APPLICATION NO:
F/2001/5584 ✓

LOCATION:
345 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
D Hitti C/O Andesign

PROPOSAL:
Proposed erection of detached dwelling. Demolition of existing bungalow.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2002

CASE OFFICER: **Natalie Brown**

APPROVED

698

D1

RAILEY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hitti
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5584

Parish: **FINCHAMPSTEAD**

Location: **345, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached dwelling. Demolition of existing bungalow.**

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

Condition

5. The bathroom and en-suite windows in the first floor of the south (side) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition

6. The en-suite window in the first floor of the north (side) elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition

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

Condition

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

Condition

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

Condition

11. 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

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 include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

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

Condition
15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition).

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

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

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

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

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

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

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

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

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. To prevent the increased risk of flooding and to improve water quality.

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

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

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

Notice checked by: _____

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 3 July 2002
My ref: NB/AO/F/2001/5584

Mr D.N. Hitti
345 Finchampstead Road
Finchampstead
Wokingham
Berks
RG40 3JU

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 Hitti,

APPLICATION: F/2001/5584
SITE: 345 FINCHAMPSTEAD ROAD

I refer to your bat survey received on the 26 June 2002 with reference to the above planning applications.

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 14 of consent F/2002/5584.

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

Yours sincerely

TEW

pp Mrs A. Odell
SENIOR PLANNING OFFICER

Natalie Brown

From: Andy Glencross
Sent: 02 July 2002 13:32
To: Natalie Brown
Subject: PA F/2002/5584 345 Finchampstead Rd Finchampstead (bats)

Hi Natalie

I am satisfied that this development is unlikely to adversely affect the local bat population.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Natalie Brown
Development Control

My Ref: F/2001/5584

Ext: 6492

Date: 26/06/02

To: Andy Glencross
Countryside Officer (Biodiversity)

REPLACEMENT DETACHED DWELLING AT 345 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD

Please find attached details relating to condition 14 (bat survey) of consent F/2001/5584.

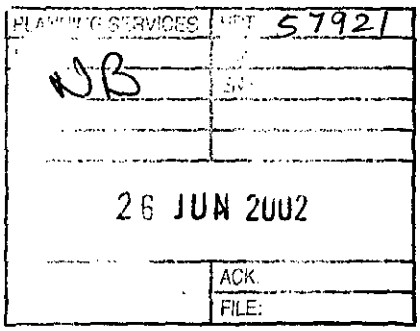
Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NAB

Natalie Brown

Planning Officer

25th June 2002



Mr DN Hitti
345 Finchampstead Rd
Finchampstead
Wokingham
Berks RG40 3JU

Mrs N. Brown
Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mrs Brown

REF: PLANNING APPLICATION NO;5584, 345 FINCHAMPSTEAD RD, FINCHAMPSTEAD

Please find enclosed, for your information, a copy of a report conducted June 2002 on the survey of Bats at the above address, confirming that there are none present.

Yours sincerely

Mr D.N. Hitti

Commissioned by:
Mr D Hitti
345 Finchampstead Rd
Finchampstead
Wokingham
Berkshire RG40 3JU

REPORT OF A SURVEY OF 345 FINCHAMPSTEAD ROAD, WOKINGHAM FOR BATS

June 2002

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

REPORT OF A SURVEY OF 345 FINCHAMPSTEAD ROAD, WOKINGHAM FOR BATS

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REPORT OF A SURVEY OF 345 FINCHAMPSTEAD ROAD, WOKINGHAM FOR BATS

1.0 Background

Wokingham District Council has granted planning permission for demolition of the bungalow at 345 Finchampstead Road and the erection of a replacement dwelling. As a condition of the permission, the planning authority has requested that a bat survey of the existing building be carried out before works commence. The owner, Mr David Hitti, instructed Dr Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the condition.

2.0 Legislation

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

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

3.0 Biology

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

Bats hibernate to conserve energy during the winter months when insects are in short supply. A wide range of hibernacula are used including caves, mines, tunnels, ice-

houses and hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats *Myotis daubentonii*, are frequently found roosting in bridges; brown long-eared *Plecotus auritus* and lesser horseshoe *Rhinolophus hipposideros* bats show a marked preference for older buildings, whilst common and soprano pipistrelles *Pipistrellus pipistrellus* and *P. pygmaeus* are commonly found in modern buildings.

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

During a survey of 92 barns in Hertfordshire and Middlesex various criteria emerged that typified barns most likely to be used by bats. These included an age over 100 years, a floor space of at least 300 square metres and the presence of thick beams and a roof. The features found to be most attractive to bats were crevices in the mortice joints of beams and the species most often present were Natterers *M. nattereri* and brown long-eared (Mitchell-Jones and McLeish 1999).

5.0 Methodology

A full inspection of the property at 345 Finchampstead Road, Wokingham was carried out on 17 June 2002. The exterior walls were checked and also windows, sills, ledges, pipes etc where droppings could lie undisturbed. Using 10x50 binoculars where necessary, the building was scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles, raised flashing and tiles or spaces behind soffits and bargeboards. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on surfaces or the chimney breasts, and staining caused by urine, faeces or fur rubbing. Just before emergence a colony of bats make a considerable amount of noise - scrabbling and audible squeaking - and this was listened for.

As the work was carried out in June when female bats are gathered at their nursery roosts, an evening survey was carried out later the same day. Two surveyors, using a Bat Box 111 and a QMC ultrasonic bat detector, watched the building for emerging bats from shortly before sunset at 21.05 until 22.40 to ensure that late emerging species such as Natterers and long-eared bats were recorded (Mitchell-Jones and McLeish 1999).

6.0 Results of survey

6.1 General description

345 Finchampstead Road, called 'Bramblewick', is a detached, double-fronted bungalow with a garage and two small extensions to the side and rear, set in well kept gardens to the south of Wokingham. The road is lined with trees and most of the neighbouring houses are detached and also surrounded by mature gardens. The bungalow is brick built with a hipped roof of clay tiles, and faces east onto the road. The garden at the front was mainly laid to lawn, with ornamental shrubs and some young oak trees, and a laurel hedge forming both side boundaries. The back garden also had a mown lawn with flowerbeds and shrubs, mainly evergreen varieties, and a tall conifer hedge at the bottom. Wooden fences formed the side boundaries and there was a pond and two small paved areas.

6.2 Exterior

6.2.1 The front (east)

The hipped roof was in good condition with the clay ridge and hip tiles intact and no gaps visible between tiles. Well fitting wooden fascia boards held the guttering, and the soffits were flush to the brick walls with no gaps. The two windows were well fitting with no droppings on the glass or sills. The front door was recessed with a flat ceiling above the porched section, but there were no roost sites for bats there. The brick walls were in good condition and well pointed, with no gaps to allow bat access to the cavity.

At the northern side of the front the attached garage had a flat, asphalted roof and a single 'up-and-over' door on which there were no droppings. There was a small gap in the mortar of the brickwork above the door, but this was cobwebbed and there was no crevice behind. The wooded fascia boards fitted flush to the wall. Inside, the flat roof was boarded with wood and there was no obvious way for bats to reach the interior. No evidence of bats was found.

6.2.2 The north side

The glass and sill of the garage side window were negative for bat signs as were the windows of the bungalow. The brickwork was intact except for a small round hole where a wire entered. There was no evidence to suggest that bats had ever used it to enter the house. The fascia and soffits were as before, with no visible gaps. A small extension had a flat, corrugated plastic roof supported by wooden beams, and although the soffits were slightly uneven here there were no roosting opportunities inside. The interior could be seen and no bats were present.

Joined to the extension was a glass sided conservatory housing a large vine. The roof was also glass and although the side louvers would allow access to the interior, there were no roost sites. The inside of the building could be seen and no bats were present.

The bungalow roof was in good condition as before, and the flashing around the chimney intact except for a small gap under a slightly raised tile where the metal joined. The pointing on the chimneys was good with no spaces visible.

6.2.3 The rear (west)

No gaps were visible under or between the well mossed tiles and the walls were in good condition with no crevices. Climbing plants covered most of the back of the building. The fascia boards and soffits were well fitting with no gaps to allow access by bats. The two windows and double patio doors were negative for signs of bats.

6.2.4 The south side

The soffits and fascia boards were well fitting as before, and the brick walls and two windows had no droppings present. The well-mossed roof tiles were intact, and the only one slightly raised was associated with the metal flashing around the base of the second chimney.

6.2.5 Single outbuilding

This was a wooden summerhouse at the western side of the back garden. It had a flat, asphalt roof, the interior was negative for signs of bats and there were no obvious roost sites available.

6.3 The loft

The roof void was reached through a hatch in the ceiling of the hall. Underfelting was present and had no gaps visible. The floor was partly boarded and granular insulation was present. The whole underside of the roof was visible, including the short ridge board. No bats were present in the roof void and no droppings or staining were found on the floor, walls or surfaces. The two chimneybreasts were cemented brick and no signs of bats were seen on either. The loft interior was very hot and dry, but no sounds of bats were heard as would be expected just before emergence had a colony been present.

6.4 Evening survey with bat detectors

The survey was carried out on 17 June and observations were maintained from 21.05 until 22.40, 80 minutes after sunset. The temperature was 17.7 degrees centigrade at the start, falling to 15.8 at the finish of recording. The weather was dry with no clouds or wind and as flying insects were plentiful, foraging conditions were perfect.

The first bat noted was a pipistrelle at 21.58 flying in from the adjacent garden to the south. It did not feed or remain long enough to establish which pipistrelle species it was. The second was heard in the distance at 22.16, with a third at 22.18 flying from north to south over the front garden, feeding once. No other bats were observed and no bats emerged from the bungalow.

6.4 Summary of results

A full survey of the bungalow at 345 Finchampstead Road, Wokingham was carried out on 17 June 2002. The condition of the building was excellent with only two potential access points visible. No signs of the presence of bats were found either on the outside fabric or in the well-maintained loft void. No bats were seen emerging from the property during the evening survey, and only three pipistrelles were in the vicinity in spite of good weather conditions and plenty of foraging opportunities.

7.0 Impact of proposed development on bats

On present evidence demolition of the bungalow at 345 Finchampstead Road should have no adverse impact on individual bats or local bat populations, as no bats or signs of their presence were found.

8.0 Suggested mitigation and precautions

As no bats or evidence of their presence was found, no specific mitigation is required.

The only access points to potential roost sites between the tiles and under-felting were two raised tiles associated with the chimney flashing. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats may enter the building in the future. Therefore if building work is delayed for any reason, the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or English Nature.

9.0 Summary and conclusions

No signs of the presence of bats were found during the inspection of 345 Finchampstead Road. No bats were seen emerging from the property during an evening survey with bat detectors. Therefore demolition of the existing building should have no adverse effects on individual bats or on the local population.

10.0 Bibliography

Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

DETR (Sep 2000) *European Protected Species: Guidance Note*

Hutson A M (1990) *Bats in Houses* NCC and The Vincent Wildlife Trust

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 June 2002
My ref: NB/AO/F/2001/5584

MR D.N. Hitti
345 Finchampstead Road
Finchampstead
Wokingham
Berks
RG40 3JU

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 Hitti,

APPLICATION: F/2001/5584
SITE: 345 FINCHAMPSTEAD ROAD

I refer to your material samples received on the 29 May 2002 with reference to the above.

I can confirm that the Redland Double Roman Tile and Redland Tudor Brown Brick are acceptable in satisfying condition 02 on consent F/2001/5584.

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

Yours sincerely

Ao

Mrs A. Odell
SENIOR PLANNING OFFICER

PLANNING SERVICES 56995
FOR NAB
CS
29 MAY 2002
COPIES TO ACK FILE

14th May 2002

Wokingham District Council
Planning Dept
Shute End
Wokingham

Mr DN Hitti
345 Finchampstead Rd
Finchampstead
Wokingham
Berks

Dear Sirs

REF PLANNING APPLICATION NO. F/2001/5584

Please find enclosed 1 brick and 1 tile sample for 345 Finchampstead Rd for approval.

Yours faithfully

Mr David N. Hitti

Encl. 1 Thornbury Multi stock
1 brown smooth Redland Tile

Received by Wokingham District Council

Application No: F/2001/5584

Proposal:
Proposed erection of detached dwelling. Demolition of existing bungalow.

Location:
345, Finchampstead Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5584 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5584
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

ADDRESS 343 FINCHAMPSTEAD ROAD

PARISH WOK/WITHOUT E

ORD. SHEET No. SU. 7965 98

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
84/53	MR. L. WEBB	DWELLING HOUSE	10.3.53	APP. APP
R/18/65	MR. D. HOWETT	EXTENSIONS & GARAGE	21.1.65	APP. C/A
PD/160/73	"	SUN ROOM	22.3.73	APP. N/A
17579	"	HOUSE & GARAGE LAND ADJ.	3.6.82	N/A REF
18221 } 341	"	"	23.10.82	N/A C/A
20039	MR. G. T. COX	"	22.4.83	N/A C/A 5/6/84
BR21626	"	"	7.11.83	APP N/A
20382	"	Station caravan	7.11.83	N/A 30.11.84 TP
20383	"	Station mobile home	7.11.83	N/A 30.11.84 TP
20593	"	DET. HOUSE & GARAGE	15.12.83	N/A C/A 5/6
21250	MR. A. SMALLMAN	PORCH; ENLARGE SITTING ROOM	4.5.84	N/A C/A
BR22742		S 1ST EXT	11.7.90	APP N/A C/A
36009	MR. D. WALTERS			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

BRA 9172 D.L. WALTERS KITCHEN/UTILITY EXT 6.7.90 APP

5584

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 9 May, 2002
My ref. BC/DC/2001/5584

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

Mr D Hitti
c/o Andesign
9 Perkins Way
Wokingham
RG40 2TN

Dear Sirs

PLANNING PERMISSION 2001/5584
SITE: 345 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5584 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NATALIE BROWN
Planning Assistant

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5584 NB
BUILDING CONTROL NUMBER.	FX 2002/2859
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	345 Finchampstead Rd. ~~WOKINGHAM~~ FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	detached house with integral garage demolition of existing bungalow.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	AH/H/270A	AH/H/270
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5584

Applicant : D Hitti C/O Andesign.

Location : 345, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling. Demolition of existing bungalow.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/1

Date of Neighbour Notifications : .....

Date of Site Visit : 30/1

Date Registered : 24/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 18/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Biston Partnes - Bat survey.
Landscape - no objection
Highways - conditions

Planning Issues : settlement

Application Number: F/2001/5584

Appraisal :

See attached sheet

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

Application Number F/2001/5584
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5yrs
(2)	C012	R012	External materials to be agreed.
(3)	C017	R017	Boundary Treatment
(4)	C100	R100	Site levels.
(5)	C045	R045	- Ob. glazing
			ins: Bathroom + en-suite windows
			in the first floor of the South (side) elevation
			Del: it shall be fixed shut
(6)	C045	R045	Ob glazing the 1st floor of the
			ins: en-suite in north (side) elevation
			Del: fixed shut
(7)	C044	R044	No windows side
			ins: 1st floor level or above in any elevations
(8)	C049	R049	Garaging
(9)	C122	R122	Parap + turnip
(10)	C137	R137	Turnip to be implemented
			ins: Dwellings
(11)	C070	R070	Hrs construction
(12)	C150	R150	Landscaping details
(13)	C151	R151	landscaping Planting to be carried out
			P.T.O for further conds + informatives

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ——
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES: ——
BERKSHIRE STRUCTURE PLAN POLICIES: ENV, LD3
MINERALS LOCAL PLAN POLICIES: ——

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

Date: 12/2/02

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

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

(15) **PLANNING CONDITIONS:**

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

RECORD OF SITE VISIT

SITE ADDRESS: 345 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5584

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/1

1 SITE/STATUTORY NOTICE DISPLAYED? Yes - Tree at front.

2. DESCRIPTION OF SURROUNDINGS
Res.

existing bung (detached) - replacement 2s detached. wider & longer in footprint

3. DESCRIPTION OF SITE/BUILDING
lawn + patio area, pond + flowerbeds
greenhouse lean-to at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached. , s.s hipped roof rear extn, set away from boundary / no 1st floor in side elev.
→ 343 - set away from boundary. 2s hipped roof s.s lean-to at side - window at front, not at side & rear.
345 - chalet 2s dormers at front (pitched roof).
← 347 - 2s set away from boundary by driveway.

5. SITE CONSTRAINTS

TREES trees at front and along boundaries - hedging + front/sides. & some in rear garden

ACCESS/PARKING single access.

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding.

OTHERS conifer hedging at rear.

Application Number: F/2001/5584 - 345 Finchampstead Road

Appraisal:

Development
Proposed erection of a two-storey 5 bedroom detached dwelling and demolition of existing detached bungalow.

The site is located in a residential area (comprising a mix of styles and dwelling types) within the identified settlement of Finchampstead and fronts a green route (policy WBE12 of the WDLP).

1) Impact upon neighbouring properties
No. 343 is a two-storey hipped roof detached dwelling and is set away from eth boundary with No. 345. It had a single storey rear extension approved by consent 36106 which has been implemented, and is set in from the side building lien of the dwelling. A single storey side lean-to was approved by consent 21250 and has windows in eth front and rear elevations. There are no windows in the side elevation facing No.345.

The proposed dwelling would reflect the rear building line of the existing dwelling, but it would be wider and at two-storey level (it is currently a bungalow). However, it would have a hipped roof, helping to take the massing away from the boundary and both dwellings (Nos. 343 and 345) are set away from the boundary (1.8m fencing). It is not considered that the proposed dwelling would be overbearing nor cause overshadowing at the rear.

With regard to the front to the proposed dwelling, this would extend 3m forward of the existing bungalow. This would perhaps cause overshadowing to the front window of the sitting room extension, however, there is a window in the rear of the extension which would not be significantly affected. The main part of the sitting room is also dual aspect as plan 21250 shows, and so loss of light to the window of this lean-to extension would not overall affect the amenity of this room. (NB: no letters of objection received).

It is not considered that the proposed dwelling would have any adverse impact upon the other neighbouring property (No.347). This is substantially set away from the boundary by approx. 9.5-10m, and has its driveway along the boundary with No. 345, and so the proposed dwelling would not result in being overbearing nor overshadowing.

With regards to overlooking, the proposed dwelling would be 25m from the rear boundary and so not cause overlooking to the properties of Wildbriar. The windows at the front would overlook front amenity/parking areas and so there would be no adverse effects. The windows proposed in eth side

elevations (at first floor level) are to be bathrooms/en-suites and so could be conditioned to prevent overlooking.

Due to the distance, it is not considered that there would be any direct and significant overlooking to No. 347. With regard to No. 343, whilst there would be windows at first floor level, when there are no windows at present, the two-storey rear building lines would be approximately level and so any overlooking of No. 345 to No. 343 would reflect the overlooking relationship that currently exists of No. 343 to No. 345. (NB: no letters of objection received).

2) Impact upon the character of the streetscene
The proposed dwelling is being two-storey would not be out of character with due to others here two storey
the surrounding properties. Whilst it would project a further 3m forward of the existing bungalow, it would not project forward of Nos. 341 and 351 and so would not create an incongruous feature within the street scene.

The site fronts a green route and there are trees to the front of the site and along the boundaries with neighbouring properties (at the front), which contributes to the character of the area, however these are not covered by tree preservation orders (nor are the trees at the rear of the site). The landscape department have no objection to the proposed development, as it would have a limited impact upon the trees within the site. They say that if any trees are removed during construction then they should be replaced, as the trees contribute to the appearance and visual quality of the area. It is recommended that a condition be added to this effect.

3) Impact upon highway safety (parking provision)
The proposed development would have 5 bedrooms, and so requires 4 off-road parking spaces in order to comply with Council parking standards. A double integral garage and two spaces on the driveway are proposed, with the existing access being retained. Provided that the parking and garaging is retained and that the turning is implemented prior to the occupation of the dwelling, the Highway department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5584

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Dear Councillor

Application Number: F/2001/5584
345, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of detached dwelling. Demolition of existing bungalow.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 1/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5584**
345, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of detached dwelling. Demolition of existing bungalow.

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.

Tel: (0118) 974 6492

Date: 1/2/02

My ref: F/2001/5584

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2001/5584
345, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of detached dwelling. Demolition of existing bungalow.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5584**
345, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of detached dwelling. Demolition of existing bungalow.

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.

Application Number : F/2001/5584	Map No : 98
Case Officer : NAB	Site Area : 0·10
Valid Date : 24-12-01	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed erection of detached dwelling. Demolition of existing bungalow.

Location : 345, Finchampstead Road, Finchampstead, Wokingham.

Parish : FI Ward : FIN 8·1·02 TB.

Applicant : D Hitti C/O Andesign.

Fee Required: £190 Fee Received: £190 (10)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8-1-02 B.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health - REPLACEMENT DWELLING - LANDFILL SITE 250m CONSULTATION.

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

DINTON PASTURES ✓ BATS.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/W + see map + address within red line.

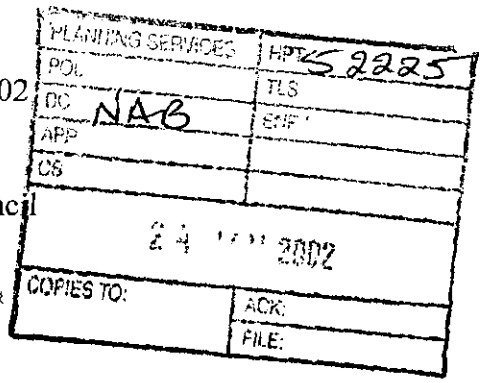
OTHERS

No pre-apps

ENVIRONMENT AGENCY

Our Ref : SP/2002/005124-1/1
Your Ref : F/2001/5584

Date : 21 January 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

ERECTION OF A DETACHED DWELLING AND DEMOLITION OF EXISTING BUNGALOW AT 345 FINCHHAMPSEAD ROAD, FINCHAMPSTEAD, WOKINHAM

Thank you for your letter dated 08th January 2001, received on 10th January 2001. Please quote the following reference in any correspondence: **SU76NE/5/11**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made

safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On

this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

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. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Andesign

DELEGATED

FROM: Natalie Brown

DATE: 08 January 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5584

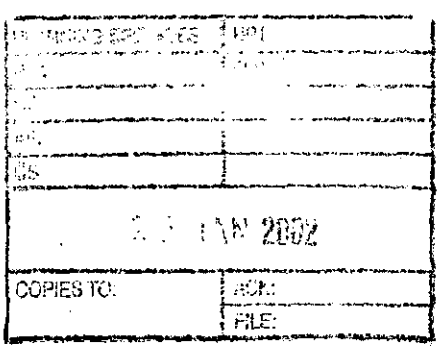
Proposal: Proposed erection of detached dwelling. Demolition of existing bungalow..

Site Address: 345, Finchampstead Road, Finchampstead, Wokingham.

Applicant: D Hitti C/O Andesign.

Your observations are required in respect of this application **by 01/02/2002** .

The Parish Council has no objections to this application.



SIGNED: C.S. Clerk

DATE: 25 JAN 2002

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 January 2002

Location:	345 Finchampstead Road, Finchampstead
Proposal:	Proposed erection of detached dwelling. Demolition of existing dwelling.
Application Number:	F/2001/5584

In response to your consultation dated 8 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as it will have a limited impact on the existing trees within the site. The site plan however does not show the location of any of the trees to be retained. It is important that they are shown to be retained as the Finchampstead Road is designated as a Green Route and at present the trees within the site contribute to the appearance and visual quality of the road. If any trees are to be removed during the construction of the dwelling then replacements will need to be provided by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

Natalie Brown

From: Andy Glencross
Sent: 11 January 2002 11:14
To: Natalie Brown
Subject: Planning Application F/2001/5584 345 Finchampstead Rd Finchampstead

Hi Natalie

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

If bats are present in this building then the following approach must be taken :-

(1) The applicant needs to submit a bat mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 January 2002

Application Number: F/2001/5584

Proposal: Proposed erection of detached dwelling. Demolition of existing bungalow.

Parish: FINCHAMPSTEAD PARISH

Site Address:
345, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
D Hitti C/O Andesign.

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

✓ below as applicable;

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

C049, R049
C122, R122
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** AC 10/1/02

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

24 DEC.2001 * 5584 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

PLANNING SERVICES	HPT
POL	TLS
DC	TNF
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK:
	FILE:

1. APPLICANT'S NAME: D. HITT
ADDRESS: RIVERWOOD FARM, NEW MILL ROAD, FINCHAMPSTEAD, BERKS
POST CODE: RG40 4QT PHONE: 0118 9731702

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDESIGN
ADDRESS: 9 PERKINS WAY, WOKINGHAM, BERKS
POST CODE: RG41 2TN PHONE: 0118 9784165

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: 345 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD.

4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF DETACHED FIVE BED HOUSE WITH INTEGRAL DOUBLE GARAGE

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.01

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: AH/H/270 AND O.S. SHEETS

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	

24.DEC.2001 * 5584 1760b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~
NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TILING SUBJECT TO SAMPLES
FACING BRICK SUBJECT TO SAMPLES

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details | REUSE SEWER CONNECTION

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING VEHICULAR ACCESS

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

FULL ACCESS THROUGHOUT GROUND FLOOR

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	/	*	/	*	/	*
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.

£190

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

SIGNED (ANDESIGN) ON BEHALF OF D. HITTI DATE 21/12/2001

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

24.DEC.2001* 5584

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

• 1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . (ANDESIGN) . . . .

On behalf of . . . . D. HITTI . . . . .

Date . . . . 21/12/2001 . . . . .

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

BRAMBLEWICK 345
ADDRESS 345A FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. REINFORCED 10.1.83 ORD. SHEET No. SU 7965-98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
56/58	MR. A. WEBB	BUNGALOW	8.4.58	APP. CD
BR 21726	MR N. LOCK	CONSERVATORY	2.11.83	APP W/A

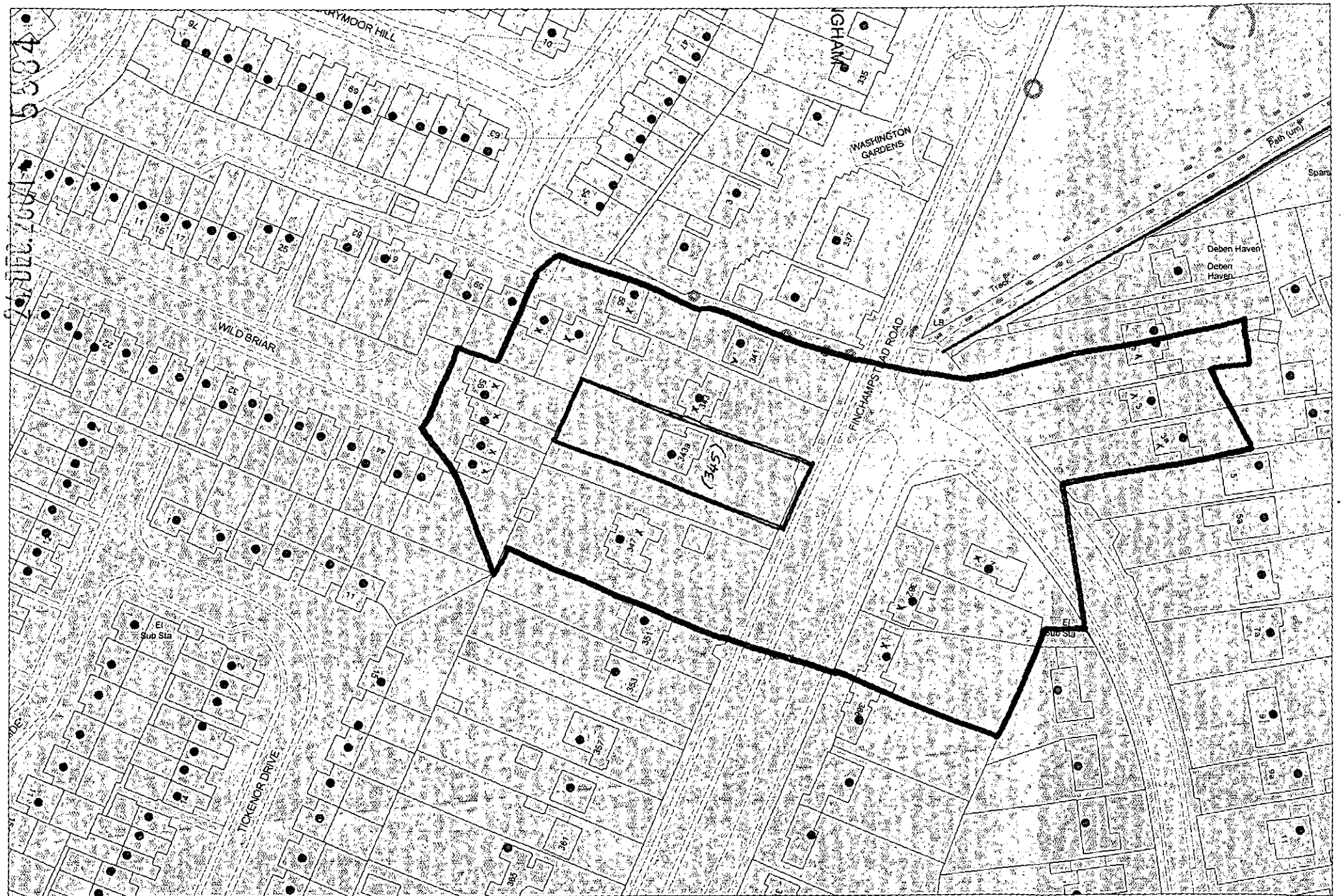
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2002

Scale: 1 : 1250

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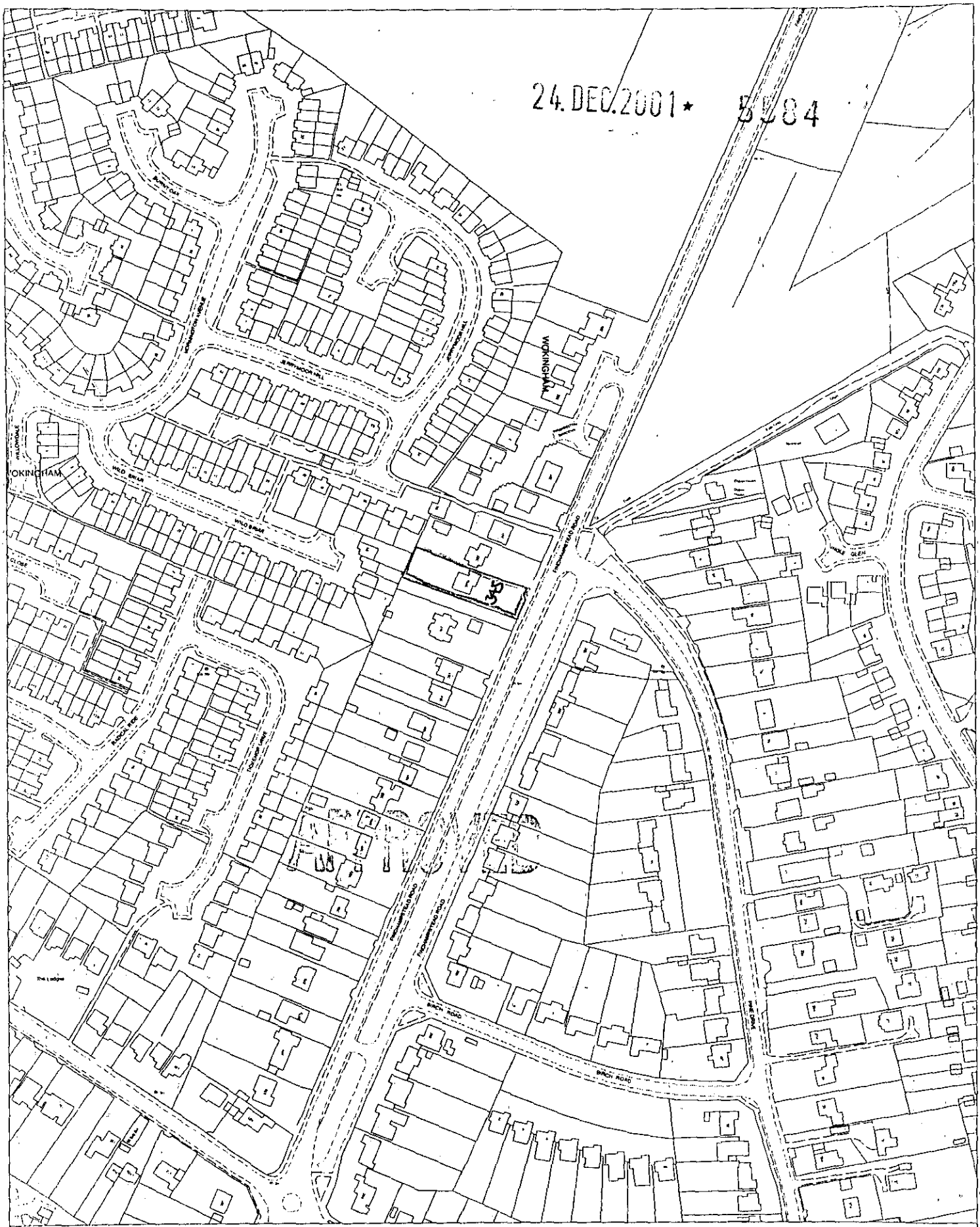

Site Plan, Scale: 1 to 2500

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Date: 21 December 2001

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Site Plan, Scale: 1 to 2500

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Date: 21 December 2001

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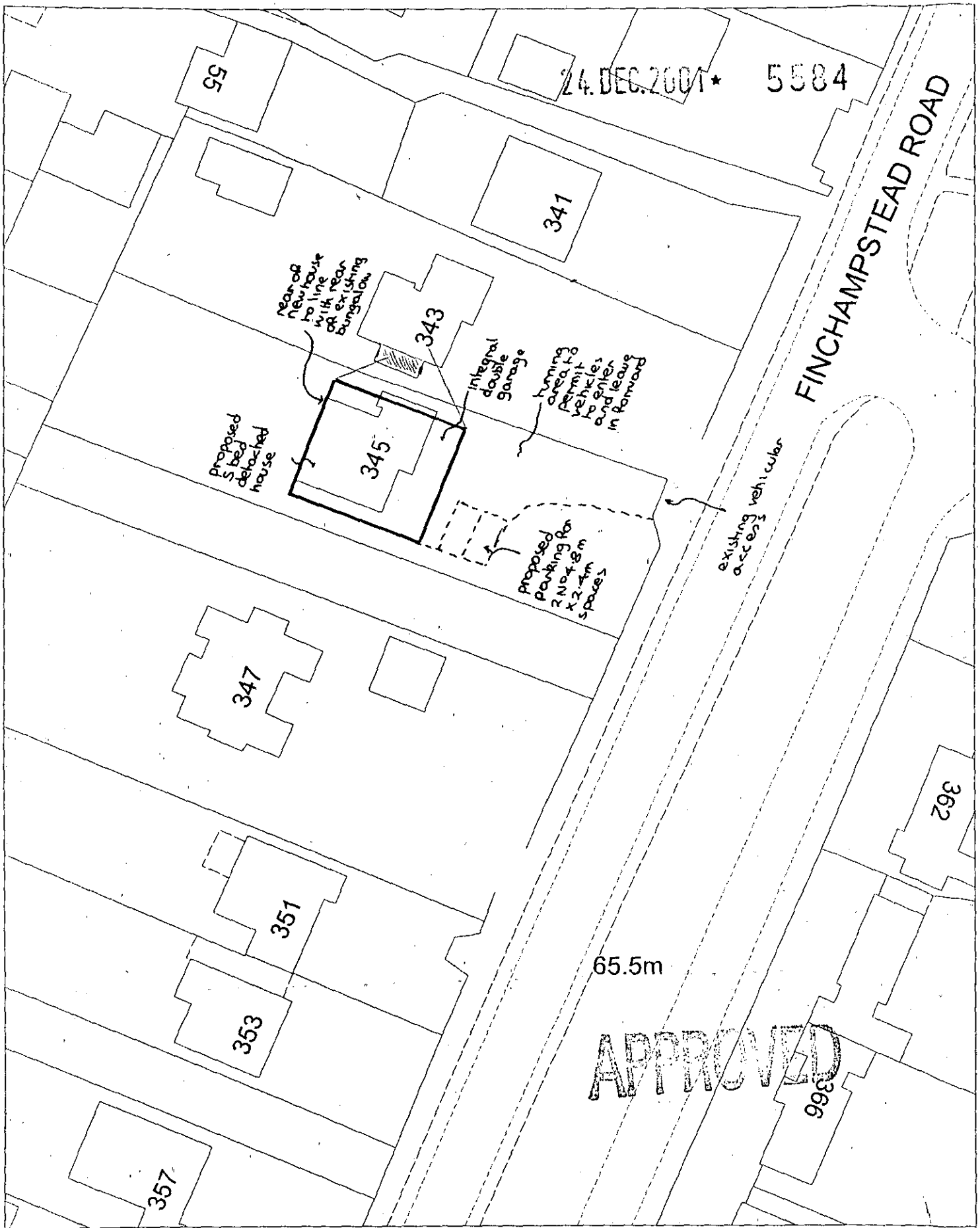

Site Plan, Scale: 1 to 500

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Date: 21 December 2001

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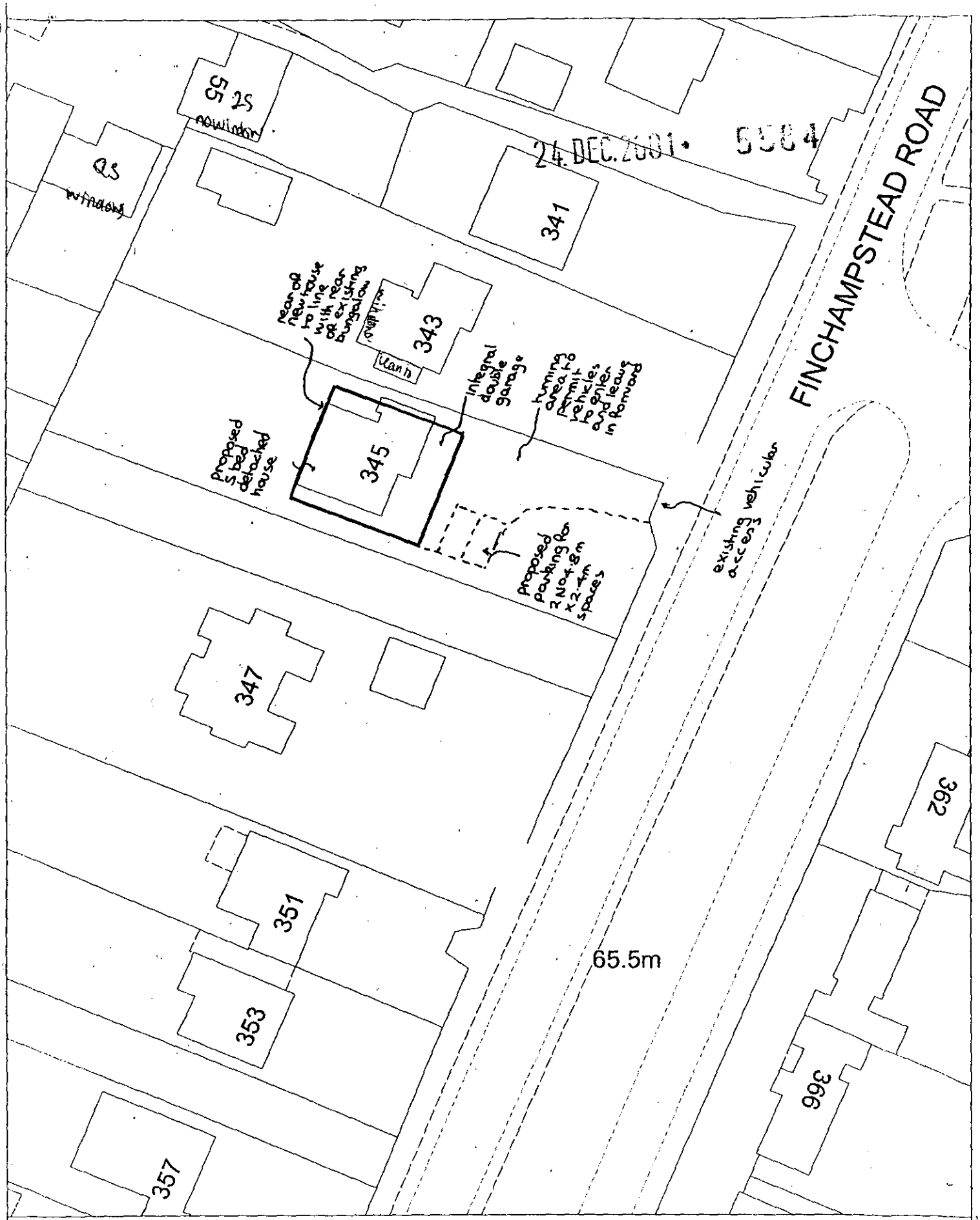

Site Plan, Scale: 1 to 500

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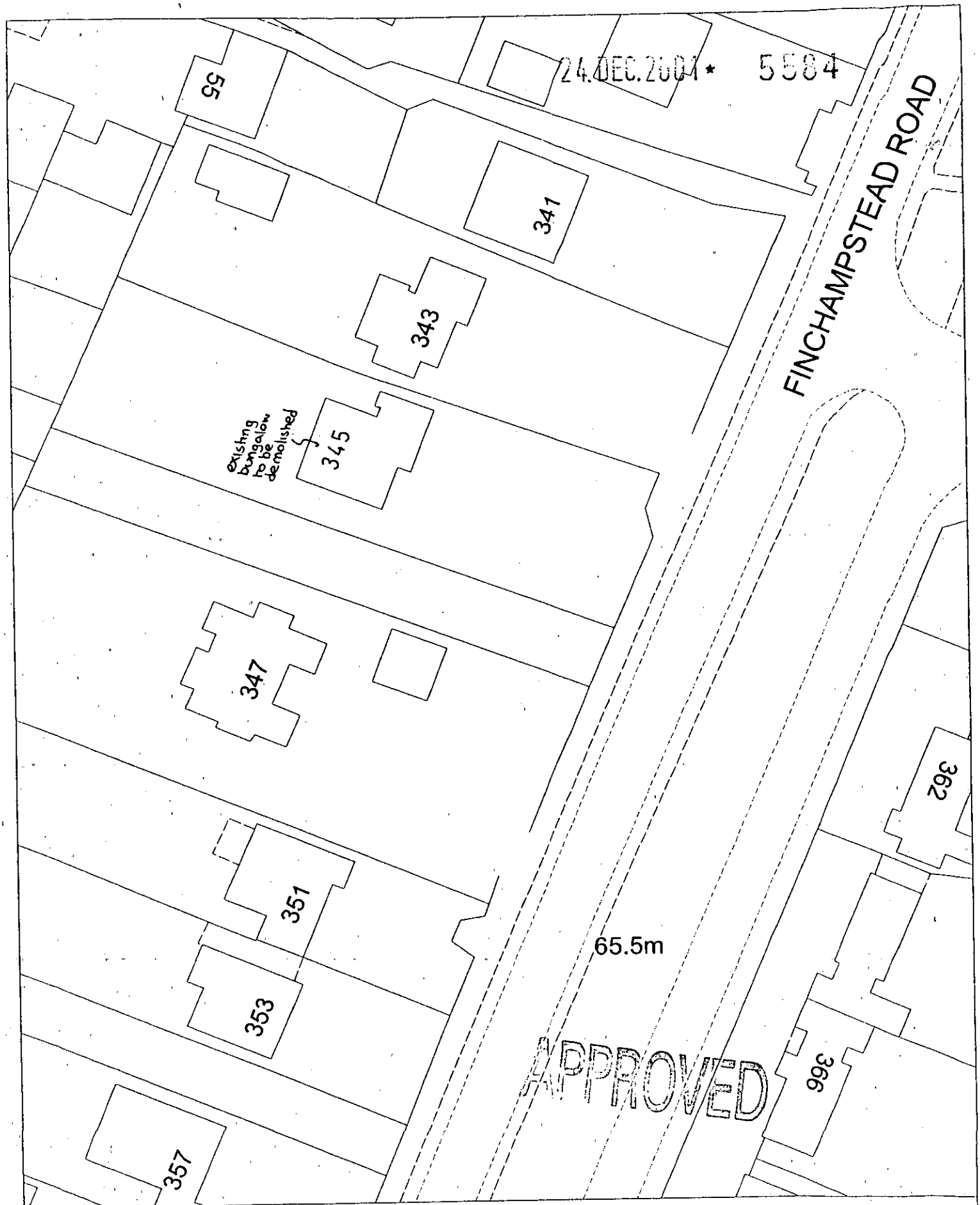

Site Plan, Scale: 1 to 500

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Date: 21 December 2001

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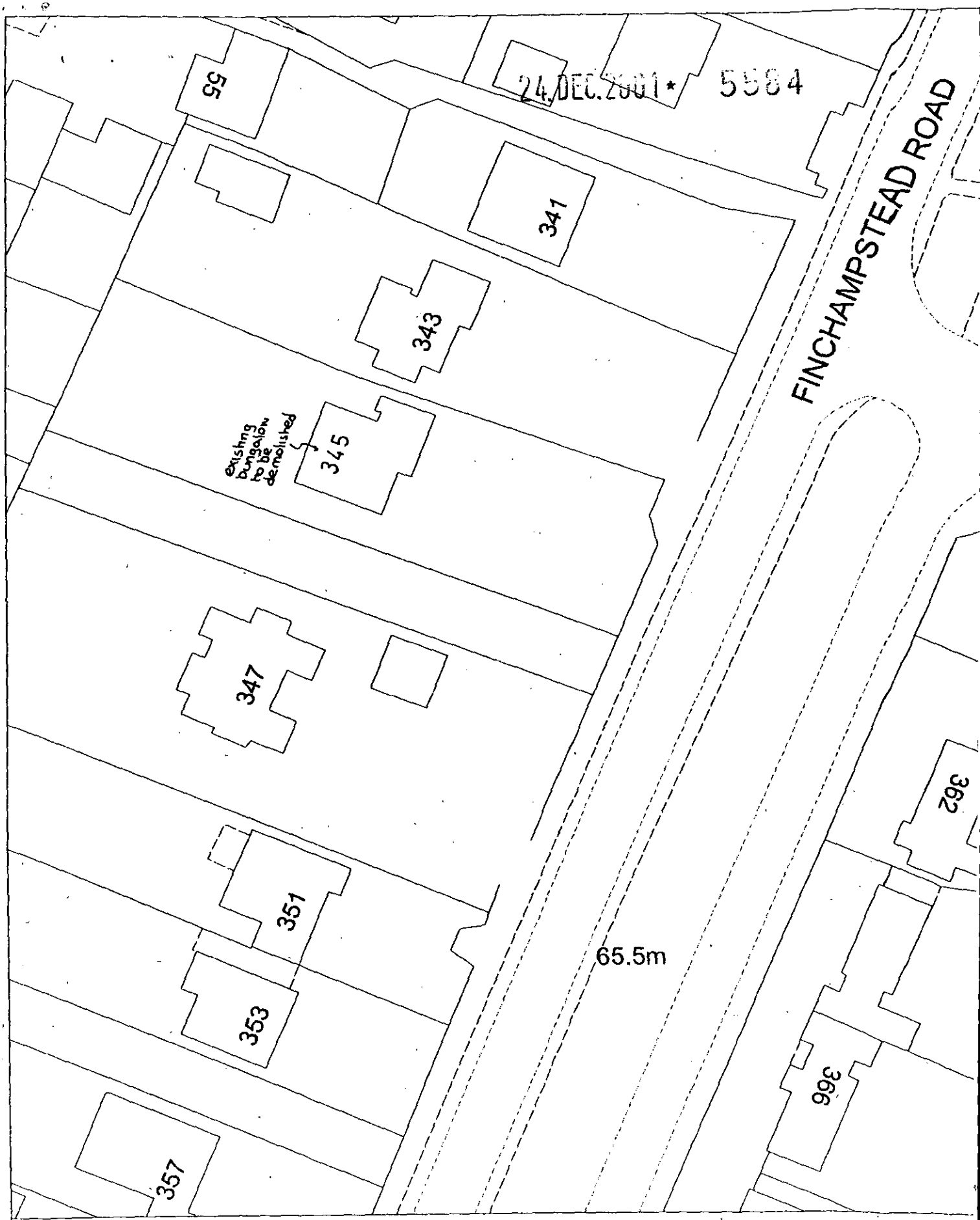

Site Plan, Scale: 1 to 500

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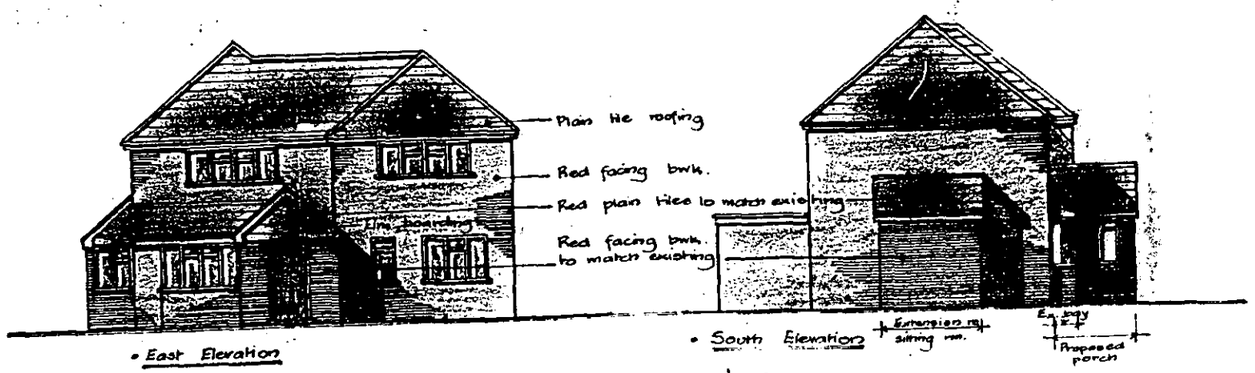
Date: 21 December 2001

21250

12 MAR 1984

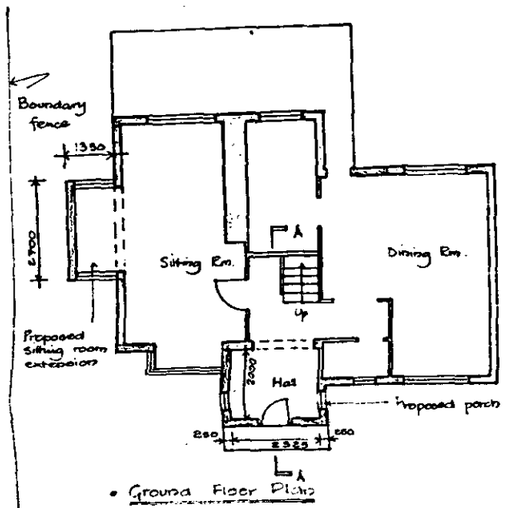
21 MAR 1984

DELEGATED

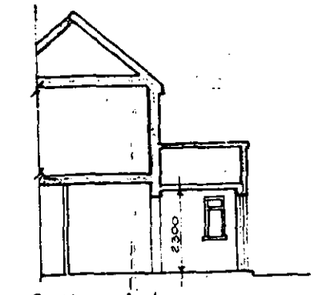


• East Elevation

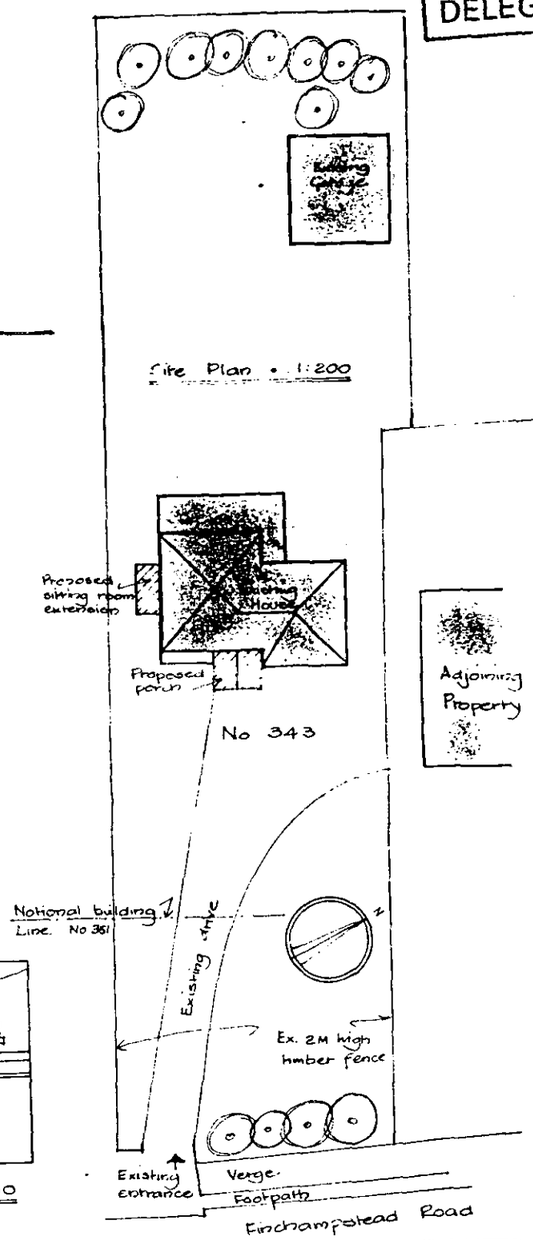
• South Elevation



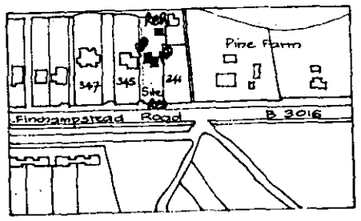
• Ground Floor Plan



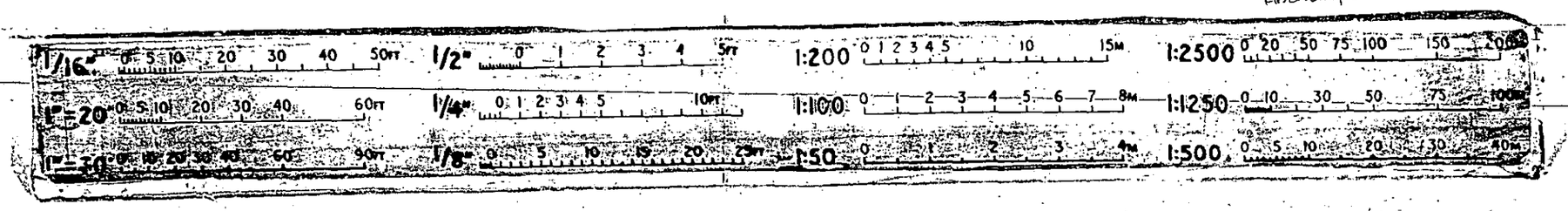
• Section A-A

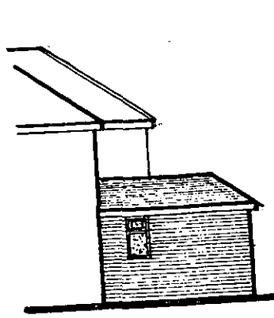


114/2 February 1984 Scale • 1:100	Proposed Porch & extension to Sitting Room • No 343, Finchampstead • Wokingham for A. Smallman Esq.	Joyce V Green ARIBA., DA, Ladyplace • Burchetts Green • Berks • 062-882-4310



Location Plan • 1:2500

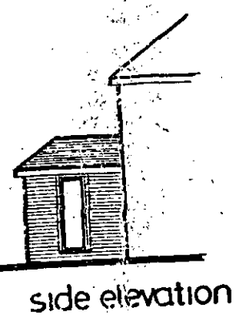




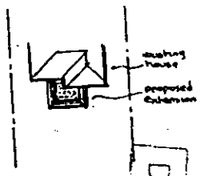
side elevation



rear elevation



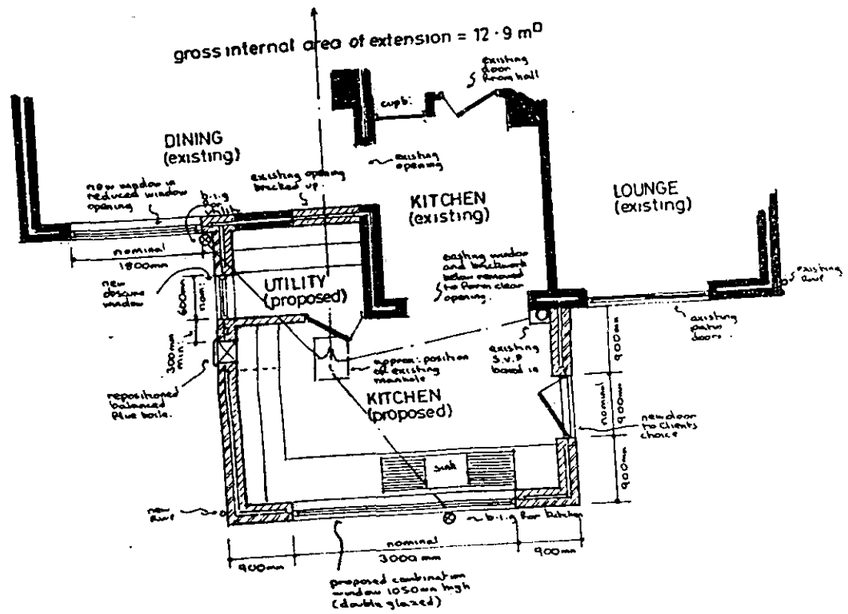
side elevation



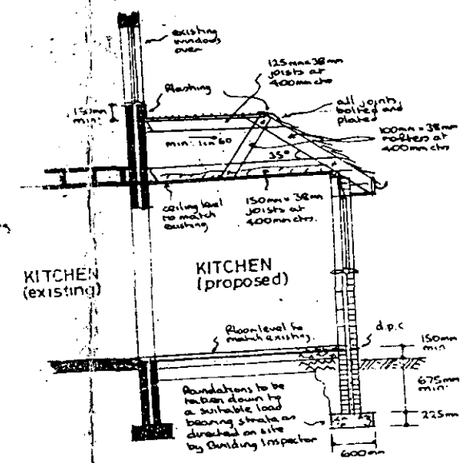
block plan
1: 500

DELEGATED

gross internal area of extension = 12·9 m²



part ground floor plan



typical section

notes:-

36109

14 JUN 1990

Roof:- Pitched section to be plain tiling to match existing on felt and battens on 100mm x 38mm rafters pitched at 35° and set at 400mm centres. Flat section to be three layer felt and chippings on 18mm exterior quality plywood set to min: 1 in 60 fall on 125mm x 38mm joists at 400mm centres with 150mm x 38mm ceiling joists at 400mm centres with 100mm fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. All joints must be bolted and plated. Roof space is to have permanent cross ventilation and this is to be achieved via proprietary ventilators at eaves level to provide the equivalent of a 10mm continuous gap.

Floor:- Selected floor finish and screed totalling approx: 50mm on ventrut or similar d.p.m on 100mm concrete slab on 150mm min: selected hardcore.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 15mm plaster to receive selected decorations.

D.p.c & flashings:- D.p.c to be leadcored felt and flashings in 4lb lead.

Lintels:- I.G. Lintels type L1/5 galvanised steel.

Lateral restraint:- Where joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres, spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Rainwater:- 112mm h.r. p.v.c gutter and 62mm p.v.c downpipe and back inlet gulley and 100mm Hepsleve pipe to new soakaway 1000mm dia. x 2000mm deep and situated a min: of 4500mm from any building.

Foul drainage:- Before any work commences on site the existing foul manhole is to be accurately located. Existing manhole to be fitted with a double sealed screw down cover and frame, with recessed cover to receive matching floor finish. All new drainage to be carried out in 100mm Hepsleve pipe, bedded on pea shingle, set to min: 1 in 40 fall, and provided with concrete lintels where pipes under walls.

Additional notes added following change in Building Regulations on 1/4/90

Roof:- Insulation to be increased to 150mm fibreglass

Floor:- Selected floor finish and 65mm reinforced screed on building paper on 40mm Rockwool RWG Rigid slab insulation on ventrut or similar d.p.m. on 100mm concrete slab on 150mm min: selected hardcore.

Ventilation:- Kitchen must be fitted either with a cooker hood discharging to open air. Utility must be fitted with extract fan. Windows to be fitted with trickle vent in head providing min: 4000mm² opening per room.

Windows:- All new windows must be double glazed.

rev'd 11/6/90 drawings revised for new regulations.

Drawing Nº AH/E/1393A	
Scales 1:50 & 100	
Date AUG 1989	

ANDESIGN BUILDING PLANS

PROPOSED EXTENSION at HIGH TREES, 343 FINCHAMPSTEAD ROAD, WOKINGHAM for MR. D. L. WALTERS.