APPLICATION NO:
O/2000/1233

LOCATION:
Land Adjacent 40 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr J Ransley C/O Andesign

PROPOSAL:
Outline application for the proposed erection of one dwelling and garage

EARLIEST DATE FOR DECISION: **20/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Ransley
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: O/2000/1233

Parish:	**FINCHAMPSTEAD**
Location:	**Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.**
Proposal:	**Outline application for the proposed erection of one dwelling and garage**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposal to sub-divide the existing property to provide an additional building plot respresents overdevelopment, out of character, and will result in relatively cramped development obstrusive in the street scene, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

John Mitchell
Development Control Manager
Date: 05/06/2000

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.

ENVIRONMENT AGENCY

Our ref: SP\2000\001690\001
Your ref: O/2000/1233

Date: 14th June 2000

To Case file - application Already determined

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
PP	
CS LO	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

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

Dear Sir/Madam

ERECTION OF DWELLING AND GARAGE
LAND ADJ 40 KILN RIDE, FINCHAMPSTEAD

Thank you for your letter dated 27 April 2000 which was received on 2 May 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/12.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384
According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 801 654	220 m	Ingle Glen	no information

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc:ANDESIGN, 9 Perkins Way, Wokingham, Berkshire, RG41 2 TN

Tel: (0118) 974 6445

Date: 22.5.00

My ref: O/2000/1233

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: O/2000/1233
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling and garage

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 26.00

Yours faithfully

John Nutcher pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1233**
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling and garage

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Charlesworth

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

Tel: (0118) 974 6445

Date: 22.5.00

My ref: O/2000/1233

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: O/2000/1233
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling and garage

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 2.6.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1233**
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling and garage

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.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

SM

Date: 27 April 2000

Application Number: O/2000/1233 – see Part 1 register

Proposal: Outline application for the proposed erection of one dwelling and garage

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.

Applicant:
Mr J Ransley C/O Andesign.

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

✓ below as applicable;

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

Sc 23 - Parking - insert "Parking + garaging"
SK06

Sc 32 - Ped. Vis.
SK13

INFORMATIVE
INO8

Signed: _____ 16.5.00 **Print name:** S N-ATON

29769

PDC
CC AG
ACT

24 MAY 2000

COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 22/05/00

LAND ADJACENT TO KILN RIDE, FINCHAMPSTEAD.

Having considered the above application, I recommend the following condition be attached should planning consent be granted.

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.

J Mullaney

John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22nd May 2000

Location: Land adjacent 40 Kiln Ride Finchampstead.

Proposal: Outline application for the proposed erection of one dwelling and garage.

Application Number: O/2000/1233

In response to your consultation dated 27th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The attention of the applicant is drawn to the need to avoid working near the root system of the adjacent mature oak tree during the construction period.

Patricia Green

Patricia Green
Landscape Consultant

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1233

Applicant : Mr J Ransley C/O Andesign.

Location : Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of one dwelling and garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.5.00.....

Date Registered : 13/04/2000

Earliest Date for Decision : 20/05/2000

Latest Consultation Date/Site Notice Expiry Date : 20/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses : Parish Council: Object - would be blatant overdevelopment & could cause impediment of traffic sight lines a/jn Foxcote/Kiln Ride.
3 letters of objection: overdevelopment, too cramped, risk of parking on corner.

Planning Issues :

Application Number: O/2000/1233

Appraisal :

Proposal: Outline with siting & access fixed.
History: 99/69099/F - single storey side extn permitted but not implemented. This would leave 6.4m to boundary edge at front of side & 4.7m at rear of side.
O/1999/0999 refused for outline for bungalow at side - as overdark, & relatively cramped & obtrusive. This would leave 3m. at front side & 1.6m at rear side.
Current proposal is for similar but narrower bungalow - 2m narrower. Would leave 5m. at front side & 3.8m at rear side.

Whilst an improvement on previous proposal, still consider would be overdark & relatively cramped & obtrusive in street scene. This is particularly due to the way in which the plot is on a projecting curve at the Flaxcote side. Consider should refuse for the same reasons.

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

Application Number O/2000/1233
Conditions/Reasons for Refusal

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

Reason

1. The proposal to sub-divide the existing property to provide an additional building plot represents overdevelopment, out of character, and will result in relatively cramped development obtrusive in the street scene, having a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent 40 Kiln Ride Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/1233

OFFICER: Angela Odell

DATE OF SITE VISIT: 4.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 18.5.00 (2 - 1 on each road frontage)

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

3. DESCRIPTION OF SITE/BUILDING bungalow on site. plot is v. wide garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES 121 Foxcote is house with s/s garage nearest & small first fl. window. 42 Foxcote is house with front door & window facing site. bungalows at 33 & 35 Kiln Ride opposite.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m. fence to 121 Foxcote. hedge to front of bungalow at No. 40, becomes open on corner with low wire fence & then 1.8m fence.

OTHERS

Applicationo	Name & Address
O/2000/1233	Mr Martin Findon Tintagel Road Finchampstead RG40 3JJ
O/2000/1233	Ms P Maylin-Tuck 42 Kiln Ride Wokingham RG40 3PH
O/2000/1233	N & M Fallows The Corners 35 Kiln Ride Finchampstead RG40 3PN

App refused, letter
)7/06/00

12th May, 2000

POL	
DC	
APP	
CS 0765	AMO
16 MAY 2000	
COPIES TO:	ACK:

42 Kiln Ride
Wokingham
Berks RG40 3PH

Wokingham District Council

Dear Sirs,

Angela Odell
Ref: 0/2000/1233 40 Kiln Ride

I note the new proposed dwelling on the above land + that they have reduced the size of the dwelling by 2m in each direction, but I still think the corner would be too crowded + this corner is a very busy junction - where would visitors to the proposed dwelling park?

We are already expecting the Post Office to erect a posting station against the fence of 40 Kiln Ride (in Foxcote). I do not object to this as the postman

needs to be fed the mail, but this will mean that for short periods a mail van will have to park at this spot.

I do hope very careful consideration will be given to this venture.

Yours faithfully,
Tamela Maylin-Tuck

Tel: 0118 978 1303

'The Corners'
35 Kiln Ride
Finchampstead
Wokingham
Berks., RG40 3PN

16-5.00

Environmental Services Dept.
Planning Services
PO Box 154
Shute End
Wokingham RG40 1WR

PLANNING SERVICES	HPT
POL	IS
DC	INF
APP	
CS 0005	HMO
19 MAY 2000	
COPIES TO:	ACK:
	FILE:

Dear Sirs

Application No. O/2000/1233
Site Address: Land Adjacent to Kiln Ride. Finchampstead

With regard to the above application for the proposed erection of one dwelling & garage, we object on the grounds that it would would be detrimental to the building line & be a danger to vehicles leaving into & out of Foxcote.

We had no objection to the proposal of extending the current property but are definitely not in agreement to an additional dwelling being built which we feel would spoil the corner & then if permission was granted the house would probably be put up for sale leaving the residents of Kiln Ride & the corner of Foxcote with the resulting problems.

Yours faithfully

N K & M L Farrow.

Finaon
Tinlagel Road.
Finchampstead
Wokingham RG40 3JJ
5/5/00

The Planning Committee
Wokingham Dist. Council
Shute End
Wokingham

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OYSS	AMO
10 MAY 2000	
COPIES TO:	ACK:
	FILE:

Dear Sirs.

I write in respect of Planning Application # 0/2000/1233 located at 40 KILN RIDE, Finchampstead.

I understand from a neighbour* that outline planning permission has been applied for for a new house on the same site and adjacent to the existing BUNGALOW 40 KILN RIDE (AND GARAGE)

I wish to record my objection on the basis that such a development would be cramped on the available space. And quite inappropriate to the surrounding housing mix of BUNGALOWS & CHALET HOUSES. In medium sized gardens.

Yours faithfully

J Martin.

* A planning notice was not displayed on this occasion; advising the proposed alterations

~~FAM~~ AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number ..... relates.

Address of site 40 KILN RIDE

FINCHAMPSTEAD BERKS RG40 3PL

Signed

Date 13/5/00

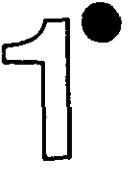
Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N. Ireland
or the Isle of Man





Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

FROM: Angela Odell

DATE: 27 April 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/1233

Proposal: Outline application for the proposed erection of one dwelling and garage.

Site Address: Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr J Ransley C/O Andesign.

Your observations are required in respect of this application **by 20/05/2000** .

Strong objection to this proposal on the grounds that it would be blatant over-development of the site and could cause impediment of traffic sight lines at the junction of Kiln Ride with Foxcote.

SIGNED: C.S. Cl

DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: O/2000/1233

Proposal:
Outline application for the proposed erection of one dwelling and garage

Location:
Land Adjacent 40, Kiln Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 20/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

11,99.

Start date:	
Officer: AO	Application No. O/2000/1233

Map No. 99 Site 0.03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O.) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING AND GARAGE

Location: 40 KILN RIDE (Land adj)

Parish: FINCHAMPSTEAD Ward: .....

Applicant: MR J RANSLEY

re-submission O/1999/0099

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 2 SON Landfill Site consultation.
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:

..... 2x S/N + 121 Fox cote .....

..... 38, 42, 31, 35, 37 Kiln Ride .....

..... Findon, Tintagel Road .....

.....

.....

.....

.....

.....

.....

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING ... POL DC APP CS TLS EDF 13 APR 2000 COPIES TO: ACK: FILE:

Mrs A.O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:3813

12th April 2000

Dear Mrs O'Dell,

re:**40 Kiln Ride, Finchamsptead**

Further to our recent telephone conversation on 3rd April 2000, you will be aware that I have been engaged by the applicant Mr J. Ransley to review the situation regarding the possible site on the corner of Foxcote following your recent Planning Refusal. Having studied the original drawing as submitted it did appear to me that the size of development being requested was far to cramped, and I can therefore understand your reasons for refusing the original development. I have however had a fresh look at the situation and now propose a more modest Bungalow together with both garage and parking space at the bottom of the garden. This still leaves the original Bungalow with a perfectly acceptable garden and the proportions of plots are consistant with those in the immediate vicinity. I trust that you may look more favourably upon this proposal, and if there are any matters which you wish to discuss I will of course as usual be pleased to consider any suggestions.

Yours faithfully,

A. Hester

13.APR.2000* 1233

ADDRESS 40 KILN RIDE

PARISH ~~Wok~~ FINCHAMPSTEAD ~~WOKINGHAM~~

PLOT No. Ex16A PLOT 31 (FOXLOTS)

ORD. SHEET No. SU.8065

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
597/53	MR. H. CLARIDGE	ADDITIONS	8.8.53	APP. N/
20/82/61	"	GARAGE	23.3.61	APP. N/
97/68 –	BROOKLEAVE DEVS. LTD	RES. DEV	VARIOUS	APP. C/A
23/69 –	"	BUNGALOW & GARAGE	20.3.69	APP. C/A
99/69099/F	Mr & Mrs J. Ransley.	s/st. side ext. to dwelling	6/4/99	C/
FP99/8922	"	S/St/S & R Ext. & Int. Alts	11/8/99	APP
0/1999/0099	Mr Ransley	Erec 1 dwelling	19/1/00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. J. Ransley - alter Garage - 8/12/98

DRAINAGE

091074

13.APR.2000* 1233

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

13 APR 2000* 1253

1.	APPLICANT'S NAME	J. RANSLEY
	ADDRESS	40 KILN RIDE FINCHAMPSTEAD, BERKS
	POST CODE	RG40 3PL PHONE 9731528
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DETACHED BUNGALOW
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03 HECTARES
6. State the applicant's interest in the land e.g. *owner, prospective purchaser, lessee*	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	BH/B/632

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
	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 Also complete Question 10
	TEMPORARY PERMISSION	[ ]	State period required
	RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?				
	EXTERNAL APPEARANCE	[ ]	SITING	[X]
	MEANS OF ACCESS	[X]	DESIGN	[ ]
			LANDSCAPING	[ ]

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

RESIDENTIAL GARDEN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SUBJECT TO SAMPLES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

TO BE AGREED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details

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

1 No NEW 1 METRE PEDESTRIAN FROM KILNRIDE
1 No NEW 3 METRE VEHICULAR FROM FOXCOTE

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NIL (REPEAT APPLICATION)

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

SIGNED (ANDESIGN) ON BEHALF OF J. RANSLEY DATE 12/4/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 13.APR.2000* 1233

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (ANDESIGN) . . . . . .

On behalf of . . . . J. RANSLEY . . . . . .

Date . . . . . 12/4/2000 . . . . . .

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



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Development Control Section, Environmental Services, Wokingham District Council.
20 April 2000

Scale: 1 : 1250

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13.APR.2000* 1233