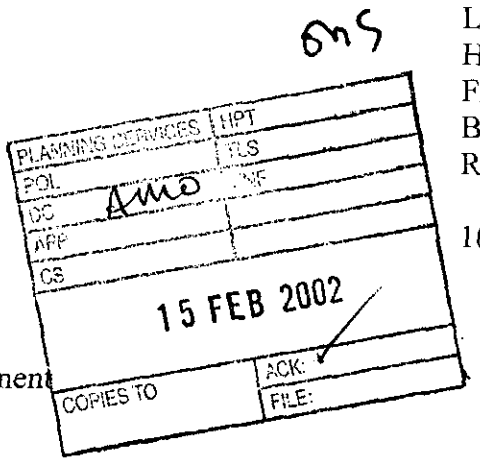
Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc J Neale Esq
Mr & Mrs J Stean

Little Oaks
Heath Ride
Finchampstead
Berkshire
RG40 3QJ

10th February 02



Ms A Odell
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Application Number: F/2002/5683

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Thank you for your letter dated 22nd January and 5th February (Reference Angela Odell F/2002/5683) informing us of the proposed development at the above site. In accordance with your letter we would like to make the following objections/comments.

1. We believe the height, width and massing would be obtrusive and out of keeping to the street scene and would have a detrimental effect on the character and appearance of the area. The fact that this new application is 0.9 metres less in height and approximately 0.5 metres less in width than the previous application (F/2001/4179) would make no difference to the impact on the properties (a bungalow and chalet bungalow) either side of the proposed 4 bedroom house.

   We believe that the proposed dwelling should be built on the existing building line. We feel that this would be more appropriate and acceptable. The Planning Department did in fact agree and recommend that the proposed dwelling should not be built any nearer to Little Oaks than the existing bungalow.

2. The size and position of the proposed dwelling would have an adverse effect on the natural light to our dining room. We currently have a window on the side of our bungalow (5' x 1') which allows natural light into our dining room.

However in an attempt to overcome our objection from the previous application (F/2001/4179), the builder, Mr Stean, without discussion or permission, replaced our existing fence with a higher, 2 metre high fence. This has already has had an adverse effect to the natural sunlight and daylight that we had previously enjoyed.

The fence as previously stated was erected against our wishes and we may consider replacing the fence with a different type of fencing to its previous height which would not result in any loss of light. We believe this to be an important point particularly as a member of the Development Control Committee confirmed the fact that there was a fence, which partially obscured our dinning room window. We will be requesting the Chairman of the Development Control Committee to provide us with a copy of the detailed minutes of the last meeting regarding this application as our legal representative has informed us that the comments made could be important to our case. This matter would be dealt with through the appropriate legal channels.

However, the council should be aware that Little Oaks bungalow has enjoyed uninterrupted daylight and sunlight to the dining room area for over 20 years. Therefore, we believe that if the Council granted planning permission, which allowed the proposed dwelling to be built any nearer to our property than the existing bungalow, then they may in fact be breaking the law under the Prescription Act 1832, which states that a right to light can be acquired provided the light has been uninterrupted for at least 20 years.

We believe that the proposed dwelling would result in a substantial loss of light which would result in the loss of reasonable enjoyment of our property and would result in us having to use artificial light.

We have been reliably informed that we could seek damages and/or possibly an injunction.

3. The size and design of the proposed dwelling has shown windows to be proposed on the ground and first floors of all three (3) sides (front, side and rear) overlooking our bungalow and gardens. These have not been altered from the previous application (F/2001/4179). As a direct result of these upper floor windows, we would lose the privacy and seclusion in our bungalow and garden which had been one of the key reasons for my family moving to Little Oaks seven years ago.

4. The proposed driveway would appear from the plans to be approximately 3 foot from our bungalow. The noise from passing vehicles would be unacceptable. As a matter of interest most of our living accommodation is situated on this side of our property (i.e. master bedroom, dining room and lounge). This will result in additional noise and we are concerned regarding the parking of vehicles and the use of the supposed "existing" garage particularly as Mr Stean is a builder and keeps equipment and plant at his current home.

5. The "existing garage" as shown on the proposed plan was only erected in May 2001. Prior to May 2001 the area, now occupied by a very large wooden framed shed, was part of the garden where no building was situated. In May 2001, the shed measuring approximately 30' long x 15' wide x 12' high, was erected extremely quickly and would appear to have been completed just prior to the submission of the proposed plans. Therefore we do not believe it should be referred to as an "existing garage" and its presence has caused a great deal of concern to our household.

   We have previously expressed our concern to the Council that they have allowed this construction to be referred to as an existing garage. This is simply not the case and is misleading. We are disappointed that the Council have continued to ignore this. We would also request that the Council ensure that a clause be added to any subsequent permission granted whereby the existing garage ("wooden shed") cannot be moved from its current position on the site.

6. We are extremely concerned that the Planning Department has made two different recommendations to the Development Control Committee on the same plans. The first recommendation was to approve the application and the second recommendation was to refuse the application. At no time during the Development Control Committee meeting was it questioned why there was a change in decision. Furthermore, no-one from the Planning Department explained why they had changed their decision and no-one on the Committee asked for an explanation.

   The Planning Department presented incorrect drawings to the Development Control Committee. They presented drawings for approval, which were the same drawings that they had previously recommended for refusal. Therefore, the Planning Department should have recommended the planning application to be refused. We believe that had the Committee been presented with the correct drawings and the Planning Officer explained why the errors had been made and explained the reasons why the decision had subsequently been changed, the Committee members would have agreed with her recommendation to refuse the application.

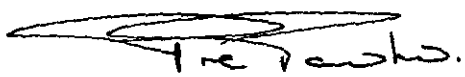
It is with regret that I have found it necessary to once again write to you on this matter but I wish to bring these points to your attention so that you can ensure that all members of the Development Control Committee are fully aware of the content of this letter and therefore take them into consideration before they make a final decision on the proposed application.

We are sure that you must be aware that we have now complained to the Local Government Ombudsman regarding the handling of this case by Wokingham District Council.

We were also disappointed to hear a member of the Development Control Committee inform other members that all errors made had now been corrected and therefore we did not have a case. With all due respect, this is not a statement a Committee member has the authority to make and this has been confirmed by the Local Government Ombudsman.

As a final point, the Council has not, at any time, recognised the terrible stress and upset that these errors have placed on our family. The Council admitted that there had been a number of errors and yet had not seen it necessary to even apologise. We would also like to register that this stress has had an adverse affect to our health and as such you must accept that Wokingham District Council has some responsibility for this and may be held accountable.

Yours sincerely,



Mr and Mrs A B Parker

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Inglefell
Heath Ride
Finchampstead
Wokingham
Berks RG40 3QN

2nd February 2002

Ref: F/2002/5683

Dear Ms Odell,

Thank you for your letter of 22nd January 2002 telling me of revised plans for the development of the site of "Victoria", Heath Ride.

I have inspected the new plan, it is similar to the old plan in size—although reduced. My original objections still stand—the proposed development is completely unsuitable for this part of Heath Ride in terms of size & look. What is proposed in the plan is out of keeping with the surrounding bungalows and would form an alien landscape.

I note that in the plan an "existing garage" is shown. In fact, this wooden building did not exist on the site until Mr Stean bought the site then erected it. Will this wooden building stay in its present form or be demolished & replaced with a brick building? Or is it another part of Mr Stean's subterfuge?

Yours sincerely,

Mike Radford

11 FEB 2002

Date: 08 February 2002

To: Finchampstead Parish Council

18 FEB 2002

We have received Revised Plans for the following planning application:

Application Number: F/2002/5683

Location: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Applicant: Mr/Mrs J Stean C/O DLPC.

Case Officer: Angela Odell

The new plans show the following: Corrected 1:500 scale site plan. Drawing no: 1712/02D.

Comments are required by 18/02/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Revised plan noted by Parish Council

FROM: Angela Odell

DATE: 22 January 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5683

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling..

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr/Mrs J Stean C/O DLPC.

Your observations are required in respect of this application **by 15/02/2002** .

The Parish Council has no objections to this application.

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25 JAN 2002	
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SIGNED: C.S.C. DATE: 25 JAN 2002

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 22 January 2002

Application Number: F/2002/5683

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Victoria, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr/Mrs J Stean C/O DLPC.

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
C122, R122

Signed: _____ **Print name:** ADAM 23/01/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

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MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: F/2001/5683

Date. February 4, 2002

PROPOSED: ERECTION OF A DWELLING

LOCATION: VICTORIA, HEATH RIDE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be applied should planning consent be granted:

Standard planning condition C070 regarding hours of construction

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 31 January, 2002
My ref. MLT/F/2002/5683

Mr and Mrs B Parker
Little Oak
Heath Ride
Finchampstead
Berks
RG40 3QJ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr and Mrs Parker

PLANNING APPLICATION F/2001/5683
PROPOSED DEMOLITION OF EXISITNG DWELLING AND ERECTION OF REPLACMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD

Thank you for your letter of 28 January. I answer your points as follows;

1. It was necessary for the applicants to submit a new application because an appeal against non-determination of Application F/2001/4609 had been submitted to the Planning Inspectorate. The District Council therefore no longer had the power to determine the application.

2. The current application is the same as the corrected plans for the previous application F/2001/4609 (plan Nos. 1712/01C and 04A).

3. The height of the proposed dwelling is dimensioned on plan No. 1712/01C to be 7.8 metres.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

088

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Little Oaks
Heath Ride
Finchampstead
Berkshire
RG40 3QJ

28th January 2002

Mrs A. Odell
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Application Number: **F/2002/5683**

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham

Proposal: Proposed erection of a replacement dwelling.
Demolition of existing property.

Thank you for your letter dated 22nd January 2002.

Before I am able to comment on the proposed planning application I would appreciate it if you could provide me with a response to the following:-

1. Could you explain why it was necessary for the applicant to submit a new application.

2. I have viewed the proposed plan attached to the new application and am unable to see any change to the previous application no: F/2001/4609. Therefore please advise me what changes have been made in terms of measurements and position from the previous application.

3. Please advise me of the height of the proposed dwelling as it would appear no measurement has been indicated.

I would be grateful if you could reply in the next 7 days to allow me sufficient time to consider the information and make my comments.

Yours sincerely,

Mr & Mrs Parker

Cc. Mr Earl

Application Number : F/2002/5683	Map No : 107
Case Officer : AO	Site Area : 0·13
Valid Date : 15-01-02	Received Date: 15/01/2002

Level : Delegated Application

Description : Proposed erection of one replacement dwelling. Demolition of existing dwelling.

Location : Victoria, Heath Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIN 22.1.02 JB.

Applicant : Mr/Mrs J Stean C/O DLPC.

Fee Required: £190 Fee Received: £190 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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 22-1-02

Building Control

Heritage (Harold Sanders) ✓

Landscape

~~Trees~~

~~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 ✓

Pastures re: Demolition — bats?

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

S/N + see map

+ pls incl. names & addresses on attached list

No new pre-apps.

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/4609	M. Dorrington The Birches Heath Ride Wokingham RG40 3QJ
F/2001/4609	Mr and Mrs. A. B. Parker Little Oaks Heath Ride FINCHAMPSTEAD Berkshire RG40 3QJ
F/2001/4609	Mike Radford Inglefell Heath Ride FINCHAMPSTEAD Berkshire RG40 3QN
F/2001/4609	Mrs Helen Brooke Birchwood Heath ride FINCHAMPSTEAD Berkshire RG40 3QJ
Committee letters sent 08/11/01	
F/2001/4609	Mrs G.M. Waghorne E.M. Waghorne Green Acre Heath Ride FINCHAMPSTEAD RG40 3QN
F/2001/4609	Mrs Alexandra Maynard Crimble Heath Ride FINCHAMPSTEAD RG40 3QJ
Committee letters sent 03/01/02	

Rec'd 2.15pm 14.1.02

5683

14 JAN 2002 5683

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/BKS373

11 January 2002

Mrs A Odell
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

RE: VICTORIA, HEATH RIDE, FINCHAMPSTEAD

I enclose for your attention a full Planning Application for the demolition of the above property and the erection of a replacement dwelling. I enclose for your attention the following documents:

- 6 copies completed Planning Application Form
- 1 copy completed Section 66 Certificate A
- 6 copies Location Plan
- 6 copies Proposals Plan, 1712/01C
- 6 copies Site Plan, 1712/02C
- 6 copies Street Scene Plan, 1712/03A
- 6 copies Dimensions Plan, 1712/04A
- Cheque for £190 in relation to Statutory Planning Application Fee

As you are aware, the Development Control Committee on 9 January, decided that identical application F/2001/4609, would have been approved by them if it had not been subject to a non-determination appeal, which I submitted, on behalf of Mr Neale, last month.

You will recall that the Committee, which also visited the site on Friday 4 January, fully considered all the pertinent issues relating to the proposal. In particular, the impact of the new dwelling upon the street scene, the character of the area and the amenity of adjoining neighbours. The Committee decided that the proposal was acceptable in respect of all of these issues and that Planning Permission should not be withheld.

I stated at the meeting that if the Committee Members had no objection to the proposal I would submit a new application for determination by yourselves. If the enclosed application is dealt with positively and expeditiously, I will advise my client to withdraw the Appeal in relation to the earlier application. However, if there are any unnecessary delays, we will consider continuing with the Appeal as well.

I hope the above and the enclosed are satisfactory and clear. However, if you have any queries please do not hesitate to contact me.

Yours sincerely



Jim Bailey BA (Hons) MRTPI
Director

cc: J Stean Esq

1789/a

SECTION 66 CERTIFICATE

Application No.

14 JAN 2002* 5683

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of . . Mr. & Mrs. J. Stean . . . . . .

Date . . 14.1.02 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

14 JAN 2002 *

5683

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr & Mrs J Stean
	ADDRESS	c/o agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Development Land & Planning Consulting
	ADDRESS	Ritz Plaza House, Denton Road Wokingham, Berkshire
	POST CODE	RG40 2DX PHONE 0118 978 9595
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Victoria, Heath Ride, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing bungalow. Erection of replacement dwelling.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.18
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Listed in covering letter

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[x]
ERECTION OF NEW BUILDING	[x]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A

SITING	[ ]	EXTERNAL APPEARANCE	[ ]
DESIGN	[ ]	MEANS OF ACCESS	[ ]
LANDSCAPING	[ ]		

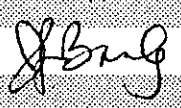
11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	Residential	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/NO No	If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	Walls - red facing brickwork with tile hanging to canopy over front door Roof - plain clay tiles	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	Existing hedges and fences	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	Soakaways	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	Existing access onto Heath Ride	
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	Yes	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	*	*
BUNGALOW	/	*	*
FLAT/MAISONETTE	/	*	*
OTHER	/	*	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	YES/NO	*STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	YES/NO	If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED  ON BEHALF OF Mr & Mrs J Stean DATE 14.1.02

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

Victoria
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
353/54	E F Warden	cont use of building for storage of implements & feed	8 · 6 · 54	N/A 30 TP 9 55
9/56	"	"	10 · 1 · 66	N/A 31 TP 12 56
88/57	"	"	9 · 4 · 57	N/A 31 TP 12 57
R/16/58	"	"	11 · 3 · 58	N/A 31 TP 12 58
R/19/60	"	"	8 · 3 · 60	N/A 31 TP 3 63
R/177/63	"	"	8 · 8 · 63	N/A 31 TP 12 66
R/15/68	"	"	18 · 1 · 68	N/A ref
F/2001/4179	Mr. J. Neale	erect replacement dwelling - to include existing	20.7.01	REF
F/2001/4609	Mr J Neale	dem. of exist dwell & erect of repl. dwell		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

81

EXISTING GARAGE

LITTLE OAKS

21·30

3·50

single storey additions

0·45

5·40

2·1

VICTORIA

4·50

13·1

CRIMBLE

LEAN-TO ALREADY DEMOLISHED

20·00

20·90

SHRUBS PREVIOUSLY UPROOTED AND NOW IN NURSERY BED TO BE REPLANTED

STONE CHIPPINGS

21·70

EXISTING 2·4m HEDGE

NEW MAGNOLIA

NEW FLOWERING CHERRY

EXISTING TREES

EXTG. OAK

NEW BEECH HEDGE + 1·2m P+R FENCE

GRASS SEED VERGE

HEATH RIDE

D - MAY 02 - LANDSCAPING

VICTORIA SITE DIMENSIONS 1/200 1712/04 D

EXISTING GARAGE

LITTLE OAKS

21.30

5.40

4.50

VICTORIA

13.1

2.1

CRIMBLE

LEAN-TO ALREADY DEMOLISHED

20.00

20.90

21.70

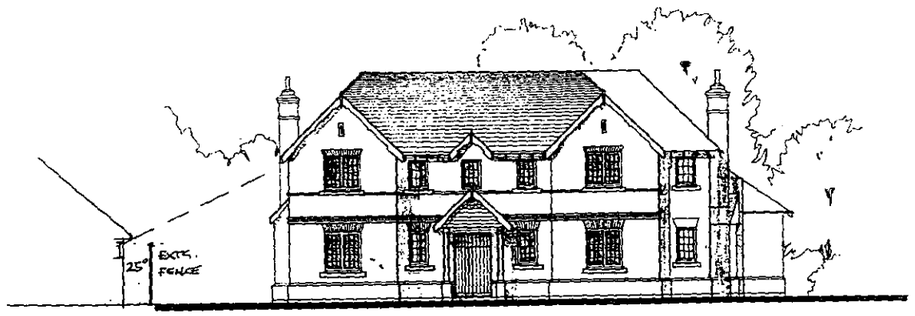
HEATH RIDE

APPROVED

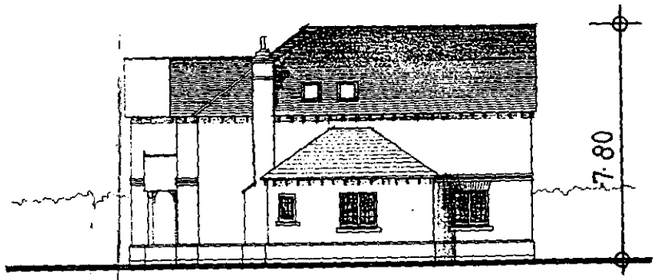
14 JAN 2002

5683

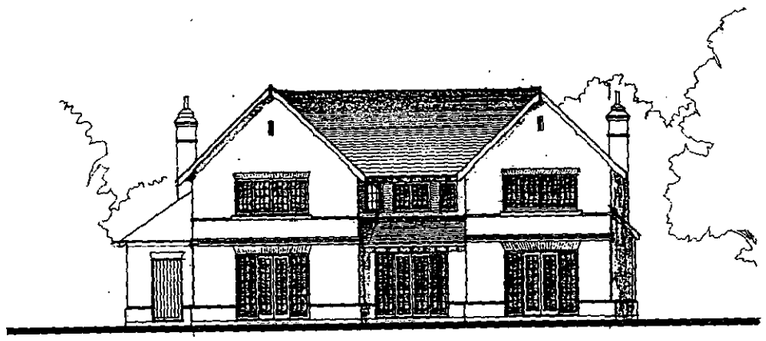
VICTORIA SITE DIMENSIONS 1/200 1712/04 A



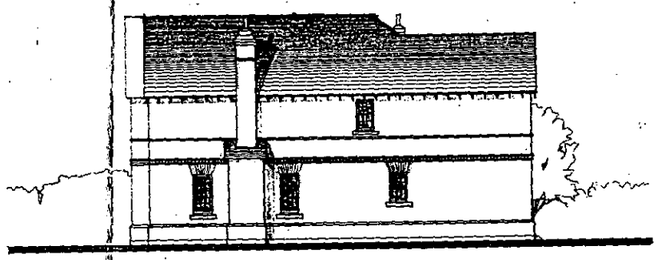
FRONT ELEVATION



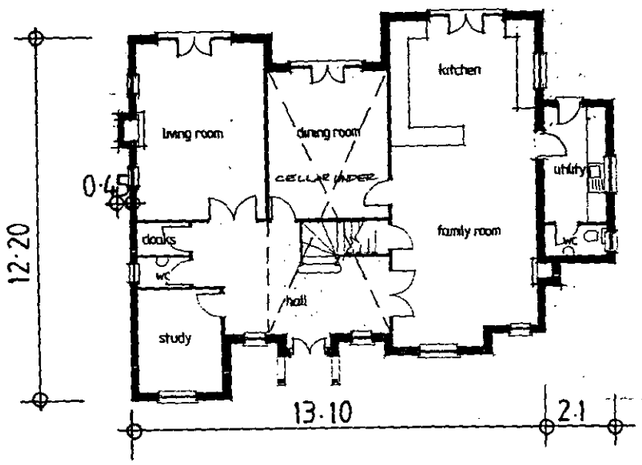
SIDE



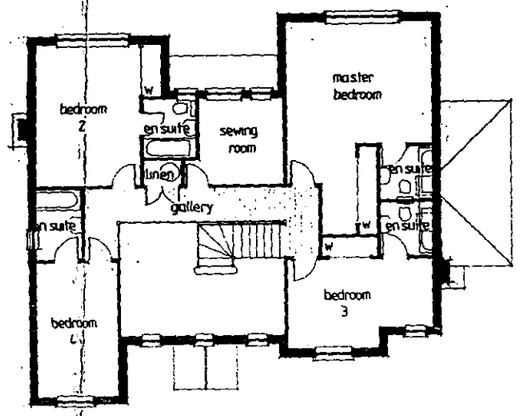
REAR



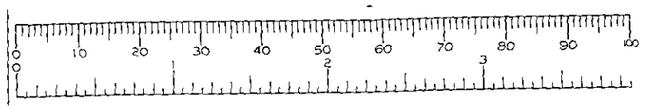
SIDE



GROUND FLOOR PLAN



FIRST FLOOR



14.JAN.2002* 5683

APPROVED

C NOV 01 DIMS. ADDED
HEIGHT REDUCED 0·9m
B AUG 01 WIDTH REDUCED + CELLAR
A JUN 01 WC WINDOW ADDED TO ELEVATION

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE, RG45 6LE, 01344 · 777143
55 CHURCH ST, CAVERSHAM, READING, RG4 8AX, 0118 · 946 1242

CLIENT J Neale

JOB New Dwelling at Victoria, Heath Ride, Wokingham

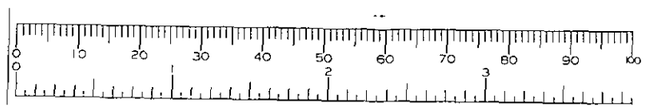
DRG PROPOSALS

SCALE 1:200 DRAWN JP DATE Apr '01

1712 / 01 C



ELEVATION FROM HEATH RIDE



APPROVED

REVISED PLAN

5683

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

01 FEB 2002

...ORIES TO:	ACK:
	FILE:

J Neale
New House at Victoria, Heath Ride
Wokingham

STREET ELEVATION 1:200

May 2001 1712/03 B



Site Plan, Scale: 1 to 2500

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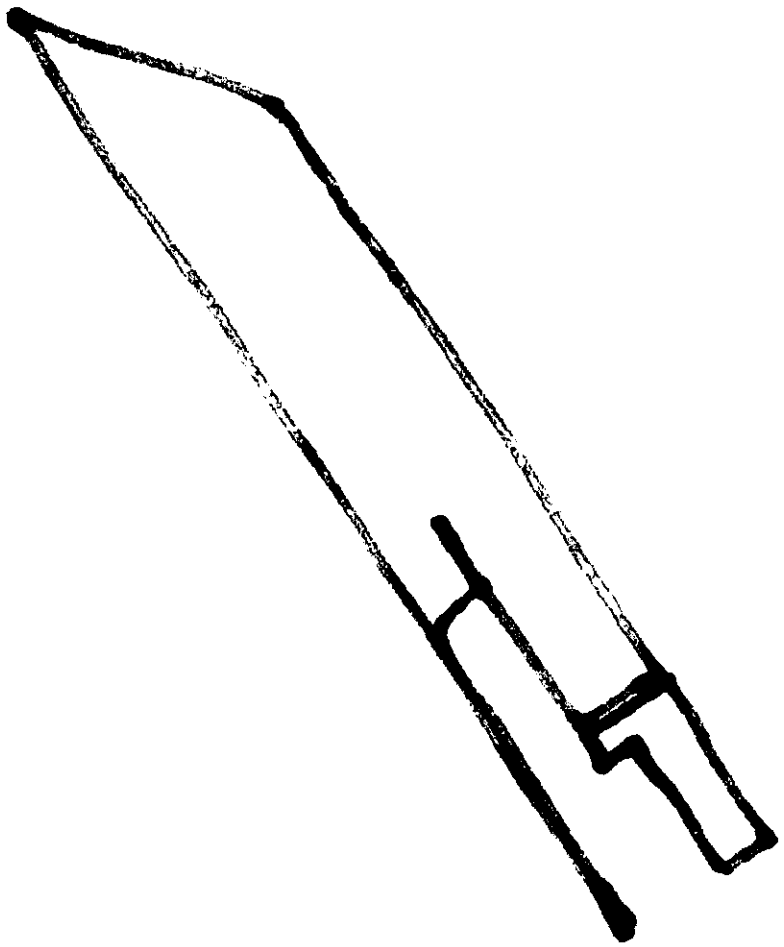
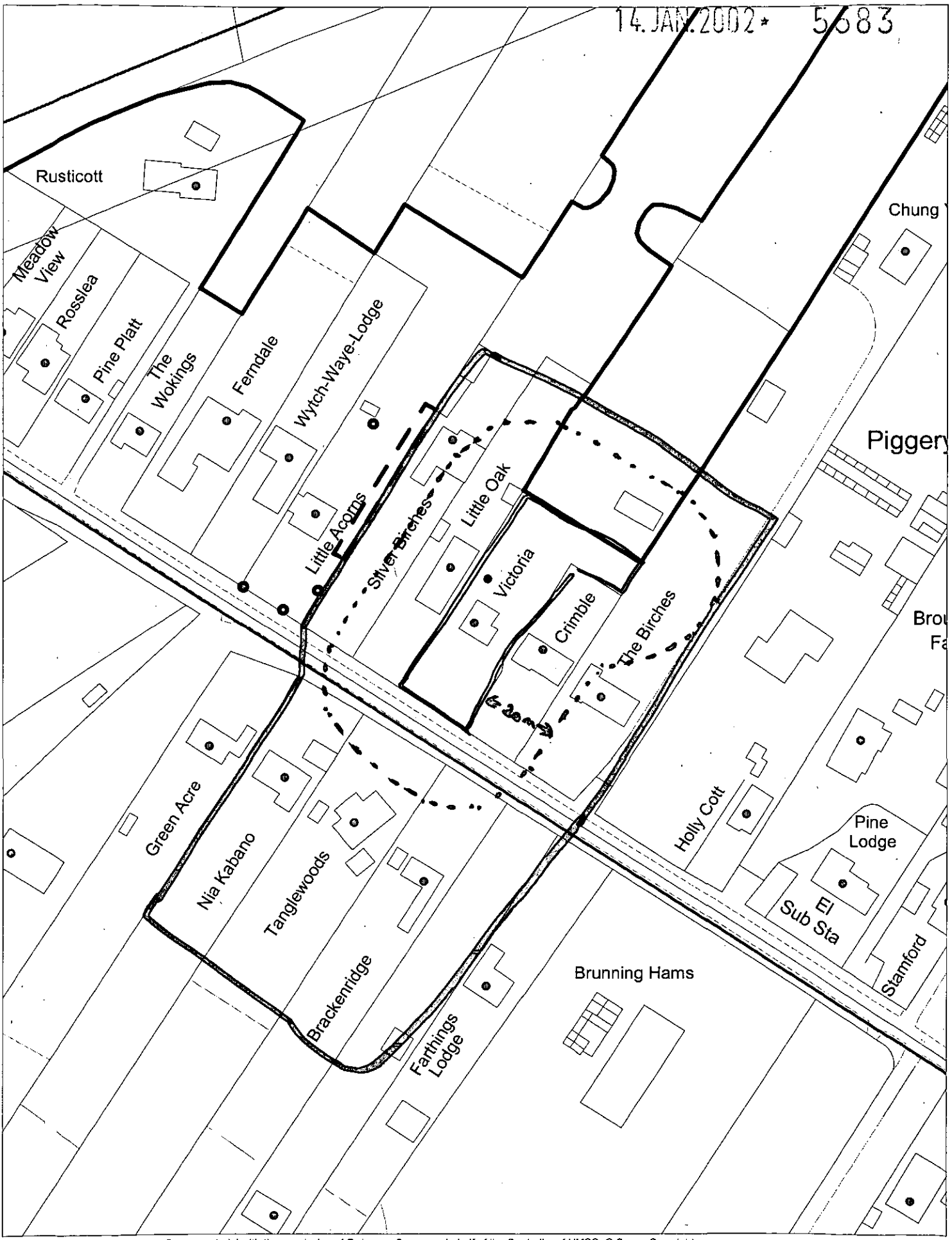
Date: 5 May 2000

N
W E
S



14. JAN. 2002 * 5683



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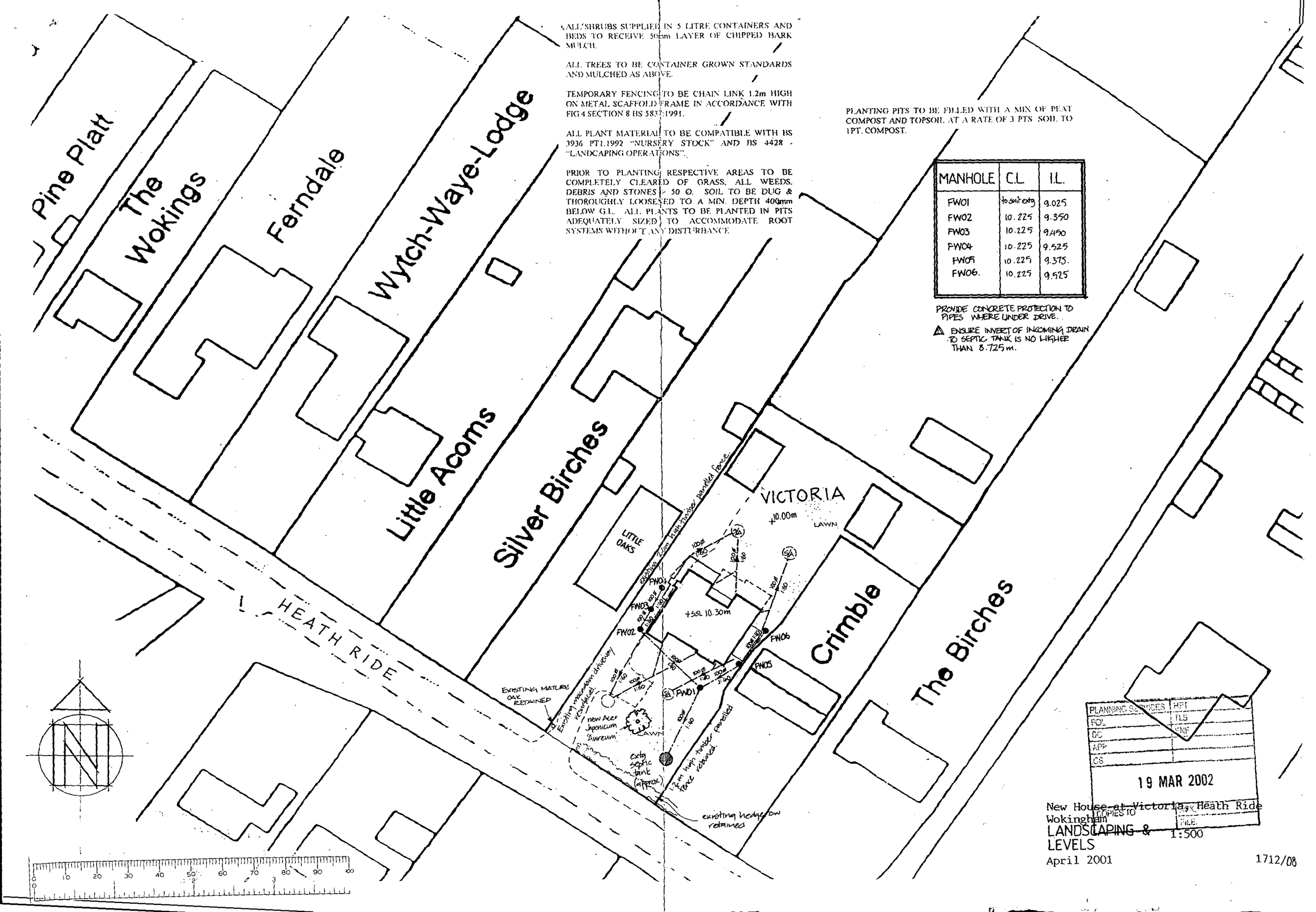
Development Control Section, Environmental Services, Wokingham District Council.
18 January 2002 Scale: 1 : 1250

N
W E
S



ALL SHRUBS SUPPLIED IN 5 LITRE CONTAINERS AND BEDS TO RECEIVE 50mm LAYER OF CHIPPED BARK MULCH.

ALL TREES TO BE CONTAINER GROWN STANDARDS AND MULCHED AS ABOVE.

TEMPORARY FENCING TO BE CHAIN LINK 1.2m HIGH ON METAL SCAFFOLD FRAME IN ACCORDANCE WITH FIG.4 SECTION 8 BS 5837:1991.

ALL PLANT MATERIAL TO BE COMPATIBLE WITH BS 3936 PT1.1992 "NURSERY STOCK" AND BS 4428 - "LANDCAPING OPERATIONS".

PRIOR TO PLANTING RESPECTIVE AREAS TO BE COMPLETELY CLEARED OF GRASS, ALL WEEDS, DEBRIS AND STONES > 50 Ø. SOIL TO BE DUG & THOROUGHLY LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. ALL PLANTS TO BE PLANTED IN PITS ADEQUATELY SIZED TO ACCOMMODATE ROOT SYSTEMS WITHOUT ANY DISTURBANCE.

PLANTING PITS TO BE FILLED WITH A MIX OF PEAT COMPOST AND TOPSOIL AT A RATE OF 3 PTS SOIL TO 1PT. COMPOST.

MANHOLE	C.L	I.L.
FW01	to suit extg	9.025
FW02	10.225	9.350
FW03	10.225	9.450
FW04	10.225	9.525
FW05	10.225	9.375.
FW06.	10.225	9.525

PROVIDE CONCRETE PROTECTION TO PIPES WHERE UNDER DRIVE.

⚠ ENSURE INVERT OF INCOMING DRAIN TO SEPTIC TANK IS NO HIGHER THAN 8.725m.

PLANNING SERVICES	HPT
ROL	TLS
DC	ENF
APP	
CS	

19 MAR 2002

COPIES TO

New House at Victoria, Heath Ride
Wokingham
LANDSCAPING & LEVELS
April 2001

1:500

1712/08

REVISED PLAN

5683

PLANNING SERVICES	HPT
POL	TLS
GC	ENF
APP	
CS	
	2002
COPIES TO:	ARCH:
	FILE:

APPROVED

Pine Platt

The Wokings

Ferndale

Wytch-Waye-Lodge

Little Acorns

Silver Birches

LITTLE OAKS

EXISTING DOUBLE GARAGE

HEATH RIDE

OUTLINE OF EXISTING DWELLING (TO BE REMOVED) SHOWN DOTTED

2 No PARKING SPACES

VICTORIA

Crimble

The Birches

D - JAN 02 SITE BASED ON 1:200 SCALE PLAN REDUCED FOR CLARITY

C - JAN 02 EXTG. DWELLING SHOWN CORRECTLY

B AUG 01 HOUSE WIDTH REDUCED & MOVED AWAY FROM WESTERN BOUNDARY

A JUN. 01 PARKING SHOWN

J Neale
New House at Victoria, Heath Ride
Wokingham

SITE PLAN 1:500

April 2001 1712/02

D

14 JAN 2002 * 5633

SUPERSEDED

Pine Platt

The Wokings

Ferndale

Wych-Waye-Lodge

Little Acorns

Silver Birches

Little Oak

Victoria

Crimble

The Birches

HEATH RIDE

EXISTING DOUBLE GARAGE

EXISTING DRIVE

EXISTING FENCE

OUTLINE OF EXISTING DWELLING (TO BE REMOVED) SHOWN DOTTED

2 No. PARKING SPACES

N

0 10 20 30 40 50 60 70 80 90 100

C JAN '02 EXTS: DWELLING SHOWN CORRECTLY

B AUG 01 HOUSE WIDTH REDUCED + MOVED AWAY FROM WESTERN BOUNDARY

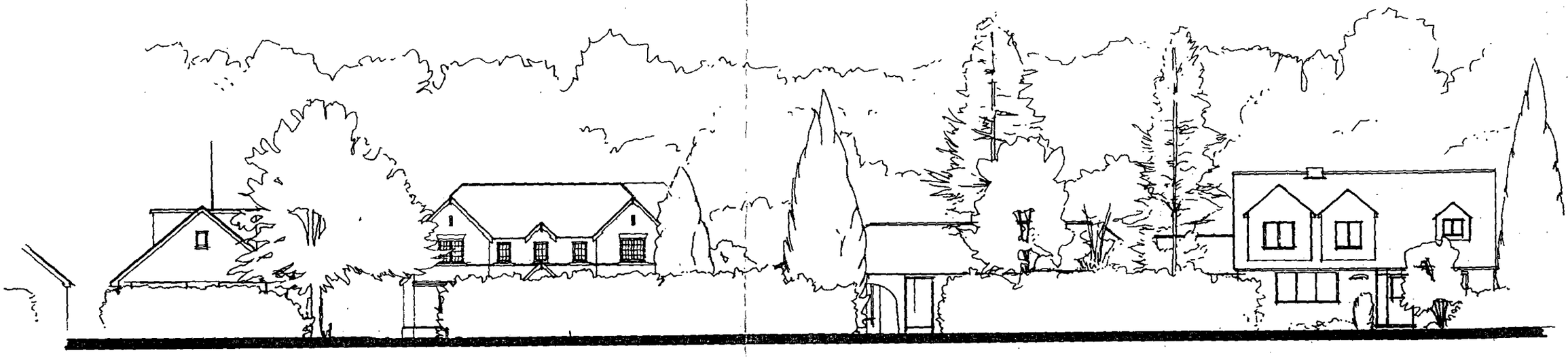
A JUN. 01 PARKING SHOWN

J Neale
New House at Victoria, Heath Ride
Wokingham

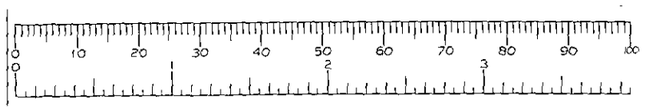
SITE PLAN 1:500

April 2001 1712/02 C

14.JAN.2002* 5683



ELEVATION FROM HEATH RIDE



SUPERSEDED

J Neale
New House at Victoria, Heath Ride
Wokingham

STREET ELEVATION 1:200

May 2001 1712/03 A