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EX SYSTEMS LTD

APPLICATION NO:
F/2000/2829

LOCATION:
Chung Yu Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs J Stean C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

EARLIEST-DATE FOR DECISION: **18/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 11/01/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Stean
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/2829

Parish: **FINCHAMPSTEAD**

Location: **Chung Yu, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to South East Area Local Plan policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) policy WCC7.

Informative

1. You are invited to discuss with officers a revised scheme that would fully take into account the decision and report of the Appeal Inspector into the previous proposal dismissed at appeal.

Informative

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

Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2, SC1 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/04/2001

Notice checked by: _____

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2829

Applicant : Mr & Mrs J Stean C/O 4th Dimension Architectural Design.

Location : Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/00

Date Registered : 16/11/2000

Earliest Date for Decision : 18/12/2000

Latest Consultation Date/Site Notice Expiry Date : 18/12/2000

This application will have expired on: 11/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2000/2829

Appraisal :

1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. the proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Informatives

1. You are invited to discuss with officers a revised scheme that would fully take into account the decision and report of the appeal Inspector into the previous proposal dismissed at appeal.

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan policy C2
South East Area Local Plan policies STV2, SC1 and SC18
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WCC7.

Recomendation : Approval: ☐ Refusal: ☑ at committee 11.4.01
(tick appropriate box)

Application Number F/2000/2829
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Chung Yu Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2829

OFFICER: Angela Odell

DATE OF SITE VISIT: 18.12.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 18.12.01

2. DESCRIPTION OF SURROUNDINGS Sporadic / ribbon dent. outside settlement.

3. DESCRIPTION OF SITE/BUILDING Existing low bungalow. Also various outbuildings - see plan attached.

4. RELATIONSHIP TO ADJOINING PROPERTIES Fronting Heath Ride is The Birches - a dormer bungalow. deredict piggery bldgs. to east.

5. SITE CONSTRAINTS

TREES To west side + rear + also rear east.

ACCESS/PARKING via track on RHS of The Birches.

LEVELS Flat.

BOUNDARY TREATMENT

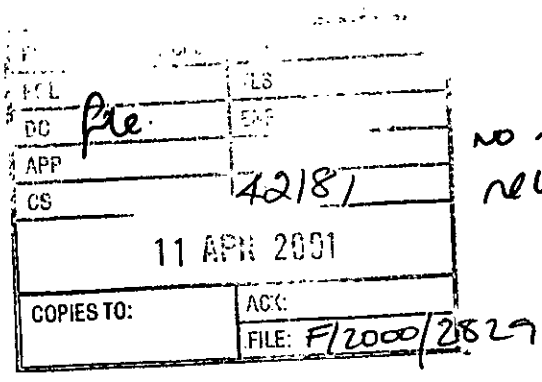
OTHERS

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

6 April 2001

Mr J Mitchell
Development Control Manager
Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 153
Shute End
Wokingham
Berks
RG40 1WL



no reply necessary

Dear Sir,

DEVELOPMENT CONTROL MEETING – WEDNESDAY 11 APRIL 2001
APP. NO. F/2000/2829 – PROPOSED DWELLING AT CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

I understand that the above application comes up for review at next week's Development Control Committee meeting, since the site visit has now taken place. I am therefore writing to request that Parish Councillor O A Vile is allowed to speak for the allotted time at this meeting, in order to represent the Parish Council's support of this application.

Yours sincerely

C.S.C.

Mrs Cherry Cole
The Clerk

F/2000/2829

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

~~PLANNING SERVICES~~	~~HPT~~
POL	TLS
DC	ENF
APP	
CS	40309
23 FEB 2001	
COPIES TO:	ACK:
	FILE:

20 February 2001

Mr J Mitchell
Head of Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks
RG40 1WR

No reply necessary
Lee

Dear Mr Mitchell,

DEVELOPMENT CONTROL COMMITTEE MEETING – TUESDAY 27 FEBRUARY 2001

I have been instructed to inform you that the Parish Council intend to be represented at the above meeting, by Parish Councillor O A Vile. Cllr Vile wishes to address the meeting on two applications, which I understand are to be determined at the meeting, namely:
Application No.F/2000/2829 – Stean – Chung Yu, Heath Ride, Finchampstead AO
Application No.O/2001/3157 – D'Cruze – Spring Copse, Wick Hill Lane, EC
Finchampstead.

Cllr Vile is aware of the three minute rule for speaking at the meeting.

Yours sincerely

C.S. Cole

Mrs Cherry Cole
The Clerk

copied to
A Lowther.

OFFICE HOURS: 10.00AM TO 12 NOON ON TUESDAY, THURSDAY AND FRIDAY

Tel. (0118) 974 6051

Date: 05 April 2001

Your Ref:

My Ref: **Angela Odell - F/2000/2829**

Mr & Mrs J Stean
C/O 4th Dimension Architectural Design
95
High Street
Crowthorne
Berkshire
RG45 7AD

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 Sir/Madam

Application Number: F/2000/2829

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.04.01 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

The Barton Willmore Planning Partnership London Limited
6th Floor, Venture House,
27-29 Glasshouse Street, London W1R 6BW
Tel 020 7446 6888 Fax 020 7446 6889
e-mail: planning@london.bartonwillmore.co.uk

FACSIMILE

Barton Willmore
Planning

To: Mrs. A Odell

From: Chris Brett

Company: Wokingham D.C.

Date: 15th Sept 2000

Fax No: 0118 9746486

Job No: 1300

Number of pages including this one: 4

Angela

Re Chung Yu

Initial thoughts for new house, based on Mr. Stear's existing property in Heath Ride. Scale and height and bulk much reduced over previous proposal. Estimated floorspace would be circa 2400 sq ft (compared to appeal proposal of nearly 4000 sq ft?). Existing outbuilding would be converted to garage.

Look forward to discussing with you on Monday c. 5.00 pm.

Thanks

Chris

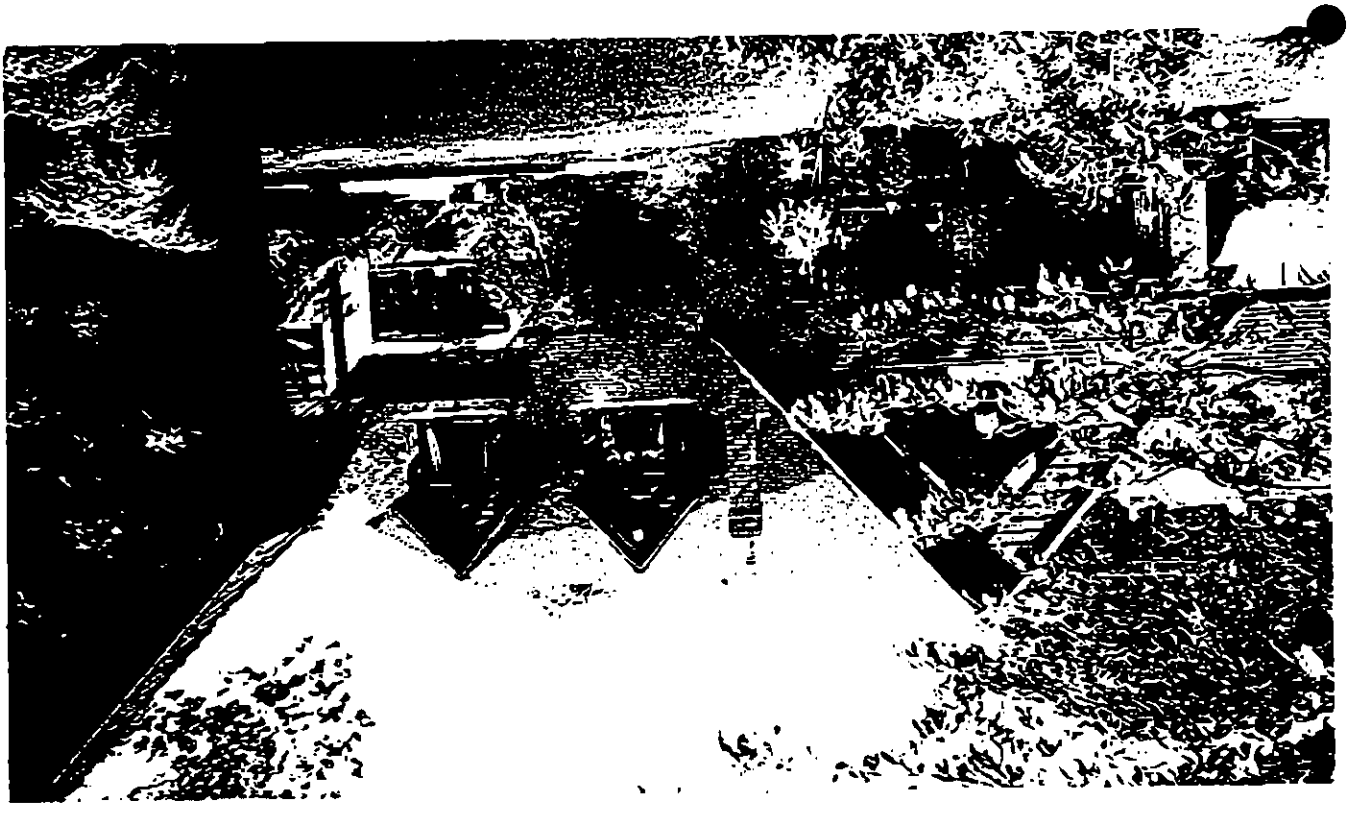
PS Sorry about the drawing quality

If you have not received the full number of pages, or find that any of them are illegible, please telephone the fax operator at the above number as soon as possible.

Certificate no FS 24864

0171 446 6889

15/09/00 14:58 BWP LONDON → 901189746486 NO.281 D01



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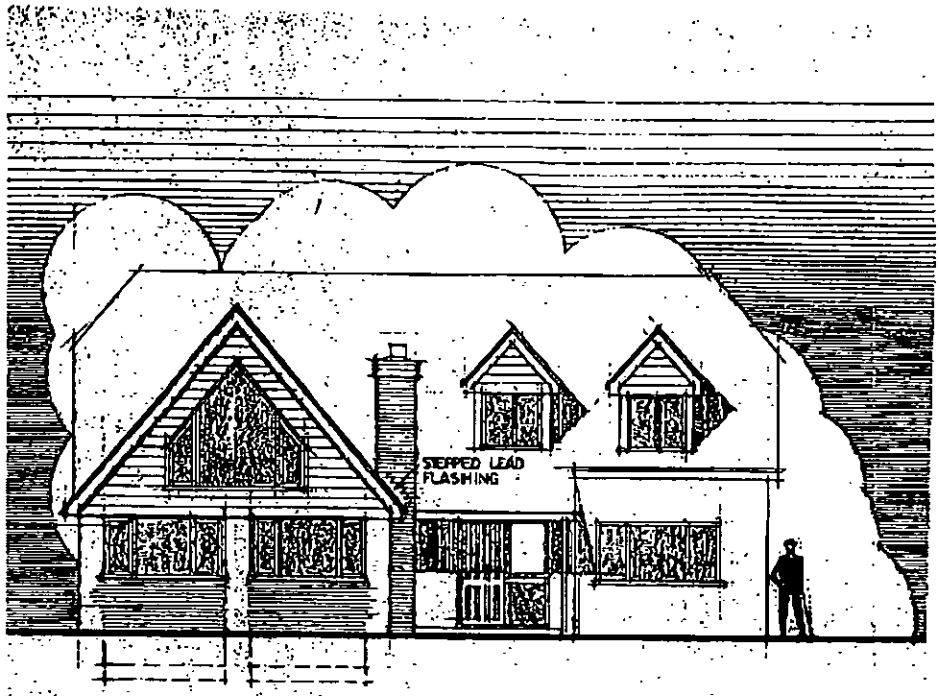
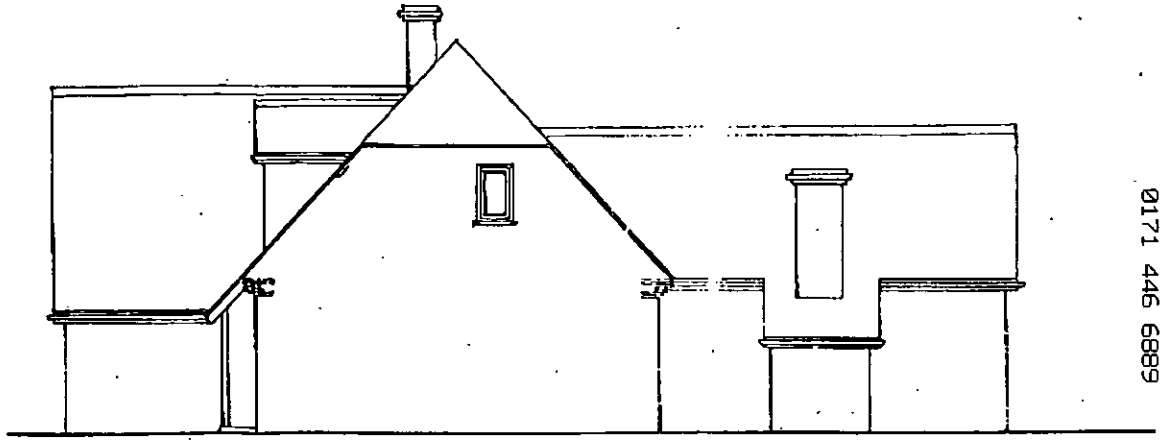
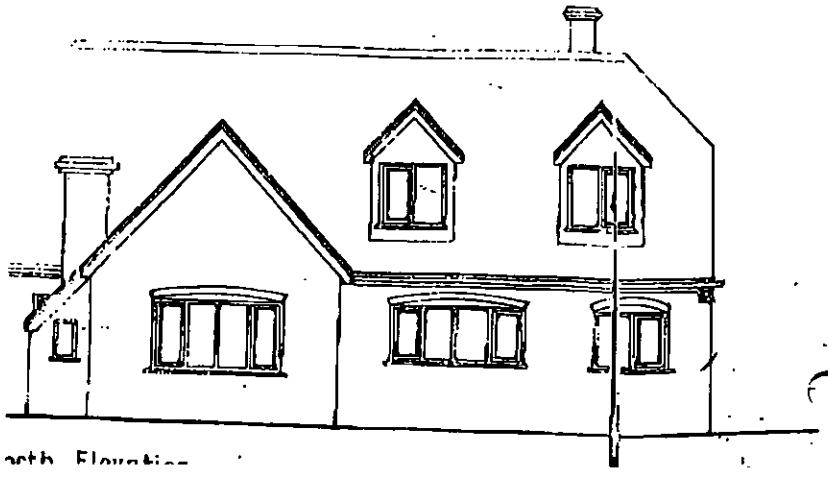
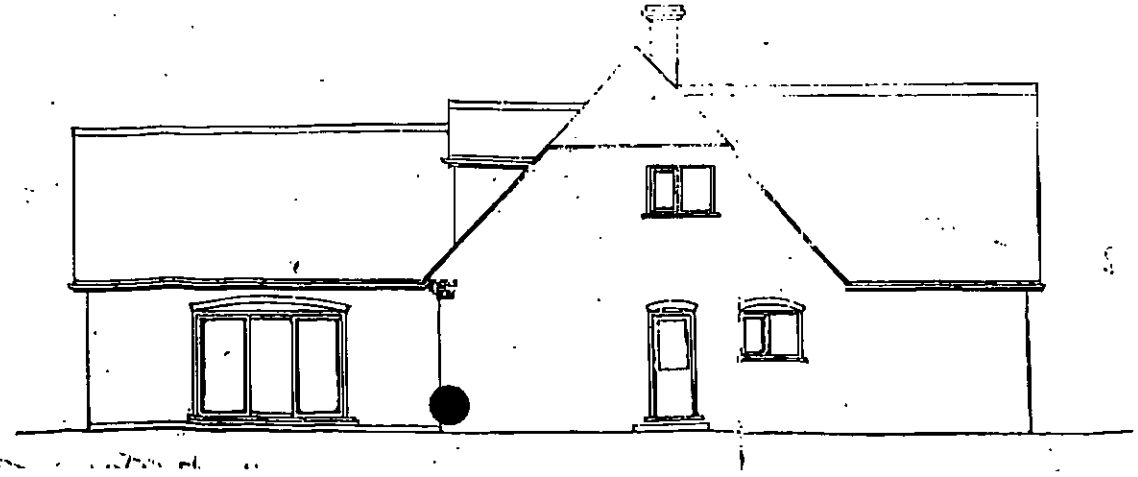


front elevation



East Elevation





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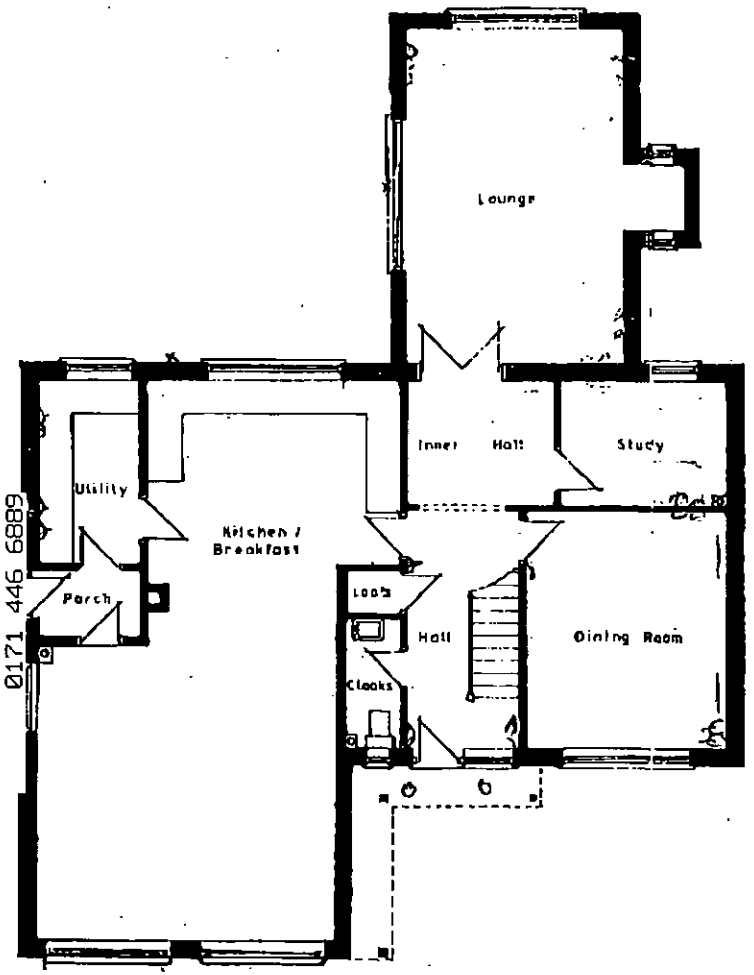
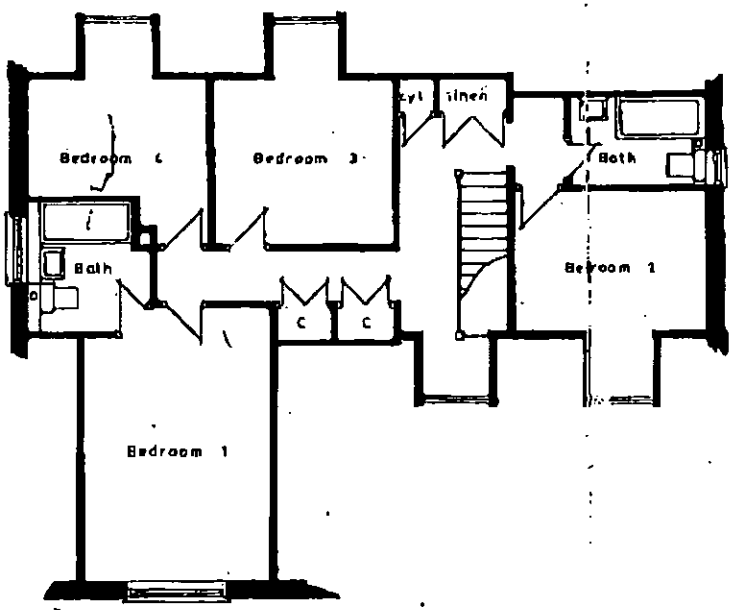


Ground Floor



First Floor

Angela Odell

From: Roland [THECUNDYS@finchampstead.fsnet.co.uk]
Sent: 16 February 2001 08:03
To: Angela.Odell@wokingham.gov.uk
Subject: Chung Yu, Heath Ride

Angela
Thank you for your message yesterday.
Here are the bullet points that cover the reason for listing. I will be covering them more fully at the Committee meeting.

1. Footprint Size. Size matters!

2. Brownfield Site.

3. Derelict site. Vandalism and Graffitti

4. Wick Vale Cotttage. Anomoly or precedent.

5. No objections from residents and Parish Council.

6. Parish council support this application.

You did mention that you would be putting some statistics into the report of applications that have received permission whose footprint was outside WDC guidelines. Can you confirm that this will be in in the report.

Regards Roland

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 APRIL 2001 FROM 7.00 PM TO 11.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: - Mrs P Bray, Mr FD Browne, Mr AJ Ross, Mrs ELM Siggery and Mr GM Storry

PART I

293. MINUTES

The Minutes of the meeting of the Committee held on 21 March 2001 were confirmed as a correct record and signed by the Chairman.

294. APOLOGIES

An Apology for absence was submitted from Mrs. DC Beatty.

295. 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.

RESOLVED: That the order of business detailed on the agenda be varied.

296. APPLICATION NO: 2000/2829, DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND OUTBUILDINGS, 'CHUNG YU' HEATH RIDE FINCHAMPSTEAD, FOR MR & MRS J STEAN

The Committee considered a report about this application set out on Agenda pages 2982 to 2991.

Members were reminded that consideration of the application had been deferred at the Committee meeting of 28 February 2001, to enable a site visit to be undertaken.

A representative from Finchampstead Parish Council attended the meeting and spoke in support of the application.

Mr. Stean, (the applicant) attended the meeting and spoke in support of the application.

In discussing the application, Members raised concerns regarding the size and height of the proposal.

RESOLVED: That Application No: 2000/2829 be refused on the grounds set out on Agenda pages 2984 to 2985.

Application No. F/2000/2829 **Received 16.11.00** **Finchampstead** **Listed By Councillor Cundy**

Applicant: **Mr and Mrs J Stean**
Location : **'Chung Yu', Heath Ride, Finchampstead**
Proposal : **Demolition of existing dwelling and erection of replacement dwelling and outbuildings**

1. The application was deferred at the Development Control Committee on 28th February 2001 for Members' site visit which was scheduled to take place on 6th April. Any issues arising, as a result of the site visit will be reported verbally at Committee.

2. Recommendation - REFUSE planning permission for the reasons set out in the attached report.

Angela Odell

Application No.	Received	Finchampstead	Listed by
F/2000/2829	16.11.00		Cllr Cundy

Applicant: Mr and Mrs J Stean
Location : 'Chung Yu', Heath Ride, Finchampstead
Proposal : Demolition of existing dwelling and erection of replacement dwelling and outbuildings.

1. **Planning History** – This 0.77 ha. site is in an area of sporadic development on a backland site behind Heath Ride. There is an existing bungalow in poor condition estimated to be 5.2m high, and also outbuildings and derelict piggery buildings. (The existing bungalow has not been extended). The site is screened from public views from outside the site.

   Application No. F/2000/0576 for a replacement dwelling (including demolition of outbuildings) was refused permission on 6/4/00 on the grounds that due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling on a site outside a settlement boundary. The subsequent appeal was dismissed (copy of Inspector's decision letter attached).

   The application has been listed by Cllr Cundy because of concern about the consistency of the application of policy regarding replacement dwellings in the countryside.

2. **Proposal** – is to demolish the existing buildings (except building 'A') and erect a chalet-style two storey dwelling 7.6m high. The existing building 'A' would be retained for use as a garage.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** "Actively supports this application".
   - ***Environmental Health Officer:*** No objection.
   - ***Highway Officer:*** No objection subject to conditions.

4. **Appraisal** – Main issues are:

   A. Effect on Character and appearance of the Area (South East Area Local Plan Policy SC18; Wokingham District Local Plan (Deposit Draft) Policy WCC7).
   B. Effect on Neighbouring Properties.
   C. Comments of the Parish Council.

   A. Effect on Character and Appearance of the Area
   The site is in an area of sporadic development in the countryside outside a settlement boundary and in the gap between Nine Mile Ride and Heath Ride. South East Area Local Plan Policy SC18 states that the replacement of existing dwellings in rural areas may be permitted provided that, inter alia: "(c) The size of the new development will not significantly exceed that of the existing property both in height and floor area." The purposes of the policy are to protect rural amenities by preventing a significant visual impact and to maintain a range of house types and sizes in the rural area.

Footprint/Floorspace comparisons	Floorspace	
	Previous application F/2000/0576	Current Proposal
Existing bungalow	115 m^2	
Proposed dwelling (floorspace)	288 m^2	211 m^2
Proposed dwelling (footprint)	175 m^2	143 m^2
Proposed net increase in floorspace on existing bungalow	173 m^2	96 m^2
Proposed net increase as % of existing	150%	83%
Outbuildings to be demolished (A, B & C – excluding low height piggery buildings).	181 m^2	
(B & C - " " " ")		115 m^2
Proposed height	7.8 m	7.6 m

The currently proposed dwelling has been considerably reduced in floorspace and to a lesser extent in footprint compared with the previously refused design. The proposed gable ends of the roof have been reduced to hips and half hips but the height has only been reduced by 0.2 m.

Attention is drawn to paragraphs 5 & 6 of the attached Inspector's decision notice. It is considered that the proposal would still significantly exceed that of the existing property in terms of both height and floor area, contrary to the provisions of Local Plan policy SC18 and that the proposed house would be very different in type and size from the existing bungalow. In addition, it is considered that the visual presence of the house would still be considerably greater than the modest single-storey dwelling presently on the site, and that there would still be an urbanising effect with the site becoming more built-up and less open.

In paragraph 5 the Inspector noted that the property would not be visible to the public, but nevertheless he still considered that "The character and appearance of the rural area would be unacceptably changed by replacement properties of excessive size. The separation of existing settlements would be eroded. The range of house types and sizes would also be changed." It is considered that this would still be the effect with the current proposal.

In paragraphs 7 and 8 the Inspector also considered that other planning decisions and appeals for replacement dwellings and extensions in the area did not change his view.

B. Effect on Neighbouring Properties
The only neighbouring property affected is 'The Birches'. It is considered that the proposal would not have a significant adverse effect, and the occupants have written in support.

5. **Conclusion** – Due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling, contrary to Policy SC18 and the aims of Policy WCC7.

2984

6. **Recommendation** – REFUSE permission for the following reason:

   1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. the proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Informatives

1. You are invited to discuss with officers a revised scheme that would fully take into account the decision and report of the appeal Inspector into the previous proposal dismissed at appeal.

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policy C2
   South East Area Local Plan policies STV2, SC1 and SC18
   Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WCC7.

Angela Odell

Appeal Decision

Site visit made on 1 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Andrew S Freeman BSc(Hons) DipTP DipEM
FRTPI FIHT MIEnvSc

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
10 AUG 2000

Appeal Ref: APP/X0360/A/00/1042893
Chung Yu, Heath Ride, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs J Stean against the decision of Wokingham District Council.
- The application (ref: F/2000/0576), dated 11 February 2000, was refused by notice dated 6 April 2000.
- The development proposed is demolition of existing dwelling and ancillary buildings; erection of replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. In my opinion, the main issue is the effect of the proposal on the character and appearance of the rural area.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan. Local Plan Policy STV2 indicates that development in rural areas will not normally be allowed. However, under Policy SC18, the replacement of existing dwellings in rural areas may be permitted provided that, amongst other things, the size of the new development will not significantly exceed that of the existing property both in height and floor area. Policy SC1 seeks to maintain a clear separation of settlements. In the defined areas development will not be permitted which would either detract from the undeveloped appearance or intensify existing sporadic development.

3. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan. Under draft Policy WCC2, development will not be permitted in the Green Gaps and Wedges that would affect or detract from their open or countryside appearance and character. Draft Policy WCC7, referred to in the reason for refusal, relates to extensions to dwellings in the countryside.

Reasons

4. I would describe the existing dwelling on the appeal site as a modestly sized bungalow. It is on a large backland site, not intensively developed, and generally surrounded by trees and land open in character. A large detached two-storey four-bedroom house would replace the

bungalow. It is stated that the proposed dwelling would be approximately two-and-a-half times the floorspace of the existing bungalow and some 2.5m higher.

5. In my view, the size of the new development would significantly exceed that of the existing property in terms of both height and floor area, contrary to the provisions of Local Plan Policy SC18. The proposed house would be very different in type and size from the existing bungalow. Further, the visual presence of the house would be considerably greater than the modest single-storey dwelling presently on the site. To my mind, the development would represent a significant move away from the rural character of this sylvan backland site and its surroundings. There would be an urbanising effect with the site become more built-up and less open.

6. I appreciate that, to all intents and purposes, the property would not be visible to the public; also that, viewed in isolation, the proposed house could be considered to be in keeping with other properties in the area including Brunsden Farm. However, I do not regard these as good arguments. Developments of the type and form proposed could be repeated too often. The character and appearance of the rural area would be unacceptably changed by replacement properties of excessive size. The separation of existing settlements would be eroded. The range of house types and sizes would also be changed.

7. I have considered the matter of "comparable developments" and other appeal decisions. I saw some of the examples on my site visit including Deers Leap/La Vallette. This particular property is within a built-up frontage of more sub-urban character, a factor which the Council indicates distinguishes that case from the present appeal. With regard to Audere Pines, I do not consider that the extension is comparable in terms of either visual impact or policy. I have no relevant information on the background to the replacement dwelling on this site.

8. The Wick Vale Cottage decision would appear to be anomalous although I note that the site is not within a Green Wedge. With regard to Kings Mere, I acknowledge that the planning officer judged the proposals to be acceptable. However, I do not consider that the comments undermine a concern to discourage replacement dwellings of a size significantly exceeding that of existing property.

9. In my opinion, none of examples quoted would justify the erection of a large replacement dwelling that would be clearly contrary to Policy SC18 and significantly harmful to the character and appearance of the rural area.

10. I recognise that the demolition of certain outbuildings would assist in a general tidying-up of the site; also that there is support for the proposal from local residents and councillors. However, in these and all other respects, I have found no evidence that would outweigh the considerations that have lead me to my decision.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

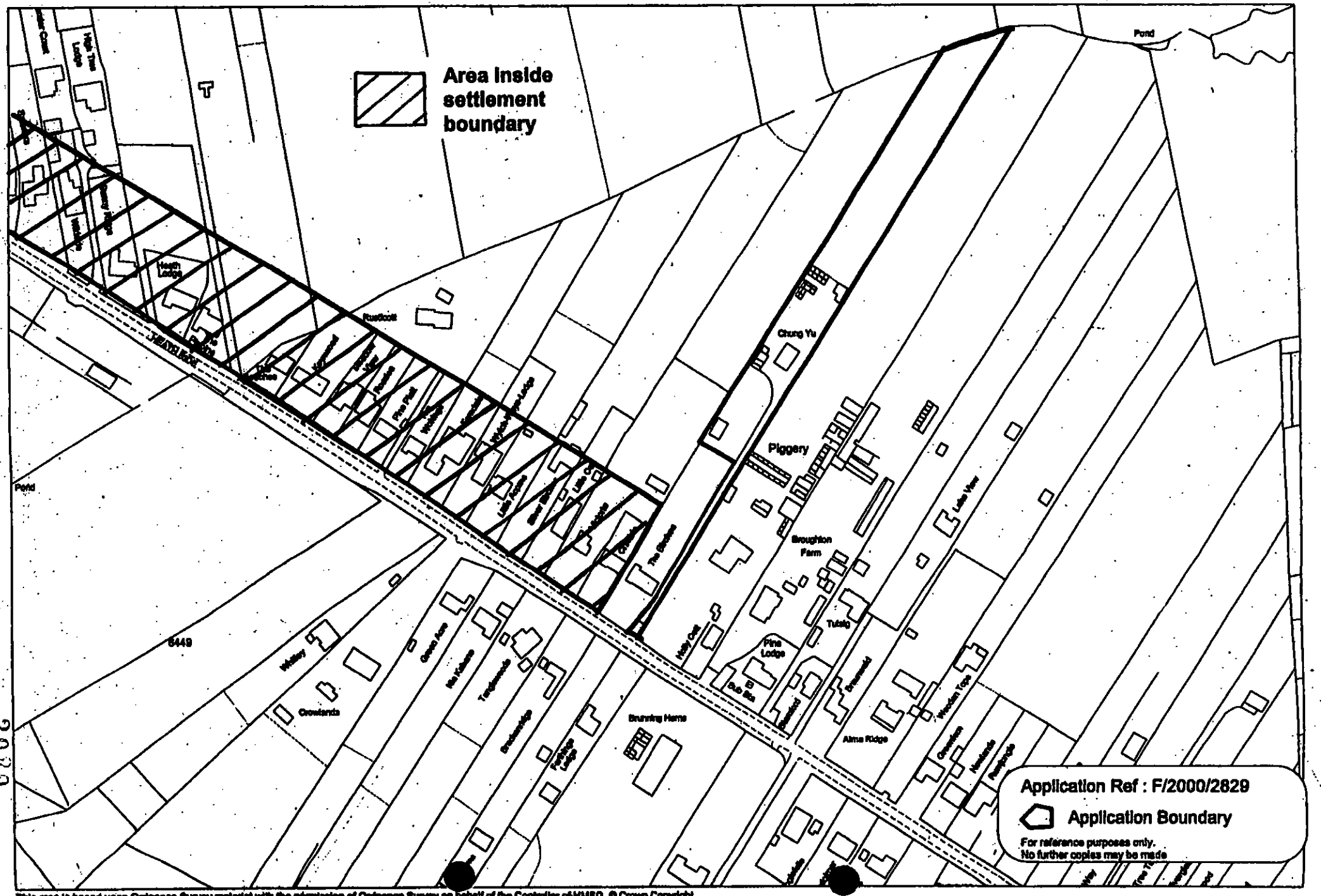
Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

13. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR



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Development Control Section, Environmental Services, Wokingham District Council.

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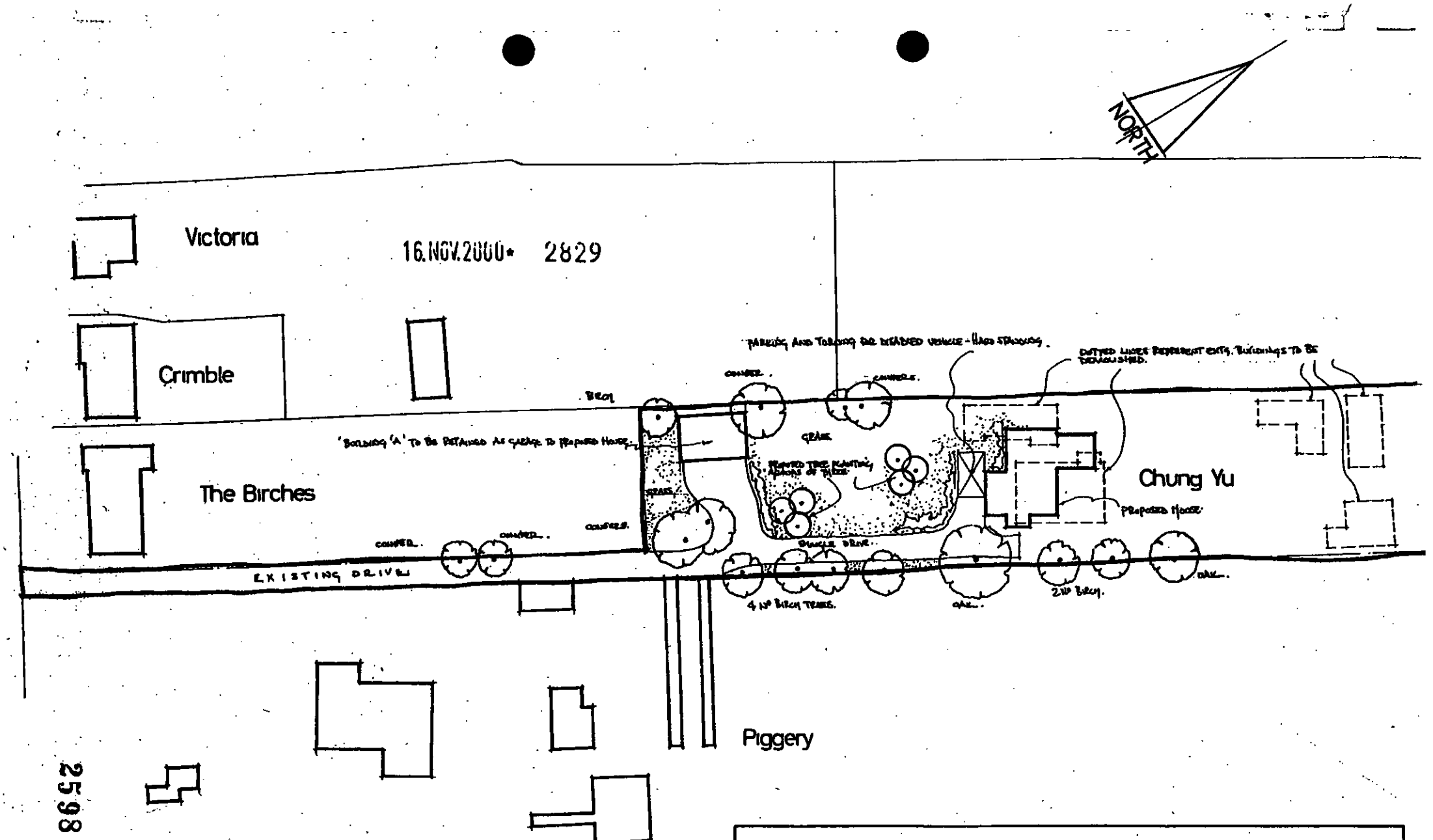


Proposed house:- Chung Yu, Heath Ride, FINCHAMPSTEAD

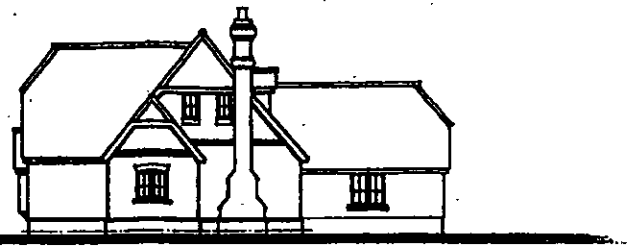
For:- Mr+Mrs Stean.

Drg Nº 5146/03.

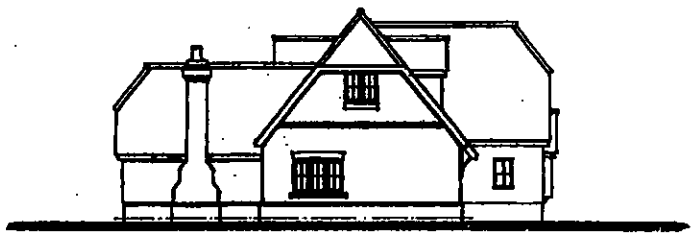
Site plan 1:500 November 2000



Front elevation 1:100



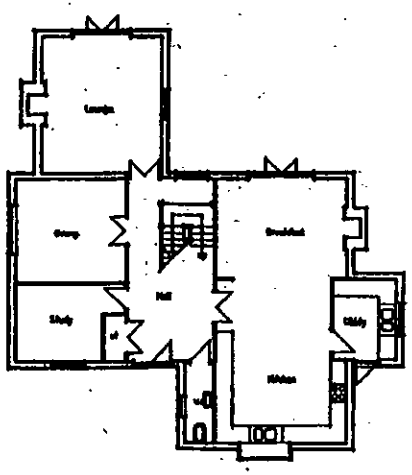
Side elevation 1:100



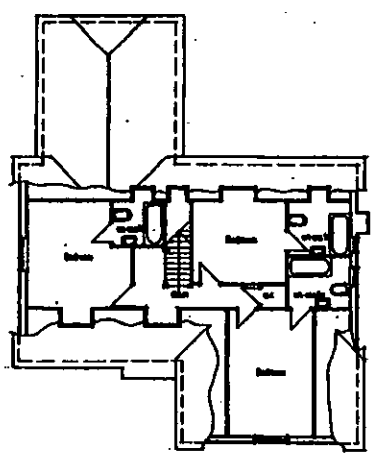
Side elevation 1:100



Rear elevation 1:100



Ground floor plan 1:100



First floor plan 1:100

2599

2931

16.NOV.2000 2829

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Project:- HOUSE at 'Chung Yu', Heath Ride, FINCHAMPSTEAD

Client:- Mr+Mrs Shah

Dg.no. 5148/02 Description:- Proposals

Date:- November 2000 Scale:- 1:100

DIMENSION

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

The Committee considered a report on this application set out on Agenda pages 2591 to 2599.

Mr Vile, a representative of Finchampstead Parish Council attended the meeting and gave that authority's views on the application.

Mr Stean, the applicant, attended the meeting and spoke in favour of the application.

RESOLVED: That consideration of Application No: 2000/2829 be deferred for a site visit.

261. APPLICATION NO: 2000/2829, DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND OUT BUILDINGS, 'CHUNG YU' HEATH RIDE FINCHAMPSTEAD, FOR MR & MRS J STEAN

Application No.	Received	Finchampstead	Listed by
F/2000/2829	16.11.00		Cllr Cundy

Applicant: Mr and Mrs J Stean
Location : 'Chung Yu', Heath Ride, Finchampstead
Proposal : Demolition of existing dwelling and erection of replacement dwelling and outbuildings.

1. **Planning History** – This 0.77 ha. site is in an area of sporadic development on a backland site behind Heath Ride. There is an existing bungalow in poor condition estimated to be 5.2m high, and also outbuildings and derelict piggery buildings. (The existing bungalow has not been extended). The site is screened from public views from outside the site.

   Application No. F/2000/0576 for a replacement dwelling (including demolition of outbuildings) was refused permission on 6/4/00 on the grounds that due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling on a site outside a settlement boundary. The subsequent appeal was dismissed (copy of Inspector's decision letter attached).

   The application has been listed by Cllr Cundy because of concern about the consistency of the application of policy regarding replacement dwellings in the countryside.

2. **Proposal** – is to demolish the existing buildings (except building 'A') and erect a chalet-style two storey dwelling 7.6m high. The existing building 'A' would be retained for use as a garage.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** "Actively supports this application".
   - ***Environmental Health Officer:*** No objection.
   - ***Highway Officer:*** No objection subject to conditions.

4. **Appraisal** – Main issues are:

   A. Effect on Character and appearance of the Area (South East Area Local Plan Policy SC18; Wokingham District Local Plan (Deposit Draft) Policy WCC7).
   B. Effect on Neighbouring Properties.
   C. Comments of the Parish Council.

   A. Effect on Character and Appearance of the Area
   The site is in an area of sporadic development in the countryside outside a settlement boundary and in the gap between Nine Mile Ride and Heath Ride. South East Area Local Plan Policy SC18 states that the replacement of existing dwellings in rural areas may be permitted provided that, inter alia: "(c) The size of the new development will not significantly exceed that of the existing property both in height and floor area." The purposes of the policy are to protect rural amenities by preventing a significant visual impact and to maintain a range of house types and sizes in the rural area.

Footprint/Floorspace comparisons	Floorspace	
	Previous application F/2000/0576	Current Proposal
Existing bungalow	115 m^2	
Proposed dwelling (floorspace)	288 m^2	211 m^2
Proposed dwelling (footprint)	175 m^2	143 m^2
Proposed net increase in floorspace on existing bungalow	173 m^2	96 m^2
Proposed net increase as % of existing	150%	83%
Outbuildings to be demolished (A, B & C – excluding low height piggery buildings).	181 m^2	
(B & C - " " " ")		115 m^2
Proposed height	7.8 m	7.6 m

The currently proposed dwelling has been considerably reduced in floorspace and to a lesser extent in footprint compared with the previously refused design. The proposed gable ends of the roof have been reduced to hips and half hips but the height has only been reduced by 0.2 m.

Attention is drawn to paragraphs 5 & 6 of the attached Inspector's decision notice. It is considered that the proposal would still significantly exceed that of the existing property in terms of both height and floor area, contrary to the provisions of Local Plan policy SC18 and that the proposed house would be very different in type and size from the existing bungalow. In addition, it is considered that the visual presence of the house would still be considerably greater than the modest single-storey dwelling presently on the site, and that there would still be an urbanising effect with the site becoming more built-up and less open.

In paragraph 5 the Inspector noted that the property would not be visible to the public, but nevertheless he still considered that "The character and appearance of the rural area would be unacceptably changed by replacement properties of excessive size. The separation of existing settlements would be eroded. The range of house types and sizes would also be changed." It is considered that this would still be the effect with the current proposal.

In paragraphs 7 and 8 the Inspector also considered that other planning decisions and appeals for replacement dwellings and extensions in the area did not change his view.

B. Effect on Neighbouring Properties
The only neighbouring property affected is 'The Birches'. It is considered that the proposal would not have a significant adverse effect, and the occupants have written in support.

5. **Conclusion** – Due to its size, scale and height the proposed dwelling would be excessive in size for a replacement dwelling, contrary to Policy SC18 and the aims of Policy WCC7.

6. **Recommendation** – REFUSE permission for the following reason:

   1. The site is outside a settlement boundary. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. the proposal would therefore be contrary to South East Area Local Plan Policy SC18 and to the aims of Wokingham District Local Plan (Deposit Draft) Policy WCC7.

Informatives

1. You are invited to discuss with officers a revised scheme that would fully take into account the decision and report of the appeal Inspector into the previous proposal dismissed at appeal.

2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policy C2
   South East Area Local Plan policies STV2, SC1 and SC18
   Deposit Draft Wokingham District Local Plan policies WCC1, WCC2 and WCC7.

Angela Odell

Appeal Decision

Site visit made on 1 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Andrew S Freeman BSc(Hons) DipTP DipEM FRTPI FIHT MIEnvSc

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
10 AUG 2000

Appeal Ref: APP/X0360/A/00/1042893
Chung Yu, Heath Ride, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs J Stean against the decision of Wokingham District Council.
- The application (ref: F/2000/0576), dated 11 February 2000, was refused by notice dated 6 April 2000.
- The development proposed is demolition of existing dwelling and ancillary buildings; erection of replacement dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. In my opinion, the main issue is the effect of the proposal on the character and appearance of the rural area.

Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan. Local Plan Policy STV2 indicates that development in rural areas will not normally be allowed. However, under Policy SC18, the replacement of existing dwellings in rural areas may be permitted provided that, amongst other things, the size of the new development will not significantly exceed that of the existing property both in height and floor area. Policy SC1 seeks to maintain a clear separation of settlements. In the defined areas development will not be permitted which would either detract from the undeveloped appearance or intensify existing sporadic development.

3. My attention has also been drawn to the Wokingham District Local Plan Deposit Draft. The relevant part of this emerging development plan has not yet been the subject of an Inspector's report. Although the draft plan sets out current policies of the Council, it does not have the statutory weight of the development plan. Under draft Policy WCC2, development will not be permitted in the Green Gaps and Wedges that would affect or detract from their open or countryside appearance and character. Draft Policy WCC7, referred to in the reason for refusal, relates to extensions to dwellings in the countryside.

Reasons

4. I would describe the existing dwelling on the appeal site as a modestly sized bungalow. It is on a large backland site, not intensively developed, and generally surrounded by trees and land open in character. A large detached two-storey four-bedroom house would replace the

bungalow. It is stated that the proposed dwelling would be approximately two-and-a-half times the floorspace of the existing bungalow and some 2.5m higher.

5. In my view, the size of the new development would significantly exceed that of the existing property in terms of both height and floor area, contrary to the provisions of Local Plan Policy SC18. The proposed house would be very different in type and size from the existing bungalow. Further, the visual presence of the house would be considerably greater than the modest single-storey dwelling presently on the site. To my mind, the development would represent a significant move away from the rural character of this sylvan backland site and its surroundings. There would be an urbanising effect with the site become more built-up and less open.

6. I appreciate that, to all intents and purposes, the property would not be visible to the public; also that, viewed in isolation, the proposed house could be considered to be in keeping with other properties in the area including Brunsden Farm. However, I do not regard these as good arguments. Developments of the type and form proposed could be repeated too often. The character and appearance of the rural area would be unacceptably changed by replacement properties of excessive size. The separation of existing settlements would be eroded. The range of house types and sizes would also be changed.

7. I have considered the matter of "comparable developments" and other appeal decisions. I saw some of the examples on my site visit including Deers Leap/La Vallette. This particular property is within a built-up frontage of more sub-urban character, a factor which the Council indicates distinguishes that case from the present appeal. With regard to Audere Pines, I do not consider that the extension is comparable in terms of either visual impact or policy. I have no relevant information on the background to the replacement dwelling on this site.

8. The Wick Vale Cottage decision would appear to be anomalous although I note that the site is not within a Green Wedge. With regard to Kings Mere, I acknowledge that the planning officer judged the proposals to be acceptable. However, I do not consider that the comments undermine a concern to discourage replacement dwellings of a size significantly exceeding that of existing property.

9. In my opinion, none of examples quoted would justify the erection of a large replacement dwelling that would be clearly contrary to Policy SC18 and significantly harmful to the character and appearance of the rural area.

10. I recognise that the demolition of certain outbuildings would assist in a general tidying-up of the site; also that there is support for the proposal from local residents and councillors. However, in these and all other respects, I have found no evidence that would outweigh the considerations that have lead me to my decision.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

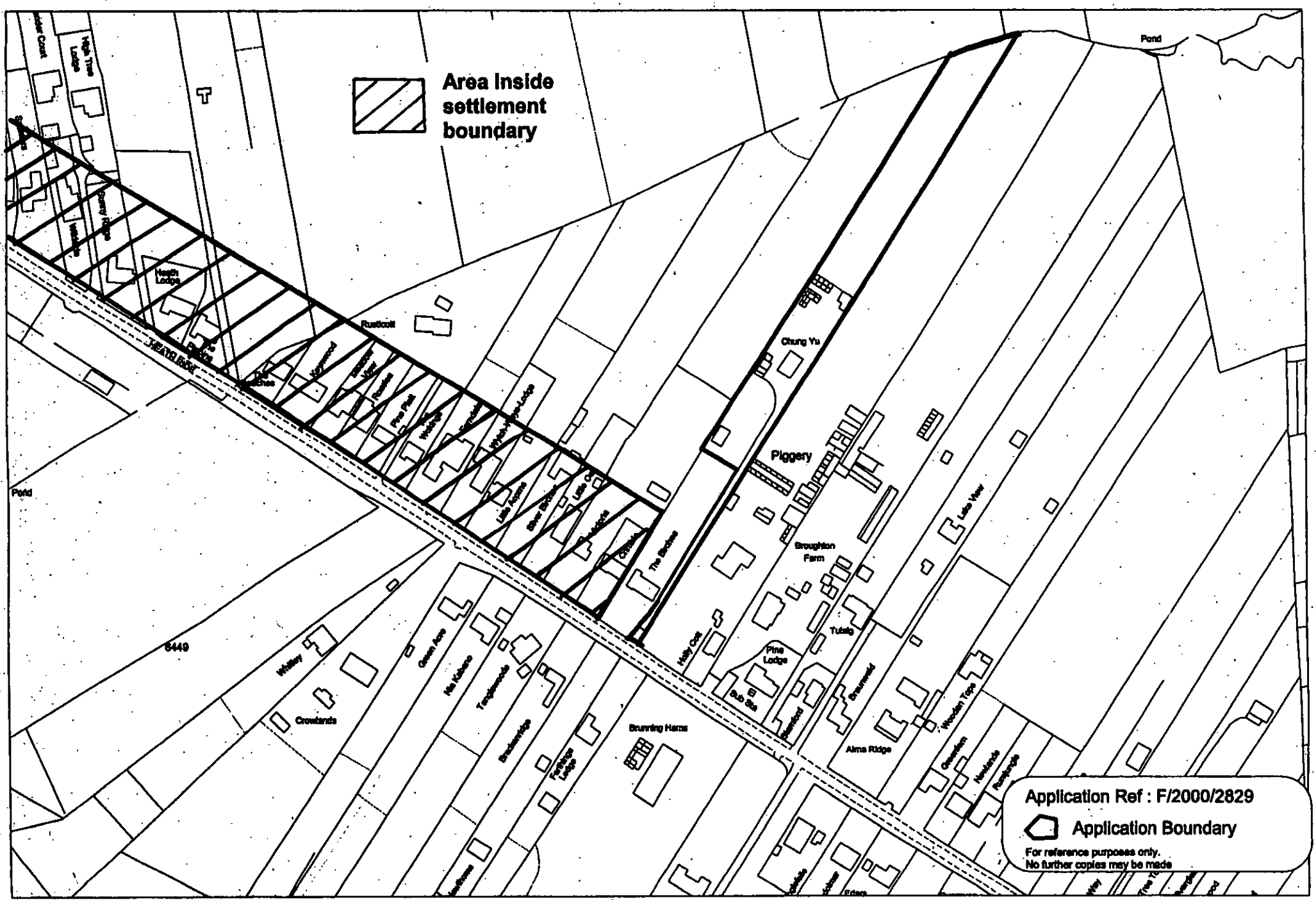
Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

13. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR



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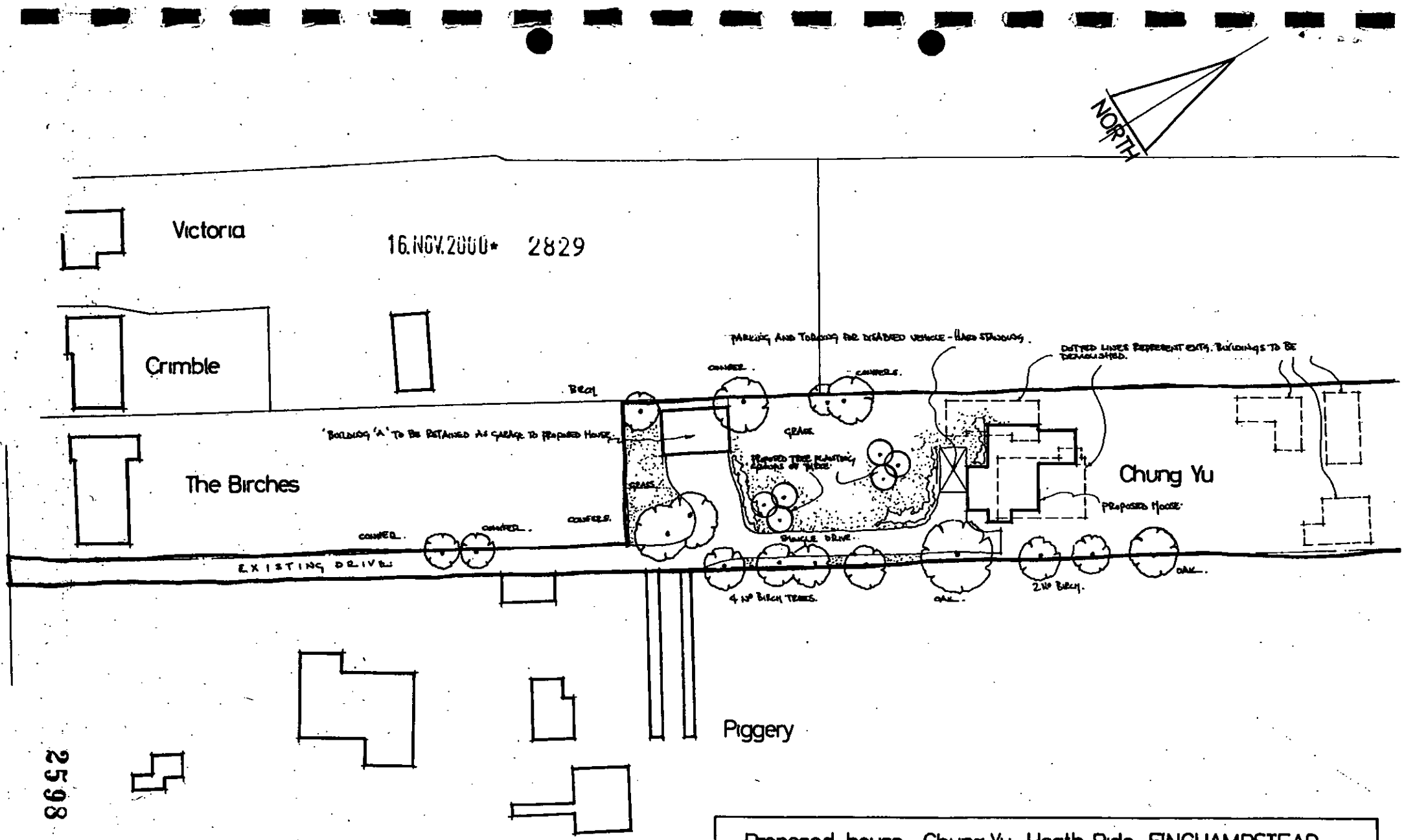
Development Control Section, Environmental Services, Wokingham District Council

28 February 2001

Scale: 1 : 2500



Proposed house:- Chung Yu, Heath Ride, FINCHAMPSTEAD

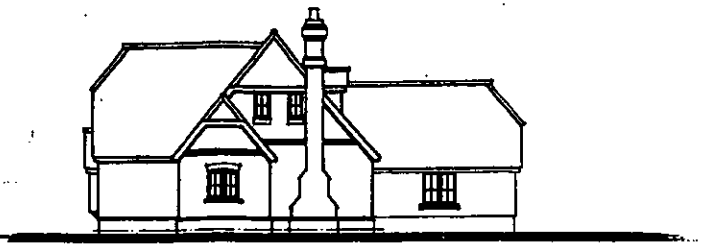
For:- Mr+Mrs Stean.

Drg Nº 5146/03.

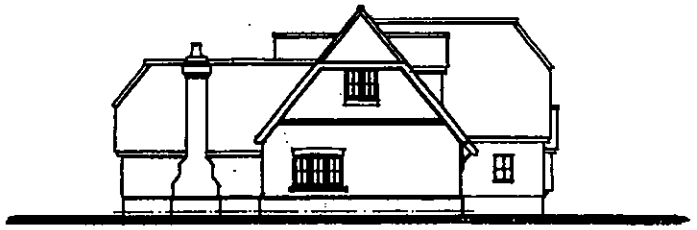
Site plan 1:500 November 2000



Front elevation 1:100



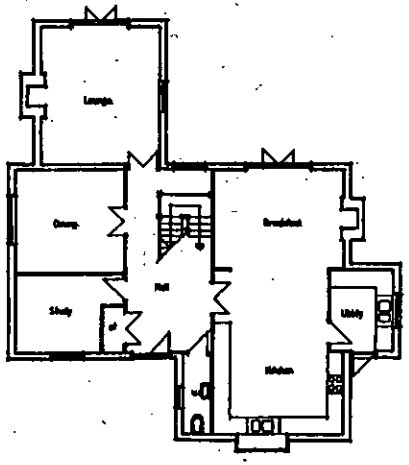
Side elevation 1:100



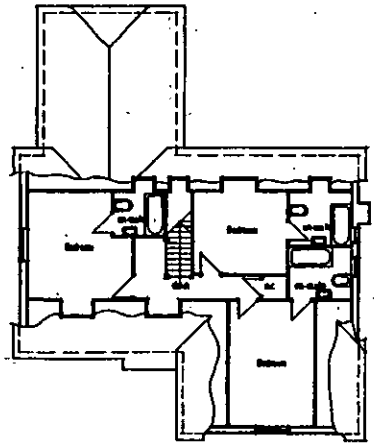
Side elevation 1:100



Rear elevation 1:100



Ground floor plan 1:100



First floor plan 1:100

2799

16.MAY.2000* 2829

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Project:- HOUSE* 'Chung Yu', Heath Ride, RINGHAMPSTEAD

Client:- Mr+Mrs Shan.

Dg. № 5146/02 Description:- Proposals.

Date:- November 1999 Scale:- 1:100

Dr

DIMENSION 6 BUILDING DESIGN

Tel: (0118) 974 6445

Date: 24 November, 2000

Your ref:

My ref: F/2000/2829

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application No: F/2000/2829

Applicant: Mr & Mrs J Stean C/O 4th Dimension Architectural Design.

Proposal: Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding..

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Angela Odell on (0118) 974 6445.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Dear John and Team,

I have no objections to the new plans submitted on this site.

CLLR. R.H. CUNDY

JOHN MITCHELL.

Development Control Manager.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 December, 2000
My ref. AO/F/2000/2829

Fourth Dimension design
95 High Street
Crowthorne
Berks
RG45 7AD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hart

PLANNING APPLICATION F/2000/2829
PROPOSED ERECTION OF DETACHED DWELLING AND DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDING AT CHUNG YU, HEATH RIADE, FINCHAMPSTEAD

I refer to my telephone message left on your ansafone about 2 weeks ago. However, as I have received no reply you may not have registered the phone call. I am therefore writing to you. Following discussions with Chris Brett on behalf of the applicants, I agreed that we would be likely to accept a dwelling of an absolute maximum of 2,000 sq.ft (186 sq.m.) floorspace (external dimensions). However, I calculate the proposed dwelling would be about 210 sq.m. floorspace. I consider that this is unlikely to be considered acceptable, particularly as there would only be a limited reduction in massing compared with the design dismissed on appeal. Therefore please submit revised plans reducing the dwelling to a maximum of 186 sq.m. (external dimensions), as agreed.

It is important that the additional information is submitted to me by 9 January 2000, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Received by Wokingham District Council

Application No: F/2000/2829

Proposal:
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

Location:
Chung Yu, Heath Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/12/2000. 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

24 November 2000

Ref: RTH/5146

15 November 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: HOUSE at Chung Yu, Heath Ride, Finchampstead.

Please find enclosed a planning application for a single dwelling at the above location. In preparing this scheme, we have had regard to the Inspectors decision relating to the recent appeal. In particular his concerns regarding the scale and bulk of the proposed dwelling. We have also taken account of discussions held between Mrs Angela Odell of the Planning Department and Mr Brett of the Barton Willmore Planning Partnership.

Accordingly adopting a chalet style design to create a dwelling appropriate to its location has considerably reduced the bulk of the proposed building.

Also as discussed between Mr Brett And |Mrs Odell, the steel frame building (Building A) will be retained and converted for garage use.

We trust scheme meets with your approval and look forward to your early determination of these proposals. We enclose a cheque to the value of £190.00 to cover planning charges.

Yours faithfully

16.NOV.2000* 2829

Richard T.Hart.
4th Dimension Architectural Design.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 24 November 2000

Application Number: F/2000/2829

Proposal: Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Chung Yu, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs J Stean C/O 4th Dimension Architectural Design.

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

✓ below as applicable;

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

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

Signed: _____ **Print name:** Adam Coggins.
28/11/00

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Angela Odell - F/2000/2829**

File COPY

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

Mr & Mrs J Stean
C/O 4th Dimension Architectural Design
95
High Street
Crowthorne
Berkshire
RG45 7AD

Dear Sir/Madam

Application Number: F/2000/2829

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

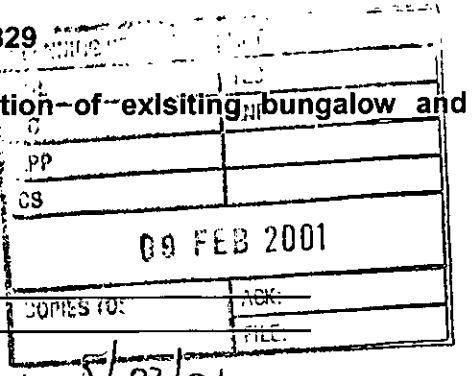
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/2829**

Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.



Transfer: Yes ☑

Reason for Transfer: Report to follow →.

Signed: _____ Date: 5/02/01

Councillor R Cundy

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

Tel: (0118) 974 6445

Date: 5.2.01

My ref: F/2000/2829

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

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Dear Councillor

Application Number: F/2000/2829
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15.2.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/2829**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Cundy

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

Tel: (0118) 974 6445

Date: 5.2.01

My ref: F/2000/2829

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/2829
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15.2.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/2829**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Charlesworth

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

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 3rd January 2001

Location: Chung Yu, Heath Ride, Finchampstead.

Proposal: Erection of replacement dwelling and demolition of existing bungalow and outbuilding.

Application Number: F/2000/2829

In response to your consultation dated 24th November 2001 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted. No storage of materials or equipment should be allowed within the root spread of existing trees within or adjacent to the site.

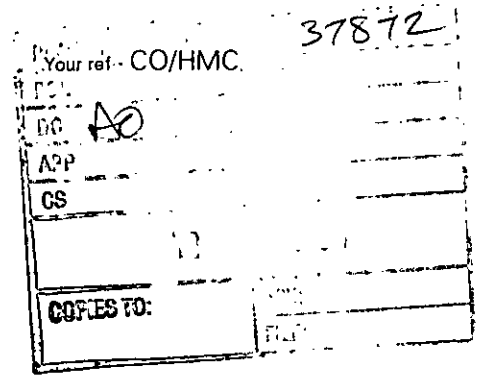
Neil Etherington
Senior Arboriculturist

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb001



13th December 2000

Ms A Odell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

PLANNING APPLICATION F/2000/2829
CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

After careful consideration I would advise that the above planning application has no archaeological implications.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning

Your Ref: F/2000/2829

Date. December 5, 2000

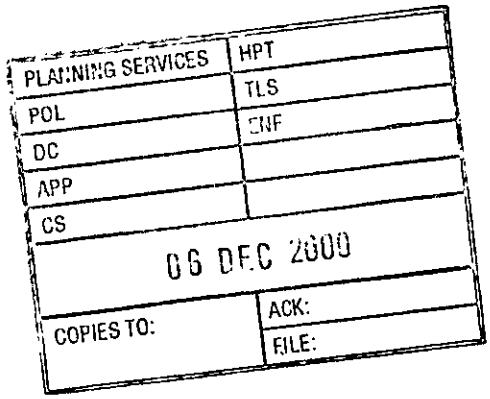
PROPOSED: ERECTION OF DETACHED DWELLING

LOCATION: HEATH RIDE FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



FROM: Angela Odell

DELEGATED

DATE: 24 November 2000

37892

CS

COPIES TO: ACK:

FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2829

Proposal: Proposed erection of detached dwelling and demolition of exisiting bungalow and outbuilding..

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs J Stean C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application **by 18/12/2000** .

The Parish Council actively supports this application and has requested our representing District Council to remove the same from the Delegated List. A representative from the Parish Council will wish to speak at the Development Control Sub-Committee meeting when this application is considered and I would be grateful if you could inform of the date thereof.

SIGNED: C.S. Ch DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 NOV 2000	
Officer: AO	Application No. F/2000/2829

Map No. 107 **Site** 0:56
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING FOLLOWING DEMOLITION OF EXISTING BUNGALOW & OUTBUILDINGS

Location: CHUNG YU HEATH RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH
24.11.00

Applicant: MR | MRS STEAN

Fee Received 190-00 Required ..... Additional ..... Refund .....

(3)

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 : 24.11.00. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

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

NEIGHBOURS:

S/N+ Cheung Yu
Piggery } Heath Ride
The Birches } Finchampstead
Edenderry }
Foxdale }
Trudos }
Birchwood ✓
Holly Cottage }
Farthings Lodge } "
Hawthorns }

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR + MRS. J. STEAN
16.NOV.2000* 2829	ADDRESS	'SPLINTERS', HEATH RIDE
		FINCHAMPSTEAD, BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	4th DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	95 HIGH ST.
		CROWTHORNE BERKS
	POST CODE	RG45 7AD Tel. No. 0344 761727
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	'CHONG YU HEATH RIDE
		FINCHAMPSTEAD,
		BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.606 Ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLISH EXTG BUNGALOW +
		OUTBUILDINGS - ERECT NEW
		CHALET DWELLING.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☑
- OTHER

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED / BROWN MULTI-STOCK BRICK
BROWN PLAIN TILE
BROWN STAINED TIMBER.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	ONE
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		ONE
	NET CHANGE	NONE

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED 4TH DIMENSION ARCHITECTURAL DESIGN ON BEHALF OF MR + MRS STERN DATE 14/11/02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible] 2829

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

  .....

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

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

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed 4th DIMENSION ARCH. DESIGN

On behalf of . . . . . MR. + MRS. J. STEAN . . . . . .

Date . . . . 14. NOVEMBER 2000 . . . . . .

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

Chung Yu

ADDRESS Heath Ride PARISH Linch

PLOT No.

ORD. SHEET No. SU 8064 1:1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/35/61	A.J. Dorrington	Additions	23.3.61	App. App
R/53/64	"	Repl. of timber structure	19.3.64	App. App.
F/2000/0576	Mr & Mrs J Stean	Dem. existing dwelling, erection of replacement dwelling.	6.4.00	REF

DATE OF COMPLETION

MINISTRY DECISION 0576 - APPEAL DISMISSED - ~~11/2/00~~ 10/8/00

SPECIAL ORDERS

DRAINAGE

091074

83



Site Plan, Scale: 1 to 2500

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Date: 5 May 2000

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