APPLICATION NO:
O/2000/0558

LOCATION:
205 Finchampstead Road, Wokingham.

APPLICANT:
Mr K Berry C/O Martin And Pole Nicholas

PROPOSAL:
Outline application for the proposed erection o one dwelling (Renewal of permission 97/65032/O).

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: ***04/04/2000***

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Berry
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG10 OTP

Application Number: O/2000/0558

Parish: **WOKINGHAM**

Location: **205 Finchampstead Road, , Wokingham**

Proposal: **Outline application for the proposed erection of one dwelling (Renewal of Permission 97/65032/O)**

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. a) Approval of the details of the siting, design, external appearance of the building and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
3. No development of any sort shall take place other than between 0700 and 1900 Monday to Friday and 0700 and 1330 Saturday and no work shall take place on Sundays or Bank Holidays.

Condition
4. The dwelling shall not be occupied until vehicle parking and turning space has been provided in accordance with Drawing No. 19041/2 submitted to the Local Planning Authority on 12th February 1997 as part of Application 97/65032/O.

Condition
5. 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
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, proposed functional services above and below ground and protective fencing to be erected around the Willow and Cuppressus and row of Leylandii Conifers along the northern boundary of the site.

Condition
7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
8. The Willow, Cuppressus and row of Leylandii Conifers along the northern boundary on the site shall not be felled, destroyed or damaged or disturbed in any way and no part thereof shall be removed. Any of these trees destroyed or severely damaged shall be replaced within the next planting season with a tree, hedgerow or mature shrub of similar species.

Condition
9. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Reason

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason

2. In the interests of residential amenity.

Reason

3. In the interests of residential amenity..

Reason

4. In the interests of highway safety.

Reason

5. To ensure a satisfactory external appearance.

Reason

6. In the interests of visual amenity and the protection of trees.

Reason

7. In the interests of visual amenity.

Reason

8. In the interests of the future health and amenity value of the trees.

Reason

9. In the interests of visual amenity.

Head of Planning and Transportation
Date: 30 March 2000

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 January 2003
My ref: NB/O/2000/0558

Mr A. Day
Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

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

Dear Mr Day,

APPLICATION: O/2000/0558
SITE: LAND REAR OF 205 FINCHAMPSTEAD ROAD, WOKINGHAM

I refer to brick sample submitted by Mr Rawlins on 7 January 2003 with reference to the above application.

I can confirm that the reclaimed red wire cut bricks are acceptable in satisfying condition 05 of the above consent. Please note that roof tile samples are also required.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
AGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
AD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: Natalie

Mr / ~~Mrs / Miss~~ Dave Rawlings

Of: _____ Tel No: 07930 540106

☑ ~~Telephoned~~ ☐ ~~Visited~~ ☐ Wants to see you

☐ ~~Please Phone~~ asap ☐ Will call again ☐ URGENT

Message: Could you please phone him with an indication whether the brick sample he brought in last week is acceptable as he is under pressure to confirm his brick order! App. 8191 – Land rear of 205 Finchampstead Road.

9.57. 20/1. returned call.

Message taken by: Penny Time: 11.50

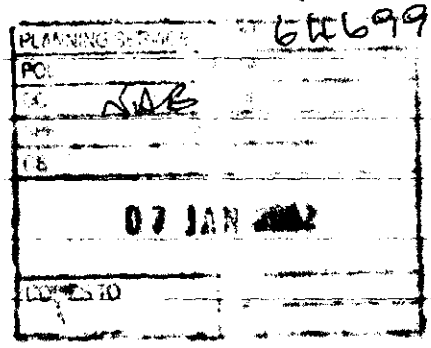
Date: 14/1

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

7-1-03

DEAR MRS BROWN THIS IS A SAMPLE OF THE BRICKS I WOULD LIKE TO USE FOR THE NEW HOUSE AT THE LAND REAR OF 205 FINCHAMPSTEAD ROAD WOKINGHAM YOUR REF / RM - 2012 - 8191 I WOULD BE GRATEFULL IF YOU COULD CALL ME TO DISCUSS THIS MATTER 07930 540106.

PLANNING SERVICE 64699
POL
SC JAB
CB
07 JAN [illegible]
COPIES TO



MANY THANKS
D. Rawlins
D. RAWLINS

Red wire cut (reclaimed).
OK.

20/1.

Mix of brick colours i.e. beige, orange, brown } but these is variety in bricks in texture, colour (more than 1 brick colour per dwelling)

some dw. partly rendered.

7-1-03

DEAR MRS BROWN THIS IS A SAMPLE OF THE BRICKS, I WOULD LIKE TO USE FOR THE NEW HOUSE AT THE LAND REAR OF 205 FINCHAMPSTEAD ROAD WOKINGHAM YOUR REF/RM - 2002 - 8191 I WOULD BE GRATEFUL IF YOU COULD CALL ME TO DISCUSS THIS MATTER 07936 560106

MANY THANKS

D. RAWLINS

Please file on D/2000/0558.

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 25 November 2002
My ref. NE/PP/442/WM/F

Mr Rowlings
32 Farm Close
Priestwood
Bracknell
Berkshire
RG42 1SO

26 NOV 2002

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

Dear Mr Rowlings

LAND AT REAR OF 205 FINCHAMPSTEAD ROAD, WOKINGHAM

Thank you for meeting me at the above site on 22 November 2002.

I confirm that the Willow tree (see enclosed plan) is in a dangerous condition and should be removed. This may be done without any further reference to the District Council.

Should you wish to remove the Cypress trees growing along the rear boundary of the property you will need to apply for the planning condition relating to these trees to be discharged. In connection with this I would recommend that you write to Trevor Watson, our Development Control Manager. You should state the reasons why you wish to remove them and also detail your proposals for the planting of a new hedge/screen.

Please feel free to contact me if I can be of any further assistance.

Yours sincerely

Neil Etherington

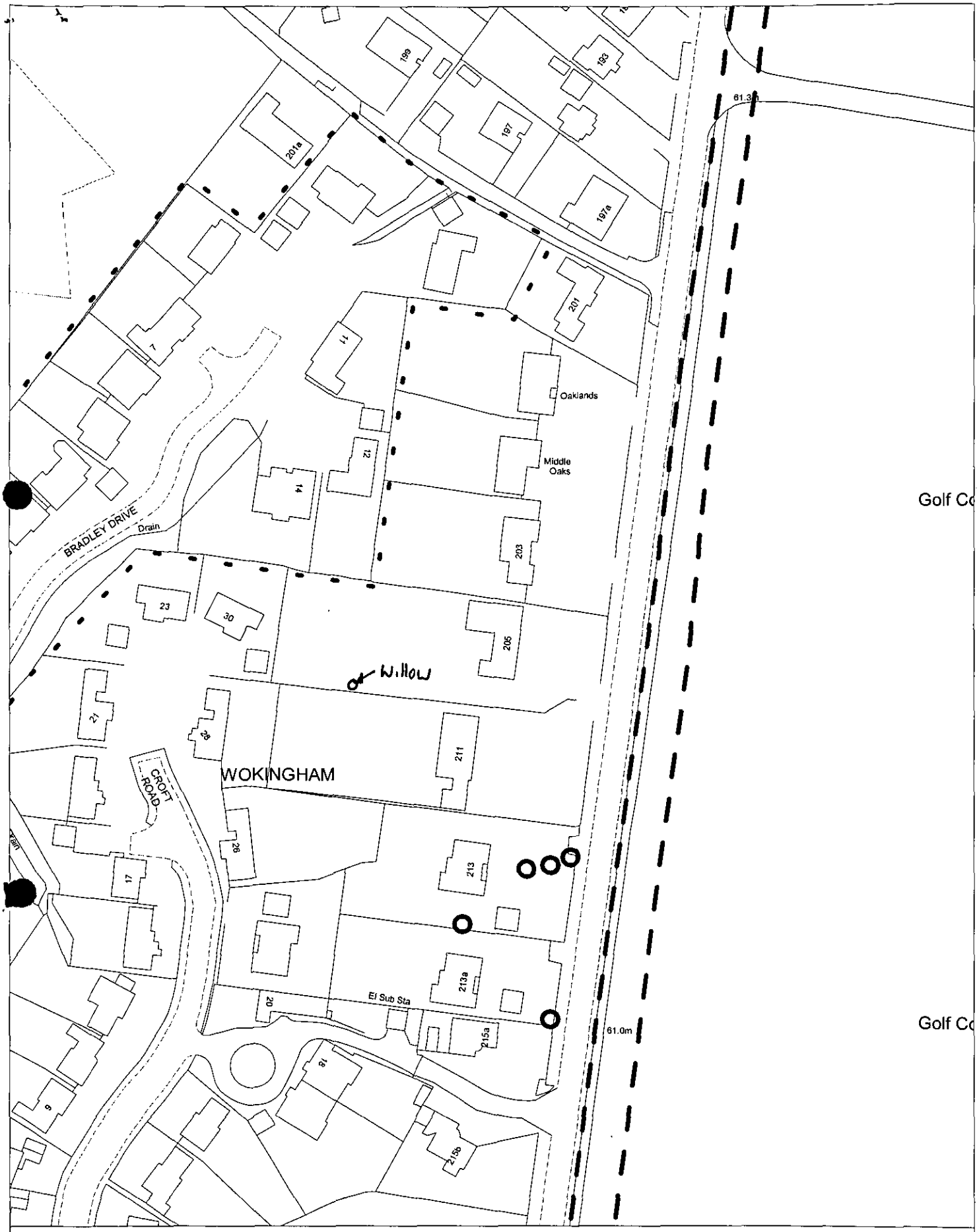
NEIL ETHERINGTON
Senior Arboriculturist

Enclosure: Plan.

cc: Development Control.

Emyl/Elaine

NA sure which application this condition to which Neil refers. Can you keep for reference as needed please. Thanks Trev



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 25 November 2002

N
W E
S

Application Number O/2000/0558
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC02	SR01	siting, design, external appearance of the building and landscaping of the site
02	SC05	SR10	
03		SR10	No development of any sort shall take place other than between 0700 and 1900 Monday & Friday and 0700 and 1330 Saturday and no work shall take place on Sundays or bank holidays.
04		SR13	The dwelling shall not be occupied until vehicle parking and turning space has been provided in accordance with ~~a layout to be submitted to and approved by the Local Planning Authority~~. Drawing No 19041/2 submitted to the LPA on 12/2/97 as part of application 97/6503210
05	SC52	SR12	
06	SC40		Means of enclosure, hard surfacing materials, proposed functional ~~and~~ services above and below ground and protective fencing to be erected around the willow and Cuppressus and row of Leylandii Conifers along the northern boundary of the site
07	SC42	SR09	
08		SR18	The Willow, Cuppressus and row of Leylandii Conifers along the northern boundary on the site shall not be felled, destroyed or damaged or disturbed in any way and no part thereof shall be removed. Any of these trees destroyed or severely damaged shall be replaced within the next planting season with a tree, hedgerow or mature shrub of similar species.
09	SC50	SR09	

RECORD OF SITE VISIT

SITE ADDRESS: 205 Finchampstead Road Wokingham.

APPLICATION NUMBER: O/2000/0558

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....22/7/00.....

1 SITE/STATUTORY NOTICE DISPLAYED ? no

2. DESCRIPTION OF SURROUNDINGS residential - two-storey detached houses on large plots, fronting Finchampstead Road

3. DESCRIPTION OF SITE/BUILDING two-storey detached house, rendered. New development on smaller plots at the rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
flank of 30 Croft Road to rear. at side rear of 14 + side of 12 Bradley Drive.

5. SITE CONSTRAINTS

TREES - towards N of plot, impact depends on siting of dwelling.

ACCESS/PARKING - driveway proposed to side to 205

LEVELS

BOUNDARY TREATMENT Back garden enclosed by 1.8m fences.

OTHERS trees to 7m on boundary with 203 Finchampstead Rd at rear conifer belt 3m from boundary (4m+?)

WORK SHEET FOR : Emy Circuit

Application Number : O/2000/0558

Applicant : Mr K Berry C/O Martin And Pole Nicholas.

Location : 205, Finchampstead Road, , Wokingham.
Proposal : Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

Site Notice Displayed ? :	YES	NO	DATE
		✓	22/2/00

Date of Neighbour Notifications : all notified previously

Date of Site Visit : 22/2/00

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :

Highways - conditions as previous.

Neighbours - no objection to house in location providing existing tree screen is retained - privacy / character of house and garden, especially due to gradient.

Landscape - no objection subject to conditions

Wokingham TC - "no objections"

Planning Issues :

Identified Settlement
(Green Route, Gap opposite)
Highways
Neighbours / Surroundings

Application Number: O/2000/0558
205 Finchampstead Road, Wokingham

Appraisal: The application is for renewal of outline permission 65032, granted in April 1997. The proposal is for a detached dwelling on land to the rear of 205 Finchampstead Road.

The application site is located in the Identified Settlement and, excluding the driveway would have an area of about 594 m^2 (22 x 27 metres). The neighbouring properties are two-storey dwellings. The flank of 12 Bradley drive is 21 metres from the boundary with 205 Finchampstead Road – this is the main garden area to the property. 14 Bradley Drive only shares a small section of boundary with the application site and the house is 13 metres from this boundary. The closest part of 30 Croft Road is 4 metres from the boundary with 205 Finchampstead Road. This boundary is currently well screened and the neighbours have concerns regarding removal of these trees. Subject to this screening being retained it is considered that there is potential for a new dwelling to be constructed on the site without an unacceptable impact on the neighbouring properties.

The only detail to be considered is the means of access and the Highway Authority is satisfied with the proposals subject to conditions.

Recommendation: conditional approval

Applicationo	Name & Address
O/2000/0558	S W Cooke 30 Croft Road Wokingham Berks RG40 3HU

App approved, letter sent 03/04/00

Received by Wokingham District Council

Application No: O/2000/0558

Proposal:
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

Location:
205 , Finchampstead Road, , 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 17|3|00

My ref: O/2000/0558

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: O/2000/0558
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27|3|00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2000/0558**
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: (0118) 974 6479

Date: 17/3/00

My ref: O/2000/0558

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: O/2000/0558
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2000/0558**
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

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

Tel: (0118) 974 6479

Date: 17/3/00

My ref: O/2000/0558

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: O/2000/0558
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/3/00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **O/2000/0558**
205 , Finchampstead Road, , Wokingham.
Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000	Map No. 91 Site 0.06
Officer: EXC	Application No. 0/2000/0558

75B/~~83~~

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF CONSENT 97/65032/0)

Location: LAND R/O 205 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Evendons 17.2.2000

Applicant: MR K BERRY

Fee Received 95-00 Required ..... Additional ..... Refund .....

(9)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

..... No pre-apps. .....

NEIGHBOURS:

SIN + 203, 211 Finchampstead Rd, Wokingham

25, 30 Croft Road, "

12, 14 Bradley Drive, "

TO: DEVELOPMENT CONTROL
Emy Circuit

FROM: Environmental Design

DATE: 14th March 2000

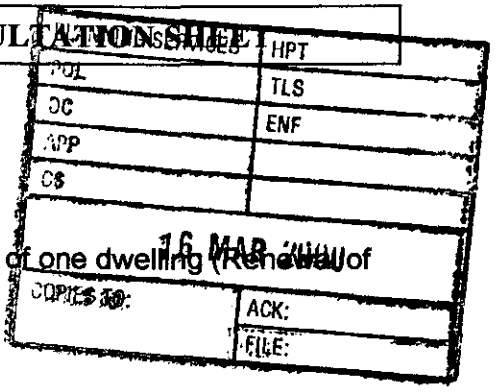
Location:	205 Finchampstead Road, Wokingham
Proposal:	OUTLINE APPLICATION FOR PROPOSED ERECTION OF ONE DWELLING (RENEWAL OF PERMISION 97/65032/O)
Application Number:	O/2000/0558

In response to your consultation dated 17th February 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle subject to the conditions attached to previous application being repeated.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Emy Circuit

Application Number: O/2000/0558

Proposal: Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O)

Site Address: 205 Finchampstead Road, Wokingham

Applicant: Mr K Berry c/o Martin and Pole, Nicholas

Your observations are required in respect of this application by **12/03/2000**

Observations:

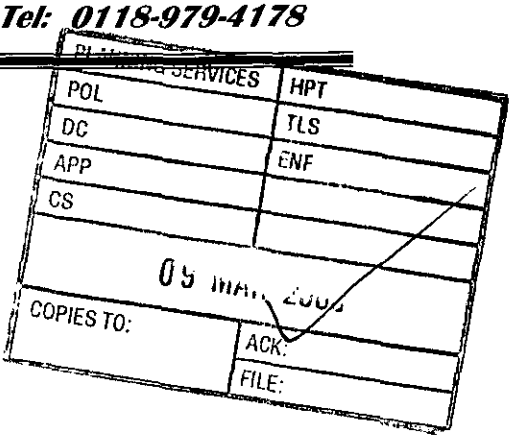
No objections

SIGNED: _____ **DATE: 9 March 2000**

CLERK TO Wokingham Town Council

8MS

S.W. Cooke
30 Croft Road
Wokingham
Berks, RG40 3HU
Tel: 0118-979-4178



6 March 2000

Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: **EMY CIRCUIT/0/2000/0558**
Site Address: **205 Finchampstead Road, Wokingham**

Dear Sirs,

Our property, 30 Croft Road, shares a common boundary with 205 Finchampstead Road. We have reviewed the plans submitted in support of the above application and would like to state that we have no objection to the building of a house in this location. However, we are concerned about the row of trees sited just within the existing boundary between our property and 205 Finchampstead Road.

These trees are approximately 25 – 30 feet in height, extending across the entire width of the boundary between the two properties and stand just inside the boundary on 205 Finchampstead Road. They are a mixture of coniferous and broad-leafed trees that form a screen between the two properties and afford a high degree of privacy to both properties. If they were to be removed, they would significantly affect the character of our garden and cause considerable loss of privacy to both our house and garden. This would have a significant effect as our patio is between the house and the fence.

This privacy problem is exacerbated as there is a significant gradient away from our house which means that the bottom of the window in the end of our house is approximately 6 – 8" below the top of the existing fence separating the two properties. The view from the kitchen is therefore directly over the fence and into the adjoining property, saved only by the existing screen of trees to which we refer.

We would therefore request that any consent to build should be made conditional upon the retention of this existing screen of trees. This is particularly noteworthy as the planning application states that no trees are to be felled.

We would also request that tree preservation orders be considered, particularly for the broad-leafed trees, as there are already such orders in existence for trees within Bradley Drive which is adjacent.

I trust that this will prove to be self-explanatory, however should you require any further information, please do not hesitate to contact me.

Yours faithfully

S. Cooke

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 17 February 2000

Application Number: O/2000/0558

Proposal: Outline application for the proposed erection of one dwelling (Renewal of permission 97/65032/O)..

Site Address:
205 , Finchampstead Road, , Wokingham.

Applicant:
Mr K Berry C/O Martin And Pole Nicholas.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

CONDITIONS AS PREVIOUS.

Signed: N.S. Trotter **Print name:** N TROTTER

25-2-00

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

7 February 2000
JI/lea/19041

08.FEB.2000* 0558

Head of Planning and Transportation
Wokingham District Council
Shute End
WOKINGHAM

Partners
I Millar Campbell FRICS
D C Auger ARICS, FSVA
C W Reynolds FRICS
D D Chopping FRICS

S M Leedale
MSc Dip. TP, B.Ed (Hons), MRTPI
R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Dear Sir

RENEWAL OF OUTLINE PLANNING PERMISSION
97/65032/0

We are instructed by our client to seek the renewal of the above which expires in mid April 2000.

To this end please find enclosed

The completed Section 66 Certificate
Six copies of the planning application form
Cheque for £95.00 made payable to Wokingham District Council
The relevant plan no is 19041/2.

As you are aware Circular 11/95 states that as a general rule applications for renewal of permissions before the expiry should only be refused where

(a) there has been some material change in planning circumstances since the original permission was granted;
(b) continued failure to begin the development would contribute uncertainty about the future pattern of development in the area; or
(c) the application is premature because the permission still has a reasonable time to run.

None of these criteria are applicable to this application.

Continued/..

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office
(0118) 959 1231
Fax: (0118) 958 5061

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

I trust you have all the necessary information to determine the application but please do not hesitate to contact me if you have any queries.

Yours faithfully

J. m. Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR OUTLINE PLANNING PERMISSION

Mr K C Berry
C/O Martin & Pole Nicholas
Salisbury House Milton Road
Wokingham
Berkshire
RG40 1DB

Application No : 97/65032/O

Parish : WOKINGHAM PARISH

Proposal : OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING

Location : 205 Finchampstead Road Wokingham

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT OUTLINE PLANNING 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(S) :

01

a) Approval of the details of the siting, design, external appearance of the building and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the sooner.

02

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwelling house(s) hereby permitted shall be carried out without planning permission.

03

Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

04

The dwelling shall not be occupied until vehicle parking and turning space has been provided in accordance with a layout to be submitted to and approved by the Local Planning Authority.

05

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.

06

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, proposed functional service above and below ground, and protective fencing to be erected around the Willow and Cuppressus and row of Leylandii conifers along the northern boundary of the site.

07

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

08

The Willow, Cuppressus and row of Leylandii Conifers along the northern boundary on the site shall not be felled, destroyed or damaged or disturbed in any way and no part thereof shall be removed. Any of these trees destroyed or severely damaged shall be replaced within the next planting season with a tree, hedgerow or mature shrub of similar species.

09

The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved schedule shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

REASON(S) :

01

a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

02

In the interests of residential amenity.

03

In the interests of residential amenity.

04

In the interests of road safety.

05

To ensure a satisfactory external appearance.

06

In the interests of visual and residential amenity.

07

In the interests of visual amenity.

08

In the interests of the future health and amenity of the trees.

09

In the interests of visual amenity.

01

Informative

02

The applicant is advised that the drawing submitted with the application, drawing number 19041/2 is for illustrative purposes only. The siting, scale and design of the dwelling will still need to be determined at the detailed stage.

Date 17 April 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

1789/a

SECTION 66 CERTIFICATE

Application No.

08 FEB 2000*

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed ...Martin + Pole Nicholas...

On behalf of ..K.C. Berry Esq.....

Date ..7 February 2000.....

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

205 FINCHAMPSTEAD ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/R/160/71		22.9.71	Extension to existing dwelling to provide accommodation for elderly relative.	24.11.71C			
	8525X				20.10.71		
26741		NOW	2 DET HOUSES R/O (CROFT ROAD) (TURNER DROS)	27.11.86 CUA-LA			
	BRA2054	23,30	" "		28.1.87 R		
	BRA2315	CROFT ROAD	" " "		25.2.87 AAP		
97/65032/6			O/L. ONE DWELLING (MR. K. BERRY)	17.4.97 C/A			

PLANNING APPLICATION

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

08 FEB 2000 0558

1.	APPLICANT'S NAME	K C Berry Esq
	ADDRESS	c/o Agent
	POSTCODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
	ADDRESS	7 Broad Street Wokingham Berkshire
	POSTCODE	RG10 0TP PHONE: 0118 978 0777
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:	Land to rear of 205 Finchampstead Road
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Renewal of Outline Planning Consent 97/65032/0
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06
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	See drawing no 19041/2 on consent 97/65032/0

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

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	x	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING			
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	x	LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential garden	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	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	No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14. STATE EXTERNAL MATERIALS TO BE USED	Reserved matter	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Reserved matter	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	To soakaway	
HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system If no, please give details	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Access from Finchampstead Road. See drawing no 19041/2	
19. HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	N/A	

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

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

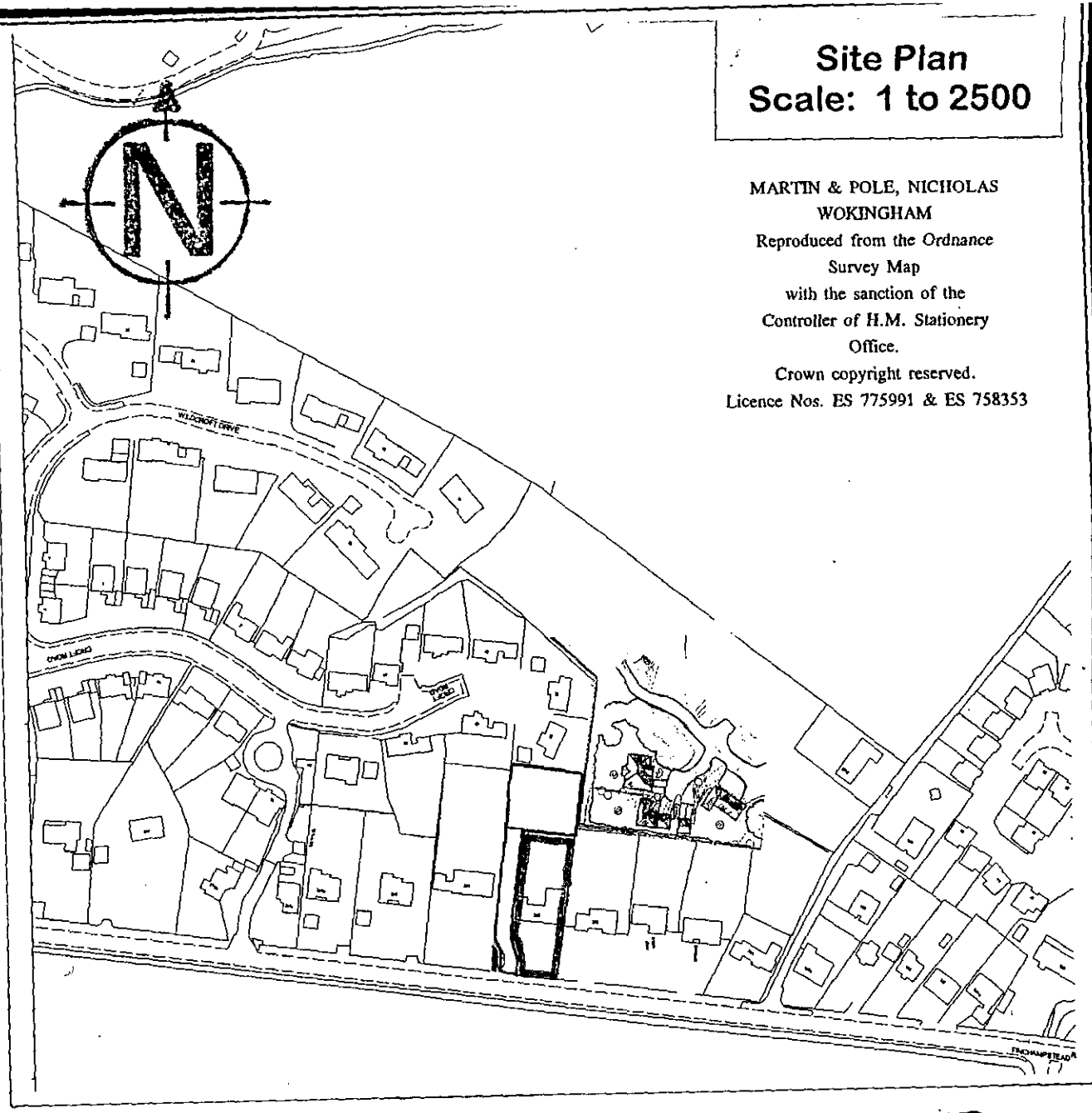
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No	If YES, please ask for 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.	£95.00	

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: Martin + Rob Nicholls ON BEHALF OF: K C Berry Esq DATE: 7 February 200

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

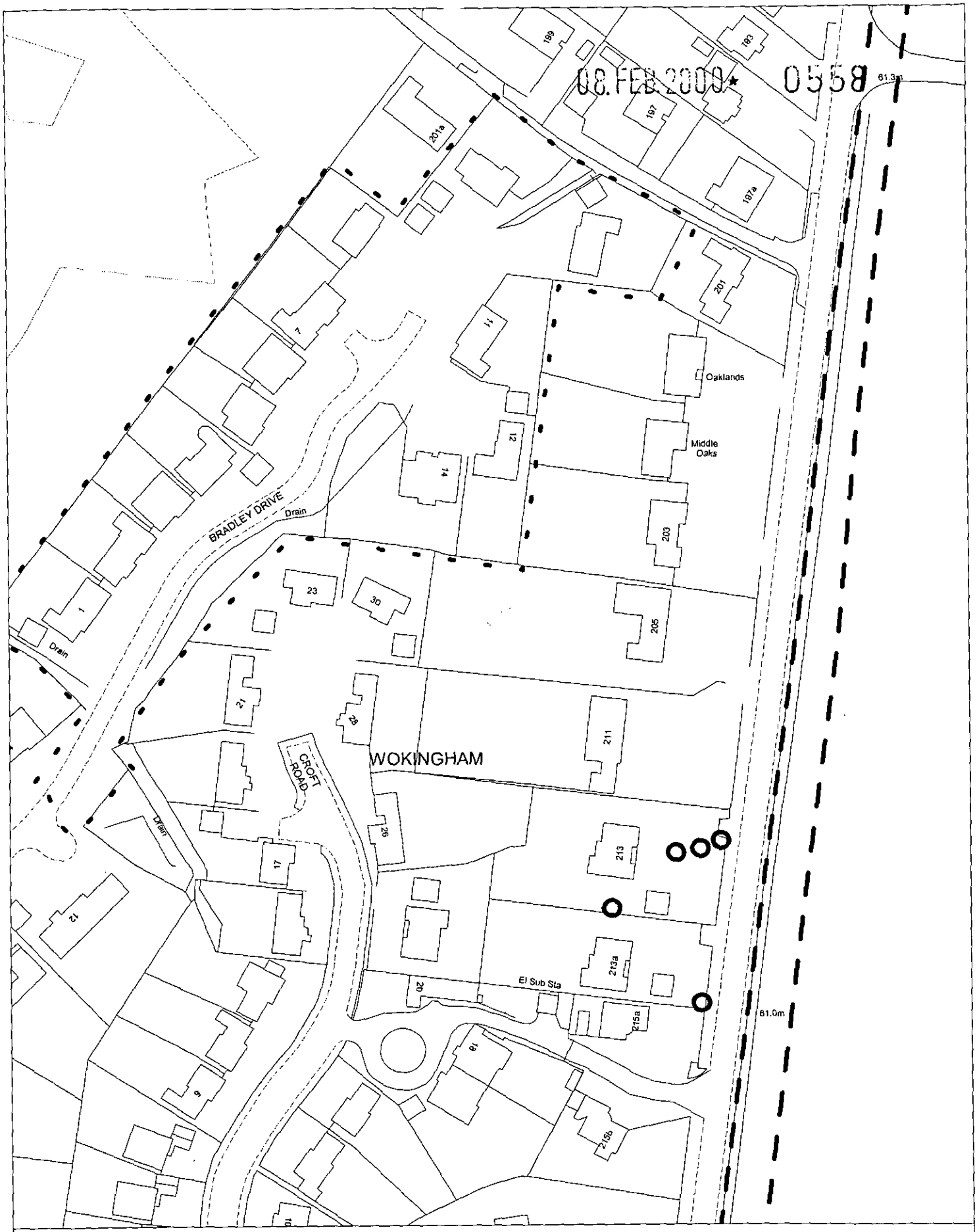
Site Plan
Scale: 1 to 2500



MARTIN & POLE, NICHOLAS
WOKINGHAM
Reproduced from the Ordnance
Survey Map
with the sanction of the
Controller of H.M. Stationery
Office.
Crown copyright reserved.
Licence Nos. ES 775991 & ES 758353

APPROVED

08 FEB 2000



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 14 February 2000

N
W E
S