Angela Odell

APPLICATION NO:
VAR/2001/4912

LOCATION:
Alma Ridge Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr E Cox C/O Adrian James Architects

PROPOSAL:
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

EARLIEST DATE FOR DECISION: **20/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/11/2001

APPROVED

RAILEX
Marbleboard

1234

EASIFILE EP7

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr E Cox
C/O Adrian James Architects
81 Mill Street
Oxford
OX2 OAL

Application Number: VAR/2001/4912

Parish:	**FINCHAMPSTEAD**
Location:	**Alma Ridge, Heath Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.**

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.

Informative
1. This permission is for the installation of a single rooflight above the circular staircase in each dwelling only.

Informative
2. The rooflights hereby permitted shall not protrude above the roof ridges of the dwellings.

Informative
3. This permission relates to the application as amended with additional drawing number ALR/PO4 submitted to the Local Planning Authority on 29th October 2001, showing roof space plan.

Informative
4. 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 C2 and C6.
South East Area Local Plan Policies STV2, SC1, SC18 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/11/2001

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.

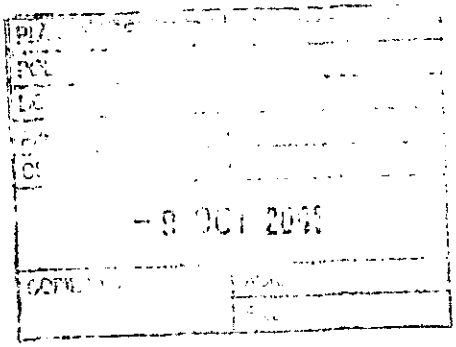
Tel. (0118) 974 6445

Date: 26 September 2001

Your Ref:

My Ref: Angela Odell
VAR/2001/4912

The Owner / Occupier
ALMA RIDGE
HEATH RIDE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG403QJ



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 Sir/Madam
Application Number: VAR/2001/4912
Site Address: Alma Ridge, Heath Ride, Finchampstead Wokingham.
Proposal: Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number VAR/2001/4912 to enable the library staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **VAR/2001/4912** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

Angela Odell

Development Control Officer

Applicationo	Name & Address
VAR/2001/4912	Betty Hartley Braunwald Heath Ride FINCHAMPSTEAD RG40 3QJ
VAR/2001/4912	John Totman Wooden Tops Heath Ride FINCHAMPSTEAD RG40 3QJ
Application Approved	Letters sent 12.11.01

WORK SHEET FOR : Angela Odell

Application Number : VAR/2001/4912

Applicant : Mr E Cox C/O Adrian James Architects.

Location : Alma Ridge, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.10.01

Date of Neighbour Notifications : .....

Date of Site Visit : 16.10.01

Date Registered : 21/09/2001

Earliest Date for Decision : 20/10/2001

Latest Consultation Date/Site Notice Expiry Date : 20/10/2001

This application will have expired on: 16/11/2001. 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 : Highway Officer: No objection.

- Parish Council: No objection
- 4 Letters of objection on grounds:
  - Staircase has been constructed specifically to provide living access to 1st floor accommodation within the roofspace. Rooflight intended to provide light to upper landing and rooms, those these not shown on drawings. (Also ground floor drawings wrong).
  - Shared unit until appeal against condition 4 decided ~~on~~
  - Working outside hours agreed by condition.

Planning Issues :

Application Number: VAR/2001/4912

Appraisal :

See attached report

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

VAR/2001/4912 – Appraisal

Condition 4 of F/2001/4002 requires permission for any windows in the roof elevations or flat top roofs of the dwellings allowed under this application. Reason was to prevent the roofspace being used as living accommodation as would undermine Policy SC18 which restricts the amount of floorspace in replacement dwellings, and to protect privacy of neighbouring properties.

Layout as built explained in my site visit notes. Each dwelling has an internal circular brick wall within which the circular staircase will be installed down to the basement and up into the roofspace to the point at which the flat top of the roof will be constructed. Within the roofspace an opening has been constructed in the circular brick wall into each side roofspace. The proposed rooflight for each dwelling would provide light down through the stairwell, but hardly into each side roofspace, i.e. only through each doorway, and therefore would not provide any significant light to the side roofspaces. The proposed rooflight (for each dwelling) would therefore effectively only light the stairwell and not the side areas in the roofspace. Under these circumstances, as the single rooflight in each dwelling would only light the stairwell, it would not effectively enable more habitable floorspace, and therefore would not come into conflict with Policy SC18. Also as in the flat top of the roof, would not result in any overlooking of neighbouring properties. Therefore consider acceptable, and not reasonable to wait for appeal decision which is likely to be some weeks away.

Recommendation: approval

Application Number VAR/2001/4912
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Informatives
1.			This permission is for the installation of a single rooflight ~~only in each dwelling~~ above the circular staircase in each dwelling only. ~~in each~~
2.			The rooflights hereby permitted shall not protrude above the roof ridges of the dwellings
			Informatives
		NO2.	delete / revised insert "additional" & drawing No. ALR/P04 & 29.10.01 & roofspace plan. delete " and does not ..... end.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			STV2, SC1, SC18 & SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WCC1, WCC2, WCC7 & WBE1
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			C2 & C6
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Alma Ridge Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: VAR/2001/4912

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.10.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.10.01

2. DESCRIPTION OF SURROUNDINGS Variety of house types in ribbon of development each side of Heath Ride.

3. DESCRIPTION OF SITE/BUILDING Two bungalows with basements under construction. Bricked stairwells constructed for circular staircases ~~up to~~ through roof space to top of ~~to~~ where flat part of roofs will be constructed. See dwg for more. → PTO

4. RELATIONSHIP TO ADJOINING PROPERTIES Bungalow, Brownald on NW side of Plot 1 and chalet dwelling Woodentops on SE side of plot 2.

5. SITE CONSTRAINTS

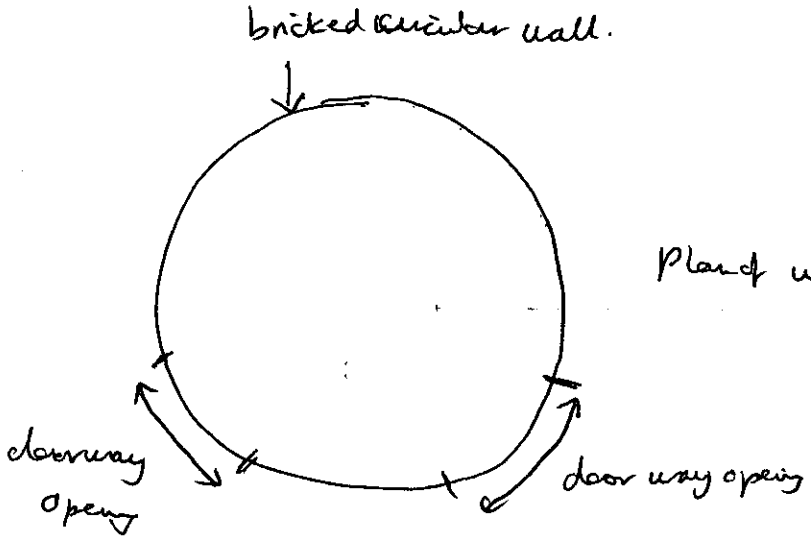
TREES NA

ACCESS/PARKING NA

LEVELS N A

BOUNDARY TREATMENT NA

OTHERS



Plan of what will be inside of roof

I stood on the ground floor in the stairwell and looked up and saw bricked circular wall in roof space with 2 doorway openings as in diagram above.

Tel: (0118) 974 6445

Date: 26.10.01

My ref: VAR/2001/4912

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: VAR/2001/4912
Alma Ridge, Heath Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

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 **Angela Odell** on **(0118) 974 6445**. 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 5.11.01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **VAR/2001/4912**
Alma Ridge, Heath Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

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 6445

Date: 26.10.01

My ref: VAR/2001/4912

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: VAR/2001/4912
Alma Ridge, Heath Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

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 **Angela Odell** on **(0118) 974 6445**. 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 5.11.01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **VAR/2001/4912**
Alma Ridge, Heath Ride, Finchampstead, Wokingham.
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

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.

Date: 05 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: VAR/2001/4912

Location: Alma Ridge, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

Applicant: Mr E Cox C/O Adrian James Architects.

Case Officer: Angela Odell

The new plans show the following: Plan of roof space. Drawing no ALR/P04.

For information only.

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

(RING ONE)

1970

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

App No. (Planaps) / VAR/2001/4912 (Ludhouse) Date Rec. 29. 10. 01

Location: Alma Ridge, Heath Ride

Parish Finchampstead.

Applicant: Mr. E. Cox.

Description of attached plans sharing plan of roofspace

Drawing No's: ALR/P04

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.

↑ 4

For info. only

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:

Date for Responses None required.

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 05.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

4912

49200

ADRIAN JAMES ARCHITECTS

PLANNING SERVICES | HPT
POL | TLS
AO | ENF
APP
CS

29 OCT 2001

aj@adrianjames.com
Tel. 01865 203267
Fax. 01865 203268
81 Mill Street
Oxford
OX2 0AL

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

For the attention of Angela Odell

c.c.
G.Cox

October 26th 2001

Ref: **ALR**

Dear Mrs Odell,

Alma Ridge, Heath Ride, Finchampstead
Wokingham, Berks RG40 3QJ

Consent no. F/2001/4002
Proposed Variation to
Condition no.4

With respect to your fax of October 26th :

I confirm that the rooflight is flat not domed, and will not protrude above the ridge on any side. The elevations as previously submitted remain exactly the same with or without the proposed rooflight.

Yours sincerely,

Adrian James

Adrian James
MA DipArch(Cantab) RIBA

ADDITIONAL PLAN

4912

ADRIAN JAMES ARCHITECTS

PLANNING SERVICES	HPT
POL	TLS
	ENF

29 OCT 2001

aj@adrianjames.com
Tel. 01865 203267
Fax. 01865 203268
81 Mill Street
Oxford
OX2 0AL

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

For the attention of Angela Odell

October 26th 2001

Ref: **ALR**

c.c.
G.Cox

Dear Mrs Odell,

Alma Ridge, Heath Ride, Finchampstead
Wokingham, Berks RG40 3QJ

Consent no. F/2001/4002
Proposed Variation to
Condition no.4

With respect to your e-mail of October 26th , please find attached drawing no. ALR/P04.

This is a section plan of the roofspace in the two houses at Alma Ridge, showing the solid brick cylindrical stairwell, the proposed rooflight over the stairwell, and the two doors onto the roofspace. There are no windows or rooflights onto the roofspace apart from the small, narrow window in the front gablet, where headroom is severely restricted.

Yours sincerely,

Adrian James
MA DipArch(Cantab) RIBA

POL	TLS
DC	ENF 27 SEP 2001
APP	
CS	
22 OCT 2001	
COPIES TO:	

49062

FROM: Angela Odell

DATE: 26 September 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: VAR/2001/4912

Proposal: Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights..

Site Address: Alma Ridge, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr E Cox C/O Adrian James Architects.

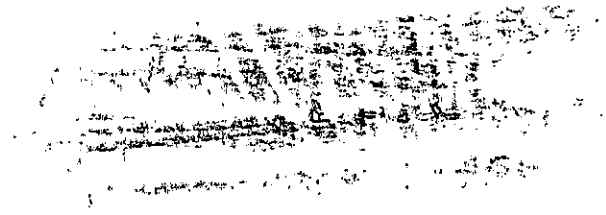
Your observations are required in respect of this application **by 20/10/2001** .

The Parish Council has no objections to this application.

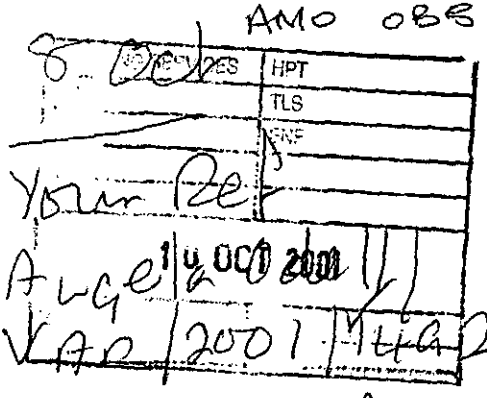
SIGNED: C.S. Cl

DATE: 19-10-01

Clerk To Finchampstead Parish/Town Council.







Lake View
Heath Ride
Finchampstead
Wokingham
RG40 3QJ.

Dear Madam

Application No VAR/2001/4912. Site Address Alma Lodge Heath Ride. Proposal Variation to condition 4 of consent F/2001/4002 to allow installation of rooflights

I wish to object

to the above application for the installation of roof lights

These lights were not approved in the original application & will intrude into the privacy of adjoining properties

Yours faithfully

Stephanie Davies (Ms)

AMO OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 OCT 2001	
COPIES TO:	ACK: ✓
	FILE:

John Totman
Wooden Tops
Heath Ride
Finchampstead
Wokingham
Berkshire RG40 3QJ

October 15, 2001

Mrs A Odell
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Odell

Re: VAR/2001/4912: **Alma Ridge Heath Ride Finchampstead**

As we have indicated in our previous communications concerning the continued attempts by Mr Cox to circumvent the correct decisions of the Wokingham Planning Authority, we strongly object to the proposed variation of planning condition 4.

The reason for our objection is that the stairwell has been constructed specifically to provide living access to the 1st floor accommodation within the roofspace. This significantly increases the habitable floorspace of the two dwellings and is in direct contravention to the planning consent for two bungalows. The proposed rooflight is clearly to provide light to the intended upper landing and rooms – although these are not shown on the version of drawings submitted to the Council.

We strongly recommend that the Planning Department make a site visit to see the extent of the upper floor development, with access doorways built into the stairwell providing access to the roof space "rooms". The omission of these details from the application suggests a certain economy of the truth.

We also note that the submitted plans do not show the actual ground floor layout, again a site inspection would show that only two bedrooms with en-suite bathrooms have been constructed not the three shown in the plans. This further confirms the need for the Council to treat with extreme suspicion as to the completeness of any plans submitted on behalf of Mr. Cox.

Given that these dwellings are also the subject of a planning appeal concerning conditions 3 & 4, we would strongly support the Council in a decision to refuse this application for a variation to condition 4. It is another attempt by Mr. Cox to erode the measures that the LPA has correctly put in place to protect the local environment from even more harm from the Alma Ridge developments.

We are also experiencing problems with contractors working on the Alma Ridge site outside of the permitted times. Over this weekend, Saturday 13th and Sunday 14th October, workmen have been working both days late into the afternoon installing fibreglass insulation and burning rubbish. Once again, there is complete indifference by the developers to any of the conditions set by the Wokingham Planning Department. We trust the Authority will take a firm stand and refuse this application.

Yours sincerely,

C. Totman.

J & C Totman

AMD 0858

PLANNING SERVICES	HPT
	TLS
	ENF

16 OCT 2001

COPIES TO: ENVIRONMENTAL SERVICES DEPT, FILE

BRAUNWALD,
HEATH RIDE,
FINCHAMPSTEAD
WOKINGHAM
BERKS
RG40 3QJ

12.10.2001

MRS A GDELL,
ENVIRONMENTAL SERVICES,
PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END, WOKINGHAM,
BERKS RG40 1WR

Dear Mrs Gdell,

RE: APPLICATION VAR/2001/4912
ALMA RIDGE, HEATH RIDE, FINCHAMPSTEAD WOKINGHAM

I am writing once again to object to the appeal for roof-lights to be installed over the stairwell of these bungalows.

Why are roof-lights necessary if the roof space is only to be used for storage? There is already a large window in the gable.

To allow lighting over this large stairwell will be opening it up for accomodation upstairs.

Having watched this building going up it has seemed obvious from the start that this is what the builder had in mind and this will turn these "bungalows" into 3 storey houses.

The builder knew from the approved plans what he was allowed to build but has gone on to build "extra's" (basements and rooms upstairs) apparently feeling assured that it would be unlikely for him to be made to make changes.

If this is so why does one have to get planning permission in the first place.

Incidentally work has been going on this last week-end well into Saturday afternoon, also on Sunday when there was also a bonfire.

How many rules is this builder allowed to break?

I await your reply.

Yours sincerely,

Betty Wartley

AMO OBR

PLANNING SERVICES	HPT
POL	TLS
	SBE
16 OCT 2001	
COPIES TO	✓

Inglefell
Heath Ride
Finchampstead
Wokingham
Berks RG40 3QN

15th October 2001

Ref: VAR/2001/4002

Dear Ms Odell,

Thank you for your letter informing me of the further amendment to the above—already much altered—plans.

As you know, the Planning Inspector is about to make a judgement on these two controversial properties. I would respectfully suggest that you delay your decision on the above amendment until the Planning Inspector's report—if it is decided that living accommodation is not to be allowed on the first floors of these bungalows then roof lights will not be necessary. I believe any move by these duplicitous builders to put glass in the roofs at all should be viewed with great suspicion.

Yours sincerely,

(Mike Radford)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 26 September 2001

Application Number: VAR/2001/4912

Proposal: Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Alma Ridge, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr E Cox C/O Adrian James Architects.

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).

Signed: _____ **Print name:** AC 27/09/01

Received by Wokingham District Council

Application No: VAR/2001/4912

Proposal:
Proposed variation to condition 4 of consent F/2001/4002 to allow installation of rooflights.

Location:
Alma Ridge, Heath Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number VAR/2001/4912 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/10/2001. 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

26 September 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~12 SEP 2001~~ Valid 21 SEP 2001

Officer: AO

Application No. VAR/2001/4912

Map No. (O.) Site ...038.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(VAR) PROPOSED VARIATION TO CONDITION 4 OF CONSENT F/2001/4002 TO ALLOW INSTALLATION OF ROOFLIGHTS

Location: ALMA RIDGE HEATH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North. 26/9/01 B

Applicant: MR E COX

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

✓ requested 19/9

Enforcement Section to be notified ☐ tick if required

received (10) 21/9

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red		✓ phoned 19/9	21/9
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
(4)	Correct S 66 certificate	None.	✓ 19/9	21/9
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 : 26/5/2023 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

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: Green Gap & Wedges
Rural Area
Countryside
.....
.....
No new Pre-app's

NEIGHBOURS:

S/N + see map
+ Please ensure that Greenfern & Inglefell, Heath Ride are notified

21.SEP.2001* 4912 21 SEP 2001

ADRIAN JAMES ARCHITECTS

aj@adrianjames.com
Tel. 01865 203267
Fax. 01865 203268
81 Mill Street
Oxford
OX2 0AL

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

For the attention of Carol Hearst

September 19th 2001

Ref: **ALR**

c.c.
E. Cox
B. Wickings

Dear Ms Hearst,

Alma Ridge, Heath Ride, Finchampstead
Wokingham, Berks RG40 3QJ

Consent no. F/2001/4002

Please find enclosed all the additional information requested for the Section 73 application submitted by letter on September 6th :

- one cheque for £95
- six copies of the location plan with site marked in red,
- one completed Section 66 Certificate.

I trust this application is now complete,

Yours sincerely,

Adrian James

Adrian James
MA DipArch(Cantab) RIBA

47511
21.SEP.2001* 4912

ADRIAN JAMES ARCHITECTS

aj@adrianjames.com
Tel: 01865 203267
Fax: 01865 203268
81 Mill Street
Oxford
OX2 0AL

PLANNING DEPT.
POL
DC 80
APP
CR
10 SEP 2001
COPIES TO:
FILE:

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

For the attention of Angela Odell

September 6th 2001

Ref: **ALR**

c.c.
G.Cox

Dear Mrs Odell,

Alma Ridge, Heath Ride, Finchampstead
Wokingham, Berks RG40 3QJ

Consent no. F/2001/4002

Thank you for your letter of September 4th, stating that the Council is not prepared to treat the rooflights over the stairwells as an amendment which effectively pre-dates condition 4 of the above planning consent.

In this case, we must apply for the condition to be amended. I understand that to achieve this it is necessary to submit a Section 73 application, which can be done by letter, in order for the Council to issue a new consent with a re-worded condition.

So this letter is a formal Section 73 application for a revised planning permission incorporating an amended condition 4 to allow the installation of the rooflights over the stairwells as shown on drawing no. ALR.P02.A, five copies of which are enclosed.

Please contact me if you require any further information,

Yours sincerely,

Adrian James

Adrian James
MA DipArch(Cantab) RIBA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr E Cox
C/O Adrian James Architects
81 Mill Street
Oxford
OX2 OAL

Application Number: F/2001/4002

Parish:	**FINCHAMPSTEAD**
Location:	**Alma Ridge, Heath Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of two dwellings with basements and alterations to roof heights (reduction), windows/doors and chimney positions. (Retrospective amendment to consent 99/70345/F).**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. 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 roof elevations or flat roof tops of the dwellings hereby permitted.

Condition
5. 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
6. 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
7. 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
8. 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
9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing),

before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
10. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. No development shall be commenced until visibility splays of 2.4 metres by 33 metres have been provided at the access points onto Heath Ride. The visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above carriageway level.

Condition
12. Bin stores for both dwellings shall be provided within 25m from Heath Ride.

Condition
13. No ground shall be dug out adjacent to the outside walls of the basements.

Condition
14. The door in the rear elevations to the ensuite to bedroom 3 shall be replaced with a window as shown on the approved plans before any of the dwellings hereby approved are occupied, and shall not be subsequently replaced with a door.

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

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

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

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

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

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

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

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

Reason
10. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
11. In the interests of highway safety.

Reason
12. To comply with the maximum carry distance to refuse vehicles.

Reason
13. To prevent the basements being used as living accommodation.

Reason
14. To comply with the approved plans.

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 C2 and C6.
South East Area Local Plan Policies STV2, SC1, SC18 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7 and WBE1.

Informative
2. You are advised that the following drawings are the approved plans:
ALR.P.01; ALR/PO2; ALR/PO3.

John Mitchell
Development Control Manager
Date: 30/07/2001

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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

21.SEP.2001* 4912

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
MRS B. WICKINGS	COPSE VIEW 18 HARRIS CLOSE WOODLEY BERKS. RG5 4XH	19.9.01

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . A D J . . . . . .

On behalf of . . . . . E. cox . . . . . .

Date . . . . . 19. 9. 01 . . . . . .

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

① ALMA RIDGE HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. 1 ORD. SHEET No. SU.8064(107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
235/48	C White	add	13.7.48	APP	APP
463/57	"	alt + add	9.7.57	APP	APP
0/120/61 -	Bruce Greated LTD	1 dwelling to replace existing dam + erect	13.7.61	N/A	C/A
817/71 -	J M Morgan	Bungalow	5.8.71	N/A	C/A
1739/73 -	"	OA bung to replace existing	22.11.73	N/A	ref
12788 ✓	MR W. MORGAN	(1) APP PART DCTR OF [illegible] BUNGALOW TO NECESSITATE ERECTION OF ONE BUNGALOW AT REAR: RE-ERECT AT REAR OF NEW BUNGALOW TO REPLACE DCTT.	13.3.80	N/A	C/A
			10.4.80	N/A	C/A
98/68004/F	Mr. J. Kennedy	Demolish dwellings + erect 2 replacement dwellings	2.11.98		REF
99/69746/F	"	" " " ...with garages	3/8/99		REF
99/70345/F	"	Erect 2 Replacement dwellings + Garages + demolish existing dwellings	16/11/99		C/A

DATE OF COMPLETION

MINISTRY DECISION 69746 - APPEAL DISMISSED - 29/3/00

SPECIAL ORDERS CLU(E) 132 - Retention of dwelling erected pursuant to

DRAINAGE App. 817/71 - not complying with cond. No.3.

091074

93

1933

② ALMA RIDGE HEATH RIDE PARISH FINCHAMPSTEAD

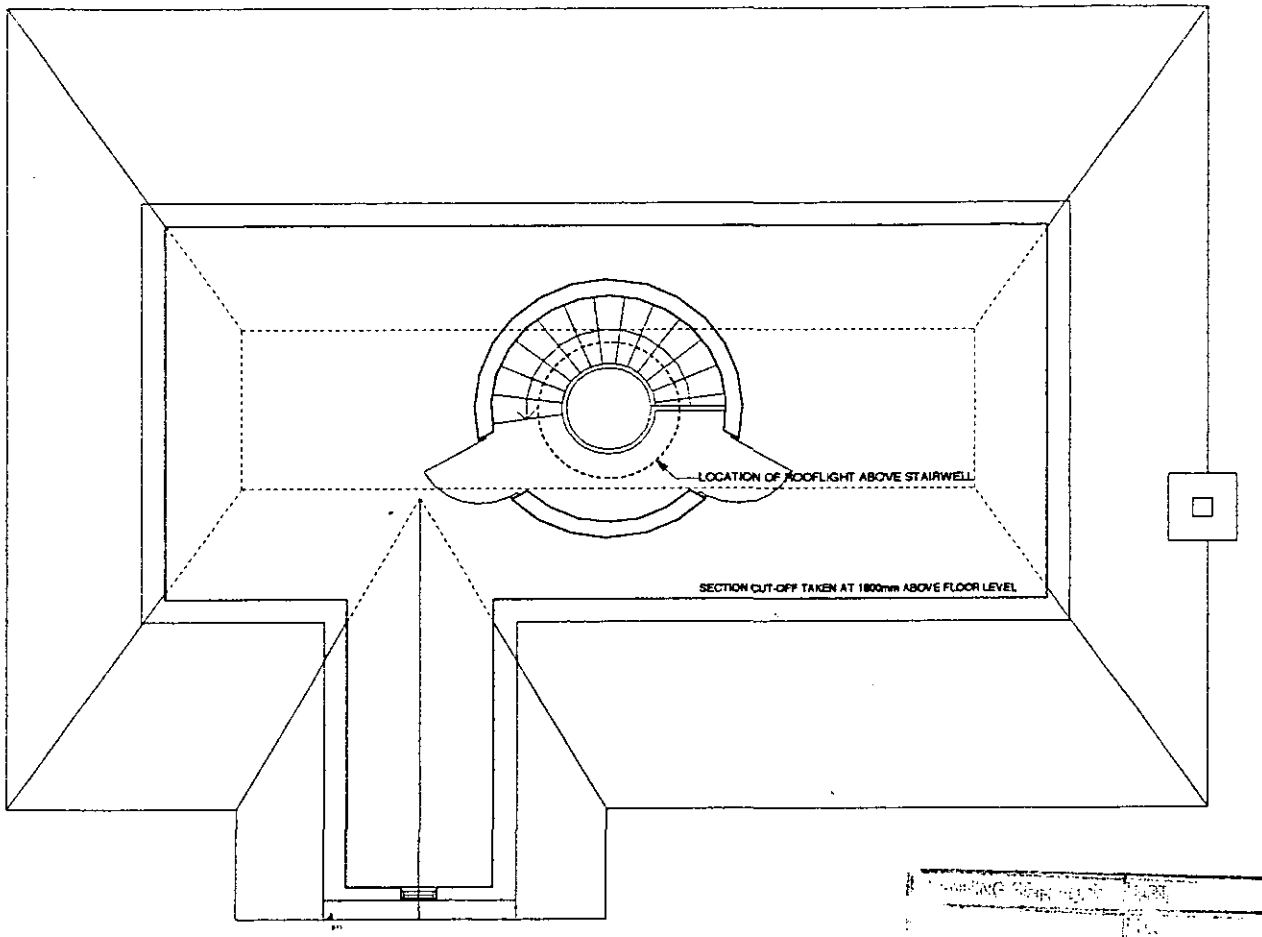
ADDRESS

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2001/4002		E. Cox	Erect of 2 dwell with basement			
		"	& alt. to roofheight, wind/doors			
			& chimney positions			
			(Retro amend to 70345)	30/7/01		C/A
F/2001/4004		Mr E Cox	Erect of 2 garages (amendment to 70345)	30.7.01		Ref

MINISTRY DECISION:

SPECIAL ORDERS:



APPROVED

ADDITIONAL PLAN

4912 19

ROOFSPACE PLAN

29 OCT 2001

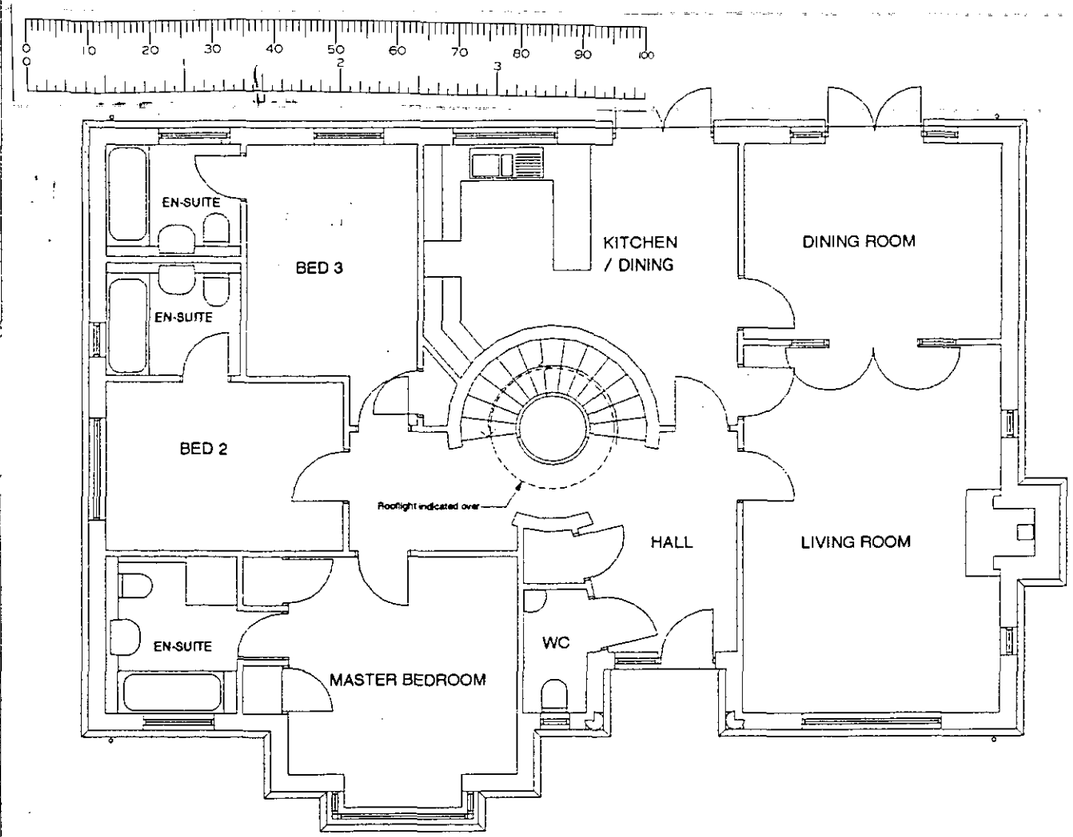
COPIES TO:

ACK:

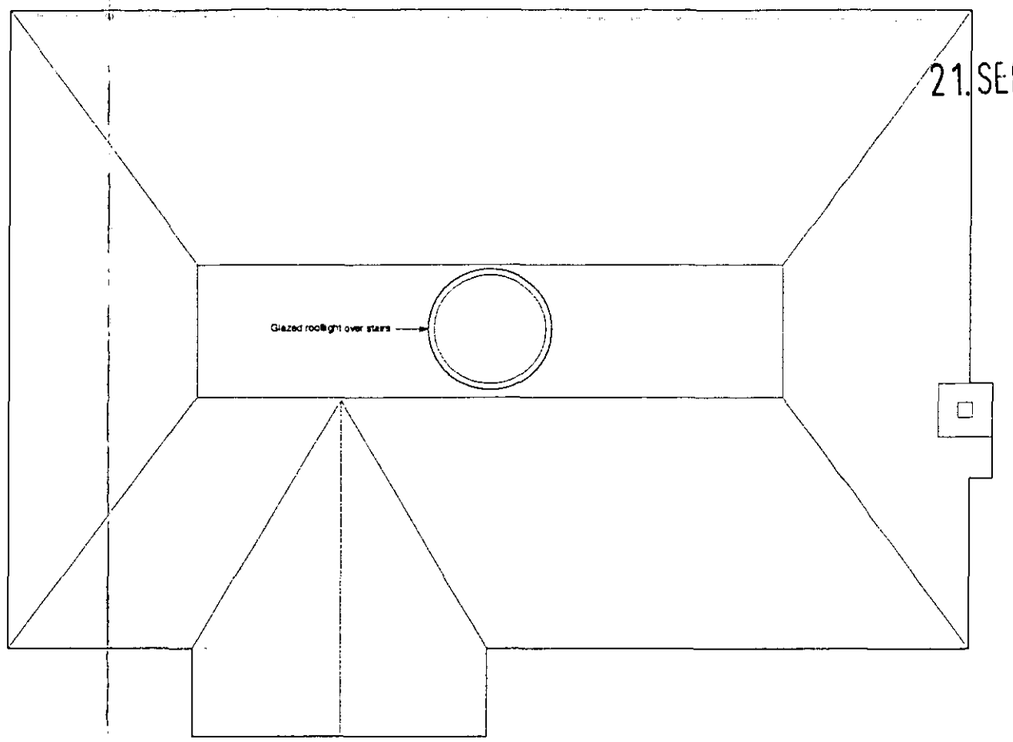
FILE:

ADRIAN JAMES ARCHITECTS
aj@adrianjames.com
Tel: (01865) 203267
Fax: (01865) 203268
81 Mill Street
Oxford
OX2 0AL

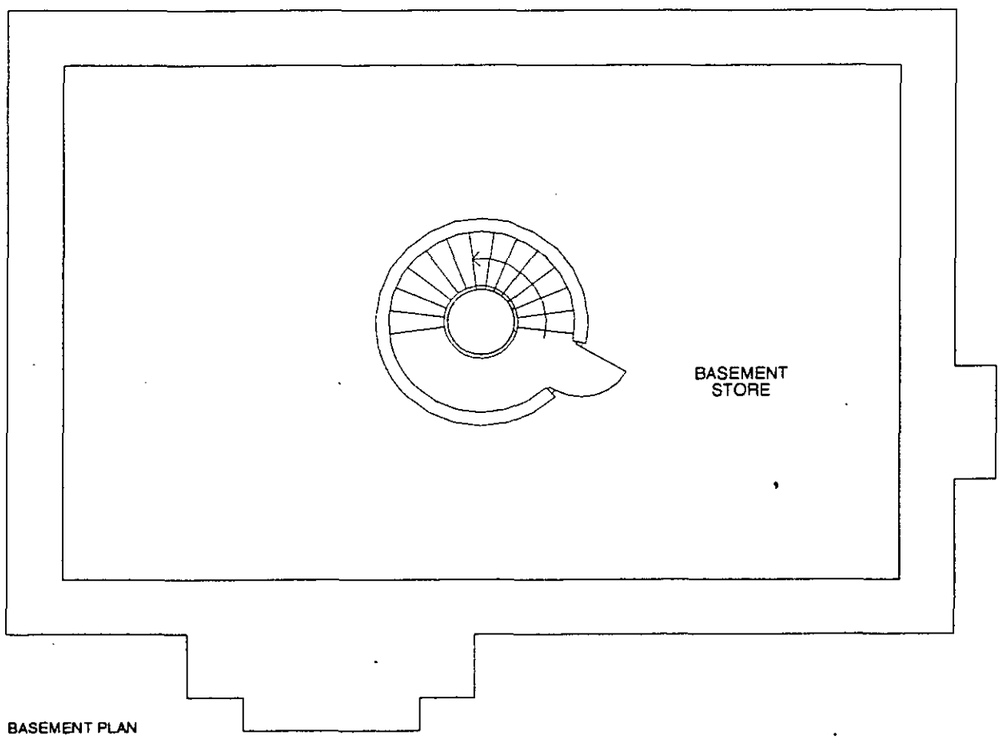
Project: ALMA RIDGE	Scale: 1:100
Drawing: ROOFSPACE PLAN	Date: Oct. 2001
	Drawn: AM / AJ Checked
Number: ALR/ P04	Revision:



GROUND FLOOR PLAN



ROOF PLAN



BASEMENT PLAN

Notes

1. Do not scale from drawing
2. Refer any discrepancies to architect
3. This drawing is copyright protected

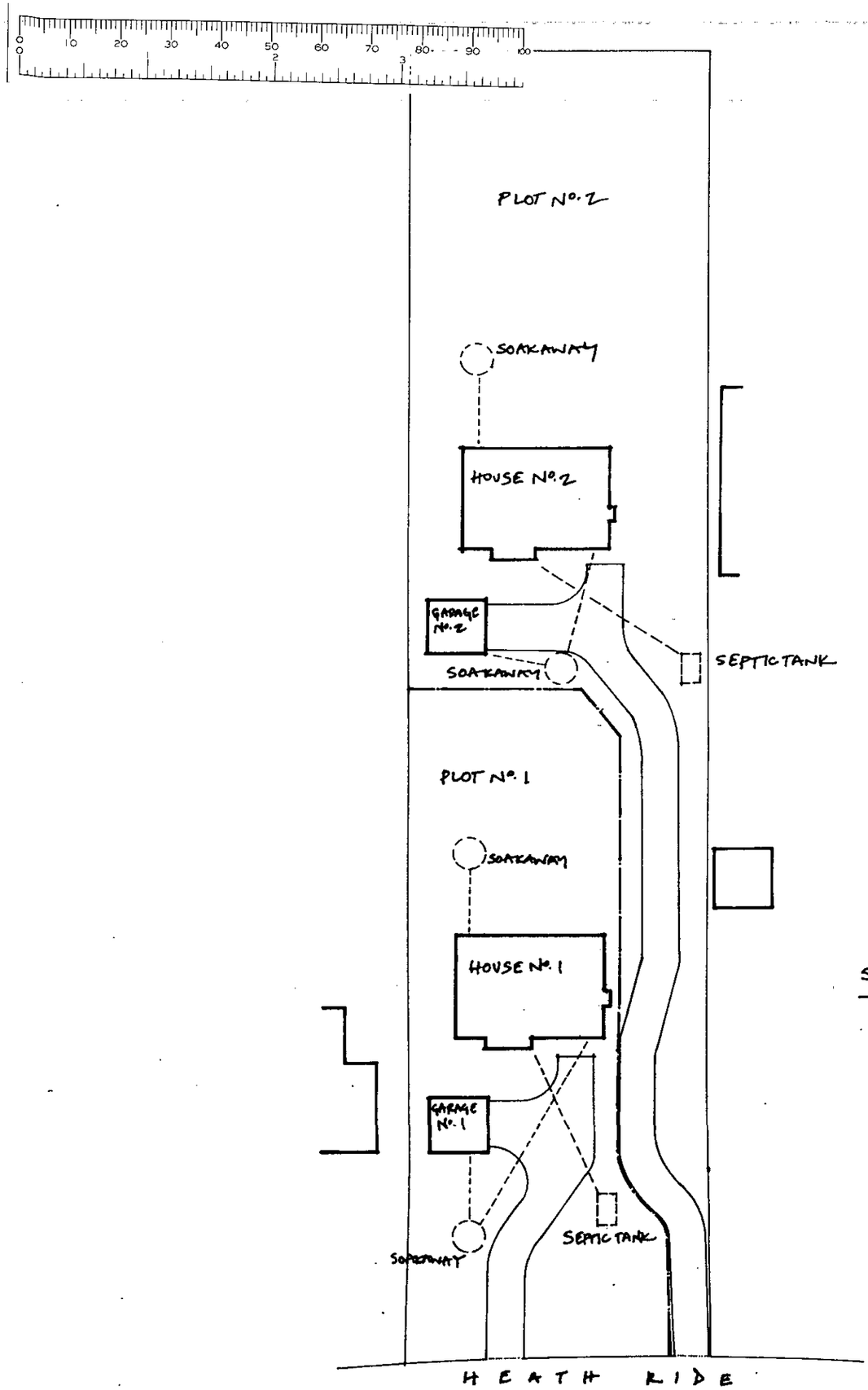
Rev	Revision	Date
A	Rooflight over stairs added	Aug 2001

21.SEP.2001 4912

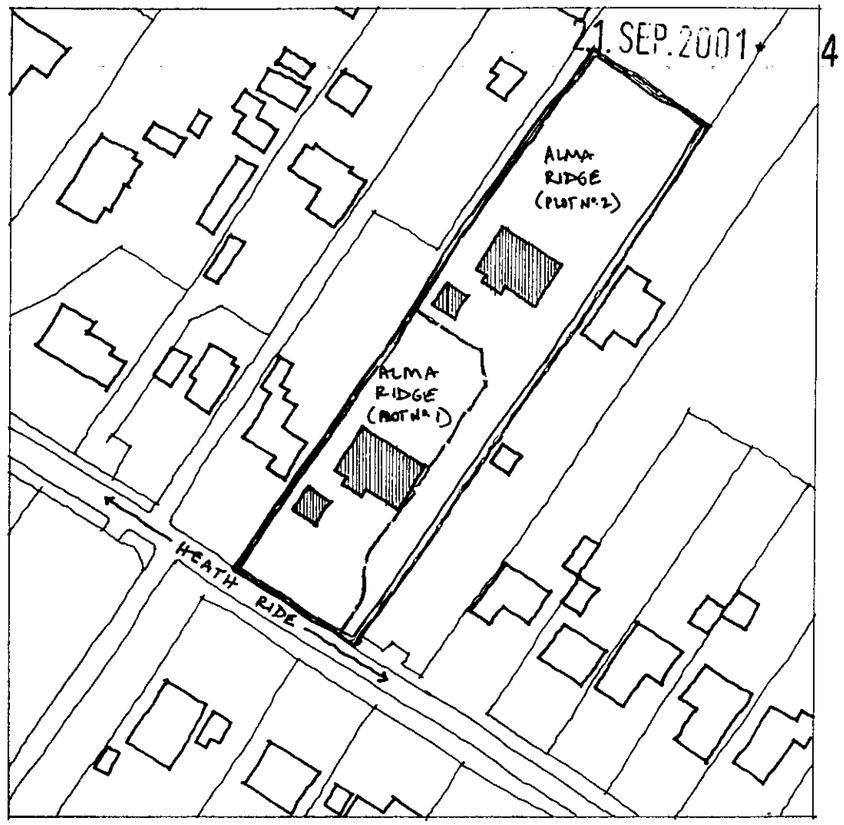
APPROVED

ADRIAN JAMES ARCHITECTS
aj@adrianjames.com
Tel: (01865) 203267
Fax: (01865) 203268
81 Mill Street
Oxford
OX2 0AL

Project: ALMA RIDGE	Scale: 1:100 @ A3
Drawing: FLOOR PLANS	Date: May 2001
	Drawn: AM / Checked: AJ
Number: ALR / P02	Revision: A



SITE PLAN 1:500



LOCATION PLAN 1:1250

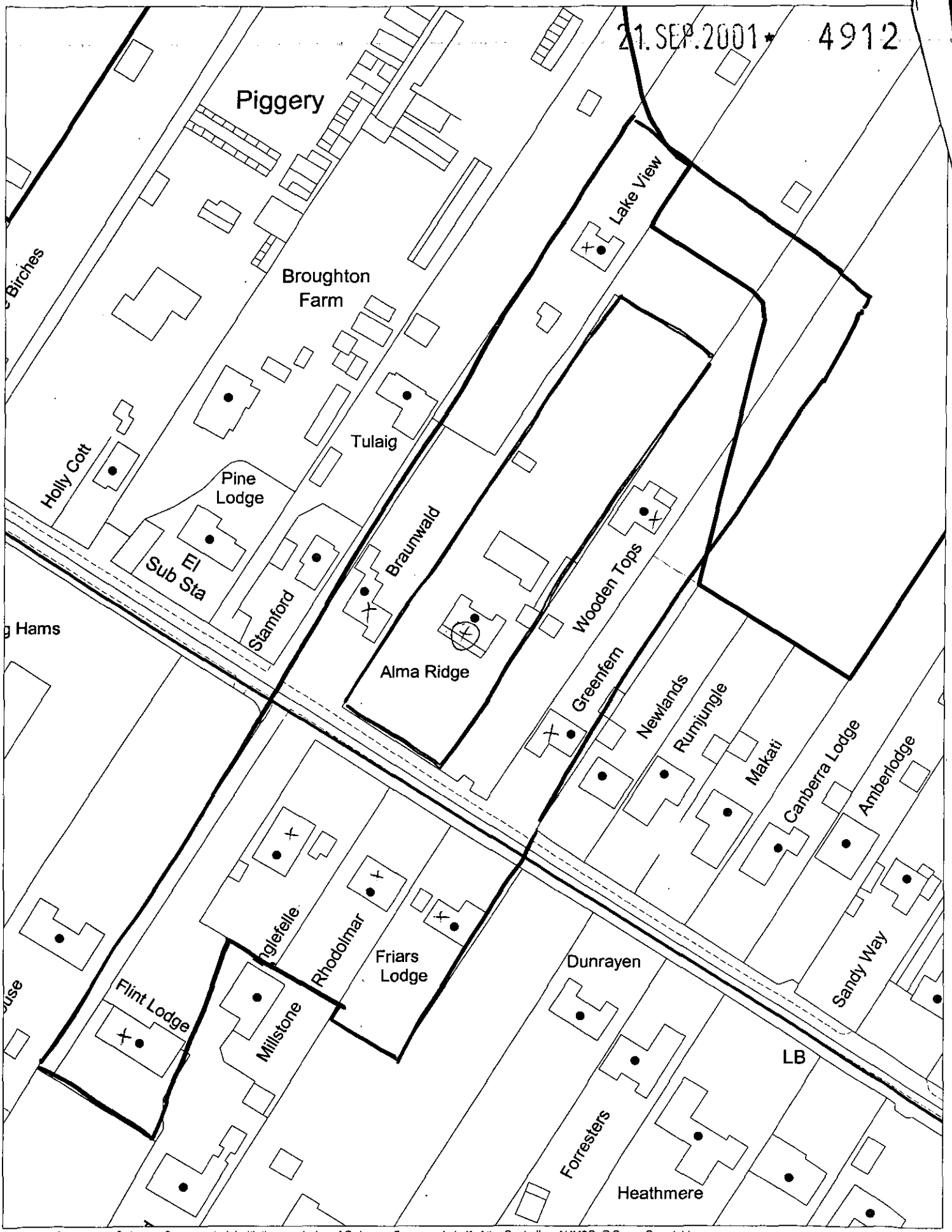
21. SEP. 2001 4912

APPROVED

ADRIAN JAMES ARCHITECTS
aj@adrianjames.com
Tel. 01865 203267
Fax. 01865 203268
81 Mill Street
Oxford
OX2 0AL

Project ALMA RIDGE	Scale 1:500 1:1250
Drawing SITE PLAN + LOCATION PLAN	Date 2.01
	Drawn AJ
Number ALR.P.01	Revision

21.SEP.2001 * 4912



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Development Control Section, Environmental Services, Wokingham District Council.
17 September 2001 Scale: 1 : 1250

N
W E
S