SOUTHPORT U.K.
LONDON OFFICE
:X SYSTEMS LTD

APPLICATION NO:
F/2001/3388

LOCATION:
Timberscombe Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Brookworth Developments C/O Miss Diane Warner

PROPOSAL:
Proposed demolition of existing dwelling and erection of one dwelling and garage.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 13/04/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Brookworth Developments
C/O Miss Diane Warner
20 Radnor Road
Earley
Berkshire
RG6 7NP

Application Number: F/2001/3388

Parish:	**FINCHAMPSTEAD**
Location:	**Timberscombe, Hollybush Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed demolition of existing dwelling and erection of one dwelling and garage.**

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

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

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

✓ 23/5/02

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition

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

Condition

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

Condition

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

Condition

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition

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

Condition

10. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition

12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition

13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reason

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

Reason

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

Reason

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason

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

Reason

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

Reason

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

Reason

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

Reason

8. In the interests of highway safety and convenience.

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

Reason
10. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

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

Berkshire Structure Plan Policy H5.
Loddon Area Local Plan Policies LH1, LTV1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WH1 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

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.

55860
NAB
APR 2002
ACK
FILE

W.M. GRAHAM ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2386/wmg/cm

29 April 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

PLANS TO MEET CONDITIONS

3388

For the attention of Miss N Brown

Dear Miss Brown

TIMBERSCOMBE HOLLYBUSH RIDE FINCHAMPSTEAD

With reference to application F/2001/3388 granted 12.04.2002 and various conditions please note the following: -

Condition No 2 - Materials

a) Bricks to be Michelmesh Brick and Tile Company Ltd – Handmade orange-red as sample
b) Tile to be Michelmesh Vintage handmade clay roofing tiles as sample
c) Quoins to be Portland Stone

Condition No 5 - Slab levels
As noted on Dwgs. Nos. 2386 – 12 & 13 close to the existing

Highways

Condition No 8 - Visibility splays
As noted on Dwg. No. 2386 – 03A

Condition No. 11 – Construction area
As noted on Dwg. No. 2386 – 13

Condition No. 12
As noted on Dwg. No. 2386 – 13

Ref: 2386/wmg/cm

29 April 2002

WDC

---

landscape + trees

Condition No 13 - Trees

With reference to Dwg. No. 2386 – 13 and SK1 we met Mr Etherington on site on 11.04.2002 and agreed trees to be removed (within 6M) 4 copies of SK1 are enclosed to cover this item. Trees beyond 6M as noted on 2368 – 13 are protected. On the left hand side of the existing property there are 3 trees on the adjoining property. Our client is negotiating with the owner to remove these.

Should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Cc Kingshouse Developments Ltd

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2386/wmg/cm

23 May 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Miss N Brown

Dear Miss Brown

TIMBERSCOMBE HOLLY BUSH RIDE FINCHAMPSTEAD

With reference to discussions regarding samples for the above please find enclosed the following: -

A) Brick handmade Grey-Brown – Michelmersh brick
B) Stone lintols and cills and quoins as sample – Minster

We would appreciate an early response.

Yours sincerely

W M Graham

Enc

Cc Kingshouse Developments Ltd

S5860
NAB
30 APR 2002
ACK
FILE

W.M. GRAHAM ASSOCIATES — **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2386/wmg/cm

29 April 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Miss N Brown

3pm 17/5
original application drawing shows new & old overlayed
new app → enlarged drawing
Wants us to check whether we agree this is correct place to see our dwellings

Dear Miss Brown

TIMBERSCOMBE HOLLYBUSH RIDE FINCHAMPSTEAD

With reference to application F/2001/3388 granted 12.04.2002 and various conditions please note the following: -

17/5
varying shades of brown-red/orange brown beige bricks in bad with brown tiles.

Condition No 2 - Materials
too orange.
a) Bricks to be Michelmesh Brick and Tile Company Ltd – Handmade orange-red as sample → more muted, darker colour.
OK ← b) Tile to be Michelmesh Vintage handmade clay roofing tiles as sample
c) Quoins to be Portland Stone

3pm 17/5
phoned agent re bricks – he said he will spk to client & reservoir with diff sample -

Condition No 5 - Slab levels
As noted on Dwgs. Nos. 2386 – 12 & 13 close to the existing

Highways
Condition No 8 - Visibility splays
As noted on Dwg. No. 2386 – 03A

Condition No. 11 – Construction area
As noted on Dwg. No. 2386 – 13

Condition No. 12
As noted on Dwg. No. 2386 – 13

17/5 15.40.
→ Michael Green Ltd 07957 421 829. Director Longhouse Dev → developer of site.
→ Alma Ridge, Heath Ride
Brick samples same as proposed.

20/5
Heath Ridge
more orange tones bricks of dwellings
∴ can compare to Alma Ride.
∴ still unacceptable.

Ref: 2386/wmg/cm

29 April 2002

WDC

landscape + trees

Condition No 13 - Trees

With reference to Dwg. No. 2386 – 13 and SK1 we met Mr Etherington on site on 11.04.2002 and agreed trees to be removed (within 6M) 4 copies of SK1 are enclosed to cover this item. Trees beyond 6M as noted on 2368 – 13 are protected. On the left hand side of the existing property there are 3 trees on the adjoining property. Our client is negotiating with the owner to remove these.

Should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Cc Kingshouse Developments Ltd

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 23 May 2002
My ref: NB/AO/F/2001/3388

Mr W. M. Graham
1 Rectory Road
Wokingham
Berks
RG40 1DJ

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

Dear Mr Graham,

APPLICATION: F/2001/3388 – PROPOSED REPLACEMENT DWELLING
SITE: TIMBERSCOME, HOLLYBUSH RIDE, FINCHAMPSTEAD

I refer to your letter and tile sample received on the 30 April 2002 and brick sample received on 23 May 2002.

I can confirm that the following materials are acceptable in satisfying condition 02 of consent F/2001/3388:

- Michelmersh vintage handmade clay tile
- Michelmersh handmade brick 'grey-brown'
- Minster stone for lintols, cills and quoins.

I can also confirm that the details supplied in drawing 2386-03A and 2386-13 received on the 30 April satisfy conditions 08 (visibility splays), 11 and 12 (construction vehicles) on application F/2001/3388.

Finally, the slab level information contained in drawings 2386-12 and 2386-13 satisfies condition 05 of consent F/2001/3388.

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

Yours sincerely

Ao.

Mrs A. Odell
SENIOR PLANNING OFFICER

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 14th May 2002

Location: Timberscombe, Hollybush Ride, Finchampstead.

Proposal: Proposed demolition of existing dwelling and erection of one dwelling and garage.

Application Number: F/2001/3388

In response to your consultations dated 17th May 2002 for the above application, the arboricultural comments are as follows:

The trees shown to be removed from within the site have recently been felled. Although this should not have been done until agreed in writing with the Planning Authority it is as agreed at my meeting with Mr Graham on the 11th April 2002. The trees at Cobwebs can only be removed if the owner agrees to this.

The tree protection measures need to be extended to include all the trees at the front of the proposed property as well as those to the sides and within 12m of the rear elevation. As part of this the applicant needs to provide details of the construction of the driveway and how the front boundary wall will be constructed without causing damage to tree roots.

Neil Etherington
Senior Arboriculturist

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 June, 2002
My ref. BC/DC/2001/3388

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

W M Graham Associates
1 Rectory Road
Wokingham
RG40 1DJ

Dear Sirs

PLANNING PERMISSION 2001/3388
SITE: TIMBERSCOMBE, HOLLYBUSH RIDE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3388 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

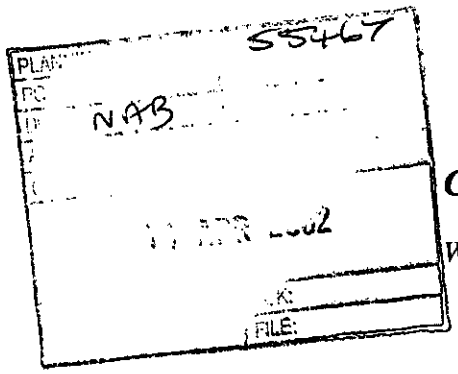
Angela Odell

ANGELA ODELL
Senior Planning Officer

W.M. GRAHAM ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482



Ref: 2386/wmg/cm

16 April 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

TIMBERSCOMBE HOLLYBUSH RIDE FINCHAMPSTEAD

With reference to Town Planning application No. F/2001/3388 granted February 2001 please find enclosed an enlarged detail of the approved plan.

We have been asked to complete the construction drawings and have some concerns as to the precise location the new dwelling should occupy on the site. Based on the enlarged details we assume old and new overlap at the points indicated by the red arrows (A & B).

If our assumptions are correct could we ask for written confirmation of this. This also includes the position of the garage as detailed.

We look forward to hearing from you.

Yours sincerely

W M Graham

Enc

Cc Kingshouse Developments Ltd

(RING ONE)

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

App No. F/2001/3386 (Planaps) / (Ludhouse) Date Rec. 30 APRIL 2002

Location: Tinkerscombe, Hollytrush Ride

Parish Finchampstead.

Applicant:

Description of attached plans

Details for condition 08 - visibility splay (drawing 2386-03A)
11+12 - construction vehicles (drawing 2386-13)
13 - Removal of tree (drawings 2386-13 + SK1)

Drawing No's: 2386-03A, 2386-13, SK1

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☑
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 17.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 17 May 2002

To: Case Officer

We have received Additional Plans to Comply with Con for the following planning application:

Application Number: F/2001/3388

Location: Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of one dwelling and garage.

Applicant: Brookworth Developments C/O Miss Diane Warner.

Case Officer: Natalie Brown

The new plans show the following: Details for conditions 08 - visibility splay (drawing 2386-03A); 11 & 12 - construction vehicles (drawing 2386-13) & 13 - removal of tree (drawings 2386-13 & SK1). Drawing nos: 2386-03A, 2386-13, SK1.

Comments are required by 31/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 23/5/02

TO: Mr Graham

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: (0118) 977 0482

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Timbercombe, Hollybush Ride.

NOTES: (Copy of letter sent in post)

Date: 17 May 2002

To: Highways

We have received Additional Plans to Comply with Con for the following planning application:

Application Number: F/2001/3388

Location: Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of one dwelling and garage.

Applicant: Brookworth Developments C/O Miss Diane Warner.

Case Officer: Natalie Brown

The new plans show the following: Details for conditions 08 - visibility splay (drawing 2386-03A); 11 & 12 - construction vehicles (drawing 2386-13) & 13 - removal of tree (drawings 2386-13 & SK1). Drawing nos: 2386-03A, 2386-13, SK1.

Comments are required by 31/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Details satisfy highway authority.

AC 17/05/02.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/3388

Applicant : Brookworth Developments C/O Miss Diane Warner.

Location : Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed demolition of existing dwelling and erection of one dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.3.01

Date of Neighbour Notifications : .....

Date of Site Visit : 12.3.01

Date Registered : 16/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application <u>will have expired on</u>: <u>13/04/2001.</u> 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 : Finch. p.c. No objections

H/Wdfficer: No obj. subj to conditions.

EHO: No obj. subj to standard hrs of construction cond.

- 1 letter of support, subject to tree retention & protection.
- 2 letters of objection but on same grounds as 3399 and seem to assume an increase in dwellings

Planning Issues :

Application Number: F/2001/3388

Appraisal :

1. Effect on character & appearance of area :- Site is within the settlement boundary. On the north side 'Cobwebs' is a generally similar replacement house, similarly with double garage in front. As for current proposal garage will be reasonably well screened. Therefore considered visual effect generally acceptable.

2. Effect on neighbours Cobwebs: There would be 6.5 m. between sides of houses and as in line, consider effect acceptable.
Kingfisher's Covert: Has 875 utility nearest which also have rear under. Again, approx in line and ~~than~~ as about 4.5m. between consider effect acceptable.

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

Application Number F/2001/3388
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C044	R044	☒ first floor or above side elevations of the dwelling.
4	C070	R070.	
5	C1000	R100.	
6	C049	R049	
7	C122	R 122	
8	C128	R128.	
9	C137	R137	☒ dwelling.
10	C140	R140	☒ 5
11	C129	R129	
12	C130	R130	
13	C153	R153.	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LH1, LTV1, LBE2.

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WH1, WBE1.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ~~HH~~ H5.

MINERALS LOCAL PLAN POLICIES:

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

Date: 12/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Timberscombe Hollybush Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3388

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.3.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.3.01

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in established row of dwellings in wooded/vegetated surroundings

3. DESCRIPTION OF SITE/BUILDING Existing chalet style house on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES On S. side single storey section of house nearest with 1 high level under & 1 side window. + in set-in main part 1 landing & 1 kitchen door. On N. side only 1 obsc. glazed first floor side window. Has front side garage.

5. SITE CONSTRAINTS

TREES on front boundary.

ACCESS/PARKING from Hollybush Ride.

LEVELS flat.

BOUNDARY TREATMENT 1.8m. fence to house to S. trees & laurel bushes to front

OTHERS

Tel: (0118) 974 6445

Date: 2/4/01

My ref: F/2001/3388

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: F/2001/3388
Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and 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 Committee for decision please fill in the form below.
This form must be received no later than 12·4·01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3388**
Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and 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.

Tel: (0118) 974 6445

Date: 2/4/07

My ref: F/2001/3388

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2001/3388
Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and 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 Committee for decision please fill in the form below.
This form must be received no later than 12.4.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/3388**
Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and 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.

8 Little Fryth
Finchampstead
Wokingham
Berkshire
RG40 3RN

15 March 2001

Angela Odell
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

Your Ref: Planning Application No. F/2001/3388

We understand that planning application F/2001/3388 (the "Proposal") has been made for the erection of 1 house and the demolition of the existing dwelling at Timberscombe, Hollybush Ride and that you have been appointed the Planning Officer to review the application.

We fully support the Proposal provided that steps are taken to protect the existing trees on the site.

Yours sincerely

David Rice-Jones

Margaret Rice-Jones

PLANNING SERVICES | HPT
POL | S
DC Amd
PP
CS Obs
19 MAR 2001
COPIES TO: | ✓
F

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

March 8th 2001

Angela Odell
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Odell,

Re: Planning Application Nos: F/2001/3388 and F/2001/3399

We write to express our continued opposition to the planning applications for the site of 'Timberscombe' and the land to the rear of 'Cobwebs', 'Kingfishers Covert' and 'Woodside'.

Our objections remain the same as those stated against the original application (ref F2000/2225) and are outlined as follows :-

1) **Character of the area** - Hollybush Ride is characterised by properties in large plots, largely screened by mature vegetation, giving an overall appearance of an unbuilt-up area. Increasing the density of development will detract from the character of the area.

2) **Private Lane** - Hollybush Ride is an unadopted road which is maintained by the residents. We are against any increase in traffic which will further increase the burden of maintenance.

3) **Traffic** - Further development along Hollybush Ride will result in an increase in traffic. The narrow nature of the lane, the unmarked junction with Little Fryth (with limited visibility) and the dangerous junction with Nine Mile Ride make any increase in traffic undesirable. The traffic is already congested at the Nine Mile Ride Junction at peak hours, where the speed of traffic approaching from the right makes the exit from Hollybush Ride hazardous.

4) **Facilities** - There are no schools, shops or other facilities within walking distance of the proposed development.

5) **Precedent** - whilst we recognise that each planning application must be considered on its own merits, approval of this application would set a precedent for similar proposals which would further detract from the character of the area.

Yours sincerely

C Lovell-Read

Mrs C Lovell-Read

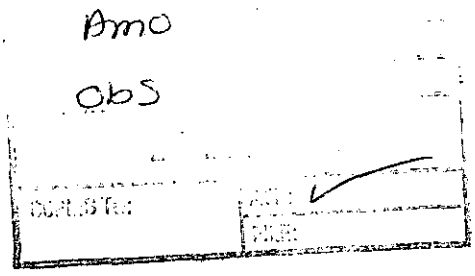
Mr G Lovell-Read

Byhand 20/3/01

Hearn Lady
Holly bush Ride
Wokingham RG40 3QR

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

20/3/2001



Dear Mr Mitchell / Ms Odell

(A) F/2001/3399
(B) F/2001/3388

I am writing in connection with the 2 planning applications referred to above, having already raised objections to the initial plan. The points raised in that letter still apply, namely

- The inherent character and appearance of the neighbourhood will be destroyed
- If either of these applications were to be accepted, this would open the floodgates for further development and continued destruction of the local environment. This is a precious area which should be preserved
- The damage to woodland and encroachment into countryside will have a dire impact on the local habitats of wildlife
- Local infrastructure will not cope with more development

The initial application for this site, and other applications in the Locality, have been rejected by the Council. Rejection of these will be consistent with Council policy and the wishes of the local community.

Yours sincerely

H.W. VEARY

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: f/2001/3388

Date. March 7, 2001

PROPOSED: *DEMOLITION OF 1 DWELLING AND ERECTION OF 1 DWELLING*

LOCATION: TIMBERSCOMBE, HOLLYBUSH RIDE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be applied should planning consent be granted:

Standard planning condition C070.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES	HPT 40898
POL	TLS
DC NO	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

FROM: Angela Odell

DATE: 26 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3388

Proposal: Proposed demolition of existing dwelling and erection of one dwelling and garage..

Site Address: Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Brookworth Developments C/O Miss Diane Warner.

Your observations are required in respect of this application **by 22/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. [signature]

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/3388

Proposal: Proposed demolition of existing dwelling and erection of one dwelling and garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Brookworth Developments C/O Miss Diane Warner.

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).

① C049, R049.
② C122, R122.
③ C128, R128.
④ C137 (INSERT: dwelling), R137.
⑤ C140, R140.
⑥ C129, R129.
⑦ C130, R130.

COMMENT.
A distance of 6metres behind the 2 spaces in front of the garage is required for vehicles to turn and leave the site in a forward gear.

Signed: _____ **Print name:** Adam Coggins. 6/3/01

Received by Wokingham District Council

Application No: F/2001/3388

Proposal:
Proposed demolition of existing dwelling and erection of one dwelling and garage.

Location:
Timberscombe, Hollybush 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 22/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~07 FEB 2001~~ 16 FEB 2001	Map No. 10 Site 024
Officer: AO ~~AED~~ Application No. F/2001/3388	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF ONE DWELLING & GARAGE

Location: TIMBERSCOMBE HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.

26.2.01 B.

Applicant: BROOK WORTH DUTS

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

Enforcement Section to be notified (9) ☐ 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	Side elevation on TIMB/003 does not show conservatory.	14/2 ✓	26/2/01
6	Floor plans			26/2/01
7	Metric scale disclaimer	Scale on plans 002, 003 & 004 all given as 1:500. Please check :) (1:50 or 1:100?)	14/2 ✓	26/2/01
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.2.03 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:

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

NEIGHBOURS:

S/N + ~~Englebury~~ ~~Badgers Spinney~~ ~~Cobweb~~ ~~Timberscombe~~ ~~Kingfishers Covert~~ Hollybush Ride ~~Crofters Lodge~~ ~~Woodside~~ ~~Moorings Side~~ ~~Birches Wood~~ ~~Laurel House~~ ~~Herons Landing~~

as for app no F/2000/2225

2, 4, 6, 8, 10, 12, 16 & 18 Little Fryth

+ all names & addresses on attached lists from F/2000/2225

16.FEB.2001 * 3388

Applicationo	Name & Address
F/2000/2225	Mr & Mrs Bromley Russett Glade Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	The Owner/Occupier Laurel House Holybush Ride Finchampstead RG40 3QP
F/2000/2225	D Stock Engleberg Hollybush Ride Wokingham RG40 3QP
F/2000/2225	P St. Clair Terry Badgers Spinney Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	Mr T J Goodson Greyfriars Hollybush Lane Wokingham RG40 3QP
F/2000/2225	Dr F Coldeira-Saraiva Green Shadows Hollybush Ride Wokingham RG40 3QP
F/2000/2225	M Lewis 18 Ashdale park Wokingham RG40 3QS
F/2000/2225	Mr & Mrs D Wood Morningside Hollybush Ride Wokingham RG40 3QP
F/2000/2225	D & F Banks 24 Little Frith Finchampstead RG40 3RN
F/2000/2225	F H Barnett 9 Ashdale Park Hollybush Ride RG40 3QS

F/2000/2225	W Salisbury 2 Little Fryth Finchampstead RG40 3RN
F/2000/2225	J A Hunt Crofters Lodge Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	Mrs R Salisbury 2 Little Fryth Wokingham RG40 3RN
F/2000/2225	Mr & Mrs Lovell-Read Tanglewood Hollybush Ride Finchampstead RG40 3QR
F/2000/2225	M K & S Holland 1 Little Fryth Wokingham RG40 3RN
F/2000/2225	A & K Campbell 7 Little Fryth Wokingham RG40 3RN
F/2000/2225	A & S Goodenough 20 Little Fryth WOKINGHAM RG40 3RN
F/2000/2225	H Vearey Herons landing Hollybush Ride Wokingham RG40 3QR
F/2000/2225	C Exelby 12 Little Fryth Wokingham RG40 3RN
F/2000/2225	Mr & Mrs A Dearsley The Birches 21 Little Fryth Finchampstead RG40 3RN

App. refused
Letter sent 04/10/00

F/2000/2225
A & P Hooper
Conifers
Hollybush Ride
Finchampstead
RG40 3QP

F/2000/2225
R & A Marshallsay
8 Ashdale Park
Wokingham
RG40 3QS

F/2000/2225
P Reilley
Ahlan House
Hollybush Ride
Finchampstead
RG40 3QR

F/2000/2225
N & H Rhind
16 Little Fryth
Wokingham
RG40 3RN

F/2000/2225
D & M Rice-Jones & Petition
8 Little Fryth
Finchampstead
RG40 3RN

F/2000/2225
M Warsop
4 Little Frith
Finchampstead
RG40 3RN

F/2000/2225
W Ashton
4 Little Fryth
Wokingham
RG40 3RN

F/2000/2225
N & S Brown
22 Little Fryth
Finchampstead
RG40 3RN

F/2000/2225
K & C Ellwood
Tall Trees
6 Little Fryth
Finchampstead
RG40 3RN

F/2000/2225
K Ellwood & Petition
6 Little Fryth
Finchampstead
Wokingham
RG40 3RN

F/2000/2225
C Richards
18 Little Fryth
Wokingham
RG40 3RN

1789/a

SECTION 66 CERTIFICATE

16.FEB.2001 *

WOKINGHAM DISTRICT COUNCIL

Application No.

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
CLOVERCOURT PROPERTY COMPANY LTD	28 HIGH STREET RICKMANSWORTH HERTFORDSHIRE WD3 1ER	6 FEBUARY 2001

+ 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 Diane Wann

On behalf of . . BROOKWORTH DEVELOPMENTS . . . . .

Date . . 2/02/02 . . . . . .

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

16.FEB.2001* 3388

ARK Design

20 Radnor Road, Earley, Reading,
Berkshire. RG6 7NP.
Tel / Fax: 0118 926 3440

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

16 February 2000

F.A.O Mrs C Hurst

Re: Proposed Development at 'Timberscombe' Hollybush Ride

Further to your letter dated 14 February please find enclosed revised Plans, Dwg No. TIMB/002, 003, & 004 showing the correct scale. Please also find enclosed Dwg No.TIMB/003, showing the conservatory too the Side Elevation.

I trust the application can now be registered without delay.

Yours sincerely,

Diane Warner

Diane Warner

1509/ab

PLANNING APPLICATION PART 1

16 FEB 2001 WOKINGHAM DISTRICT COUNCIL 3388

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	BROOKNORTH DEVELOPMENTS
	ADDRESS	3000 HILLSWOOD DRIVE, CHERTSEY
		SURREY
	POST CODE	KT16 0RS Tel No. 01932 796009
2. If you have an agent and want all *correspondence to be sent to them*	AGENT'S NAME	MISS DIANE WARNER
	ADDRESS	20 RADNOR ROAD, EARLEY
		READING BERKS
	POST CODE	RG6 7NP Tel No. 0118 9263440
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	'TIMBERSCOMBE' HOLYBUSH RIDE
		FINCHAMPSTEAD BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	2400 m^2 0.24 hectare
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING DWELLING
		WITH CONSTRUCTION OF NEW DWELLING
		AND GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

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		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	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		SITING	
MEANS OF ACCESS		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 DWELLING

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, 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.

TO BE SUBMITTED

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	0
	2	0
	3	0
	4	0
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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 Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

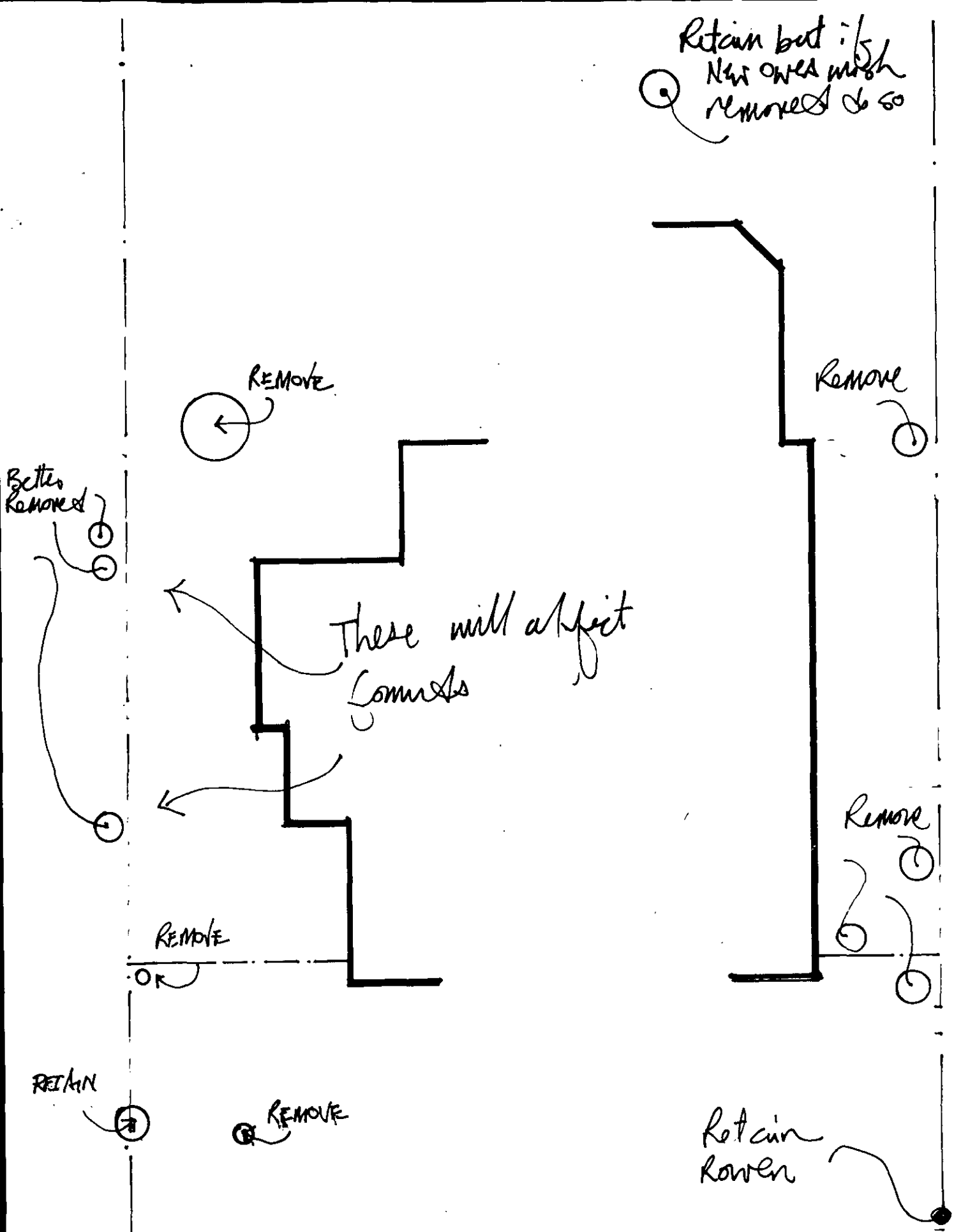
SIGNED Diane Wann ON BEHALF OF BROOKWORTH DEVELOPMENTS DATE 2.02.02

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.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3388**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Timberscombe. Trees within 6M

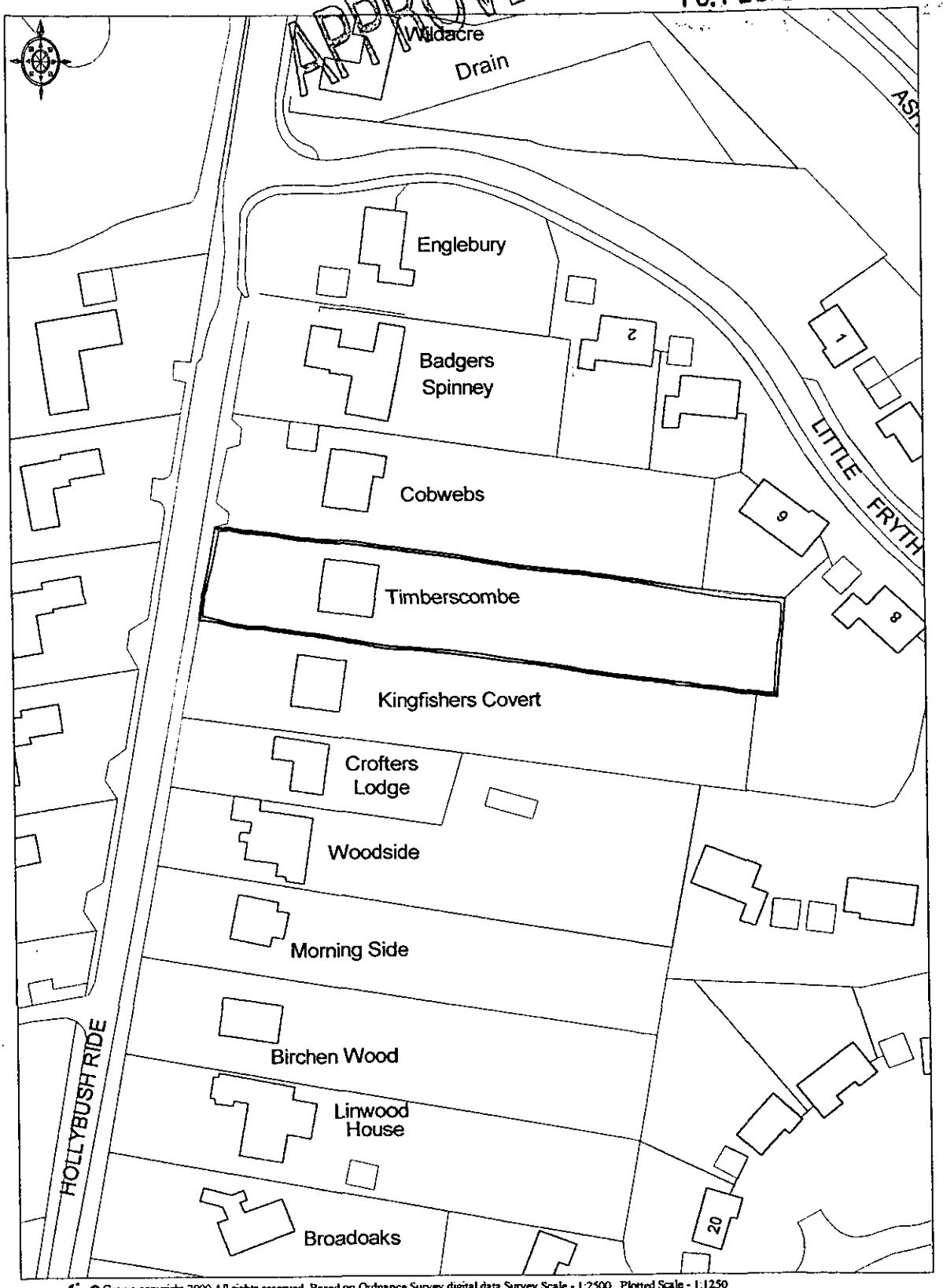
2386 SK1

3388

PLANS TO MEET CONDITIONS

HOLLYBUSH RIDE, FINCHAMPSTEAD, BERKSHIRE

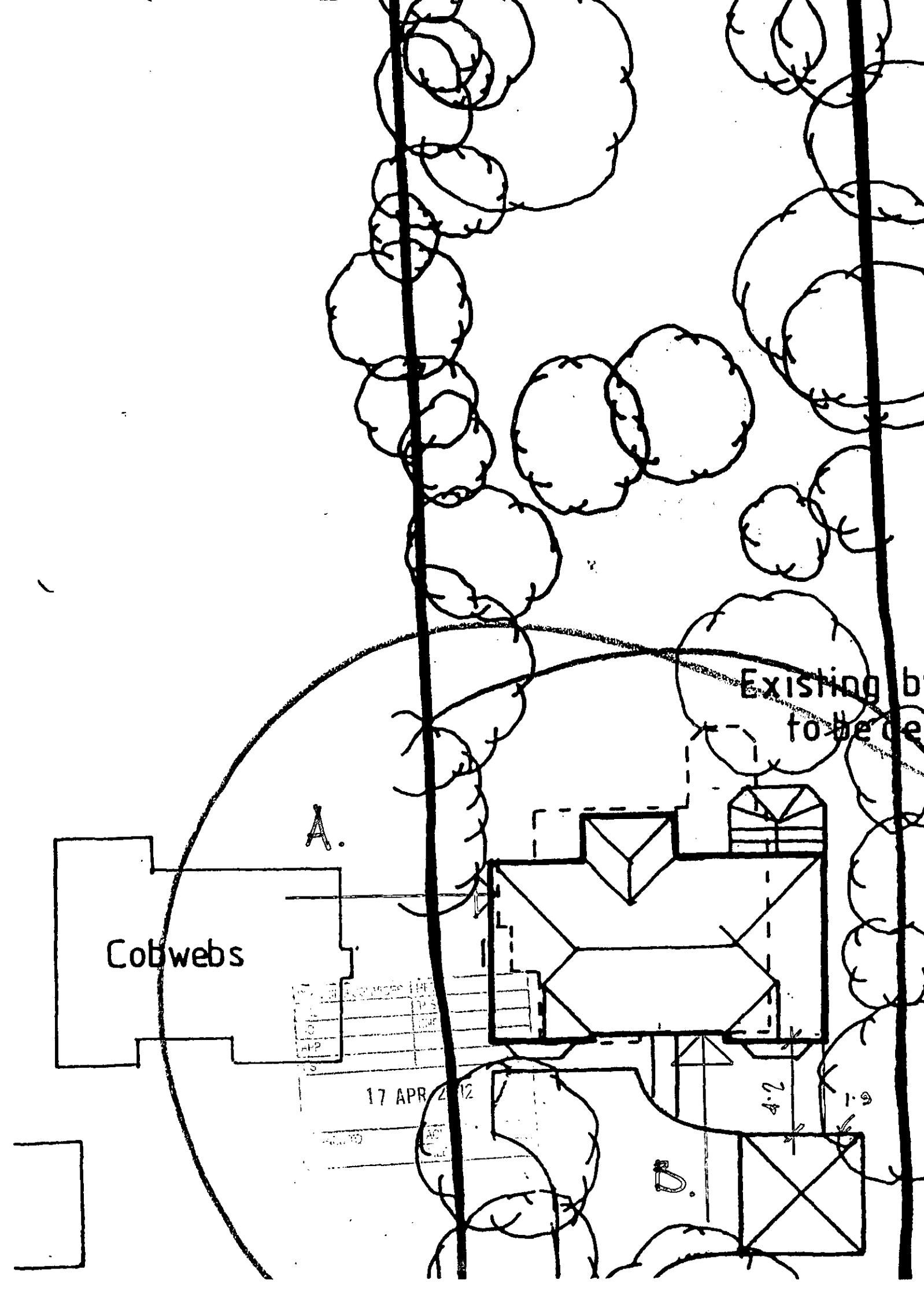
APPROVED 16.FEB.2001* 3388



© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

BROOKWORTH DEVELOPMENTS LTD

Ordnance Survey
Value Added Reseller


Existing b
to be de
A.
Cobwebs
17 APR
4·2
1·9
B.