APPLICATION NO:
F/2002/5903

LOCATION:
Land Rear Of 92-96 Foxcote, Finchampstead Wokingham.

APPLICANT:
West Build Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

EARLIEST DATE FOR DECISION: **15/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Angela Odell**

APPROVED

1021

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

West Build Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/5903

Parish: **FINCHAMPSTEAD**

Location: **Land Rear of 92-96 Foxcote, Finchampstead, Wokingham.**

Proposal: **Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No wall shall be constructed in any elevation of the car port hereby approved.

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 visual amenities of occupiers of adjoining properties and to ensure adequate parking is retained.

Informative
1. Regarding Condition No. 2 the tiles shall match those of the dwelling on the site of Plot 3 (6).

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 LD3.
South East Area Local Plan Policy SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 04/04/2002

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.

ENVIRONMENT AGENCY

Our Ref : SP/2000/002230-2/1
Your Ref : F/2002/5903

Date : 20 March 2002

PLANNING SERVICES 54592
POL TLS
DC Amo ENF
APP
CS
25 MAR 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: 5 X DETACHED DWELLINGS WITH GARAGES PARKING AND TURNING FACILITIES, PLUS DEMOLITION OF 62 KILN RIDE
LOCATION: LAND REAR OF 92-96 FOXCOTE,FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 19 February 2002, received on 21 February 2002. Please quote the following reference in any correspondence: SU86NW/1/16.

The Environment Agency has no further comments to add to the letter dated 5 September 2000, reference SP\2000\002230\001, copy enclosed, regarding your consultation reference F/2000/2118.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454341
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

Our ref: SP\2000\002230\001
Your ref: F/2000/2118

ENVIRONMENT AGENCY

Date: 5th September 2000

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

For the attention of: Angela Odell

Dear Sir/Madam

5 X DETACHED DWELLINGS WITH GARAGES PARKING AND TURNING FACILITIES, PLUS DEMOLITION OF 62 KILN RIDE
LAND REAR OF 92-96 FOXCOTE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 10 August 2000 which was received on 14 August 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/16. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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.

CONDITION: No soakaways shall be constructed in contaminated ground.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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 Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 801 654	40m to north west	Ingle Glen	Closed, 0.5 ha

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.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Cont/d..

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: Andrews Kalik Associates Ltd, 'The Studio', 101 London Rd, Reading RG1 5BY

WORK SHEET FOR : Angela Odell

Application Number : F/2002/5903

Applicant : West Build Homes Ltd C/O Andrews Kalik Associates.

Location : Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.

Proposal : Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.3.02

Date of Neighbour Notifications : .....

Date of Site Visit : 4.3.02

Date Registered : 13/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 10/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highway officer: No adverse comments

Finchampstead p.c: No objection

Planning Issues :

Application Number: F/2002/5903

Appraisal :

see attached report

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

F/2002/5903 – Appraisal

Site is within settlement of Finchampstead North

Planning History
Application F/2000/2118 demolition of existing dwelling and erection of 5 dwellings approved on 9/2/01. Plot 6 has approved carport with just poles and flat roof.

Current application
Is for a carport in the same position as approved, but differing design. Now proposes a pitched roof 3.3m. high with 1.8 at west side and 1.2m. high on north (rear) and east side brick walls around 3 sides of it.

Effect on street scene:
As set back from front of dwellings each side, consider effect on street scene in this new short cul-de-sac acceptable, compared with the approved design.

Effect on neighbouring properties
Nos. 4 & 6 Tanglewood back onto the proposed carport, and are about 24.5m. away. The additional solid pitched roof of about 1.2m. in height (of actual roof) would have some effect on their outlook, and they are on lower ground. However, would still leave some gap between the rear brick wall at 1.2m. and the bottom to the roof. Therefore consider the effect of the proposed design compared with the approved design would be acceptable.

Recommendation: Conditional Approval

Application Number F/2002/5903
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			No ~~additional~~ wall shall be constructed in any elevation of the car port hereby approved.
		Reason:	To safeguard the visual amenities of occupiers of adjoining properties and to ensure adequate parking is retained.
			Informative
			Re: Regarding condition No 2, the tiles shall match those of the dwelling on the site of Plot 3(6)

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 92-96 Foxcote Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5903

OFFICER: Angela Odell

DATE OF SITE VISIT: 4.3.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4.3.02.

2. DESCRIPTION OF SURROUNDINGS Small new estate under construction in established residential area.

3. DESCRIPTION OF SITE/BUILDING ~~Site of~~ between Chalet style dwellings each side under construction.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nos. 4 & 6 Taylwood at rear are chalet bungalows Side & rear home opposite front & proposed car part.

5. SITE CONSTRAINTS

TREES Some at part of rear on rear boundary & some bushes

ACCESS/PARKING From front.

LEVELS site is on higher ground than dwellings to the rear (north)

BOUNDARY TREATMENT 1.8m. high fence on rear boundary.

OTHERS

Tel: (0118) 974 6445

Date: 19/3/02

My ref: F/2002/5903

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5903
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

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 2/4/02

none received 3/4 (am)
NAB

Yours faithfully

T G Watson

PP Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/5903**
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

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.

Mike

Please give to Natalie to deal with hiring letters and ~~send~~ decision notice.

Tel: (0118) 974 6445

Date: 19/3/02

My ref: F/2002/5903

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5903
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

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 2/4/02

none received 3/4(am)
NAE

Yours faithfully

D K Watson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/5903**
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of plot 1, north side elevation of plot 5, north or east side elevations of plot 6, north or south side elevations of plot 7 (labelled front and rear elevations on plan) or north or south side elevations of plot 8 of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The bathroom and ensuite windows in the first floor south side elevation of plot 1 hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

Condition
6. No wall shall be constructed in any elevation of the car port hereby approved on plot 6.

Condition
7. 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
8. 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
9. 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
10. 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
11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1248/40F. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Mike

re: cond. No. 3 –

this is a repeat from the p.p. for the whole development (condition 6 of 2118)

Condition
26. No soakaways shall be constructed in contaminated ground.

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

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

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

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

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

Reason
6. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties and to ensure adequate parking is retained.

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

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

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

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

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

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

FROM: Angela Odell

DATE: 19 February 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5903

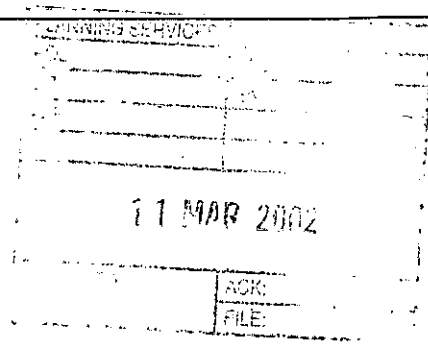
Proposal: Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port..

Site Address: Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.

Applicant: West Build Homes Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 15/03/2002** .

The Parish Council has no objections to this application.



SIGNED: C.S. Cl DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 19 February 2002

Application Number: F/2002/5903

Proposal: Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.

Applicant:
West Build Homes Ltd C/O Andrews Kalik Associates.

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

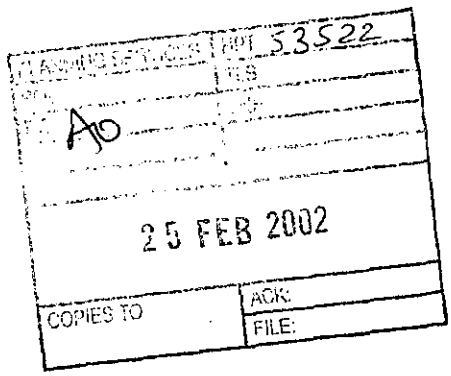
✓ below as applicable;

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).

No adverse comments

Signed: _____ **Print name:** Adam 20/02/02

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



AMA/JDF/1248

22 February 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Odell

CAR PORT - PLOT 6, FOXCOTE, KILN RIDE, FINCHAMPSTEAD APPLICATION F/2000/5903.

Thank you for your note requesting an additional elevation to this car port.

I do not think this is actually possible, because it is attached to the building on Plot 6, so there is actually no fourth elevation as such, it is simply the side of the building on Plot 6, which is already approved and agreed.

Yours sincerely

A M Andrews

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Received by Wokingham District Council

Application No: F/2002/5903

Proposal:
Proposed erection of dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

Location:
Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5903 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 February 2002

Application Number : F/2002/5903	Map No : 99.
Case Officer : AO	Site Area : 0 07
Valid Date : 13 FEB 2002	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed erection of on dwelling on plot 6. Amendment to consent F/2000/2118 with alterations to the car port.

Location : Land Rear Of 92-96, Foxcote, Finchampstead, Wokingham.

Parish : FI **Ward : FIN** 19/2/02 JB.

Applicant : West Build Homes Ltd C/O Andrews Kalik Associates.

Fee Required: £190 **Fee Received: £190** (S)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	other side elevation.	19/3.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 19/2/02 JD.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill cons. ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ if already built, pls notify occupants of Plots 1, 5, 7 & 8

No pre-apps.

5903

13.FEB.2002* 5903

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

TG/JAG/1248

12th February, 2002

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

PLOT 6 CAR PORT, FOXCOTE, KILN RIDE, FINCHAMPSTEAD – Your ref. F/2000/2118

Further to the approval on this site, our clients, Westbuild Homes Ltd., would like to provide a pitched roof and a 1.8 m high block wall diminishing to 1.2 m to the approved car port on Plot 6.

Please find enclosed the following documents in order to submit a Planning application for these works:

- 6 copies of application form
- Certificate A
- 6 copies of drawing nos. 1248/40I, 61 and 62
- Deposit cheque in the sum of £190.00.

Should you have any queries concerning this application please do not hesitate to contact us.

Yours sincerely,

Toni Godina

T. Godina

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

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.FEB.2002* 5963

1. APPLICANT'S NAME: WEST BUILD HOMES LTD
ADDRESS: HUNTERS LODGE, RECTORY ROAD, PADWORTH COMMON, READING
POST CODE: RG7 4JB PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDREWS KALIK ASSOCIATES
ADDRESS: THE STUDIO, 101 LONDON ROAD, READING
POST CODE: RG1 5BY PHONE: 0118 9507700

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: PLOT 6, LAND ADJACENT TO 92-96 FOXCOTE, FINCH HAMPSTEAD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CAR PORT FOR HOUSE ON PLOT 6,

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.05 HA

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1248/40 - 61 - 62

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	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 ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
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

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.

BRICKWORK WALLS
TILED ROOF
TIMBER POSTS.

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.

EXISTING + NEW FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAK AWAYS.

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

PRIVATE SHARED DRIVE OFF FOXCOTE.

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

YES

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	01 *	01 *	01 *
BUNGALOW	01 *	01 *	01 *
FLAT/MAISONETTE	01 *	01 *	01 *
OTHER	11 *	01 *	01 *

* 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.

£190.

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 Jonni Godwin ON BEHALF OF WESTBUILD HOMES LTD DATE 12/02/02

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. F/2000/2128

13.FEB.2002* 5903

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.

(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).

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . Joni Godwin . . . . . .

On behalf of . WESTBUILD HOMES LTD . . . . . .

Date . 12/02/02 . . . . . .

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

1933

LAND ~~ADJ~~ R/O 92-96 FOXCOTE

ADDRESS

FINCHAMPSTEAD

PARISH

PLOT No

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/2118	Westbuild Hoor	Erect 5 det dwellings + garages, parking & turning facilities + dem. 62 Kiln Ride	9.2.01	A&P

MINISTRY DECISION

SPECIAL ORDERS

13 FEB 2002 5903



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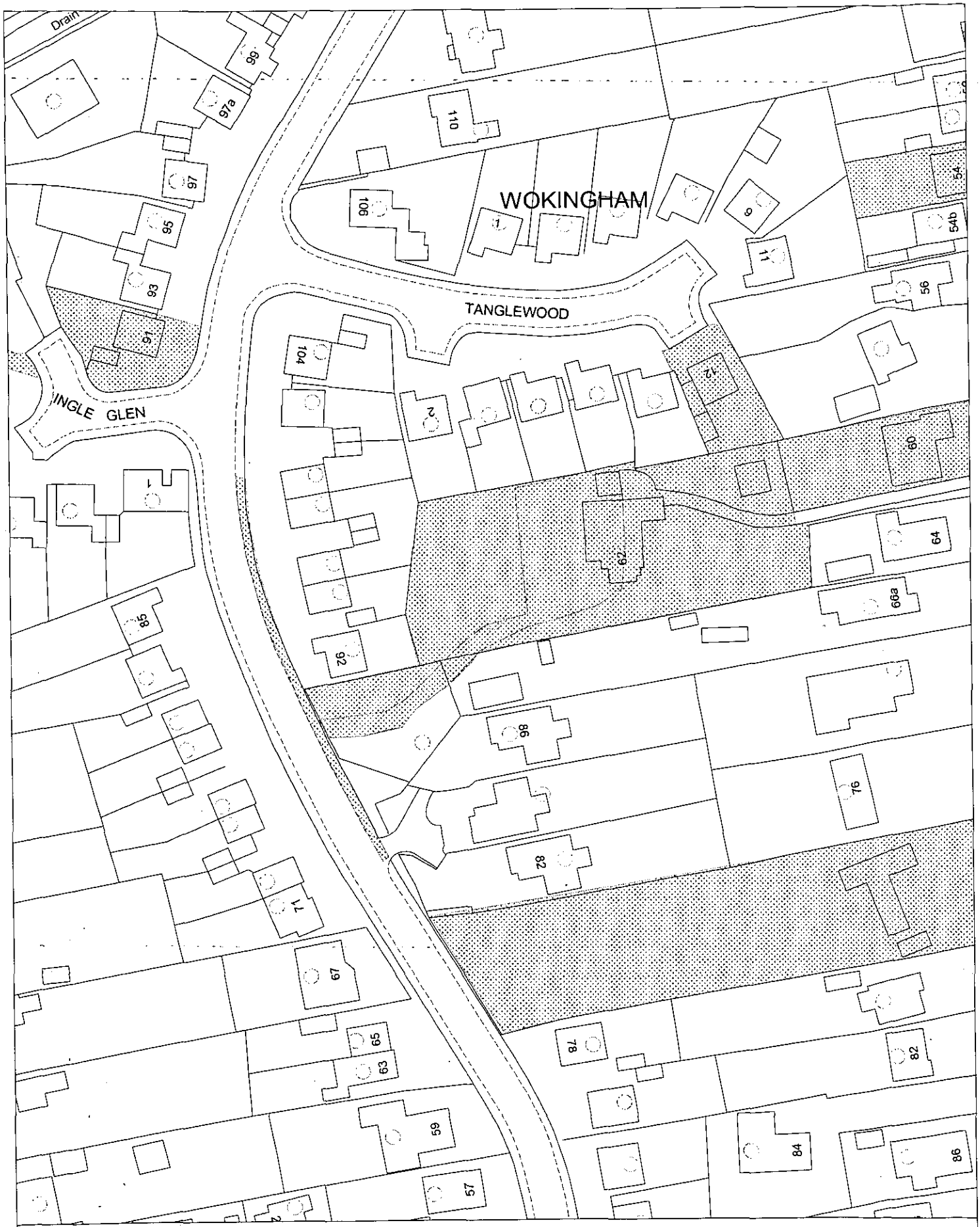
Development Control Section, Environmental Services, Wokingham District Council.

18 February 2002 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 1000

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Date: 3 April 2002

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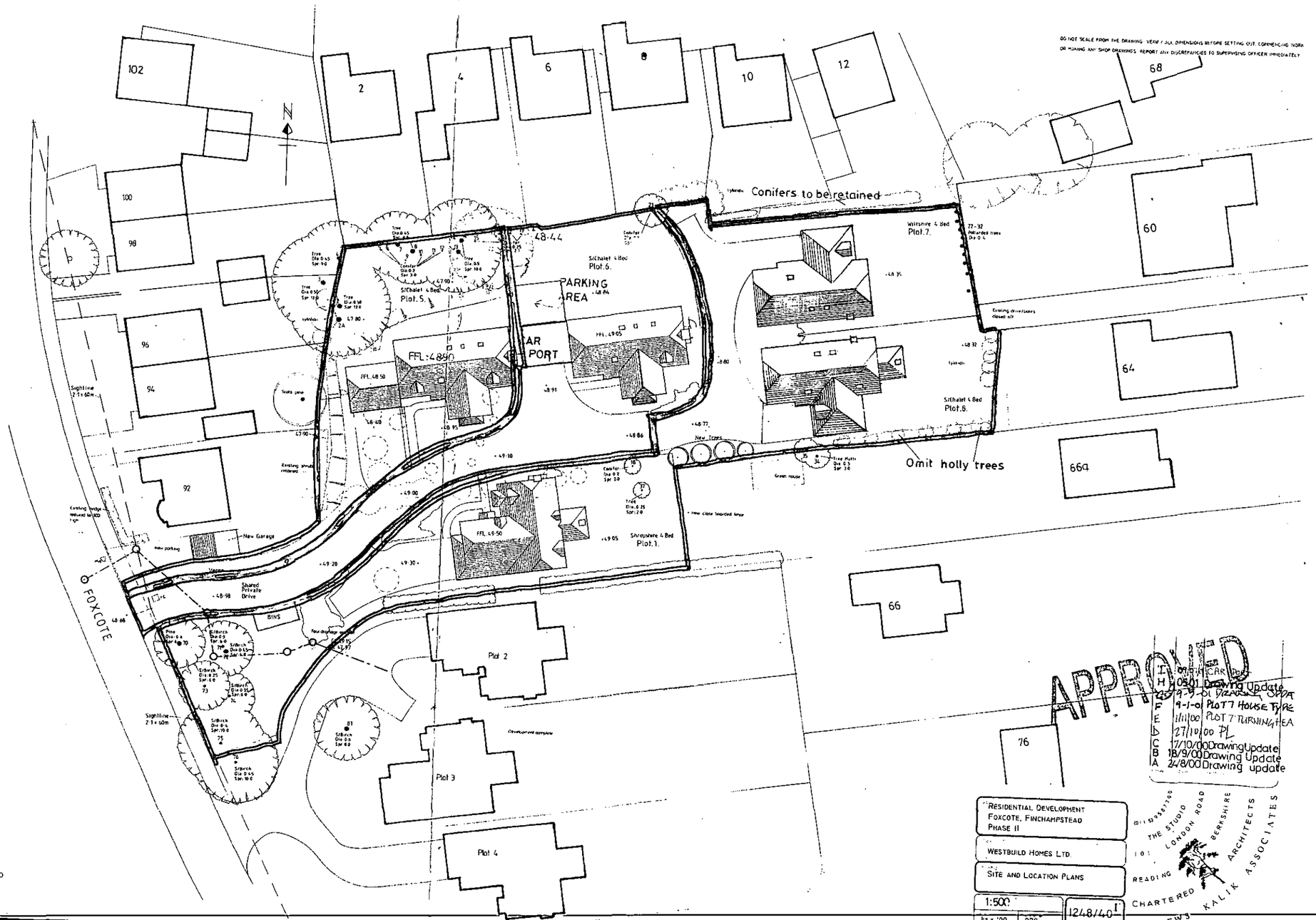
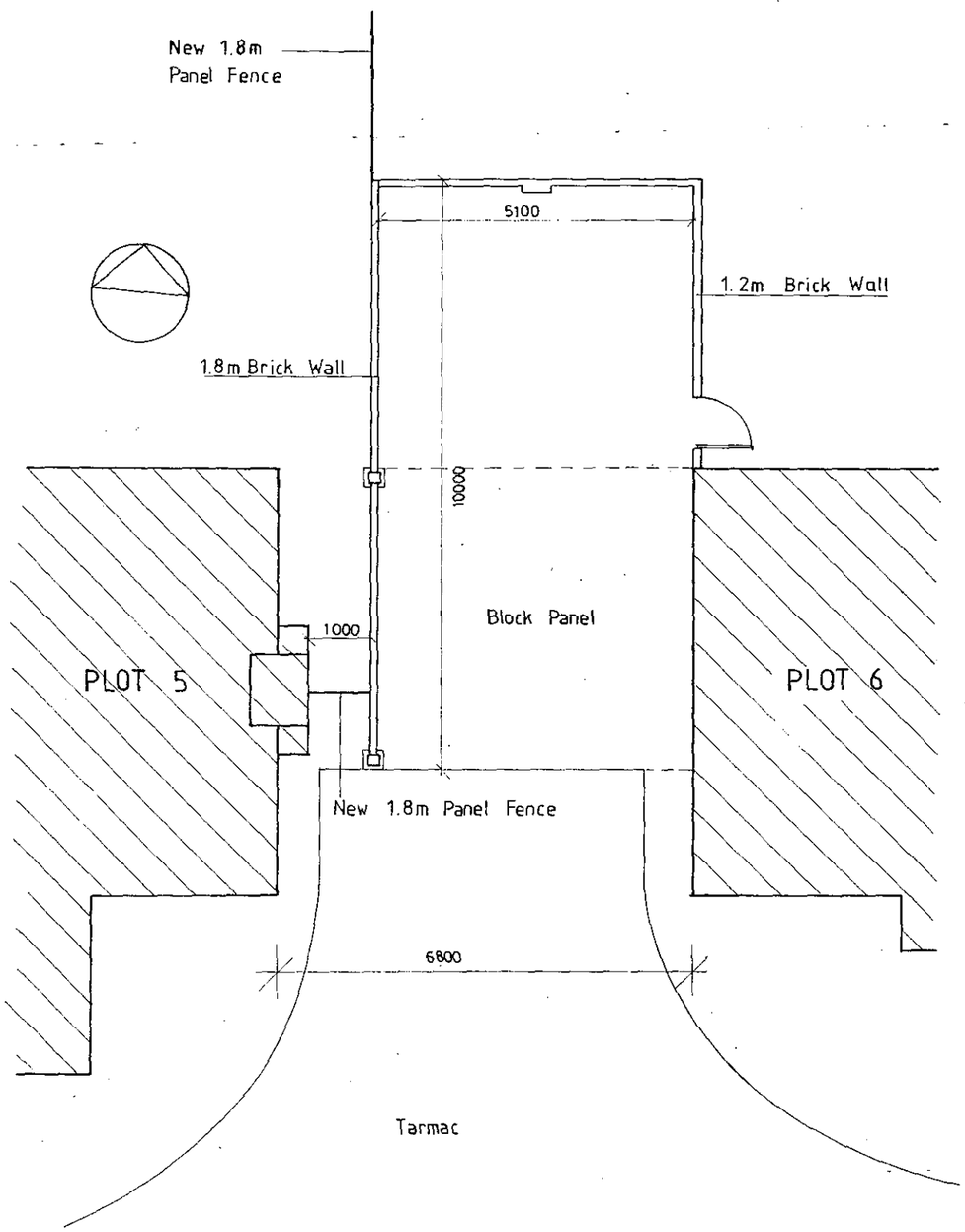
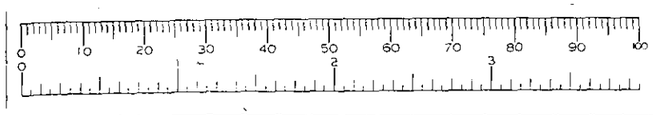
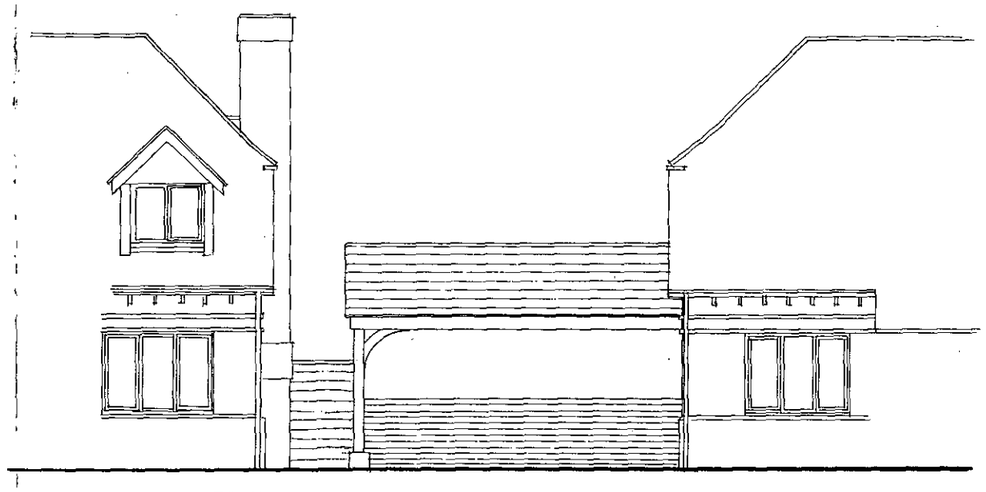
13.FEB.2002* 5903





PLAN





FRONT ELEVATION

13.FEB.2002* 5903

APPROVED

letter	date	revision

job RESIDENTIAL DEVELOPMENT
FOXCOTE, FINCHAMPSTEAD
PHASE II

client WESTBUILD HOMES LTD.

drawing PLANS, ELEVATIONS
CARPORT, PLOT . 6

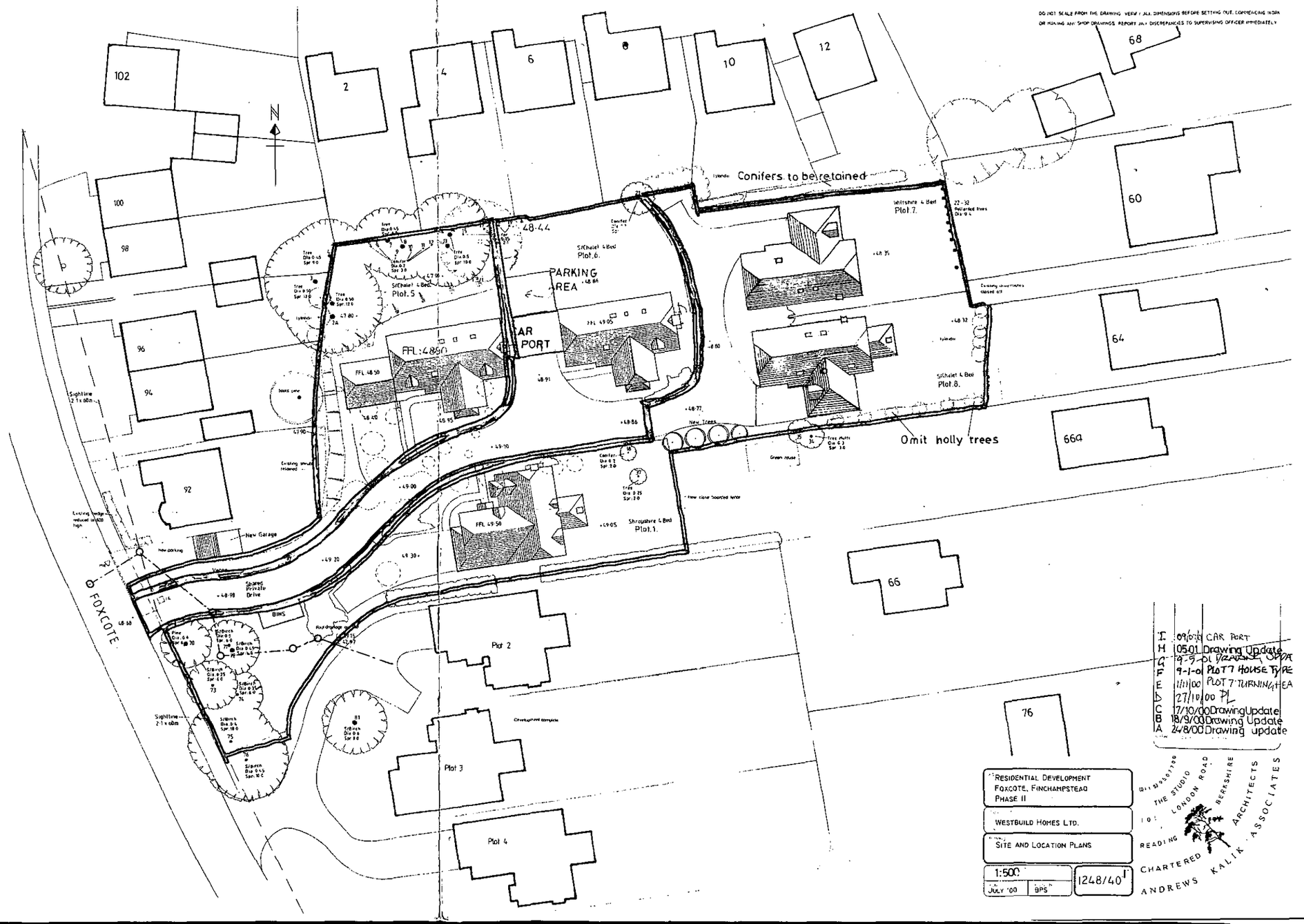
scale 1:100 | date JULY 01 | drawn by VEC | 1248/61

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

PART 1 REGISTER

13.FEB.2002* 5903

DELEGATED



I	09/03/01	CAR PORT
H	05.01	Drawing Update
G	9-9-01	DRAWING UPDA
F	9-1-01	PLOT 7 HOUSE TYPE
E	1/11/00	PLOT 7 TURNING HEA
D	27/10/00	PL
C	17/10/00	Drawing Update
B	18/9/00	Drawing Update
A	24/8/00	Drawing update

RESIDENTIAL DEVELOPMENT
FOXCOTE, FINCHAMPSTEAD
PHASE II

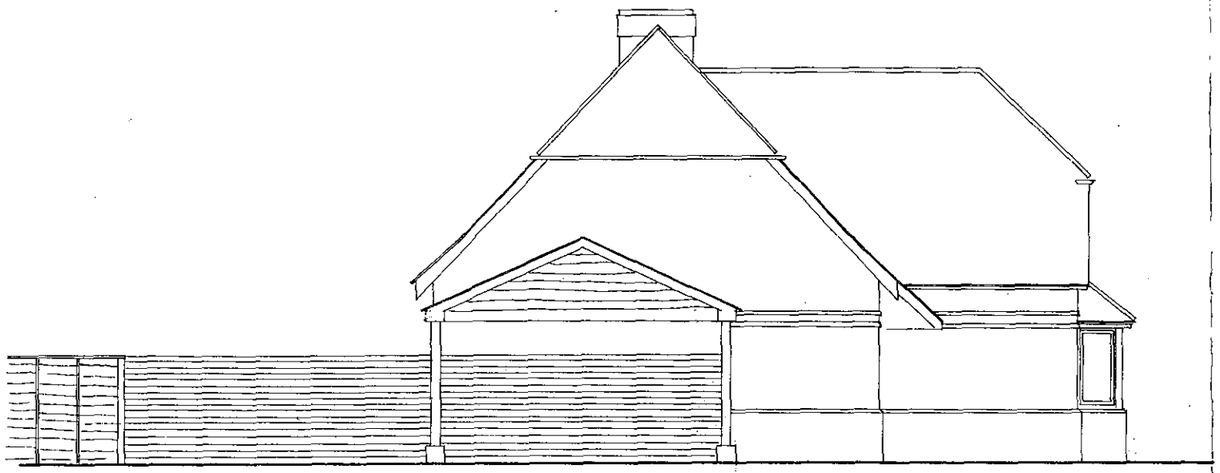
WESTBUILD HOMES LTD.

SITE AND LOCATION PLANS

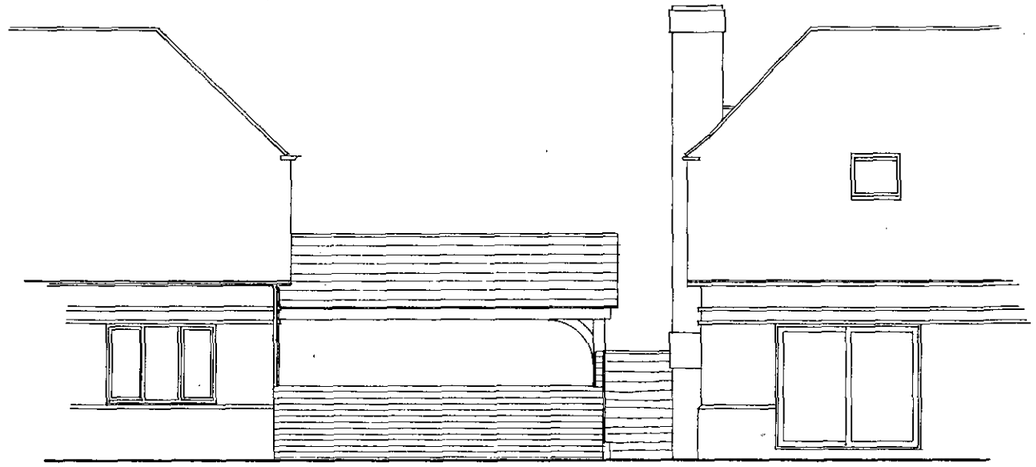
1:500 | JULY '00 | BPS | 1248/40 I

01189601700
THE STUDIO
LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

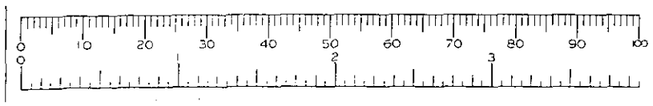
13.FEB.2002* 5903



SIDE ELEVATION



REAR ELEVATION



APPROVED

letter	date revision

job RESIDENTIAL DEVELOPMENT
FOXCOTE, FINCHAMPSTEAD
PHASE II

client WESTBUILD HOMES LTD.

drawing PLANS, ELEVATIONS
CARPORT, PLOT 6

scale 1:100 | 1248/62

date JULY 01 | drawn by VEC

(0118) 9501700
THE STUDIO
101 LONDON ROAD
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BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES