APPLICATION NO:
F/2000/1629

LOCATION:
99 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Westbuild Homes C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: ~~Simon Lewis~~
Angela Odell

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes
C/O Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/1629

Parish: **FINCHAMPSTEAD**

Location: **99 Kiln Ride, Finchampstead, Wokingham**

Proposal: **Proposed erection of two detached dwellings and demolition of 99 Kiln Ride**

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. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

Condition
4. 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
5. 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
6. 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
7. 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
8. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
9. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the access onto Kiln Ride. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

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

Condition
11. Bin stores shall be provided within 25 metres of the adopted public highway.

Condition
12. 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 comprise screen planting along the south boundary of plot 1.

Condition
13. 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
14. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
15. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

Condition
16. Details of appropriate measures to control ingress of landfill gas to inhabited spaces shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

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 visual amenities of neighbouring properties and the locality.

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

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

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

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

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

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

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

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

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. To ensure that existing trees are protected during development.

Reason
16. In the interests of the health and safety of future residents.

Informative
1. This permission relates to the application as amended with revised drawing number 1519/1D submitted to the Local Planning Authority on 11.9.00 showing re-siting of proposed house on plot 1 and drawing numbers 1519/8A and 9A submitted to the Local Planning Authorityon 27.9.00 showing corrections to details of house type on plot 2.

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

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE2, SBE9
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WBE11

John Mitchell

John Mitchell
Development Control Manager
Date: 31/10/2000

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.

WESTBUILD

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Tel: 0118-970-1159 Fax: 0118-970-1540

39136

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Reply reqd

Mike Thorpe
Environmental Health Officer
Wokingham District Council
PO BOX 157
Shute End, Wokingham, RG40 1WR

23rd January 2000

Dear Mr Thorpe,

F/2000/16292 dwellings at 99/99a Kiln Ride, Finchampstead, Wokingham.
Condition 16.

Further to our telephone conversation today I can confirm that the two new dwellings will be built in accordance with Approved Document C of the Building Regulations. This is in order to remove condition 16 of the planning consent. The condition was created in response to the Environment Agency's assessment of possible contamination of the land arising from the 'Foxcote' landfill, this being 100m from the site. Later, the Environment Agency state that, 'In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.'

We will be carrying out an additional ground investigation report in order to prove the land in question is not contaminated.

Yours sincerely,

Guy St.J. West

Document1
Directors Nicholas D. West, John F.E. West. Secretary: M.G.Gillingham
Registered Office: Hunters Lodge, Rectory Road, Padworth Common, Reading RG7 4JB. Registered in England No. 1232282 VAT Registration: 362 706063
NHBC Registered House-Builder

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

guest to Catherine
21/3

DAMcK/JAG/1519

41421

20th March 2001

AO

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

Dear Mrs Odell,

99 & 99A KILN RIDE, FINCHAMPSTEAD – APPLICATION No. F/2000/1629

Please find enclosed 3 copies of drawing no. 1519/14 in answer to the condition on the Planning consent regarding landscaping.

We trust this will be acceptable and look forward to receiving your approval in due course.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 3 April 2001

Location:	99 & 99A Kiln Ride, Finchampstead.
Proposal:	Erection of two detached properties.
Application Number:	F/2000/1629

In response to your informal consultation dated 21 March 2001 for the above application, the landscape comments are as follows:

The landscape scheme submitted as shown on drawing no. 1519/14 is unacceptable as none of the areas of shrubs relate to any of the features, such as entrances to the properties for example. Additional shrub planting needs to be shown on the strip of land between no. 97 Kiln Ride and the access road and where there are other narrow strips of land alongside the access road or driveways, in the interests of amenity and ease of future management.

The applicant needs to submit a detailed landscape scheme identifying the location of individual species on the plan, full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DAMcK/JAG/1519

20th March 2001

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A0

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

Dear Mrs Odell,

99 & 99A KILN RIDE, FINCHAMPSTEAD – APPLICATION No. F/2000/1629

Please find enclosed 3 copies of drawing no. 1519/14 in answer to the condition on the Planning consent regarding landscaping.

We trust this will be acceptable and look forward to receiving your approval in due course.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 December, 2001
My ref. AO/F/2000/1629
DAMc/JAG/1519

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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 McKnight

PLANNING APPLICATION F/2000/1629
PROPOSED ERECTION OF 2 DETACHED DWELLINGS AT 99 KILN RIDE, FINCHAMPSTEAD – CONDITION 12 - LANDSCAPING

Thank you for your letter of 25 October and enclosed revised plan No. 1519/14C Whilst the landscape officer is now satisfied with the details, I note that no screen planting is proposed along the south boundary of plot 1, as required by this condition. Please could you amend the scheme to include this.

I trust the above is clear, but if you wish to discuss the matter further please contact either Catherine Brimble on 974 6470 or me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Catherine Brimble

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 November 2001

Location:	99 & 99A Kiln Ride, Finchampstead.
Proposal:	Erection of two detached properties.
Application Number:	F/2000/1629

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

The landscape scheme as shown on drawing no. 1519/14 C is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

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DAMc/JAG/1519

25th October 2001

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

Dear Mrs Odell,

99/99A KILN RIDE, FINCHAMPSTEAD – F/2000/1629

Further to your fax of 3rd October and attachment from Catherine Brimble regarding the landscaping at Kiln Ride, please find enclosed 3 copies of drawing no. 1519/14C showing the extended screen planting.

I look forward to receiving your approval shortly.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
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0118 - 970 1107
Fax: 0118 - 970 1540

FACSIMILE MESSAGE COVER SHEET

To : Angela Odell- WOKINGHAM DISTRICT COUNCIL

Fax No. 974 6385

From : GUY WEST

Date : 02.01.01

Number of Pages : 1

Dear Mrs Odell,

PLOTS 1 & 2 - 99 Kiln Ride, Finchampstead.

YOUR REF:
F/2000/1629

I have asked someone to shortly visit your offices with samples of Bricks and tiles for the above plots in order to satisfy condition 2.

I attach a schedule indicating how these materials will be used.

I have made reference on the schedule to 'plot 3'. Although this plot does not have detailed planning consent, as you are aware we have submitted plans and look forward to their approval! Being optimistic it may be of help, in terms of materials used, to read all three plots as a single development. Of course, should you require, we will ensure the samples are resubmitted if we are successful in gaining approval.

The site is programmed to start in 2 weeks and we would be grateful for your confirmation that the materials are acceptable.

Many thanks,

Yours sincerely,

Guy West.

WESTBUILD HOMES – ELEVATIONAL MATERIAL SCHEDULE

SITE: **Land at 99 Kiln Ride, Finchampstead.**	PLANNING REF : F/2000/1629 Condition 2	Materials for plot 3 – submitted plans 20/12/00	DATE: 2-Jan-01

	PLOT NO HSE TYPE	1 Hampshire 4b H4V2	2 Hampshire 4b H4V3		3 Devon 3b *(if approved)*	
FRONT ELEVATIONAL STYLE		**Flint above plinth**	**Timber and Herring Bone**		**Standard brickwork**	
FACING BRICKS	MAIN	Flint front/ Baynards main	Baynards Cottage		Baynards Cottage	
	DETAIL (a)	Baynards Cottage	FLB overburnts		FLB overburnts	
ROOF TILES	main roof	Breckland Brown	Rustic Red		Breckland Brown	
Redland Plain Conc.	Ridges/hip	as main				
ROOF CUT VARIATIONS	Front	½ hip	½ hip		Gable	
	Chimney end	Gable	Gable		Gable	
	bed2 side	Gable	Gable		-	
	Frontdormers	Gable	Hipped		Gable	
	Garage	½ hip	½ hipped		(integral)	
BRICK SUMMARY Full name:						
Freshfield Lane brick Co: 'Overburnts' (order 1 load)			4,000		2,000	
Cranleigh Brick Co: Baynard Cottage stocks. (order 26,000) (+ possible 13,000)		10,000	16,000		13,000	

DEFINITIONS :
(a) Detail Bricks = band courses, quoins, window surrounds.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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11th January 2001

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

F.A.O. Mrs A Odell

Dear Madam,

99 KILN RIDE, FINCHAMPSTEAD – F/2000/1629

Please find enclosed 2 copies of drawing nos. 1519/3D, 8B and 9D showing the position of the materials for the external elevations of which Mr G West dropped in to your offices at the beginning of the week.

I hope you find this satisfactory, but should you have any comments please do not hesitate to contact me.

Yours faithfully,

David McKnight

D A McKnight.

Enc:

c.c. Westbuild Homes Ltd

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

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www.westbuildhomes.co.uk

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READING, RG7 4JB
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0118 - 970 1107
Fax: 0118 - 970 1540

FACSIMILE MESSAGE COVER SHEET

To : Angela Odell- WOKINGHAM DISTRICT COUNCIL (PLANNING DEPT.) **Fax No.** 974 6385

From : GUY WEST

Date : 02.01.01

Number of Pages : 1

Dear Mrs Odell,

PLOTS 1 & 2 - 99 Kiln Ride, Finchampstead.

YOUR REF:
F/2000/1629

I have asked someone to shortly visit your offices with samples of Bricks and tiles for the above plots in order to satisfy condition 2.

I attach a schedule indicating how these materials will be used.

I have made reference on the schedule to 'plot 3'. Although this plot does not have detailed planning consent, as you are aware we have submitted plans and look forward to their approval! Being optimistic it may be of help, in terms of materials used, to read all three plots as a single development. Of course, should you require, we will ensure the samples are resubmitted if we are successful in gaining approval.

The site is programmed to start in 2 weeks and we would be grateful for your confirmation that the materials are acceptable.

Many thanks,

Yours sincerely,

Guy West.

WESTBUILD HOMES – ELEVATIONAL MATERIAL SCHEDULE

SITE:	PLANNING REF :	Materials for plot 3 – submitted plans 20/12/00	DATE:
Land at 99 Kiln Ride, Finchampstead.	F/2000/1629 Condition 2		2-Jan-01

	PLOT NO HSE TYPE	1 Hampshire 4b H4V2	2 Hampshire 4b H4V3	[redacted]	3 Devon 3b *(if approved)*	
FRONT ELEVATIONAL STYLE		Flint above plinth	Timber and Herring Bone		Standard brickwork	
FACING BRICKS	MAIN	Flint front/ Baynards main	Baynards Cottage		Baynards Cottage	
	DETAIL (a)	Baynards Cottage	FLB overburnts		FLB overburnts	
ROOF TILES	main roof	Breckland Brown	Rustic Red		Breckland Brown	
Redland Plain Conc.	Ridges/hip	as main				
ROOF CUT VARIATIONS	Front	½ hip	½ hip		Gable	
	Chimney end	Gable	Gable		Gable	
	bed2 side	Gable	Gable		-	
	Frontdormers	Gable	Hipped		Gable	
	Garage	½ hip	½ hipped		(integral)	
BRICK SUMMARY Full name:						
Freshfield Lane brick Co: 'Overburnts' (order 1 load)			4,000		2,000	
Cranleigh Brick Co: Baynard Cottage stocks. (order 26,000) (+ possible 13,000)		10,000	16,000		13,000	

DEFINITIONS :
(a) Detail Bricks = band courses, quoins, window surrounds.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 January, 2001
My ref. AO/F/2000/1629

Westbuild Homes
Hunters Lodge
Rectory Road
Padworth Common
READING
RG7 4JB

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 West

PLANNING APPLICATION F/2000/1629
PROPOSED ERECTION OF 2 DETACHED DWELLINGS AT 99 KILN RIDE, FINCHAMPSTEAD - CONDITIONS

Condition 2
Thank you for your fax of 2 January and enclosed schedule and samples. I confirm the proposed materials are acceptable for construction of the above development.

Condition 16
I confirm that we do not require details of appropriate measures to control ingress of landfill gas to inhabited spaces to be submitted to and approved. This is because the Environment Agency have advised that they have no objection to the proposed development. However, our own Environmental Health Officer recommends that, as a precautionary measure, the proposed development be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land".

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

cc: Building Control

3R6001

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: jrm

To: Angela Odell
Planning

Your Ref: F/2000/1629

Date. January 10, 2001

---

99 Kiln Ride, Finchampstead F/2000/1629

Having regard to the letter from the Environmenmt Agency dated 27th June 2000 I have no objection to the discharge of condition 16 but would recommend as a precautionary measure that the proposed development be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

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AO

09 JAN 2001

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FACSIMILE MESSAGE COVER SHEET

To : Angela Odell – WDC Planning

Fax No. 01189746484

From : Guy West

Date : 08.01.01

Number of Pages : 3

99 Kiln Ride, Finchampstead.
Condition 16 – F/2000/1629.

As discussed, please read the attached copy of a letter to Simon Lewis faxed to me from the Environment Agency.

I have placed asterisks by the statements that support the fact that Condition 16 is not applicable to the plots. Would you please send me a letter confirming the evidence suggests this, and the subsequent removal of the condition.

Many thanks,

Our ref: SP\2000\001914/001
Your ref: F/2000/1629

Date: 27th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

To: Craig West — nicoday fax notes
Company: — Fax No: 0118 970 1540
From: Sarah Paxton
Company: EA — Tel No: 01276 45 4323
No. of pages: 2 Date: 16/1/00 — No.122406

Attention: Simon Lewis

Dear Sir

PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF 99 KILN RIDE, WOKINGHAM

Thank you for your letter dated 12 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/13.The Environment Agency has the following comments:

* The Environment Agency has no objection to the proposed development. *

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 802 650	100m	Foxcote

* In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal. *

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

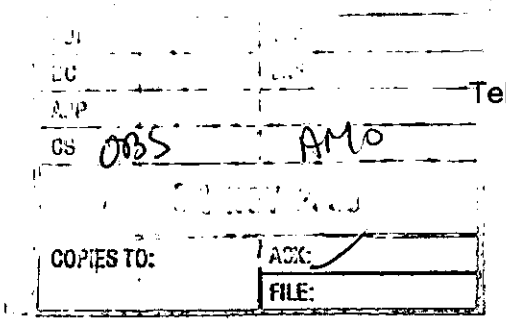
Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. Andrews Kalik Associates, 101 London Road, Reading RG1 5BY

1629

25 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
Tel: 0118 973 0708.



The Case Officer
Mr. Simon Lewis
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

30 October 2000

Your Ref: F/2000/1629

Dear Mr. Lewis,

We would like to voice our concern with regard to the above planning permission for two detached houses on 99a Kiln Ride, Finchampstead.
The current plan for locating the houses on the southern side of the site leaves part of the northern boundary free. This could provide access onto a lot which is currently undeveloped (the land behind numbers 91 and 97 Kiln Ride) and which borders on our property, no. 25 Tomlinson Drive.

We would object strongly to any development on our border for several reasons.

1) It is a reasonable assumption that the infill development would replace our only view onto trees and woodland with neighbouring houses overlooking our property. Since the lot is not wide, any building would necessitate the removal of trees at our northern border and the loss of a precious green area, home to birds and wildlife.

2) Any such development would depreciate our property. There is a high, if inestimable value of any adjacent green lot, particularly if this is unspoilt woodland. Overlooking houses at the back of our house would end the little privacy we now have.

3) Further infill along Kiln Ride would also increase local congestion (during peak hours, the crossing of Kiln Ride and Nine Mile Ride is dangerous to cars and pedestrians alike!) Every single new development only adds to the morning queues. To anyone who lives along this stretch of Nine Mile Ride it is obvious that the road has long since reached capacity.

4) Development would reduce even further the shrinking areas of woodland which lend Finchampstead its charm.

We therefore urge you to relocate the planned housing on the lot at no. 99 Kiln ride to block any possible access onto the adjacent land.
Thank-you.

Please advise dec already made (for approval)

Yours sincerely,

Anne Stenbom

Anne and Svante Stenbom

Thanks

Ag.

WORK SHEET FOR : ~~Simon Lewis~~ Angela Odell

Application Number : F/2000/1629

Applicant : Westbuild Homes C/O Andrews Kalik Associates.

Location : 99, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 14.9.00

Date Registered : 30/05/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 25/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : • Parish Council: No objection in principle but concern expressed as to the narrowness of the access to the site.
• 4 letters of comment/objection (all from Tomlinson Drive) – Will overlook (No. 9, 17 & No. 11) (depending on clarifying elevation), tree removal, loss of sunlight. Trees to be felled need clarification.
• EA: No obj.
• HWS: No obj. subj to conds.
• EHO: No objection subj to conditions
• Landscape officer: No obj. subj - to conditions.
Planning Issues :

Application Number: F/2000/1629

Appraisal :

Site is within settlement boundary.

History : 97/66828/0 granted (outline) for demolition of existing bungalows 99 & 99A & erection of 3 dwellings. 17/4/98

Current proposal : Retains existing bungalow No. 99A at front and remove No. 99 at rear & erect 2 dwellings. i.e. proposed number of dwellings as extant outline p.p.

Main considerations are effect on neighbouring properties

Revised Plan : Shows proposed dwelling on plot 1 moved northwards by about 1.5m. Effect on:

9 Tomlinson Drive to rear of plot 1. Rear elevation has 2 bedroom & 1 ensuite windows. Direct overlooking, but as will now be 24.5m distance apart, consider this acceptable and the 2 dwellings would only partially 'overlap', with No. 9 having some view through between the house & garage on plot 1. Also layout of No. 11 upstairs shows that ensuite bathroom nearest at west end of rear elevation of No. 11, then bed. 5 then another bathroom. Need to ensure that any ground floor overlooking is dealt with as existing fencing probably not high enough to prevent this - needs a trellis? on top & planting along this boundary.
(Min standard distance for direct rear → rear was 21m.).

11 Tomlinson Drive Corrected plans now show only ensuite in 1st floor elevation of plot 2 facing S. to No. 11 & gr. floor utility & cloaks. As 27.5m distance, TPO'd trees between, consider effect acceptable.
~~Re~~ At rear, on first floor at least 31.5m. between rear elevations & r/o plot 2 with trees between, so again consider this acceptable.
Re: 97 Kiln Rd - ~~[illegible]~~ there is a 'wall' of leylandii along the south boundary of No. 97 to its immediate rear within boundary of 97 and therefore would block out any first floor overlooking, which would anyway not be to immediate part of rear garden.
No. 99A - will have new single garage provided at rear & ~~[illegible]~~ its rear elevation would be 15m. to side of s/s. garage of plot 1 - consider acceptable.
Re 101A - any overlooking very oblique and from a considerable distance - consider acceptable.

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

Site is 0.25ha in size & ~~therefore~~ beneath the density threshold. Consider layout & designs would be acceptable in terms of effect on ch. & appearance of area.

Trees Some trees on site TPO'd, mainly at rear. Landscape officer considers acceptable subject to ~~landscape~~ tree protection condition.

HWS : No obj subj to conditions

Application Number F/2000/1629
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C017	R017	
4	C070	R070	
5	C100	R100.	
6	C122	R122	
7	C049	R049	
8	C131	R131.	
9	C127	R127	~~[illegible]~~ 2.4m ~~[illegible]~~ 90m. ~~[illegible]~~ the acess onto Kiln Ride.
10	C140	R140.	~~[illegible]~~ ~~[illegible]~~ 5
11		R125	Bin stores shall be provided within 25 m. of the adopted
			public highway. K
12	C150	R150	3rd line. ~~after which~~ delete 'include ~~[illegible]~~ end.
			~~[illegible]~~
			insert "comprise screen planting along the south
			boundary of plot 1"
13	C151	R151	
	C129	R129	[illegible]

14 ~~N16.~~ Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to ~~LN16~~ and approved by the Local Planning Authority, and carried out in ~~accordance~~ accordance with the approved details.

~~N16R~~ REASON To ensure that existing trees are protected during development.

pTo.

15 Details of appropriate measures to control ingress of landfill gas to inhabited spaces shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: In the interests of the ~~future~~ health and safety of future residents

NO2 ☒ drawing No. 1519/1D ☒ 11.9.00 ☒ re-siting of proposed house on plot 1 ~~and~~

and ☒ drawing Nos. 1519/8A & 9A ☒ 27-9-00 ☒ correcting to details of house type on ~~type~~ plot 2.

N16. : BSP : EN1

SEALP : STV1, SBE2, SBE9.

WDLP : WO52, WBE1, WBE11.

RECORD OF SITE VISIT

SITE ADDRESS: 99 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1629

OFFICER: ~~Simon Lewis~~ Angela Odell

DATE OF SITE VISIT: 14.9.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in established residential area.

3. DESCRIPTION OF SITE/BUILDING 2 bungalows – 1 in front & 1 behind off same access. Trees at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Dwellings at each side on frontage. To S. side rear part are rear elevations of detached houses of Tomlinson Drive (new ish-estate).

5. SITE CONSTRAINTS

TREES On site, particularly at rear. Row of conifers at side of No. 97 just within their boundary

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1629	Mrs D Skellett 9 Tomlinson Drive Finchampstead Berks RG40 3NZ
F/2000/1629	R Pullen 19 Tomlinson Drive Finchampstead Wokingham Berkshire RG40 3NZ
F/2000/1629	Mr M Collins 11 Tomlinson Drive Finchampstead Wokingham Berkshire RG40 3NZ
F/2000/1629	M & N Lee 17 Tomlinson Drive Wokingham RG40 3NZ

App. approved
Letter sent 08/11/00

Tel: (0118) 974 6454

Date: 17.10.00

My ref: F/2000/1629

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/1629
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

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 ~~Simon Lewis~~ Angela Odell. on **(0118) 974 64~~54~~45**. 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 26.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM Angela Odell.
Case officer: ~~Simon Lewis~~ Application Number: **F/2000/1629**
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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 6454

Date: 17.10.00

My ref: F/2000/1629

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2000/1629
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

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 ~~Simon Lewis~~ Angela Odell. on **(0118) 974 6454**. 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 26.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM Angela Odell

Case officer: ~~Simon Lewis~~ Application Number: **F/2000/1629**
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Date: 02 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1629

Location: 99, Kiln Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Corrections to details of house type on plot 2. Drawing no 1519/8A & 9A.

Comments are required by 12/10/2000.

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. (Planaps) /F/2000/1629 (Ludhouse) Date Rec. 27.9.00

Location: 99 Kiln Ride

Parish Finchampstead.

Applicant: Westbuild Homes.

Description of attached plans Corrections to details of house type on plot 2.

Drawing No's: 1519/8A & 9A.

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: Nos. 9, 11, 17 & 19 Tomlinson Drive

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 02.10.00

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 34728
POL | TLS
DC | ENF
APP |
CS |
27 SEP 2000
COPIES TO: | ACK: | FILE:

DAMcK/JAG/1519

26th September 2000

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

REVISED PLAN
1629

Dear Mrs Odell,

99 & 991 KILN RIDE, FINCHAMPSTEAD – APPLICATION No. F/2000/1629

Further to your telephone conversation to our office regarding Plot 2, please find enclosed 6 copies of revised drawing nos. 1519/8A and 9A showing the attached garden room to the rear.

We hope this clarifies this issue and should you wish to discuss this matter further please do not hesitate to contact us.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

c.c. Mr N West Westbuild Homes Ltd
Mr D West

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

ELIZABETH ANDREWS
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9668642

PLANNING SERVICES PT 31853
POL | LS
DC | ENF
APP |
CS |
17 JUL 2000
COPIES TO: | ACK:
FILE:

AMA/JAG/1519

14th July 2000

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

F.A.O. Mr S Lewis

Dear Sir,

99 KILN RIDE, FINCHAMPSTEAD, WOKINGHAM – F/2000/1629

Further to our clients discussions with you this week concerning the above application, we enclose 2 copies of the 1:200 survey drawing, as requested.

Yours faithfully,

pp A.M. Andrews.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Date: 12 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1629

Location: 99, Kiln Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Re-siting of proposed house on plot 1. Drawing no 1519/1D.

Comments are required by 22/09/2000.

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

1970

(RING ONE)

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

App No. (Planaps) / F/2000/1629 (Ludhouse) Date Rec. 11.9.00

Location: 99 Kiln Ride

Parish Finchampstead.

Applicant: Westbuild Homes

Description of attached plans Registry & proposed house on plot 1.

Drawing No's: 1519/1D

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: As previous (see attached

_____ 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 12.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | IPT 34065
POL
DC AO
APP
CS
11 SEP 2000
COPIES TO: | ACK:
FILE:

AMA/JAG/1519

8th September 2000

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

1629

REVISED PLAN

F.A.O. Mrs A Odell

Dear Madam,

99 KILN RIDE, FINCHAMPSTEAD – F/2000/1629

Further to our meeting last month at which we discussed the position of the house on Plot 1, I have discussed this with my client and agreed the modifications requested. I enclose 4 copies of revised site plan, no. 1519/1D for your consideration.

Yours faithfully,

A.M. Andrews.

Enc:

c.c. Westbuild Homes Ltd

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

NEIGHBOURS: ~~[illegible]~~ +97 99, 99a, 101a, 101, 114 + 116 KILN RIDE 134, 103, 126, 122, 105

10, 15, 20, 9, 11, 17 + 19 TOMLINSON DRIVE

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 12 June 2000

Application Number: F/2000/1629

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Parish: FINCHAMPSTEAD PARISH

Site Address:
99, Kiln Ride, Finchampstead, Wokingham.

Applicant:
Westbuild Homes C/O Andrews Kalik Associates.

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

✓ below as applicable;

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

① Visibility splays of 2.4 x 90 m to be provided from the access onto Kiln Ride in accordance with PPG13. The land contained within the visibility splays shall be kept clear from any obstruction exceeding 0.6m in height above level of adjoining carriageway.
② Bin stores to be provided within 25 metres of the adopted public Highway.
③ SC:23 (INSERT: Garaging / Parking / Turning) Reason SR:06.
④ SC:36 (Access Construction).
⑤ IN:08 (Works within Highway).
⑥ Access Road shall be hard Surfaced with tarmac, Concrete or Similar hard bound material for a minimum distance of 5 metres behind the highway boundary

Signed: _____ **Print name:** Stephanie Knauls.

28/06/00

FROM: Simon Lewis

DATE: 12 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1629

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride.

Site Address: 99, Kiln Ride, Finchampstead, Wokingham.

Applicant: Westbuild Homes C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by** .

No objection in principal but concern was expressed as to the narrowness of the access to this site, since the plan was misleading.

PLANNING SERVICES	HPT
PCL	TLS
DC	SNF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S.C. DATE: 23 JUN 2000

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
PO: PT
LS
DF
APP 30889
CS
22 JUN 2000
COPIES TO: JRM ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Simon Lewis
Planning Department

Date: 21/06/00

99 KILN RIDE, FINCHAMPSTEAD, F/2000/1629

Having considered the above application, I have the following comments to make.

Part of the site is within 250 metres of a landfill site and therefore I recommend gas protection measures are designed into the construction of the buildings in accordance with the guidance provided in "Building Research Establishment Report 212: construction of new buildings on gas contaminated land".

I have no environmental health objections to this proposal with the imposition of the following conditions: -

1. Details of appropriate measures to control ingress of landfill gas to inhabited spaces shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer

Our ref: SP\2000\001914/001
Your ref: F/2000/1629

Date: 27th June 2000

ENVIRONMENT AGENCY

31179

COPIES TO:

FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Simon Lewis

Dear Sir

PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF 99 KILN RIDE, WOKINGHAM

Thank you for your letter dated 12 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/13.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 802 650	100m	Foxcote

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Andrews Kalik Associates, 101 London Road, Reading RG1 5BY

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 11th July 2000

Location: 99 Kiln Ride, Finchampstead

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride.

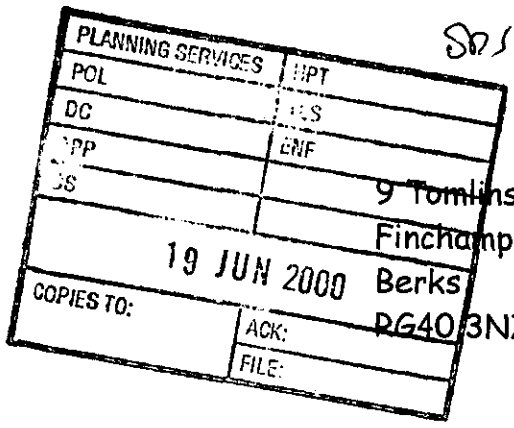
Application Number: F/2000/1629

In response to your consultation dated 12th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that the applicant submits a proper landscape drawing showing the species and details of the trees listed on the plan on drawing no. 1519/1B, together with proposals for the protection of the trees during construction.

Patricia Green

Patricia Green
Landscape Consultant



9 Tomlinson Drive
Finchampstead
Berks
RG40 3NZ

Your ref: F/2000/1629

16/6/00

Dear Mr Lewis,

Thank you for your letter regarding the proposed erection of two detached dwellings and demolition of 99 Kiln Ride.

I have had access to the plans, and I am concerned that one of these dwellings will be backing on to, and overlooking, our property. Over the past few years, three houses have been built in that area of Kiln Ride - again, overlooking our property to the left of our garden.

When we moved here 11 years ago, we were completely private. Now, it is slowly becoming the opposite.

I strongly object to the position of this house, in particular. Surely, in such an extensive size of land as that of 99 Kiln Ride, it could be better placed. (That is, not overlooking us!).

I look forward to your reply.

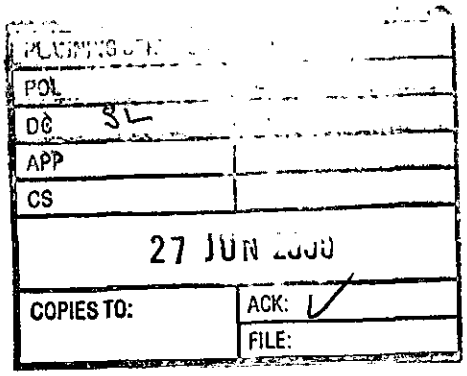
Yours sincerely,

D. Skellett

D. Skellett (Mrs)

Mr M Collins
11 Tomlinson Drive
Finchampstead
Wokingham
Berks
RG40 3NZ
26/06/2000

Enviromental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Ref: Application No F/2000/1629

Dear Mr Mitchell
With regards to the application at 99 Kiln Ride,Finchampstead I would like to bring to your attention the following :

1. The enviromental preservation order was not included with your plans on this Building application.(Presevation order currently exists on the large number of trees on this plot.)

2.The site plan shows 99a as been retained , if so what are the builders intentions? Is it to be left derelict.?

3.Plot 2 shows the Hampshire with its West elevation facing North?. Has it been incorrectly shown on the Site plan.?
If this is the case ,the south elevation would overlook our property,this is one aspect we would strongly object to.

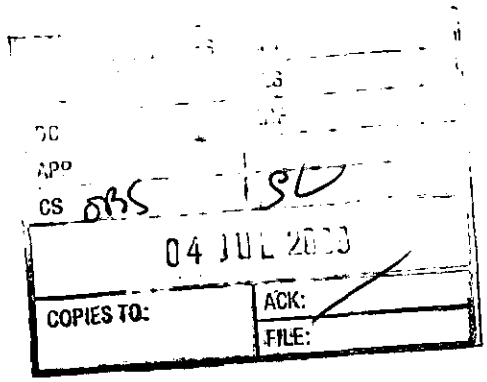
4.The main entrance to these properties appears from a visual inspection to be somewhat inadequate -as the plans shows that this is to be widen, how will this be achieved without the demolition of the exsisting Bungalow 99a

In principal we are happy with the site plan showing the intended layout of these houses (assuming plot 2 is as shown with its West elevation pointing North.)

Please advise on the above and continue to keep us informed .

Yours sincerely
M.Collins.

M. Collins



17 Tomlinson Drive
Wokingham
Berks
RG40 3NZ

26 June 2000

Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Planning Application No. F/2000/1629

Dear Sir

We are writing to object to the proposed erection of two detached dwellings at 99 Kiln Ride which would be adjacent to our house.

Our objections are:

1. The removal of any trees on this site. There is a preservation order on the copse at this address and we object to the removal of any trees. There is a great variety of bird and wildlife, which use these trees, and this we hope would prevent the removal of any trees. In particular a woodpecker has been a regularly visitor to this area over the last eight years and will be displaced if this proposed building work goes ahead. In addition deer also use the copse on a regular basis. The trees also maintain our privacy and we would request that all trees and bushes including the large evergreen holly bush be protected.

2. Privacy. One of these houses would overlook our house and garden directly thereby removing all our privacy. All three upstairs windows would overlook our house and garden and we would request that some of these windows are of a Velux type windows to try to maintain some privacy.

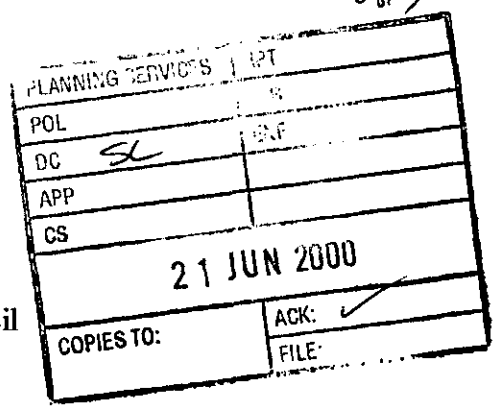
3. Sun light. As our house and garden face west the proposed house would block the sunlight to our garden. We bought our house because of the sunlight in the garden and house and we object to this being blocked by the proposed house.

Yours sincerely,

Norman Lee Mary Lee

Mary & Norman Lee

PLANNING SERVICES | IPT
POL
DC SL
APP
CS
21 JUN 2000
COPIES TO:
ACK: ✓
FILE:



19 Tomlinson Drive
Finchampstead
Wokingham
Berks
RG40 3NZ
19th June '2000

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

Dear Sir,

Re Full Planning Application for 99 Kiln Ride
Application Number F/2000/1629

With reference to the above planning application I would like to submit the following comments.

After having inspected the plans at your offices please note my observations as follows.

1. Reading point 13 on the application, which asks whether any trees are to be felled on the site, I noted that the answer is yes. However, neither the application nor any of the supporting documents have identified those trees that are to be removed despite the planning application requesting this detail. This is of particular concern because of the current preservation (order No 901/1997) that applies to this site.

2. Secondly I observed that the trees shown on the plan do not represent the number, size and position of those on the site.

I would very much like to receive your clarification regarding the above points.

Yours faithfully,

R Pullen

R Pullen

Received by Wokingham District Council

Application No: F/2000/1629

Proposal:
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride

Location:
99, Kiln 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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

12 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 2000	
Officer: SL	Application No. F/2000/1629

Map No. 99 Site 0:25

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF 99 KILN RIDE

Location: 99 ~~HAMPMAN~~ KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finchampstead North

Applicant: WESTBUILD HOMES

Fee Received 380-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	HAS ~~DONE~~ DONE LINE ON 1:500 NOT 1:2500		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ..... 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

S/N +97, 99, 99a, 101a, 101, 114 +116 KILN RIDE 134, 103, 126, 122, 105

10, 15, 20, 9, 11, 17 +19 TOMLINSON DRIVE

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JDF/1519

26 May 2000

30.MAY2000* 1629

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Mrs A Odell

Dear Madam

99 - 99A KILN RIDE FINCHAMPSTEAD.

My clients have recently purchased this property, behind 99A Kiln Ride. Following an Outline Approval in 1997, reference 66179/0, which we believe was determined on the 17 April 1998, this establishes permission for residential redevelopment on this site. We are aware of the TPO Order on the site and have planned our revised layout to acknowledge this. This is indicated by a dotted line on our plan.

I enclose the following in order to make a Detailed Planning Application:

6 copies of application forms, duly completed
Certificate A
6 copies of our drawing nos 1519/1B, 2A, 3A, 4, 7, 8, 9 and 10
and a cheque in the sum of £380

My client has spoken to your Highway Department and agreed that the sight lines on the site are adequate, and we have dotted these on the layout plan.

Due to the length of the private drive, we have shown a bin collection point, near the entrance to the site.

The proposal does not alter 99A, but shows a siting of a new garage for this property to the rear of its garden.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

I know you are aware of the type and quality of our clients houses, and I feel that these chalet cottages will be ideally suited for this location off Kiln Ride.

If you have any questions concerning this application, do not hesitate to contact me, or if you need additional information for the preparation of your Report, please let me know.

Yours faithfully

A M Andrews

30.MAY2000* 1629

cc Mr D West
Mr N West

D ADDRESS 99 KILN RIDE

1.4.86 PARISH FINCHAMPSTEAD ~~WOK/DITHOUT~~

PLOT No. Ex 63A

ORD. SHEET No. SU. 8065 - 99

BUILDER 719/55 MR. P. TOWNSEND O/L. 19.10.55 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
414/56	MRS. B. DAVIS	BUNGALOW	13.7.56	APP C/A
BR 6412	MRS. J. SEEGOBIN	DOUBLE GARAGE & STOREROOM	2.5.77	APP. N/A
06563	"	"	7.7.77	N/A C/A
326/71	SHIRE & CITY DEVS.	O/APP. RES. DEV. AT RIVER	13.3.71	N/A REF.
BR 10351	MRS. N. SEEGOBIN	REAR EXT. & ROOF CONV.	19.3.79	APP. N/A
10191	"	"	15.3.79	N/A C/A
BR 16875	"	Garage	22.5.81	App MK.
26769	HODSON HOMES O/L	8 DET. HOUSES & GARAGES R/O	18.12.86	REF
29368/9	" "	"	17.12.87	C/A/LA
SRA 4230	FOMLINSON " 12-19	"	9.2.88	APP
30127/8	DR.			
34761				
35098				

DATE OF COMPLETION

MINISTRY DECISION 26769 - APPEAL GRANTED - 23-9-87 30128 - APPEAL DISMISSED - 26.9.89

SPECIAL ORDERS TPO 344/87 - 361/88 TPO 901/97

DRAINAGE

091074

30.MAY2000* 1629

1933

(2)

ADDRESS 99 KILN RIDE

PARISH FINCHAMPSTEAD

PLOT No. Ex 63A

ORD. SHEET No. SU8065 (99)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66179/0			Withdrawn	
97/66828/0	Mrs. H. Mallik	Demolish Bungalow Build 3	17.4.98	C/A.

MINISTRY DECISION

SPECIAL ORDERS

3 22 6110 0099 01

ADDRESS 99A KILN RIDE

PARISH 1.4.86 LINGHAMPSTEAD ~~WOK WITHOUT~~

PLOT No.

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/143/65	MR. R. ELTRINGHAM	O/APP. BUNGALOW & GARAGE	2.9.65	N/A	C/A
30/66	MR. C. KEEN	BUNGALOW & GARAGE	17.3.66	APP.	C/A
R/64/68	MR. L. E. PROSSER	CARPORT IN FRONT GARDEN	14.3.68	APP.	Ref.
R/40/69	"	GARAGE	20.2.69	APP.	Ref.
PD/665/72	MR & MRS HEES	ROOF CONVERSION	28.9.72	APP.	N/A
326/71	SHIRE & CITY DEVS.	O/APP. RES. DEV. AT REAR	12.3.71	N/A	Ref.
08163	Mr. Hees	Garden Store	8.6.78	N/A.	C/A
BR8237	"	"	4.4.78	APP	N/A
97/66179/0					
97/66828/0	Mrs. M. Mallik	Demolish Bungalow - Build	3.17.4.98		C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

ADDRESS 99a KILN RIDE PARISH FINCHAMPSTEAD

PLOT No. 1 ORD.SHEET No. SU.8065(99)

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
97/66179/0		W/D				
97/66828/0		Mrs. M. Malik	Det. House & Garage	17.4.98		C/A
F/2000/1629		Westbuild Homes	Det House & Garage	31.10.00		C/A
F/2001/3624		"	Det House (Amendment to 1629)	5.7.01		APP

MINISTRY DECISION:

SPECIAL ORDERS:

1769a

WOKINGHAM DISTRICT COUNCIL
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

30.MAY2000* 1629

1.	APPLICANT'S NAME	WESTBUILD HOMES LTD,
	ADDRESS	HUNTERS LODGE, RECTORY ROAD, PADWORTH COMMON, READING, RG7 4NB
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES,
	ADDRESS	101 LONDON ROAD, READING
	POST CODE	RG1 5BY PHONE 9507700
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	99/99A KILN RIDE, FINCHAMPSTEAD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLISHON OF 99 KILN RIDE AND THE ERECTION OF TWO DETACHED HOUSES (4 BED)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.25 Ha.
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	SITE PLAN 1B; LOCATION PLAN 10; PLANS 2A, 8; ELEVATIONS 3A, 4, 7, 9

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

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
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 ?

		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

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.

BRICKS
PLAIN TILES } COLOUR TO BE DETERMINED

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 FENCE AROUND BOUNDARY,
FENCE TO DIVIDE PLOT, TYPE TO BE CONFIRMED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING DRAINS

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

SLIGHT MODIFICATION TO EXISTING VEHICULAR ACCESS.

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	2 / 7 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/(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?

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.

£380

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 A. GAMBLES. ON BEHALF OF WESTBUILD HOMES LTD. DATE 25/5/00

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".

1772A

WOKINGHAM DISTRICT COUNCIL 30 MAY 2000 1629

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. I am / *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

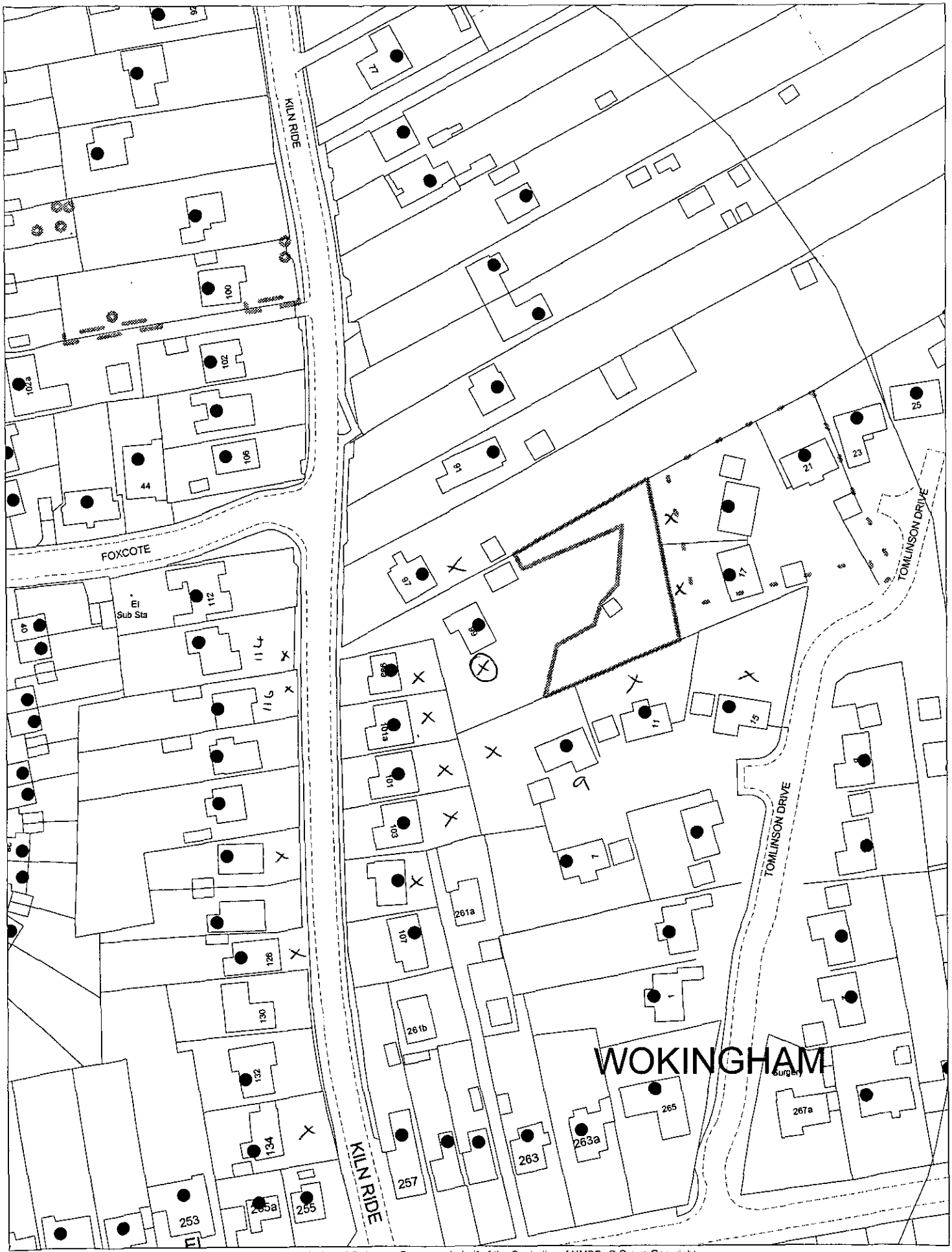
Copy of notice as published

Signed A. Grumbley.

*On behalf of WESTPULLD HOMES LTD

Date 25/5/00.

* Delete where inappropriate



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 1250

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30.MAY2000* 1629