APPLICATION NO:
O/2000/0523

LOCATION:
221-223 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas

PROPOSAL:
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

EARLIEST DATE FOR DECISION: **09/03/2000**

APPLICATION EXPIRY DATE: **30/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gardner & Mr & Mrs Hawkins
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Application Number: O/2000/0523

Parish: **FINCHAMPSTEAD**

Location: **221-223 Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.**

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

Condition

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

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

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

Condition

2. No construction work of any sort within the area covered by the application shall take place between the hours of 0800 and 1730, Monday to Friday, 0800 and 1230 on Saturday and no work on Sundays or Bank Holidays.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gardner & Mr & Mrs Hawkins
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Application Number: O/2000/0523

Parish: **FINCHAMPSTEAD**

Location: **221-223 Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.**

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

Condition

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

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

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

Condition

2. No construction work of any sort within the area covered by the application shall take place between the hours of 0800 and 1730, Monday to Friday, 0800 and 1230 on Saturday and no work on Sundays or Bank Holidays.

Reason
1. (a) No such details have been submitted

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

Reason
2. In the interests of residential amenity.

Reason
3. In the interests of residential amenity.

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

Reason
5. In the interests of highway safety.

Reason
6. In the interests of highway safety.

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

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

Informative
1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 28/06/2000

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

30235

LEC

CG

05 JUN 2000

COPIES TO: | ACK: | FILE:

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

2 June 2000
IW/ea/29723
Your Ref 0/2000/0523

M Thorp Esq
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Thorp

221-223 NINE MILE RIDE

I am writing to point out that the description of the development as provided in paragraph 2 of the Committee Report contains an error. It refers to the three dwellings on Nine Mile Ride being accessed via the existing two entrances. Indeed, this is repeated in paragraph 4, Section B.

The proposal drawing 29723/001 and our supporting letter dated 2 February 2000 confirm that two of the houses will use the existing access but the new middle dwelling would have a new access. This point was also repeated in our letter to your office dated 7 March 2000. As I assume the highway comments would have been based on our drawing there should not be a problem but this matter needs to be resolved if members are to be clear about what they are deciding.

Additionally, I was asked to provide information last week at short notice on the potential mix of housing on this site to enable Ms Connor to address this matter in her report. However I note that this policy is not referred to in the report. In case it comes up at Committee I simply would like to point out to you that a letter discussing the potential mix of housing types is on your file.

Please contact me if there is any more help or information needed.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

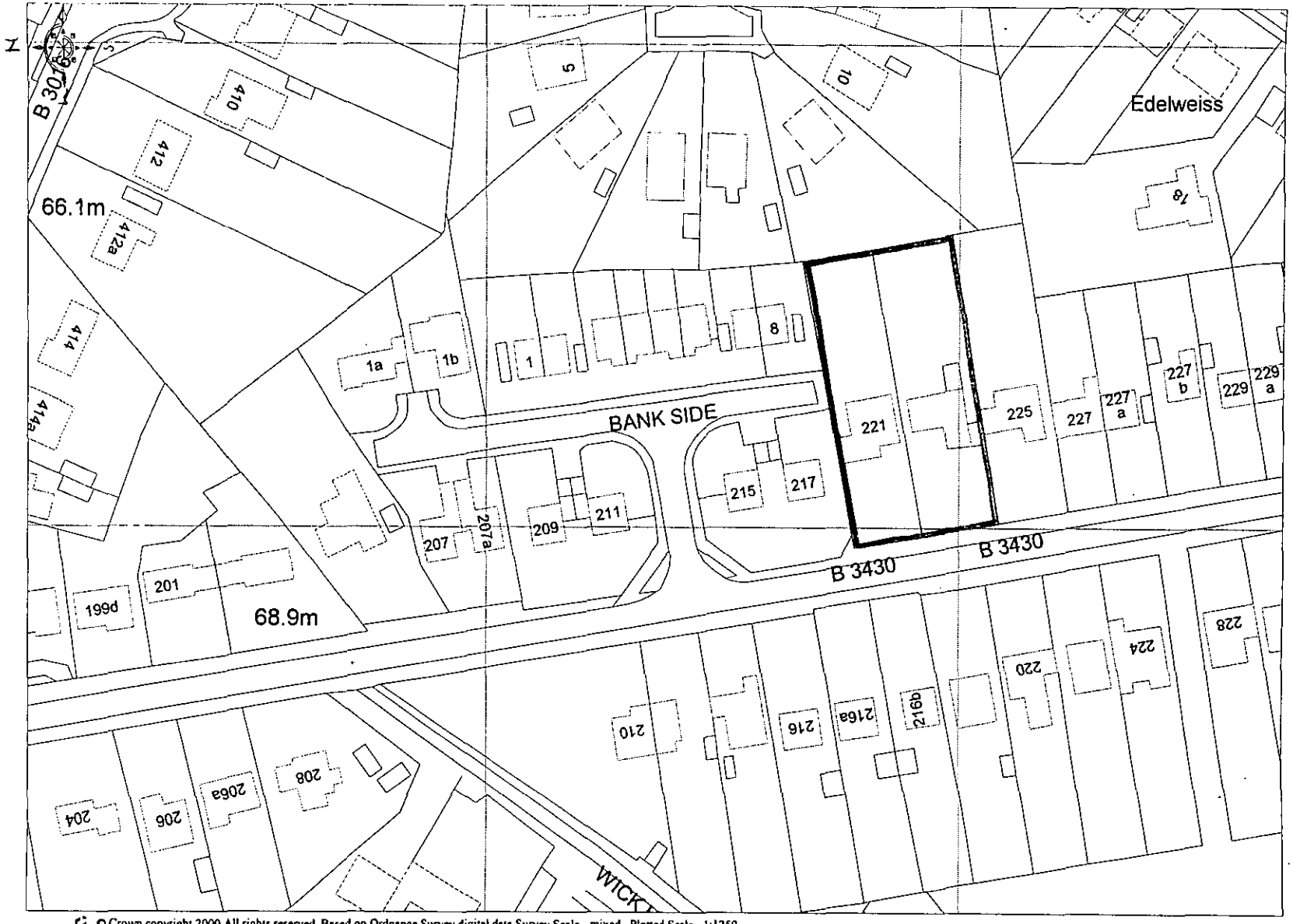
Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, FAAV
P C Noble FRICS
L J Rose FRICS

Chartered Surveyors

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

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01189771991*
The Auction House (0118) 979 0460 *...8) 977 6166*

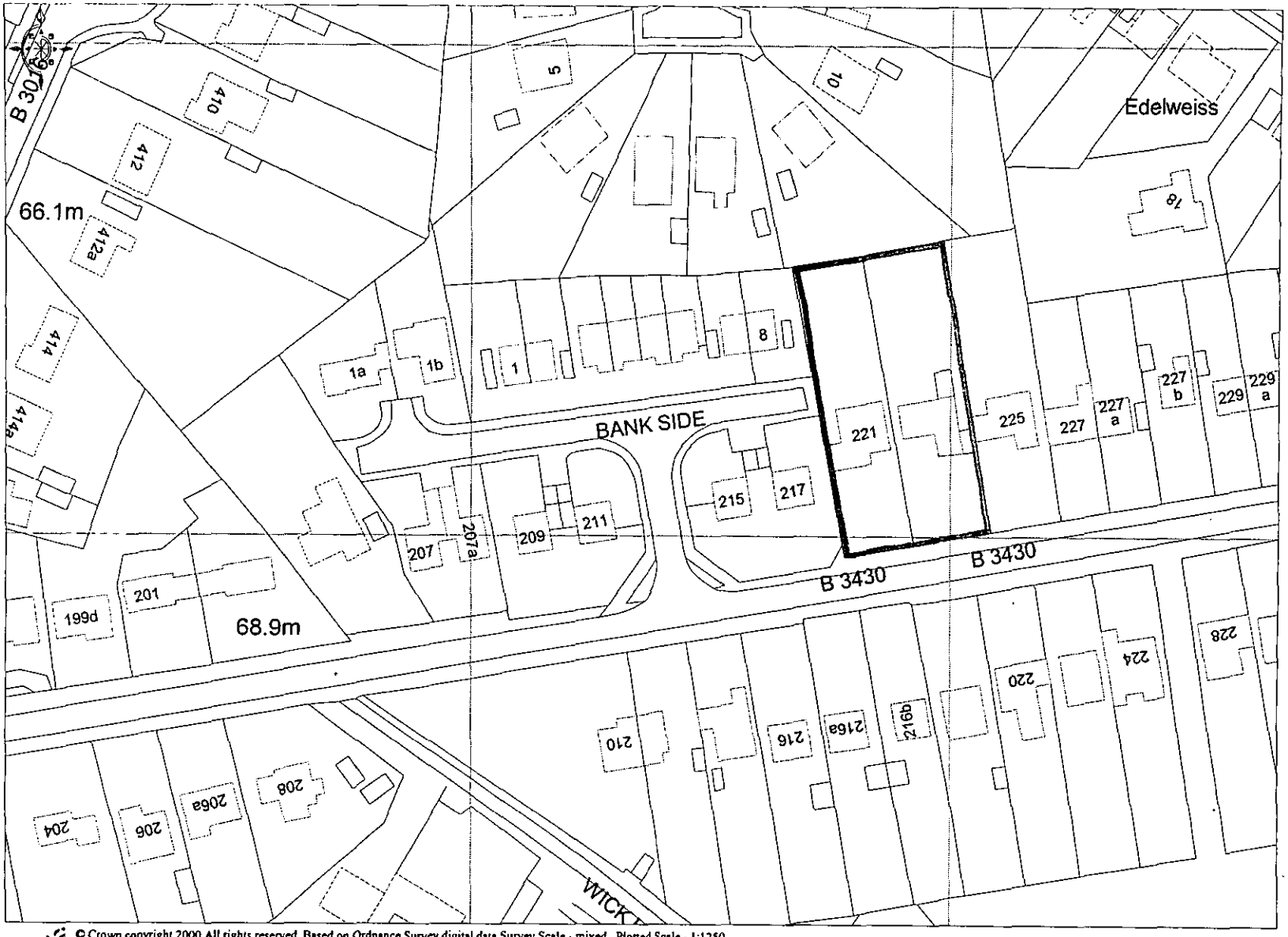
FROM : MARTIN POLE NICHOLAS FAX NO. : 01189771991 02 Jun. 2000 11:23 P1



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

13 FEB 2000 * 0523



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

Received by Wokingham District Council

Application No: O/2000/0523

Proposal:
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Location:
221-223 , Nine Mile Ride, Finchampstead, Wokingham.

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

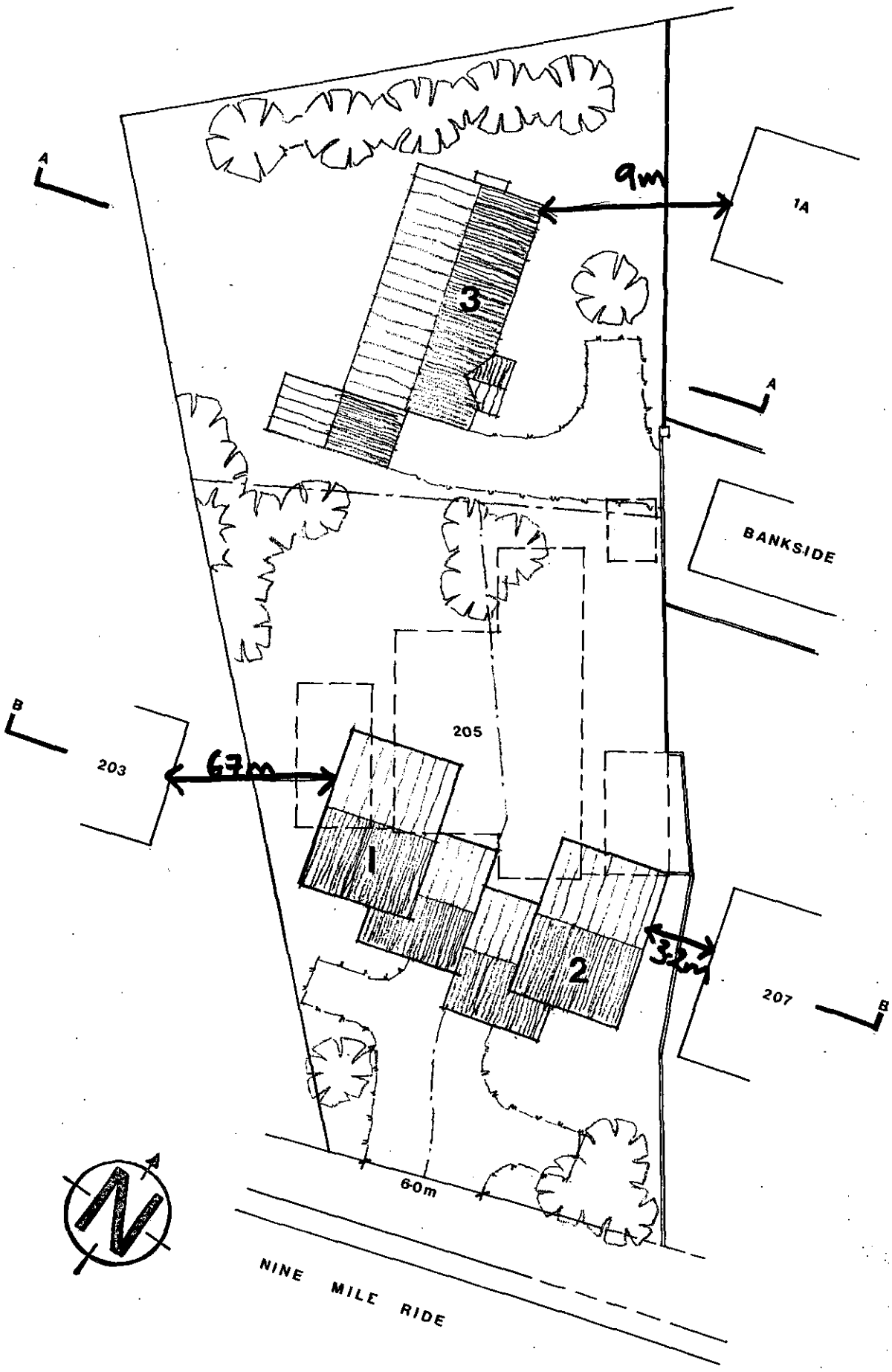
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2000. Written comments submitted will become available for public inspection.

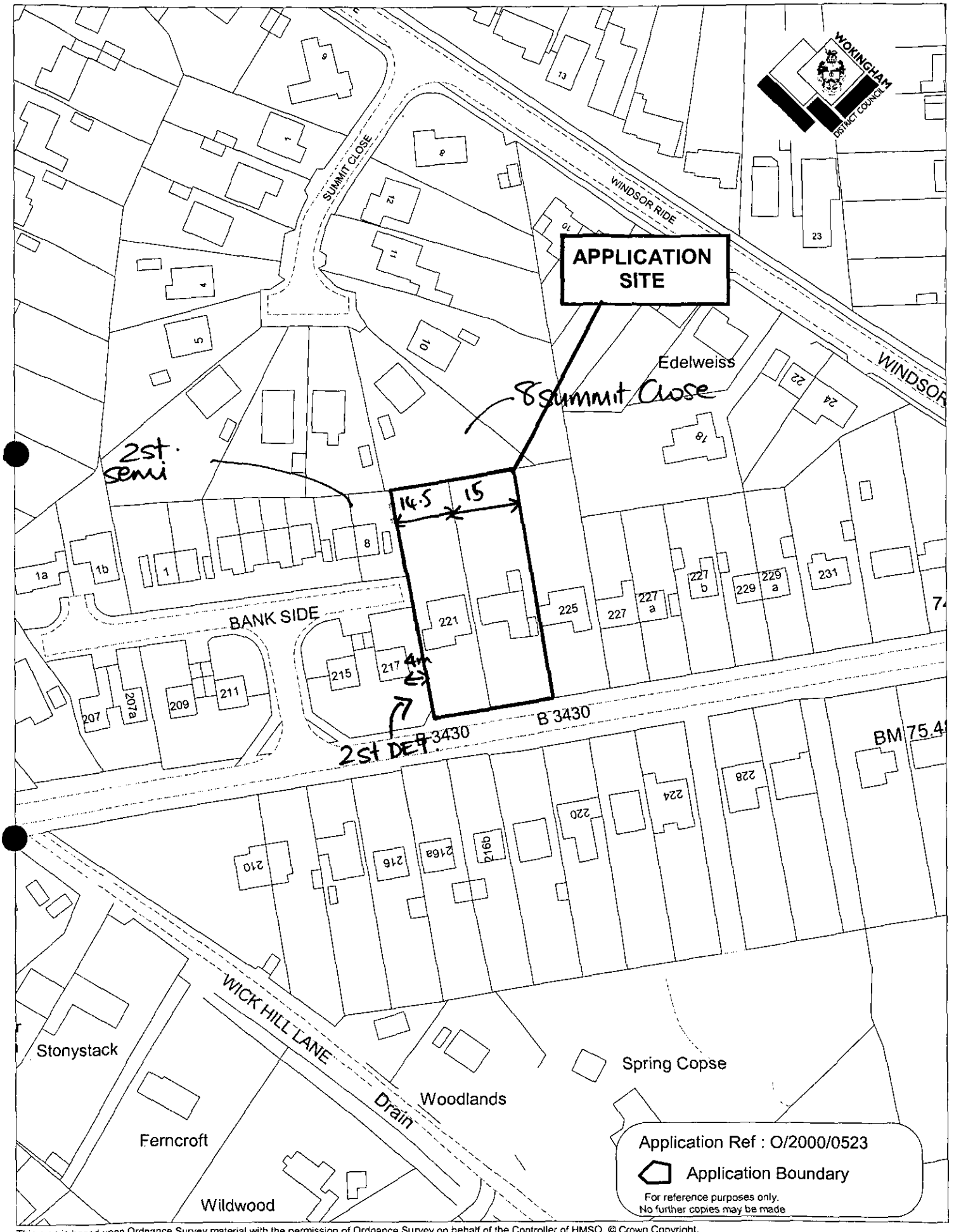
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation



ILLUSTRATIVE LAYOUT PLAN

DRAWING BOARD PDS 885638



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

5th June 2000

See part 1 for plans

To:
Public Rights Of Way Officer
F A O Graham Barnwell

From: Elaine Connor

Date: 14 February 2000

Application Number: O/2000/0523

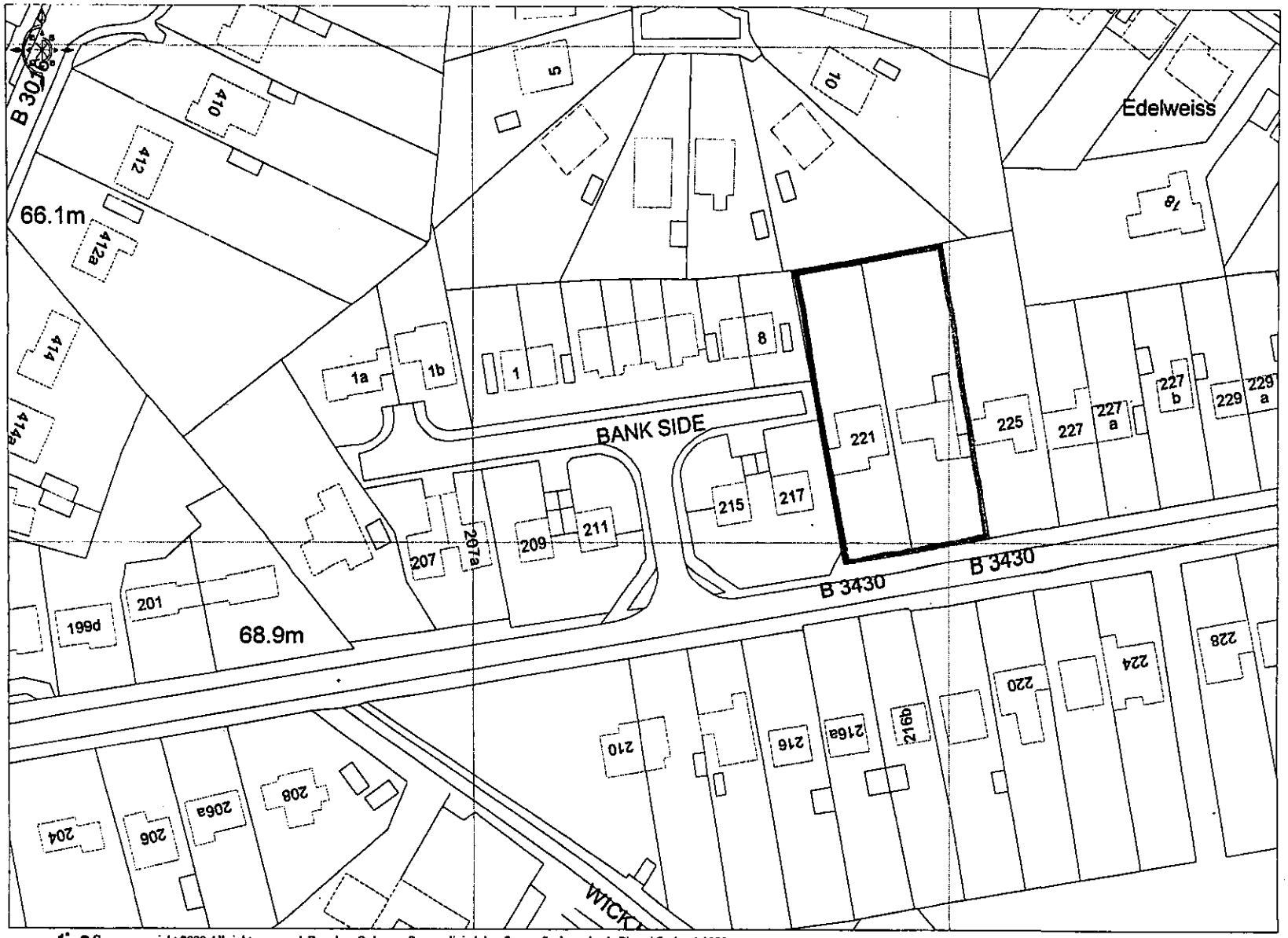
Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address:
221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

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

03.FEB.2000 0523



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME ADDRESS POSTCODE	W E Gardner Esq and Mr and Mrs J Hawkins c/o Agent PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	Martin & Pole, Nicholas 7 Broad Street Wokingham Berkshire RG40 1AY PHONE: 0118 978 0777
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	221-223 Nine Mile Ride Wokingham
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 dwellings and erection of 7 no. dwellings with associated access
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.02
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owners
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg no 29723/001 site location and context plan

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

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

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

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

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	x	LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14. STATE EXTERNAL MATERIALS TO BE USED	Reserved matter	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Reserved matter	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	To existing system	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system	Yes
	If no, please give details	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	See dwg no 29723/001	
19. HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?		

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	2 /
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No	If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£380	

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

SIGNED:  ON BEHALF OF: WEGardnerEsq Mr&MrsHawkins DATE: 2 February 20(

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

32. APPLICATION NO.2000/0523 OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 7 DWELLINGS WITH ASSOCIATED ACCESS AND DEMOLITION OF EXISTING 2 DWELLINGS, 221-223 NINE MILE RIDE, FINCHAMPSTEAD FOR MR GARDNER AND MRS HAWKINS

The Committee considered a report about this application set out on Agenda pages 255 to 262.

In explaining the report, the Head of Planning and Transportation drew attention to the need to change the information contained in the report relating to access arrangements and the dimensions referred to in paragraph 5 on page 256 of the Agenda.

Mrs A Horsfield, Mrs Bennett and Mrs G Lawrence attended the meeting and spoke in opposition to the proposal.

RESOLVED: That consideration of Application No.2000/0523 be deferred to enable a site visit to take place.

Application No	Received	Finchampstead	Listed by
O/2000/0523	03.2.00		Cllr Mrs Long

Applicant: Mr Gardner & Mrs Hawkins
Location : 221-223 Nine Mile Ride
Proposal : Outline application for the proposed erection of 7 dwellings with associated access and demolition of existing 2 dwellings

1. **Planning History** – The proposed site is located along Nine Mile Ride, in Finchampstead. The site currently contains two detached bungalows whose rear gardens back on to no.9 Summit Close. The two sites in question are situated adjacent the existing development 'Bankside,' which is set just off Nine Mile Ride. In 1966 planning permission was given for twelve houses with garages, on land to the rear of 207-221 Nine Mile Ride, with access between 211 and 215 Nine Mile Ride. This development, called Bankside lies adjacent to the application site. An application for outline planning permission was approved in May 1999 for three dwellings at 205 Nine Mile Ride, on the site of one existing dwelling. This development would appear to 'round off' the western aspect of Bankside.

2. **Proposal** – The proposed development is for replacement of the two existing dwellings which front Nine Mile Ride with three dwellings, and four houses to the rear, on land which is currently the rear gardens of no.221 and 223 Nine Mile Ride. The three dwellings proposed to the front of the site will be sited forward of the existing bungalows in line with no.217 Nine Mile Ride, and are to be accessed via the existing two entrances.
   The four dwellings proposed to the rear will extend Bankside to the east, and will be accessed through this existing development.

   Cllr Mrs Long has listed the application for determination by the Development Control Committee, as she is concerned that the proposal is backland development that will be detrimental to neighbouring properties.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** Object (see attached comments)
   - ***Landscaping:*** No objection subject to condition
   - ***Highways:*** No objection subject to conditions
   - ***Environmental Health:*** No objection subject to condition
   - ***Letters:*** Twelve letters of objection. The objections are as follows:
     1. Out of character with surrounding dwellings
     2. Adverse impact upon amenity of surrounding properties
     3. Congestion, noise and fumes from additional traffic
     4. Highway safety especially in relation to children, and access for emergency services
     5. Loss of seclusion and quiet enjoyment
     6. Cramping and overdevelopment
     7. Pressure on local services
     8. Restrict light to garden of no.217
     9. Loss of views
     10. Set a precedent for high density development

4. **Appraisal** – The main issues are

   A. Impact upon the residential amenity of the adjacent dwellings. (SBE1 and SBE2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan).
   B. Impact upon the character and appearance of the Street Scene. (SBE1 and SBE2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan).
   C. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the adjacent dwellings.

The proposed scheme includes the replacement of two existing detached Bungalows along Nine Mile Ride, with three detached dwellings. The two sites to be redeveloped back onto the rear of no.9 Summit Close, and are adjacent to the development, Bankside (no.8). The proposed development will also abut no.217 and no.225 Nine Mile Ride.

The main issues to be considered are the extent to which overlooking, loss of daylighting and outlook, and the loss of seclusion and quiet enjoyment are caused.

No.8 Bankside is a two storey semi-detached property, which is located at the end of Bankside. The proposed development of four houses further along Bankside would be located to the east of no.8. From the indicative plan provided the closest dwelling is proposed to be approximately 12 metres away from the side elevation of no.8. As the garage of no.8 is located between this dwelling and the boundary of the new site, it is not considered that the new development will have an unacceptable effect upon the privacy, outlook or daylighting of this dwelling.

The four dwellings proposed to be located adjacent to no.8 Bankside will back onto the rear garden of no.9 Summit Close, a detached bugalow. The garden of no.9, at its shortest point is approximately 19 metres to its rear boundary. The indicative plan shows the proposed dwellings a further 20 metres forward of this rear boundary line, a total of 39 metres away from the rear elevation of no.9 Summit Close. It is considered that the distance afforded between the existing dwelling and the proposed houses would mean that no overshadowing or loss of outlook would occur.

No.217 Nine Mile Ride is a two storey detached house whose side elevation is set approximately 4 metres from the side boundary of the application site. A hedge is located along this side boundary. There are no windows in the side elevation of no.217. According to the indicative plan dwelling no.5 will be sited forward of the existing house at no.221, and set in from the side boundary by 1 metre. This siting will mean that the main part of the house will be approximately in line with the dwelling at no.217, but will sit slightly forward at the front which has a lower projection. It is considered that this siting would not result in an unacceptably overbearing impact or loss of daylighting upon no.217.

The property at no.225 Nine Mile Ride is a detached bungalow with an integral garage, located to the boundary with plot no.7 of the proposed

development. The indicative plan shows the new dwelling at plot 7 would be sited further forward of no.225 than the existing. The proposed dwelling will be approximately 2 metres from the side boundary with no.225. Due to the location of the proposed single storey garage on plot 7 and that of the existing garage at no.225 it is not considered that the development would result in a significantly greater impact upon this property.

It is therefore considered that there would be no unacceptably detrimental impact upon the residential amenity of the neighbouring dwellings, and the proposed development would be in accordance with the policies and standards.

B. Impact upon the character and appearance of the area

Nine Mile Ride is an established residential area with a mixture of housing types.

The proposal includes the replacement of two existing detached bungalows which front Nine Mile Ride, with three detached dwellings to be accessed via the existing two entrances. The sites of the existing two dwellings are approximately 14.5 metres and 15 metres wide. The proposed 3 replacement dwellings would occupy sites ranging from 9.5 metres in width to 12 metres. The average plot width along Nine Mile Ride varies from 7 metres to 13 metres. It is therefore not considered that the proposed development will have a cramped appearance in the street scene. Given that Nine Mile Ride has a mixture of two storey and bungalow dwellings it is not considered that the replacement of two bungalows with three detached properties will appear out of character in the street scene.

The indicative plan shows four semi detached properties to be located off Bankside of a similar size and arrangement to the existing houses in Bankside. The proposed dwellings would have linked garages. It is considered that these sites would be in character with the existing residential development on Bankside, and would appear to 'round off' the western aspect of this development .

The proposed density of the development is 35 dwellings per hectare. It is considered that this density is acceptable and not out of character with the surrounding area. Therefore, it is considered that the proposed scheme would have an acceptable effect on the character and appearance of the area.

C. Parish Council and local residents concern

Local residents have raised several additional issues including, highway safety, congestion, noise and fumes, and the additional pressures on local services. However, the Highway Officer raises no objection subject to conditions (parking and turning, and visibility).

Whilst the concerns of local residents regarding pressure on local services, (in particular, local schools) is recognised, it is not considered that the proposal is of such a scale as to justify financial contributions, or cause such pressure to warrant refusal of the application.

5. **Conclusion** – The proposal is acceptable in principle and the indicative layout is considered acceptable in terms of the effect on the character of the area. Based on the indicative layout, the effect on nearby residential properties is considered potentially acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

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

2. No construction work of any sort within the area covered by the application shall take place between the hours of 6.00pm and 7.30am, Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

3. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted and approved in writing by the Planning Authority before the development commences. The development shall proceed in strict accordance with the measures approved.

4. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking and turning of motor vehicles. Upon approval of the details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or 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 the reserved spaces.

5. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 29723/001. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

6. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive

and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

REASONS:

1. (a) No such details have been submitted

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

2.3. In the interests of residential amenity

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

5.6. In the interests of highway safety

INFORMATIVES

1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

FROM: Elaine Connor

DATE: 14 February 2000

DELEGATED

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:

Finchampstead Parish Council Consultation Sheet

Application Number: O/2000/0523

Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address: 221-223 , Nine Mile Ride, Finchampstead, Wokingham

Applicant: Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

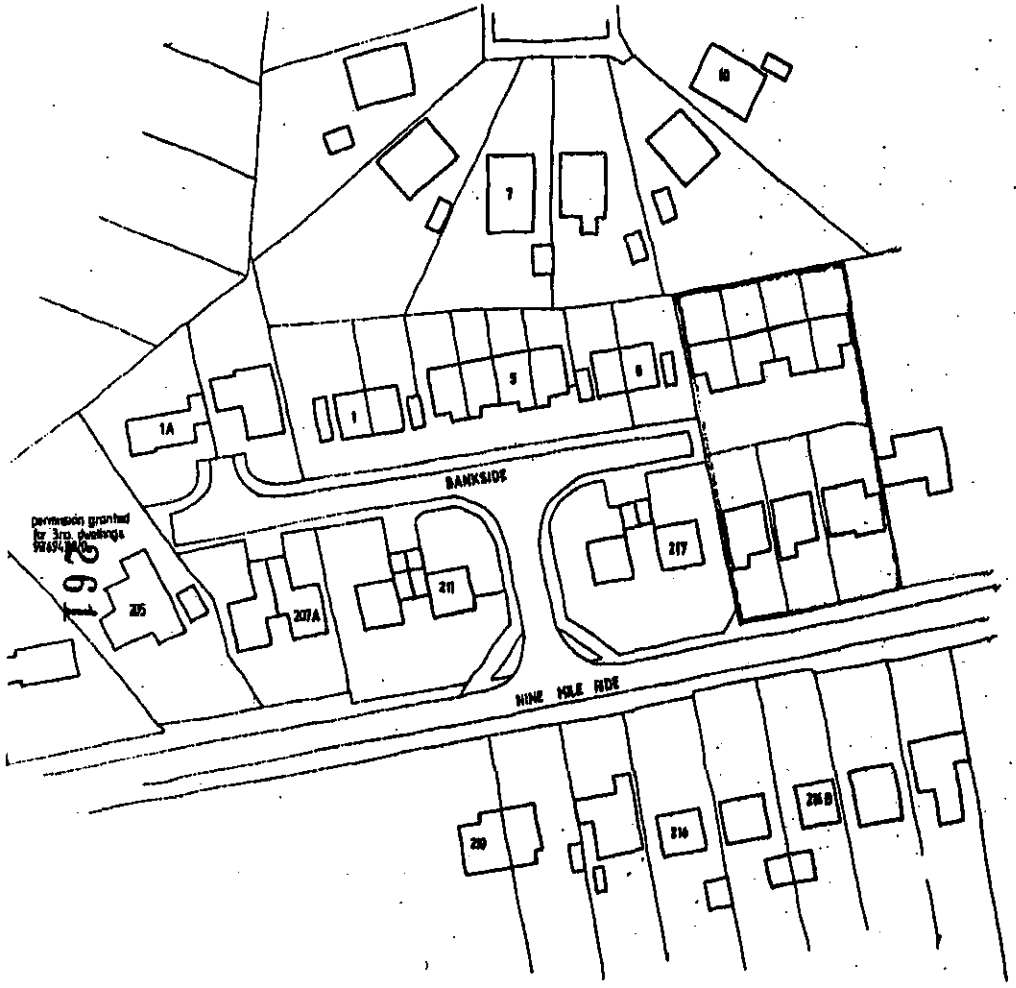
Your observations are required in respect of this application by 09/03/2000 .

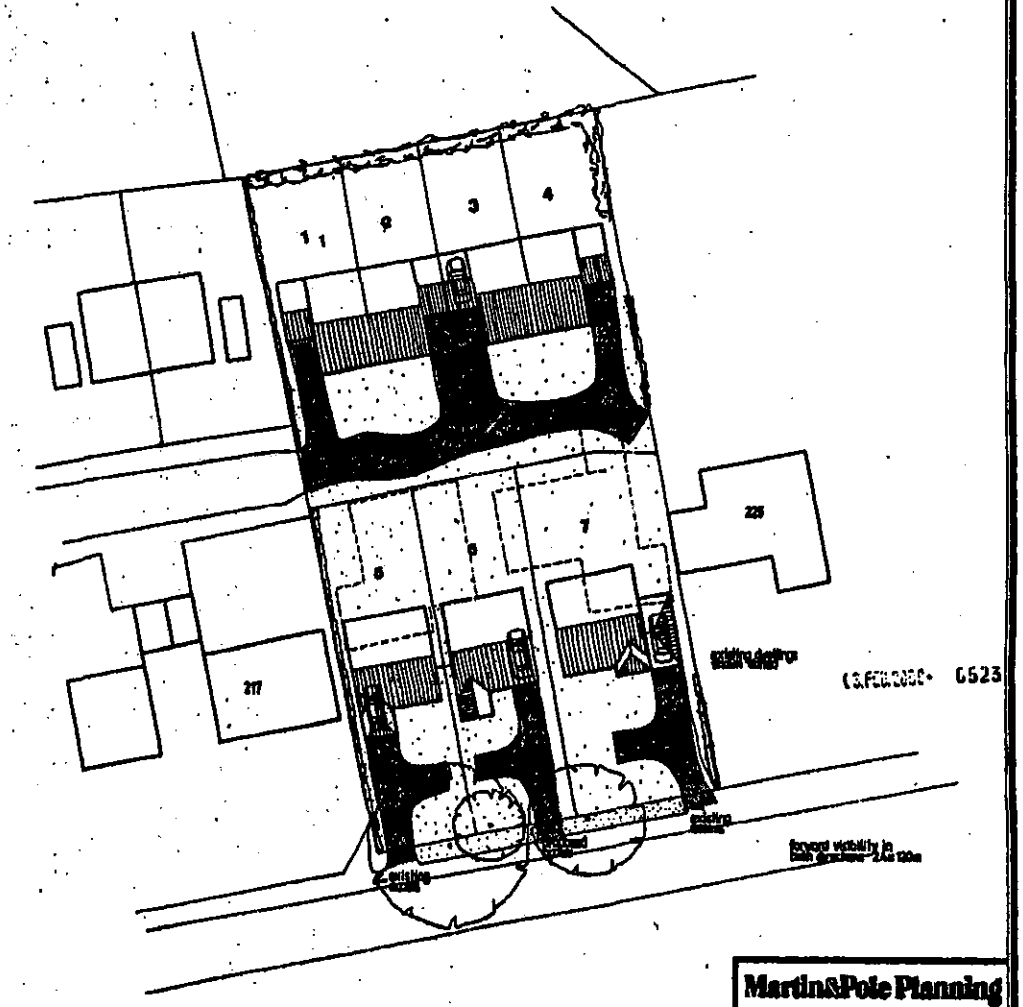
Objection on the grounds of over-development of the site and the vulnerability of three of the proposed houses accessing onto the Nine Mile Ride.

SIGNED: C.S. Cl

DATE: 18-2-00

CLERK TO Finchampstead Parish Council





FOR ILLUSTRATIVE PURPOSES ONLY

Martin&Pole Planning

SITE
221-229 Nine Mile Ride Wokingham

PROJECT
Completion of existing dwellings & erection of 3no dwellings with associated access works

TITLE
Site & contact plan

SCALE



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

5. **Conclusion** – The proposal is acceptable in principle and the indicative layout is considered acceptable in terms of the effect on the character of the area. Based on the indicative layout, the effect on nearby residential properties is considered potentially acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

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

2. No construction work of any sort within the area covered by the application shall take place between the hours of 6.00pm and 7.30am Mondays to FRIDAY ~~Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.~~ 08·00-17·30 08·00-12·30 on SAT. & NO WORK ON SUNDAYS OR BANK HOLIDAYS.

3. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted and approved in writing by the Planning Authority before the development commences. The development shall proceed in strict accordance with the measures approved.

4. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking and turning of motor vehicles. Upon approval of the details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or 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 the reserved spaces.

5. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 29723/001. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

6. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive

and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

7. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels. SRO5

NB

REASONS:

1. (a) No such details have been submitted

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

2.3. In the interests of residential amenity

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

5.6. In the interests of highway safety

INFORMATIVES

1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

SR.

ADDITIONAL COND:

8. Existing trees, hedgerows and shrubs along the rear & front boundaries ~~identified on the approved plans for retention~~ of the site shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

SR18.

WITH
NG
HE

LISTING FORM

Case officer: **Elaine Connor** Application Number: **O/2000/0523**

221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Transfer: Yes ☑ No ☐

Reason for Transfer:

Back land development that will be detrimental to other properties.

Signed: [signature] Date: 5 May 00.

Councillor M Long

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

Elaine

I will be away for the postponed Dev. Control on the 23 May - I would like to be there for this item - can it go to the next one?

Muriel Long

LISTING FORM

Case officer: **Elaine Connor** Application Number: **O/2000/0523**

221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 06-05-00

Councillor G Cockroft

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 No.	Received	Finchampstead	Listed by
O/2000/0523	03.2.00		Cllr Mrs Long

Applicant: **Mr Gardner & Mrs Hawkins**
Location : **221-223 Nine Mile Ride**
Proposal : **Outline application for the proposed erection of 7 dwellings with Associated access and demolition of existing 2 dwellings**

1. This application was deferred at the Development Control Committee on the 7th June 2000, to allow members to carry out a site visit. The site visit was carried out on June 15th at 8.30am

2. **RECOMMENDATION**- to GRANT planning permission subject to conditions stated on the attached report

Elaine Connor

4. **Appraisal** – The main issues are

   A. Impact upon the residential amenity of the adjacent dwellings. (SBE1 and SBE2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan).
   B. Impact upon the character and appearance of the Street Scene. (SBE1 and SBE2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan).
   C. Concerns of the Parish Council and local residents.

A. Impact upon the residential amenity of the adjacent dwellings.

The proposed scheme includes the replacement of two existing detached Bungalows along Nine Mile Ride, with three detached dwellings. The two sites to be redeveloped back onto the rear of no.9 Summit Close, and are adjacent to the development, Bankside (no.8). The proposed development will also abut no.217 and no.225 Nine Mile Ride.

The main issues to be considered are the extent to which overlooking, loss of daylighting and outlook, and the loss of seclusion and quiet enjoyment are caused.

No.8 Bankside is a two storey semi-detached property, which is located at the end of Bankside. The proposed development of four houses further along Bankside would be located to the east of no.8. From the indicative plan provided the closest dwelling is proposed to be approximately 12 metres away from the side elevation of no.8. As the garage of no.8 is located between this dwelling and the boundary of the new site, it is not considered that the new development will have an unacceptable effect upon the privacy, outlook or daylighting of this dwelling.

The four dwellings proposed to be located adjacent to no.8 Bankside will back onto the rear garden of no.9 Summit Close, a detached bugalow. The garden of no.9, at its shortest point is approximately 19 metres to its rear boundary. The indicative plan shows the proposed dwellings a further 20 metres forward of this rear boundary line, a total of 39 metres away from the rear elevation of no.9 Summit Close. It is considered that the distance afforded between the existing dwelling and the proposed houses would mean that no overshadowing or loss of outlook would occur.

No.217 Nine Mile Ride is a two storey detached house whose side elevation is set approximately 4 metres from the side boundary of the application site. A hedge is located along this side boundary. There are no windows in the side elevation of no.217. According to the indicative plan dwelling no.5 will be sited forward of the existing house at no.221, and set in from the side boundary by 1 metre. This siting will mean that the main part of the house will be approximately in line with the dwelling at no.217, but will sit slightly forward at the front which has a lower projection. It is considered that this siting would not result in an unacceptably overbearing impact or loss of daylighting upon no.217.

The property at no.225 Nine Mile Ride is a detached bungalow with an integral garage, located to the boundary with plot no.7 of the proposed

Application No	Received	Finchampstead	Listed by
O/2000/0523	03.2.00		Cllr Mrs Long

Applicant: Mr Gardner & Mrs Hawkins
Location : 221-223 Nine Mile Ride
Proposal : Outline application for the proposed erection of 7 dwellings with associated access and demolition of existing 2 dwellings

1. **Planning History** – The proposed site is located along Nine Mile Ride, in Finchampstead. The site currently contains two detached bungalows whose rear gardens back on to no.9 Summit Close. The two sites in question are situated adjacent the existing development 'Bankside,' which is set just off Nine Mile Ride. In 1966 planning permission was given for twelve houses with garages, on land to the rear of 207-221 Nine Mile Ride, with access between 211 and 215 Nine Mile Ride. This development, called Bankside lies adjacent to the application site. An application for outline planning permission was approved in May 1999 for three dwellings at 205 Nine Mile Ride, on the site of one existing dwelling. This development would appear to 'round off' the western aspect of Bankside.

2. **Proposal** – The proposed development is for replacement of the two existing dwellings which front Nine Mile Ride with three dwellings, and four houses to the rear, on land which is currently the rear gardens of no.221 and 223 Nine Mile Ride. The three dwellings proposed to the front of the site will be sited forward of the existing bungalows in line with no.217 Nine Mile Ride, and are to be accessed via the existing two entrances.
   The four dwellings proposed to the rear will extend Bankside to the east, and will be accessed through this existing development.

   Cllr Mrs Long has listed the application for determination by the Development Control Committee, as she is concerned that the proposal is backland development that will be detrimental to neighbouring properties.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** Object (see attached comments)
   - ***Landscaping:*** No objection subject to condition
   - ***Highways:*** No objection subject to conditions
   - ***Environmental Health:*** No objection subject to condition
   - ***Letters:*** Twelve letters of objection. The objections are as follows:
     1. Out of character with surrounding dwellings
     2. Adverse impact upon amenity of surrounding properties
     3. Congestion, noise and fumes from additional traffic
     4. Highway safety especially in relation to children, and access for emergency services
     5. Loss of seclusion and quiet enjoyment
     6. Cramping and overdevelopment
     7. Pressure on local services
     8. Restrict light to garden of no.217
     9. Loss of views
     10. Set a precedent for high density development

development. The indicative plan shows the new dwelling at plot 7 would be sited further forward of no.225 than the existing. The proposed dwelling will be approximately 2 metres from the side boundary with no.225. Due to the location of the proposed single storey garage on plot 7 and that of the existing garage at no.225 it is not considered that the development would result in a significantly greater impact upon this property.

It is therefore considered that there would be no unacceptably detrimental impact upon the residential amenity of the neighbouring dwellings, and the proposed development would be in accordance with the policies and standards.

B. Impact upon the character and appearance of the area

Nine Mile Ride is an established residential area with a mixture of housing types.

The proposal includes the replacement of two existing detached bungalows which front Nine Mile Ride, with three detached dwellings to be accessed via the existing two entrances. The sites of the existing two dwellings are approximately 14.5 metres and 15 metres wide. The proposed 3 replacement dwellings would occupy sites ranging from 9.5 metres in width to 12 metres. The average plot width along Nine Mile Ride varies from 7 metres to 13 metres. It is therefore not considered that the proposed development will have a cramped appearance in the street scene. Given that Nine Mile Ride has a mixture of two storey and bungalow dwellings it is not considered that the replacement of two bungalows with three detached properties will appear out of character in the street scene.

The indicative plan shows four semi detached properties to be located off Bankside of a similar size and arrangement to the existing houses in Bankside. The proposed dwellings would have linked garages. It is considered that these sites would be in character with the existing residential development on Bankside, and would appear to 'round off' the western aspect of this development .

The proposed density of the development is 35 dwellings per hectare. It is considered that this density is acceptable and not out of character with the surrounding area. Therefore, it is considered that the proposed scheme would have an acceptable effect on the character and appearance of the area.

C. Parish Council and local residents concern

Local residents have raised several additional issues including, highway safety, congestion, noise and fumes, and the additional pressures on local services. However, the Highway Officer raises no objection subject to conditions (parking and turning, and visibility).

Whilst the concerns of local residents regarding pressure on local services, (in particular, local schools) is recognised, it is not considered that the proposal is of such a scale as to justify financial contributions, or cause such pressure to warrant refusal of the application.

5. **Conclusion** – The proposal is acceptable in principle and the indicative layout is considered acceptable in terms of the effect on the character of the area. Based on the indicative layout, the effect on nearby residential properties is considered potentially acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

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

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

2. No construction work of any sort within the area covered by the application shall take place between the hours of 6.00pm and 7.30am, Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

3. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted and approved in writing by the Planning Authority before the development commences. The development shall proceed in strict accordance with the measures approved.

4. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking and turning of motor vehicles. Upon approval of the details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or 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 the reserved spaces.

5. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 29723/001. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

6. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive

and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

REASONS:

1. (a) No such details have been submitted

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

2.3. In the interests of residential amenity

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

5.6. In the interests of highway safety

INFORMATIVES

1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

FROM: Elaine Connor

DATE: 14 February 2000

DELEGATED

PLANNING SERVICES 26115
POL
DC
APP
CS
COPIES TO

Finchampstead Parish Council Consultation Sheet

Application Number: O/2000/0523

Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address: 221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

Your observations are required in respect of this application **by 09/03/2000** .

Objection on the grounds of over-development of the site and the vulnerability of three of the proposed houses accessing onto the Nine Mile Ride.

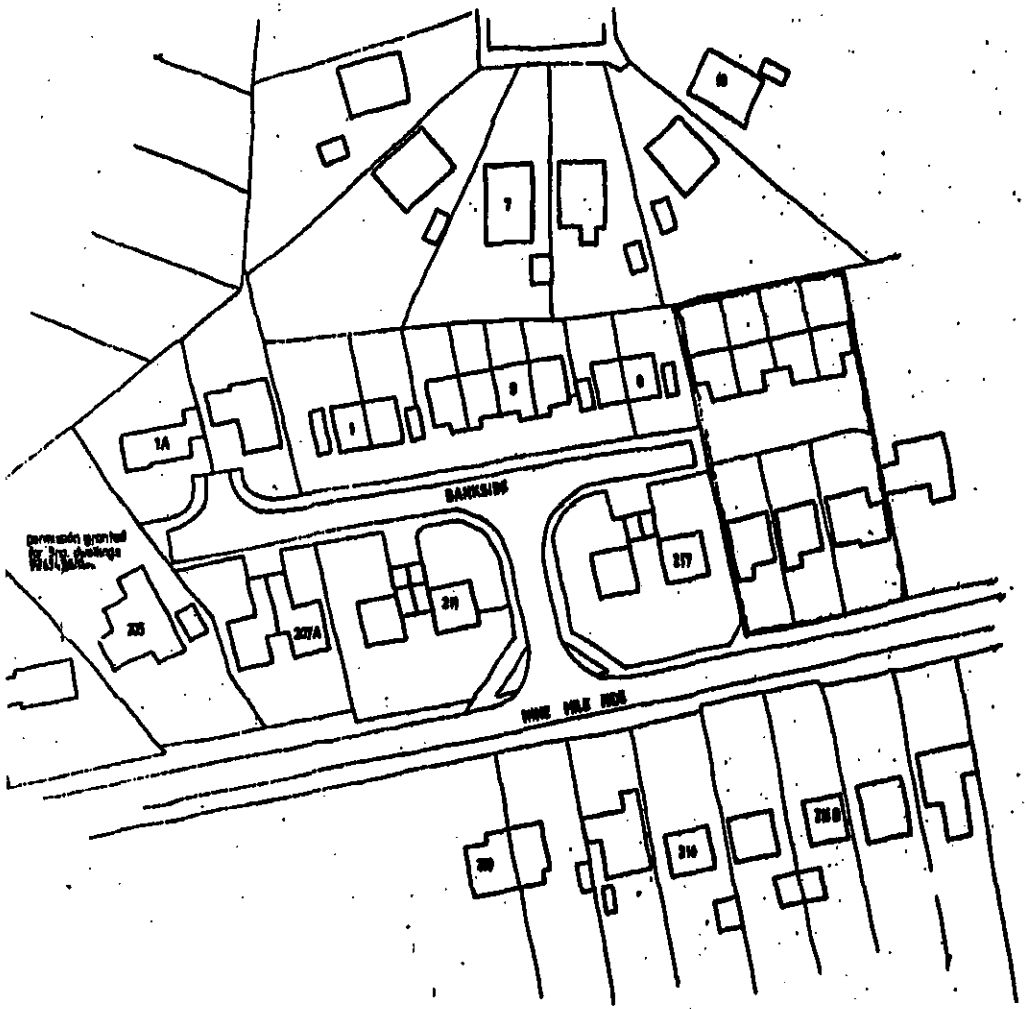
SIGNED: C.S. Cly DATE: 18-2-00

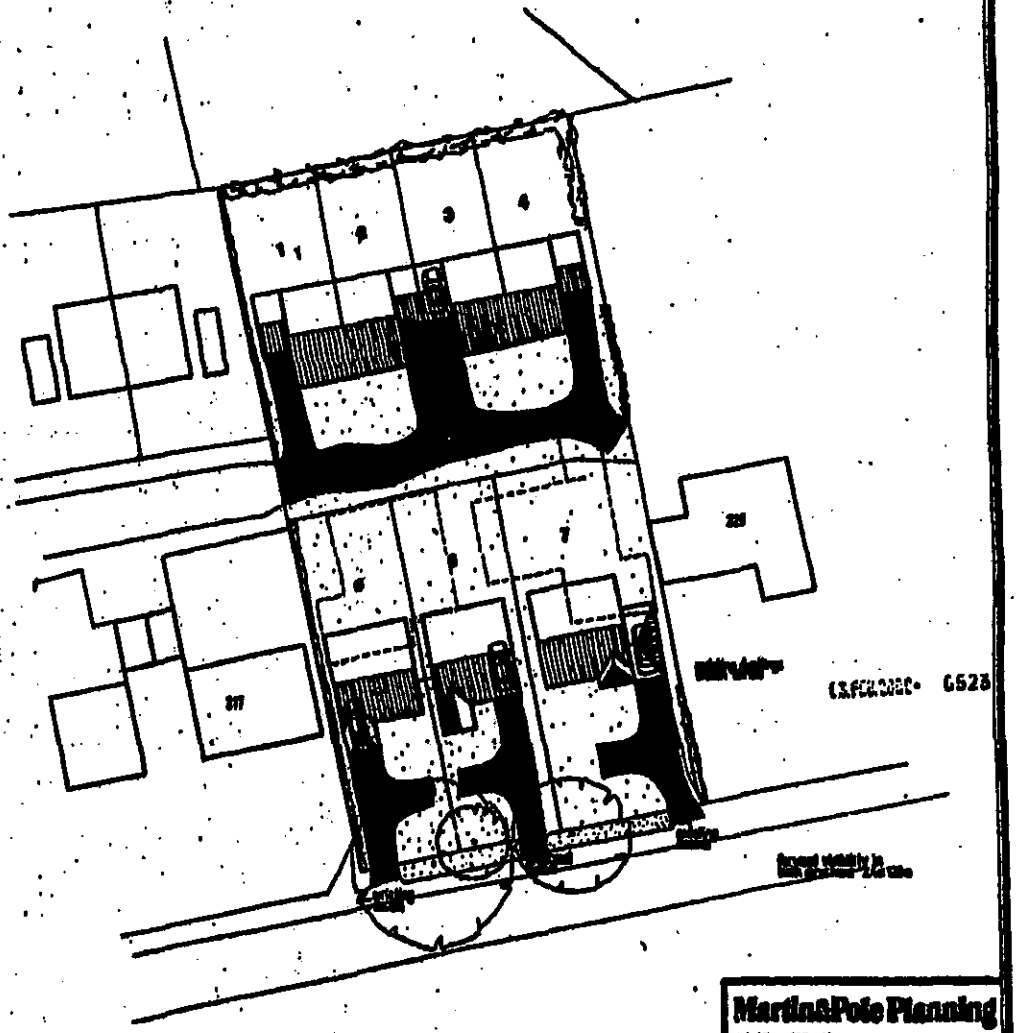
CLERK TO Finchampstead Parish Council



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Wokingham District Council.





FOR ILLUSTRATIVE PURPOSES ONLY

Martin&Pole Planning

PLANNING SERVICES	HPT
FDL	TLS
DC	ENF
APP	
CS 615	E
24 FEB 2000	
COPIES TO:	ACK: / FILE:

8, Bank Side
Finchampstead
Wokingham
Berkshire
RG40 3QB.

21st February 2000.

Dear Ms. Connor,

Re:- Application Number 0/2000/0523.

We write to you today to inform you of our intention to oppose the use of Bank Side as access to the proposed development of 221/223 Nine Mile Ride, Finchampstead, Wokingham, Berkshire.

As Bank Side is already used as a turning circle for vehicles 'lost' on Nine Mile Ride we feel it would create a very dangerous area for the many children that already live here.

Recently, the road was used by lorries stacked up and waiting to 'off load' on the new Avery Close development. This was on occasions very dangerous.

As an unclassified road, of very narrow proportions, I cannot see how any emergency vehicles would be physically able to manoeuvre along Bank Side, if need be.

We have good neighbours who park their cars considerately, but each house has at least two cars and as they need to park on

Bank Side, as obviously it is rather impractical to park on Nine Mile Ride this narrows the road even more and on several occasions we have found it difficult to get our small car out of our drive.

Whilst we appreciate the need for more houses in Berkshire, are you aware of the severe over crowding at one of the best schools locally. Gorse Ride Junior School is full to brimming, these new houses, as they are bound to have some children in them will over crowd the schools even more.

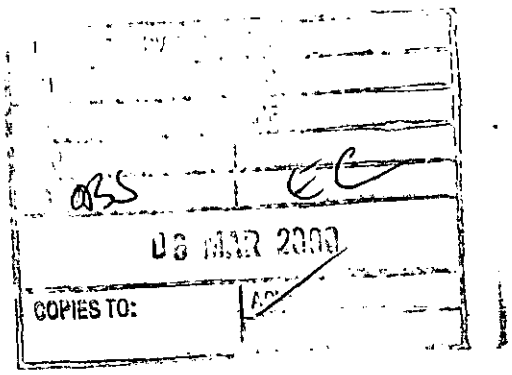
If this development goes ahead and opens flood gates for all those with a bit of land to sell off and move away, to leave us worrying about our children, class sizes, and praying we won't ever need a fire engine along the end of Bank Side in the direction of numbers 8, 7 and 6, then it will have been a big mistake.

Have you tried to pull out of this road between 8.20 a.m and 8.40 a.m, I think not.

Yours Sincerely,

A R Wolfield

4



9, Summit Close
Finchampstead
Wokingham
Berkshire
RG40 3LH
2nd March 2000

Dear Sirs

Application no: 0/2000/0523

With reference to your letter of 14th February advising us of the above application. We are the owners of the above property, which is **directly** behind the application site.

Having inspected the plans we wish to strongly **object** to this application for the following reasons:

1. Loss of amenity and privacy. The proposal of **four** properties within the extended line of only our boundary is totally unacceptable. The plans propose that the rear aspect of these four properties will be parallel to the rear of our bungalow leaving it open to constant scrutiny and a total loss of the privacy that now exists.

2. The close proximity of the four proposed properties will create additional noise and disturbance, not only during building, but also when occupied and will certainly lead to a devaluation of our property. Additional traffic gaining access to the properties will also increase both noise and pollution levels.

3. The nature of the existing residential area is of single-storey buildings, allowing uninterrupted panoramic views of the surrounding woodland, (see attached photograph). The proposed two-storey buildings will further erode these views as will the felling of the tree on Nine Mile Ride to allow access.

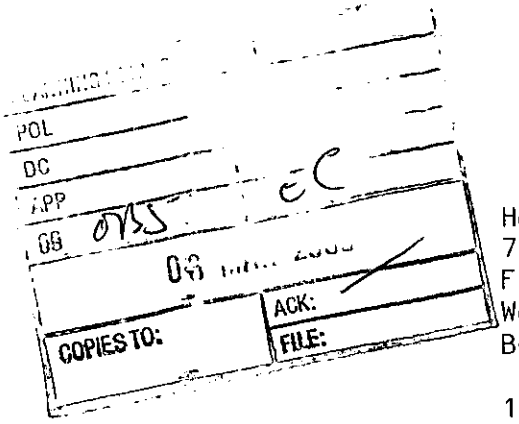
4. The application for additional access to the three proposed detached properties from Nine Mile Ride would add further dangers to an already busy road as will access via Bankside. Recent developments include Avery Close and planning permission for three more dwellings on the site of 205 Nine Mile Ride. How much more access can this road take? With the close proximity of schools and school bus routes using Nine Mile Ride, additional buildings will inevitably lead to more congestion around California Crossroads and the real possibility of more accidents.

We hope you will take into account our objections to this proposed **intensive** development and recommend that the application be **refused**. We would appreciate our objections being passed to the Planning Committee and its members.

Yours faithfully,

Paul B. Bennett.

Sharon Bennett.



Hobbis Family
7 Bankside
Finchampstead
Wokingham
Berkshire RG40 3QB

1 March 2000

Ms E Connor
Case Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Connor

We write further to your Departments letter of 14 February 2000 regarding the proposed plans for the erection of 7 houses on the sites of 221-223 Nine Mile Ride, Finchampstead, Wokingham, Berkshire with associated access.

Even without these additional houses, Bankside is already very busy and has enough traffic to cause parking problems. Most houses in the Close have on average two cars but some even more if they have grown up children. The Close is regularly used as a turning circle for traffic from the Nine Mile Ride and also as a general car park. Especially, on rubbish collection day, with additional cars from the dustbin men being parked in the entrance to the Close.

With the proposed plans, traffic will increase dramaticially, putting increased pressure on a narrow road, which was never really designed to withstand the daily use of such volumes of traffic. Increased traffic will also increase the dangers for the children in the Close.

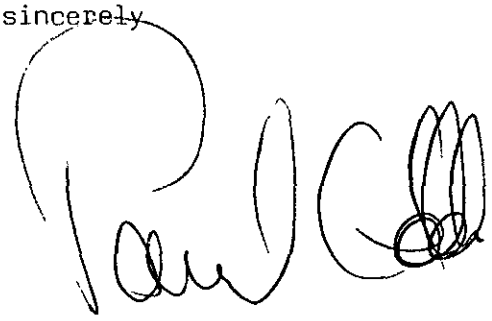
Also, because of the increased cars being parked in Bankside, emergency vehicles would find it extremely difficult to gain access to certain houses if the need arose.

Congestion in general in this area is worsening by the day but still more houses seem to be being built, with little or no improvements being made to the roads. The roads are becoming more and more dangerous for the children. We have a four year old and this is becoming more of a worry as the traffic increases.

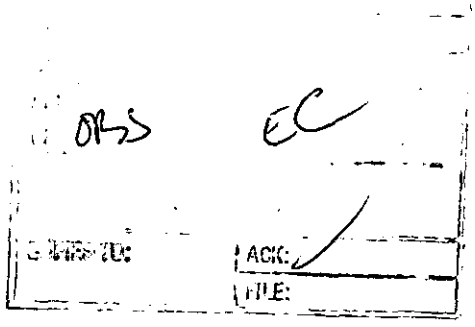
Also, with the increased number of houses being built in this area, will local amenitites be increased accordingly? Will additional funding be given to local schools? We understand the local Junior schools already have on average 38 plus pupils to a class. Again this concerns us as our child will start school next year.

we all understand the need for new houses but is it the answer to keep building on existing sites in an area that does not have the type of roads or amenities to cope with the amount of additional people being brought into the area?

Yours sincerely



Mr & Mrs P D Hobbis & Family



8 Summit Close
Finchampstead
Wokingham
Berkshire
RG40 3LH
bsmith@foinavon.com
29th February 2000

Dear Sirs

Planning Application: 0/2000/0523

We refer to your letter of 14th February advising us of the above application. We are the owners of the above property which abuts the application site. We have subsequently inspected the planning application and plans lodged with your Department.

We wish to **object** to this application for the following reasons:-

1. Loss of amenity and privacy due to the proximity of the proposed residential properties to our garden boundary. Although not clear from the indicative plans, it is assumed that the applicant is proposing 2 storey units rather than bungalows. Additional noise and disturbance will be created by this foreshortened proximity of the properties. We appreciate that the application is for Outline approval only, however in order to accommodate the proposed seven houses, these problems will be an inevitable consequence should consent be given.

2. The intensity of development proposed is unacceptable and will change the nature of the existing residential area. Again it is assumed from the indicative plans that the applicant is proposing 2 storey accommodation.

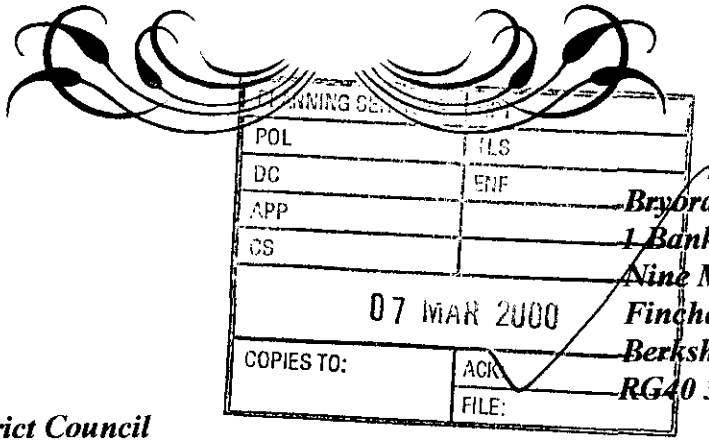
3. The creation of seven residential properties, as opposed to the existing two, will add still further to an unacceptable traffic situation on Nine Mile Ride whether directly onto this road or viaBankside. The access directly onto Nine Mile Ride and it's junction with Bankside lie between the California Roundabout and the Junction with Heath Ride where accidents have recently occurred. We have 3 children attending Nine Mile Ride School who have to cross Nine Mile Ride daily. Nine Mile Ride also rises over a blind summit at the application site/at the Bankside junction

We would be obliged if you could take these points and our objection into account and recommend this application for refusal. We would also be obliged if you could make this objection known to the Planning Committee and it's Members

Yours Sincerely

Brian C.F.Smith Bsc ARICS
Ref:BCFS/b077

Jennifer R Smith MA



Bryora
1 Bank Side
Nine Mile Ride
Finchampstead
Berkshire
RG40 3QB

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR
Attn: Elaine Connor - Case Officer

Dear Ms Connor

re: ***Planning 0/2000/0523***
221-223 Nine Mile Ride

We should like to voice our objection to the proposed erection of seven dwellings at the above mentioned site.

We already have the threat of extra housing at the other end of Bank Side and feel that these proposals would be detrimental to our peaceful cul-de-sac and to the safety of all the children who now reside here.

We now have fourteen children who play in our cul-de-sac with some degree of safety, but all the extra traffic involved with these two proposals would endanger this safety dramatically.

We have lived in Bank Side for some twenty three years and have enjoyed the peace and quiet of a relatively traffic free environment, we would be very sad to see this alter.

We await the Council's decision on this matter.

Yours sincerely

Mr Bryan and Mrs Moira Byott

DNS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 MAR 2000	
COPIES TO:	ACK:
	FILE:

217 Nine Mile Ride
Wokingham
Berks
RG40 3QA
01189 733840
5 March, 2000

Ms. E Conor,
Council Offices,
Shute End
Wokingham
RG40 1WR

Dear Ms. Conor

Planning Application No. 0/2000/0523-221/213 Nine Mile Ride

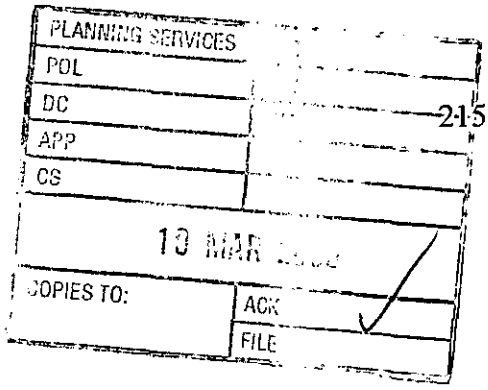
I wish to register my objection to this application for the following reasons:-

1) The proposed buildings will restrict passage of light to my garden and will deprive me, and my family, of privacy.
2) The houses using Bankside for access will add further cars to a side road from which it is already difficult to exit onto Nine Mile Ride.
3) By substituting seven houses for two, the pressure on roads, schools and amenities in general will be increased in an area where the infrastructure is struggling to cope with all the development which has taken place in the last twenty five years.

Yours sincerely

Colin E Smith.

505



215 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3QA

8 March 2000

Elaine Connor
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG4 1WR

Dear Ms Connor

Planning application 0/2000/0523

I am writing to object to the above planning application. My house is two doors away from number 221 and backs onto Bankside, the cul de sac which will be extended to allow access to the new houses. At present, access to numbers 221 and 223 is via Nine Mile Ride and does not affect Bankside at all.

My grounds for objecting are as follows:

1. Bankside is already a very congested road. Most families have at least two cars and park the second/third car half on the pavement and half on the road (the drives only accommodate one car and the garages are too small for most cars). This means that

   (a) access to the new houses will be severely restricted by the parked cars – some days the dustbin lorry cannot get past them.

   (b) the new households will add to the problem with an extra 14 or so cars, most of which will also have to park on the road.

2 At present, there is a short distance from the turn at the 'T' of the cul de sac to the end of the road. This means that cars enter the end of the cul de sac with reasonable care and children are able to play safely in the road. The new cul de sac will be longer and cars will therefore sweep round faster, creating an increased danger to the children playing. Again, the new households are likely to contain more children who will also be at danger.

3 In addition, during the building process the children will be unable to play outside at all due to the danger from the lorries and other heavy plant.

4 As stated above, households of this size are likely to bring more children into the area. At present, the local primary schools are suffering from large class sizes and this will be exacerbated by the new households.

5 The exit from Bankside is dangerous most of the time as Nine Mile Ride is a very busy road. Even though it has a 40 mph speed limit, cars often travel much faster and, being on the corner, I hear many near accidents as people skid to avoid people pulling out of Bankside onto Nine Mile Ride. This danger can only be increased by additional traffic and it will only be a matter of time before there is a very serious accident at the junction.

6 In order to build seven houses where there are currently two, trees and other greenery will have to be demolished, thus contributing to a loss of amenity for the neighbourhood.

7 The value of the remaining houses will seriously deteriorate as Bankside will become a congested "estate" with the existing houses overlooked where they have not been before. Apart from the loss of privacy, I do not see why my financial situation as a householder should be adversely affected by the greed of the householders at numbers 221 and 223.

Yours sincerely



Patricia Collins

Tel: (0118) 974 6451

Date: 2|5|00

My ref: O/2000/0523

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: O/2000/0523
221-223 , Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12|5|00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **O/2000/0523**
221-223 , Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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 6451

Date: 2|5|00

My ref: O/2000/0523

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: O/2000/0523
221-223 , Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

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 **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12|5|00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **O/2000/0523**
221-223 , Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

FROM: Elaine Connor

DATE: 14 February 2000

DELEGATED

PLANNING SERVICES | 26115
POI
DC
APP
CS
COPIES TO:

Finchampstead Parish Council Consultation Sheet

Application Number: O/2000/0523

Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address: 221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

Your observations are required in respect of this application **by 09/03/2000** .

Objection on the grounds of over-development of the site and the vulnerability of three of the proposed houses accessing onto the Nine Mile Ride.

SIGNED: C.S. Cl

DATE: 18-2-00

CLERK TO Finchampstead Parish Council

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 14 February 2000

Application Number: O/2000/0523

Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address:
221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

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

✓ below as applicable;

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

SC 21 - PARKING & TURNING (SR 06)

SC 30 - VISIBILITY SPLAYS (SR 13)
INSERT " DRG. NO. 29723/001"

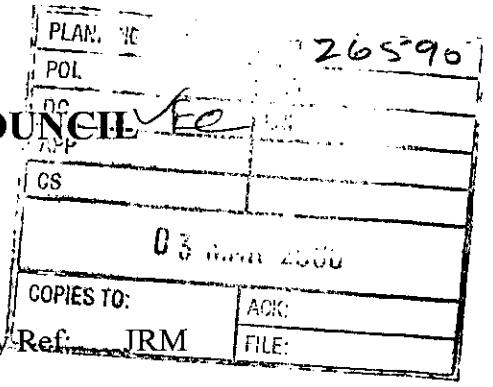
SC 32 - VISIBILITY SPLAYS FOR PRIVATE DRIVES (SR 13)

IN08.

Signed: N.S. T[illegible] **Print name:** 23-3-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 3/03/2000

221-223, NINE MILE RIDE, FINCHAMPSTEAD. O/2000/0523

Having considered the environmental health implications of the above application I would recommend the following conditions be applied should planning consent be granted:

1. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

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

John Mullaney
Environmental Health Officer

PLANNING SERVICES | RPT
PDL | TLS
DC | ENF
APP | EC
CS 0523
22 MAR 2000
COPIES TO: | FACS:
FILE:

GEOFFREY M. SIMPSON
Panoramastr. 36
65527 Niedernhausen/Taunus
Germany
Tel.: 06127/2932

17th March. 2000

G.Simpson • Panoramastr.36 • 65527 Niedernhausen • Germany

Wokingham District Council,
Environmental Services Dept.
P.O:Box 157,
Shute End, WOKINGHAM, Berks, RG40 1WR
England RG40 1WR

Re.: Application Number: 0/2000/0523
Site Address: 8 Bankside, Nine Mile Ride, Finchampstead

Dear Sir/Madam,

8 Bankside, Nine Mile Ride, Finchampstead, owned by my wife and myself, adjoins the plot that is the subject of the above planning application. We wish to make the following comments:

Contrary to the statement in the letter of application, the proposed development **would** have an adverse affect on the amenity of existing properties and completely change the character of Bankside:

- extension of the road past 8 Bankside
- more cars (noise, exhaust fumes)
- worsened parking situation
- the relative seclusion of 8 Bankside would be destroyed (**we bought the property because of the secluded situation**)
- the value of 8 Bankside would be reduced.

We therefore ask you to reject the planning application.

If however the application is approved, we would expect any restrictions as to the position of the new buildings to be kept to and would plead for the conservation of the existing, very old hedge adjoining 8 Bankside.

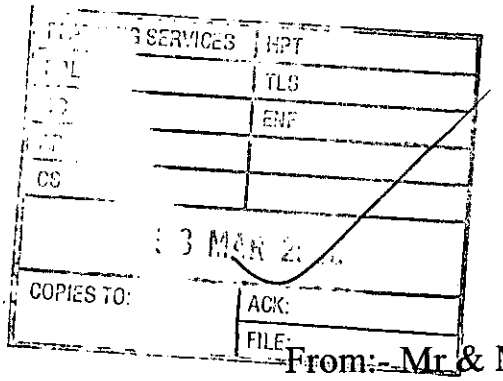
Yours sincerely,

G.M.Simpson

Geoffrey M. Simpson

cc. Mrs Paula Jack, Romans Property Services

DPS



5th March 2000.

Case No. 0/2000/0523

To:-M/s Elaine Connor.
PO Box 157,
Council Office,
Shute End,
Wokingham,
RG30 1WR

From:- Mr & Mrs. Devonish,
6 Bank Side,
Finchampstead,
Wokingham,
RG40 3QB

Dear M/s Connor,

I'm writing to lodge our objection for planning permission of seven house to be built on the site of 221 & 223 Nine Mile Ride, Finchampstead, with access for four house from Bank Side.

When all the residence are at home in Bank Side cars are parked on both sides of the road . If the road is to be extended this would surely be a hazard if the need should araise for Fire engines and Ambalances to get through as there is not much space for vehicles of their size.

Bank Side is a quiet cul-de-sac which is fairly safe for children to play out. But should the road go ahead I'm sure parents will have to think twice about letting their children out.

We sincerely hope you take notice of what the residence have to say in this matter and that you keep our quite little cul-de-sac just that, quiet and little.

Yours sincerely,

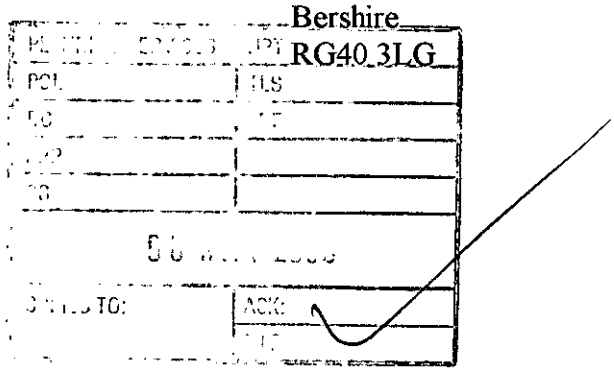
J. Devonish

Mr & Mrs. Devonish.

505

Mr Chris Wood
Head of Planning and Transportation
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks, RG40 1WR

18 Windsor Ride
Finchampstead
Bershire
RG40 3LG



6th March 2000

Dear Mr Wood

Ref: Application number O/2000/0523

Thank you for your letter advising us of the proposed buildings at 221-223 Nine Mile Ride. There appears to be a great many applications of this type at present.

I have several objections to this particular development given that Finchampstead is a residential area with a specific character given to it by the current housing styles:

1) The proposed dwellings would be out of character with the houses around them. They will be crammed into a relatively small area making the development a mini- estate. As a consequence, they would stand out relative to the older style bungalows with more spacious layouts.

2) It would be an over-development of the existing land with seven dwellings being squeezed into the space of two.

3) Nine Mile Ride is already a busy through route and any additional houses would only serve to compound this problem. As can be seen today, the routes into Wokingham and Bracknell already have quite lengthy queues on all of the major and minor routes.

4) Water pressure in this area is often low especially in the summer; as new housing is in-filled around the area this will only serve to make matters worse.

I am sure that others in the area will share my views so I would welcome your feedback on the likely considerations concerning this proposal.

Yours sincerely,

Geoff Lawrence

G.A.Lawrence.

PLANNING SERVICES
POL GC TLS
DC ENF
APP
CS MS AMD
29 FEB 2000
COPIES TO: ACK:
FILE:

4, Bank Side,
Finchampstead,
Wokingham RG40 3QB

The Chief Planning Officer,
Wokingham Council Offices,
Shute End,
WOKINGHAM RG40 1WJ

O/2000/0523

Dear Sir/Madam,

I am writing to express my extreme concern regarding the above Planning Application.

As a resident of Bank Side, I find that some occupants were advised of this development by letter, this courtesy was not extended to all houses in the Close.

Bank Side, is a small, unclassified, narrow road, accessed from Nine Mile Ride, and totally unsuitable for increased traffic. Should the Emergency Services be required e.g. Fire or Ambulance, present parking of vehicles, belonging to residents, would make it hazardous to reach the new houses proposed, at the end of Bank Side.

Last year when road works in Nine Mile Ride were being executed, Bank Side was used as a car park for several very heavy vehicles, resulting in damage to the road surface. When new houses were being built near the California Roundabout, the same conditions prevailed, with all the resulting chaos to residents.

The road is also often used as a turning circle by cars and other heavy vehicles which have missed their turning, to the detriment of all concerned.

If I need to exit into Nine Mile Ride between 8-15am. and 9-15am, I always have to leave and extra half hour to reach even the station in time. No doubt the inevitable extra vehicles which this development would generate must exacerbate this situation.

The road is also home to several small children, and concern for their safety whilst they are going to and from school, and whilst they are at play is paramount, I feel, in the rejection of these plans. Do we want more accident statistics in our town?

One of my criteria when moving into the area, three years ago, was to live in a quiet and peaceful domain, this I feel would be eroded if this development is allowed to go ahead. It would be very sad to open the floodgates to densely packed housing, under the guise of necessity.

Yours sincerely,

Marian Parry

Mrs. Marian Parry, 4, Bank Side.

Delivered by Hand 9/03/2000 4.15.

SDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
10 MAR 20..	
COPIES TO:	ACK: ✓
	FILE:

CAUSES FOR CONCERN FOR LOCAL RESIDENTS REGARDING THE PROPOSED PLANNING DEVELOPMENT NUMBER **0/2000/0523.**

221 & 223 NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM.

MARCH 8TH 2000.

The cul de sac is frequently used for extra parking. Residents from Nine Mile ride and visitors to Bankside park 2nd and 3rd vehicles on the pavement and in the turning point, making it difficult to reverse out and very difficult for essential services.

Our opinion is that the cul de sac is congested enough without extending it further. An increase of flow by 8 or 9 extra vehicles and no doubt their visitors, plus services would make the situation untenable.

Although the illustrative plan shows **a small reversing area at the far end of the proposed extension it is misleading** in so far as many of the larger vehicles (Essential services) would be required to reverse out of that area presenting an extremely dangerous situation for the eighteen children who already reside in Bankside, plus their friends who come to play.

Bankside is used as a play area for bikes and roller skates etc. as the gardens are so small.

(There are also fourteen grandchildren who visit various residents regularly at weekends and particularly during the school vacations.)

It has become quite stressful trying to gain entry onto Nine Mile Ride during the morning rush hours.

Prior to your Planning Committee Meeting relating to the above application **all the residents of Bankside** would appreciate access to a copy of the agenda, and summary of objections, for our perusal.

With reference to the paragraph regarding the Ransome Strip between the proposed plot and the East end of Bankside we would be grateful for a view of proof of ownership from the Gloucester Land Registry, as it is our belief that **the owner has not been notified of the intentions to gain access to a proposed building site.**

If ownership can be proved, we hope to approach the owner to request **refusal for access because the character and amenity of the area will be adversely affected by the proposed buildings.**

Mrs. C M. Howard-Nelson
1A Bankside, Nine Mile Ride, RG40 3QB.

Applicationo	Name & Address
O/2000/0523	A R Horsfield 8 Bankside Finchampstead Berks RG40 3QB
O/2000/0523	Mr M Parry 4 Bank Side Finchampstead Rg40 3QB
O/2000/0523	Mr & Mrs Bennett 9 Summitt Close Finchampstead Berks RG40 3LH
O/2000/0523	Mr & Mrs smith 8 summit Close Finchampstead Berks Rg40 3LH
O/2000/0523	Mr & Mrs Hobbis & Family 7 Bankside Finchampstead Berks RG40 3QB
O/2000/0523	Mr Byan & Mrs Byott Bryora 1 Bank Side Nine Mile Ride Finchampstead Berks RG40 3QB
O/2000/0523	C E Smith 217 Nine Mile Ride Wokingham Berks RG40 3QA
O/2000/0523	G A Lawrence 18 Windsor Ride Finchampstead Berks RG40 3LG
O/2000/0523	Mr & Mrs Devonish 6 Bank Side Finchampstead Berks RG40 3QB

O/2000/0523

Mrs Howard-Nelson
1A Bankside
Nine Mile Ride
Finchampstead
Berks
RG40 3QB

O/2000/0523

P Collins
215 Nine Mile Ride
Finchampstead
Berks
RG40 3QA

O/2000/0523

G M Simpson
Panoranatr. 36
65527 Neiderhausen/Taunus
GERMANY

App. Approved,
Letter sent 24/07/00

30235

copy

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

2 June 2000
JW/lea/29723
Your Ref 0/2000/0523

PLANNING SERV
POL
OC ✓EC
APP
CS
07 JUN 2000
COPIES TO: MLT
ACK:
FILE:
ENF

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

M Thorp Esq
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Mr Thorp

221-223 NINE MILE RIDE

I am writing to point out that the description of the development as provided in paragraph 2 of the Committee Report contains an error. It refers to the three dwellings on Nine Mile Ride being accessed via the existing two entrances. Indeed, this is repeated in paragraph 4, Section B.

The proposal drawing 29723/001 and our supporting letter dated 2 February 2000 confirm that two of the houses will use the existing access but the new middle dwelling would have a new access. This point was also repeated in our letter to your office dated 7 March 2000. As I assume the highway comments would have been based on our drawing there should not be a problem but this matter needs to be resolved if members are to be clear about what they are deciding.

Additionally, I was asked to provide information last week at short notice on the potential mix of housing on this site to enable Ms Connor to address this matter in her report. However I note that this policy is not referred to in the report. In case it comes up at Committee I simply would like to point out to you that a letter discussing the potential mix of housing types is on your file.

Please contact me if there is any more help or information needed.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

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

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Chartered Surveyors

WORK SHEET FOR : Elaine Connor

Application Number : O/2000/0523

Applicant : Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

Location : 221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.3.00 .....

Date Registered : 03/02/2000

Earliest Date for Decision : 09/03/2000

Latest Consultation Date/Site Notice Expiry Date : 09/03/2000

Application Expiry Date: 30/03/2000

Consultation Responses :

FINCH. P. COUNCIL : OBJECT - see file.
ENV. HEALTH : recommend conditions
HIGHWAYS: Cond. approval - see file for cond.
OBS LETTERS : 12 - see file.
LANDSCAPE : See file for conditions.

Planning Issues :

* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS.

Application Number: O/2000/0523

Appraisal:

The Site

The site which is the subject of this application currently consists of two detached bungalows which front Nine Mile Ride. These two properties have long rear gardens, which extend right back to meet the rear garden of no.9 Summit Close. The two sites in question are situated adjacent to the existing development Bankside, which is set off Nine Mile Ride.
In 1966 planning permission was given for 12 houses with garages, on land to the rear of 207-221 Nine Mile Ride, with access between 211 and 215 Nine Mile Ride. The proposal being considered in this application would provide four additional dwellings along Bankside, and would replace the two existing bungalows along Nine Mile Ride with three dwellings.
An application for outline planning permission was approved in May 1999 for three dwellings at 205 Nine Mile Ride, on the site of one existing dwelling. This development would appear to 'round off' the western aspect of Bankside.

Impact Upon the Street Scene

The proposal includes the replacement of two existing detached bungalows along Nine Mile Ride, with three detached dwellings, to be accessed via the existing two entrances. The existing two dwellings, which are to be replaced occupy sites approximately 14.5m and 15m in width. The proposed replacement dwellings to front Nine Mile Ride will occupy plots ranging from 9.5m in width to 12m. The average plot size on Nine Mile Ride varies from 7m on Bankside to around 13m on Nine Mile Ride. It is therefore not considered that the proposed development on Nine Mile Ride will have a cramped appearance, and will not have an adverse negative impact upon the street scene.
The proposed sites for residential development on Bankside, for four dwellings, will be of a similar size and arrangement as the existing dwellings. The scheme proposes four semi-detached properties with linked garages. It is considered that these sites will not be out of character with the existing residential development, and will therefore, not have an adverse negative impact upon the street scene.

Impact Upon Neighbouring Properties

No.8 Bankside
No.8 Bankside is a two storey semi-detached property which is located at the end of Bankside. The proposed development of four dwellings on Bankside is located on land to the east of no.8. The closest property will be at least 12m away from no. 8. As the garage of no.8 is located between this dwelling and the boundary of the new site it is not considered that it will have an adverse negative impact upon the living conditions of this property.

No.9 Summit Close
The four properties proposed to be located adjacent to no.8 Bankside will back onto the rear garden of no.9 Summit Close. The rear garden of no.9, Summit Close at its shortest point is approximately 19m to the boundary. The indicative plan provided shows the proposed dwellings a further 20m forward of this rear boundary line. It is considered that there is sufficient distance afforded between the existing and proposed dwellings. Therefore it is considered that the proposed development will

not have an adverse negative impact upon the living conditions of no.9 Summit Close.

No.217 Nine Mile Ride
No.217 Nine Mile Ride is a two storey detached dwelling which is set off the boundary with the application site, by approximately 4m. A hedge is located along the side boundary between the two sites. No windows are located in the side elevation of no. 217. According to the indicative plan provided the dwelling which will replace the existing dwelling at no.221 will be located further forward on the site. It is considered that this new location will be an improvement on the existing in terms of amenity to no.271. The proposed dwelling will sit slightly forward of no.217, but this appears as a single storey element. It is therefore not considered that the proposed development would have an adverse negative impact upon no.217.

No.225
The property at no.225 is a detached bungalow with integral garage, located to the boundary with plot 7 of the proposed development. According to the indicative plan the new property on this site will be located further forward of no.225, as opposed to the existing position of no.223. The proposed dwelling will be approximately 2m from the boundary with no.225. However due to the location and massing of the proposed garage at plot 7, and that of no.225, it not considered that the proposed dwelling would have an adverse negative impact upon the street scene.

PUBLIC CONCERN

One of the main concerns raised by local residents was that of additional traffic generated as a result of the proposed development, in terms of safety, parking, congestion and access problems. However the Council's Highways Authority have no objection to the development. A second issue raised was one of privacy and amenity, however as detailed above it is not considered that any of the immediate neighbouring properties will be adversely affected.
The concern was also raised that the proposed dwellings would be out of character with the existing dwellings in the area. However in the absence of detailed plans showing full elevations it is not possible to comment on this at present. With regards to siting, as shown on the indicative plan, it is not considered that the site sizes and layout are out of character with those of the surrounding area. Other issues of overdevelopment and high density housing were raised. However, in light of all the factors, it is not considered that the development will have an adverse negative impact upon the character of the area.

CONCLUSION

It is considered that the proposed scheme for seven houses is acceptable development in principle, on the site proposed, within the settlement boundary, and will not have an adverse negative impact upon the either the general character and street scene of the area, or the living conditions of any neighbouring properties

Recommendation: Approval

Application Number O/2000/0523
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC02	SR01.	INS: 'SITING, DESIGN & EXTERNAL APPEAR.' OF THE BUILDINGS & 'THE LANDSCAPING OF THE SITE'
2		SR10	NO CONSTRUCTION WORK OF ANY SORT WITHIN THE AREA COVERED BY THE APPLICATION SHALL TAKE PLACE BETWEEN THE HOURS OF ~~7pm~~ 6pm AND 7.30am MONDAYS TO ~~FRIDAY~~ SATURDAYS AND NO CONSTRUCTION WORK AT ALL SHALL TAKE PLACE ON SUNDAYS OR BANK HOLIDAYS.
3		SR10.	BEFORE THE DEVELOPMENT IS COMMENCED A DETAILED INVESTIGATION SHALL BE CARRIED OUT TO DETERMINE THE PRESENT AND LIKELY FUTURE IMPACT OF LANDFILL GAS ON THE SITE. THE METHOD & EXTENT OF THIS INVESTIGATION SHALL BE AGREED WITH THE PLANNING AUTHORITY PRIOR TO THE COMMENCEMENT OF WORK. DETAILS OF APPROPRIATE MEASURES TO CONTROL INGRESS OF LANDFILL GAS TO INHABITED SPACES & OUTDOOR AREAS, INCLUDING PROVISION FOR MONITORING, SHALL BE SUBM. & APPROVED IN WRITING BY THE PLANNING AUTH. BEFORE THE DEV. COMMENCES. THE DEV. SHALL THEN PROCEED IN STRICT ACCORDANCE WITH THE MEASURES APPROVED.
4	SC21	SR06	'Parking & Turning'
5	SC30	SR13	INS: DRG NO. 29723/001
6	SC32	SR13	

7 IN08

8 SC18 SR17
Landscaping ?

RECORD OF SITE VISIT

SITE ADDRESS: 221-223 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/0523

OFFICER: Elaine Connor

DATE OF SITE VISIT: 1.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
Established residential area
mixture of H. types along Nine Mile Ride
Similar houses on Bankside - 1960s developement
situated off Nine Mile Ride

3. DESCRIPTION OF SITE/BUILDING
221-223 N. Mile Ride
Existing dwellings - 2 detached bungalows with long rear gardens - back onto no 9 Summit Close.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 9 Summit Close - hedging along rear boundary W. no. 221 & 223.
no. 217 - hedge along side boundary
no. 225 - detached bungalow w integral gar. built onto boundary W. no. 223.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS — FLAT

BOUNDARY TREATMENT AS ABOVE

OTHERS N/A.

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

PLANNING SERVICES	HPT 27655
POL	23 March 2000
DC	JI/lea/29723
APP	
CS	
27 MAR 2000	
COPIES TO:	ACK:
	FILE:

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

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

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

Miss E Connor
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Miss Connor

221-223 NINE MILE RIDE
APPLICATION REFERENCE 09/03/2000

I have recently re-inspected the officer's file on the above application and note a number of additional letters of objection have now been placed on the file.

The main points raised in the objection letters appear to concern issues of amenity, character of the area, privacy and access. In response to these objections I would request that you have regard to the following.

(1) Amenity - I refer to my previous letter of 7 March with regard to the amenity of the proposed dwellings. In addition there is no loss of amenity, in planning terms, to the existing dwellings particularly to those in Summit Close

(2) Access from Bankside - The context plan indicates that there are adequate parking spaces for vehicles to be accommodated within the application site. I note that highway comments have not yet been received and I will comment on these if necessary at a later date.

(3) Character of the area -The proposed semi detached dwellings reflect those that already exist in Bankside and therefore cannot be considered to be out of character with the area. The proposed dwellings served from Nine Mile Ride are inkeeping with the character of the area.

(4) Loss of privacy - Although siting is not to be considered at this stage the context plan, for illustrative purposes only, does show that the proposed dwellings can be accommodated on site without either loss of light or privacy to adjacent dwellings.

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

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

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

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

Further you will be aware the recently revised PPG3 encourages the reuse of brownfield sites for housing development. We would contend that this site will allow for such redevelopment and reflect the advice as laid down in PPG3. Please do not hesitate to contact me if you have any further queries whatsoever.

Yours sincerely

J. M. Ireland

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

26809

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 MAR 2000	
COPIES TO:	ACK:
	FILE:

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

7 March 2000
JI/lea/

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

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

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

Miss E Connor
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Miss Connor

221-223 NINE MILE RIDE
APPLICATION REFERENCE 09/03/2000

I have today inspected the file on the above site and have noted the letters of objection received to date. In response to the objections raised I would request that you have regard to the following;

221 and 223 Nine Mile Ride benefit from existing separate accesses. The proposal therefore seeks one additional access only. These access points have forward visibility in both directions of 2.4 metres x 120 metres and as such meet highway criteria. With regard to other issues raised, notwithstanding that the application is an outline with means of access only to be considered at this stage, the context plan indicates that the proposed semi detached dwellings served from Bankside can be accommodated without adverse effect. They meet the Council's criteria on amenity area and space around dwellings. Parking for these dwellings can be provided on site as illustrated on the context plan. The Highway Authority have confirmed that Bankside is an adopted road.

I also note that our letter of 2 February which accompanied the planning application was not on the file. Please find enclosed a further copy for your records.

Please do not hesitate to contact me if you have any further queries whatsoever.

Yours sincerely

J. M. Ireland

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

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

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

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

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

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

2 February 2000
JI/lea/29723

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

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

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

Head of Planning and Transportation
Environmental Services
Wokingham District Council
Shute End
WOKINGHAM

Dear Sir

DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 7 NO. DWELLINGS WITH ASSOCIATED ACCESS 221-223 NINE MILE RIDE, WOKINGHAM

We are pleased to enclose the following particulars in respect of the above proposal;

Six copies of planning application form part 1 duly completed
Section 66 Certificate duly completed
Six copies of drawing number 29723/001 showing site plan and context plan
Six copies ordnance survey plan
Cheque for £380 made payable to Wokingham District Council

In support of the application we request you have regard to the following.

The three detached dwellings will be served from Nine Mile Ride. The site benefits from two existing accesses as shown on the context plan. The proposed and existing access points have forward visibility in both directions of 2.4 metres by 120 metres.

The four semi detached dwellings will be served from Bankside as shown on the context plan and can be accommodated without adverse affect on the amenity of the existing properties. The proposal allows for a provision of a mix of dwellings and types. In respect of sustainability the site is accessible by pedestrians both to the local shops and schools and existing bus routes which serve Wokingham, Reading and Camberley.

Continued/..

Chartered Surveyors

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

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

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

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

We also draw attention to a similar development, though within the curtilage of a single property, at no 205 Nine Mile Ride. This is for 3 no. dwellings (outline) and was most recently renewed under Council Reference 99/69428/0.

In dealing with this renewal there was considerable third party interest relating to a ransom strip. For the avoidance of doubt we have undertaken the necessary searches and confirm that these circumstances do not prevail at the eastern end of Bankside and the correct certificate is completed.

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

Yours sincerely

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

Enclosures

PLANNING SERVICES | ART 29931
POL
DC ✓ EC
APP
CS
30 MAY 2000
COPIES TO: | ACK: | FILE:
Reply Req

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

24 May 2000
JW/lea/29723
Your ref: 0/2000/0523

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

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

Ms E Connor
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Connor

221-223 NINE MILE RIDE

Although this planning application is for the principle of seven dwellings on the site with only access to be approved at this stage, you contacted me today to request our confirmation that the proposal would comply with Policy WH6 in providing for a variety of dwelling types.

As you know, the illustrative drawing (29723/001) shows how seven dwellings could be sited here. Three detached dwellings are shown accessed off Nine Mile Ride and to the rear, accessed from Bankside, are two pairs of semi detached dwellings. The detached properties range in size from approximately 135 square metres to 144 square metres gross floor area. The semi.s each have a gross floor area of approximately 100 square metres. Given these sizes I would imagine that the detached properties could provide 4 bedrooms and the semi.s could provide 3 bedrooms. It is clear that the proposal for seven dwellings on this site can provide a mix of house sizes (57% three beds/43% four beds) and a mix of house types (detached or semi). If the illustrative scheme is the one that is eventually built the number of bed spaces provided would be 24. Of course the eventual developer of this site may have a different house design but I cannot imagine how they could achieve houses significantly bigger than those indicated.

We submit therefore that the proposal for 7 dwellings on this site complies with Policy WH6. Furthermore, the use of larger detached dwellings on the Nine Mile Ride frontage enables the proposal to fit in with the existing character here while the higher density properties at the rear complement the street scene established in Bankside.

Continued/..

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

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Chartered Surveyors

I hope that this information enables you to complete your report and I would appreciate a copy of the report once it is ready for public release.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Cc Mr and Mrs Hawkins, W E Gardner Esq

Returned by Howard 09/03

CAUSES FOR CONCERN FOR LOCAL RESIDENTS REGARDING THE PROPOSED PLANNING DEVELOPMENT NUMBER **0/2000/0523.**

221 & 223 NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM.

MARCH 8TH 2000.

The cul de sac is frequently used for extra parking.

Residents from Nine Mile ride and visitors to Bankside park 2nd and 3rd vehicles on the pavement and in the turning point, making it difficult to reverse out and very difficult for essential services.

Our opinion is that the cul de sac is congested enough without extending it further. An increase of flow by 8 or 9 extra vehicles and no doubt their visitors, plus services would make the situation untenable.

Although the illustrative plan shows **a small reversing area at the far end of the proposed extension it is misleading** in so far as many of the larger vehicles (Essential services) would be required to reverse out of that area presenting an extremely dangerous situation for the eighteen children who already reside in Bankside, plus their friends who come to play.

Bankside is used as a play area for bikes and roller skates etc. as the gardens are so small.

(There are also fourteen grandchildren who visit various residents regularly at weekends and particularly during the school vacations.)

It has become quite stressful trying to gain entry onto Nine Mile Ride during the morning rush hours.

Prior to your Planning Committee Meeting relating to the above application **all the residents of Bankside** would appreciate access to a copy of the agenda, and summary of objections, for our perusal.

With reference to the paragraph regarding the Ransome Strip between the proposed plot and the East end of Bankside we would be grateful for a view of proof of ownership from the Gloucester Land Registry, as it is our belief that **the owner has not been notified of the intentions to gain access to a proposed building site.**

If ownership can be proved, we hope to approach the owner to request **refusal for access because the character and amenity of the area will be adversely affected by the proposed buildings.**

Mrs. to M. Howard-Nelson
1A Bankside, Nine Mile Ride, RG40 3QB.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 17/02/00

Location: 221-223 Nine Mile Ride, Finchampstead

Proposal: Outline application for erection of 7 dwellings and demolition of existing 2 dwellings.

Application Number: 0/2000/0523

In response to your consultation dated 14th February 2000 for the above application, the arboricultural comments are as follows:

I have no objection in principle to planning permission being granted.

The only significant trees worthy of long term retention are the ones shown to be retained along the Nine Mile Ride frontage of the site. It may be preferable to remove the young tree on plot 6 to allow the driveway to be placed midway between the 2 mature Oaks on plots 5 and 7.

If planning permission is granted conditions should be imposed requiring the following:

1. Details of how the trees being retained will be protected.
2. Details of how the access drive to plot 6 will be constructed to avoid damage to trees.
3. Details of existing levels and final finished levels.
4. Details of where all underground services will be routed.
5. Details of where site huts, materials, equipment and topsoil etc. will be stored.
6. Landscape scheme.

Neil Etherington
Senior Arboriculturist

Copy

26805

Martin & Pole

inc. Watts & Son Est. 1846

7 March 2000
JI/lea/

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

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

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

Miss E Connor
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Miss Connor

221-223 NINE MILE RIDE
APPLICATION REFERENCE 09/03/2000

I have today inspected the file on the above site and have noted the letters of objection received to date. In response to the objections raised I would request that you have regard to the following;

221 and 223 Nine Mile Ride benefit from existing separate accesses. The proposal therefore seeks one additional access only. These access points have forward visibility in both directions of 2.4 metres x 120 metres and as such meet highway criteria. With regard to other issues raised, notwithstanding that the application is an outline with means of access only to be considered at this stage, the context plan indicates that the proposed semi detached dwellings served from Bankside can be accommodated without adverse effect. They meet the Council's criteria on amenity area and space around dwellings. Parking for these dwellings can be provided on site as illustrated on the context plan. The Highway Authority have confirmed that Bankside is an adopted road.

I also note that our letter of 2 February which accompanied the planning application was not on the file. Please find enclosed a further copy for your records.

Please do not hesitate to contact me if you have any further queries whatsoever.

Yours sincerely

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

Chartered Surveyors & Estate Agents

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

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

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

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

Martin & Pole

inc. Watts & Son Est. 1846

2 February 2000
JI/lea/29723

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

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

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

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

Head of Planning and Transportation
Environmental Services
Wokingham District Council
Shute End
WOKINGHAM

Dear Sir

DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 7 NO. DWELLINGS WITH ASSOCIATED ACCESS 221-223 NINE MILE RIDE, WOKINGHAM

We are pleased to enclose the following particulars in respect of the above proposal;

Six copies of planning application form part 1 duly completed
Section 66 Certificate duly completed
Six copies of drawing number 29723/001 showing site plan and context plan
Six copies ordnance survey plan
Cheque for £380 made payable to Wokingham District Council

In support of the application we request you have regard to the following.

The three detached dwellings will be served from Nine Mile Ride. The site benefits from two existing accesses as shown on the context plan. The proposed and existing access points have forward visibility in both directions of 2.4 metres by 120 metres.

The four semi detached dwellings will be served from Bankside as shown on the context plan and can be accommodated without adverse affect on the amenity of the existing properties. The proposal allows for a provision of a mix of dwellings and types. In respect of sustainability the site is accessible by pedestrians both to the local shops and schools and existing bus routes which serve Wokingham, Reading and Camberley.

Continued/..

Chartered Surveyors

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

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

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

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

We also draw attention to a similar development, though within the curtilage of a single property, at no 205 Nine Mile Ride. This is for 3 no. dwellings (outline) and was most recently renewed under Council Reference 99/69428/0.

In dealing with this renewal there was considerable third party interest relating to a ransom strip. For the avoidance of doubt we have undertaken the necessary searches and confirm that these circumstances do not prevail at the eastern end of Bankside and the correct certificate is completed.

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

Yours sincerely

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

Enclosures

FROM Elaine Connor

DATE: 14 February 2000

DELEGATED

Finchampstead Parish Council Consultation Sheet

PLANNING SERVICES 26128
POL
DC
CS
CASE NO:

Application Number: O/2000/0523

Proposal: Outline application for the proposed erection of 7 dwellings with associated access. Demolition of existing 2 dwellings..

Site Address: 221-223 , Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr Gardne & Mr & Mrs Hawkins C/O Martin And Pole Nicholas.

Your observations are required in respect of this application **by 09/03/2000** .

Objection on the grounds of over-development of the site and the vulnerability of three of the proposed houses accessing onto the Nine Mile Ride.

SIGNED: C.S. Cly

DATE: 18-2-00

CLERK TO Finchampstead Parish Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 FEB 2000	Map No. 100 Site 018
Officer: EC / Application No. O/2000/0523	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 7 DWELLINGS WITH ASSOCIATED ACCESS. DEMOLITION OF EXISTING 2 DWELLINGS

Location: 221 & 223 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South

Applicant: MR GARDNER & MR/MRS HAWKINS

Fee Received 380-00 Required ..... Additional ..... Refund .....

(11)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 2. : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

~~Sent~~ 8, 9, 10 Summit Close ✓

7, 8 Bankside

18 Windsor Ride

+ 2 Site Notices — one at each existing access

SECTION 66 CERTIFICATE

Application No. [ ]

03.FEB.2006* 0523

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 not less unexpired term of which is than 7 years

OR

● See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

●

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application
- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a agricultural holding on all or part of the land to which the application relates, as follows.

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

Signed

On behalf of **W E Gardner Esq and Mr and Mrs J Hawkins**

Date 2 February 2000

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

ADDRESS 223 Nine Mile Ride PARISH Finchampstead

PLOT No. ORD. SHEET No.

BUILDER PP/659/68 MR S. HAWKINS SSE. EXTENSION 2.1.69 APP PP

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 11401	Mr J.C. Hawkins	addn of pitch roof to existing flat roof	3.7.79	App N/A
11283	"	"	24.9.74	N/A C/A
BR/16211	"	CARPORT SIDING ONLOOK	27.1.81	APP N/A
14969	"	"	12.3.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

[illegible] 0523

1.	APPLICANT'S NAME ADDRESS POSTCODE	W E Gardner Esq and Mr and Mrs J Hawkins c/o Agent PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	Martin & Pole, Nicholas 7 Broad Street Wokingham Berkshire RG40 1AY PHONE: 0118 978 0777
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	221-223 Nine Mile Ride Wokingham
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 dwellings and erection of 7 no. dwellings with associated access
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.02
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owners
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg no 29723/001 site location and context plan

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS	x	DESIGN	
		LANDSCAPING	

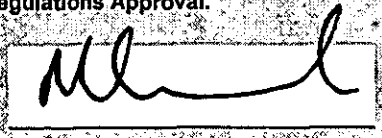
11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	Reserved matter	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Reserved matter	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing system	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	See dwg no 29723/001	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?		

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	2 /
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No — If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No — If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£380

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

SIGNED:  ON BEHALF OF: WEGardnerEsq Mr&MrsHawkins DATE: 2 February 20(

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