APPLICATION NO:
F/2001/5280

LOCATION:
Chung Yu Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Stean C/O Day Tanner Partnership

PROPOSAL:
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Helen Pollock** NAB

• 10 Thur 3/5

391

DO

RAILEX
Marbleboard

EASIFILE EP7

PLANNING SERVICES | NO. 58069
POL | TIS
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APP
CS
01 JUL 2002
COPIES TO | FILE

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1729

28 June 2002

Ms. N Brown
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms. Brown

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

Now that the application No. F/2002/6360 for the bungalow has been approved we should like to formally withdraw the other application for the extension (Ref. F/2001/5280).

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5280

Applicant : Mr & Mrs Stean C/O Day Tanner Partnership.

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

Proposal : Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		3/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 07/01/2002. 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 :

finchampstead PC No objections

listing if recommended for refusal.

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon ~~street scene~~ character & appearance of area.

Refused applications!

Total height
258m² - floorspace 7.8m 2.5m increase in height.
211m² - 7.7m

posal TOTAL floorspace : (5280) Height 6.8 m

7m²

Height
nal floorspace ! approx 5.2m

n²

Proposed increase = 153.4%.
original dwelling

Application Number: F/2001/5280

Appraisal :

The proposed development is for raising of the roof + extensions to the existing bungalow. The existing bungalow is in poor condition + two previous applications for replacement dwellings have been refused, due to their proposed Size, Scale + Height and detrimental effect they would have on the Character of the area.

(1) Impact upon neighbouring properties:

The proposal is ~~adjacent to~~ in excess of 85m from the nearest neighbouring property and is ∴ considered that the ~~~~ proposal would have no adverse effects.

(2) Impact upon character of area:

~~The~~ It is proposed to raise the roof of the existing bungalow to 6.8m to allow the formation of 3 bedrooms and two bathrooms @ 1st floor level, This is considerably lower than the ~~~~ previously refused application (2869) which was 7.6m. It is also proposed to extend the property out to the NW by 4.5m @ ground + 1st floor level + to form a basement below this, with the same footprint. This proposal is significantly reduced in all respects from those previously refused and it is considered that these reductions overcome the reasons for previous refusal + this proposal would ~~~~ have no significant impact upon the Character of the area.

Copy of previous Committee report attached.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

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

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

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

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

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

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

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

4. **Appraisal** – Main issues are:

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

A. Effect on Character and Appearance of the Area

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

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

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

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

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

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

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

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

2934

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

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

Informatives

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

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

Angela Odell

WITHDRAWN

Application Number F/2001/5280
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			WITHDRAWN

RECORD OF SITE VISIT

SITE ADDRESS: Chung Yu Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5280

OFFICER: Helen Pollock

DATE OF SITE VISIT: 3/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate to front.

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

Small detached bungalow far from any other properties.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

WITHDRAWN

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Ample.

LEVELS N/A. (woodland)

BOUNDARY TREATMENT Trees to both side + rear ~~etc~~ boundaries

OTHERS 1m open fence + trees to front.

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1729

10 April 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

REPLACEMENT DWELLING AT CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

We refer to the current planning application for an extension to the existing dwelling on this site (F/2001/5280) and a recent meeting held at your offices with Mr Thorpe concerning the possibility of replacing the existing dwelling with a new bungalow. As a consequence of this meeting please now find enclosed a full planning application for the erection of a replacement bungalow on this site together with the following documents:

Six copies each of our drawings numbers 1729/04 and 1729/05 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £220.00

During our meeting with Mr Thorpe it was agreed that we wish you to take no further action with the current application for the extension at this stage pending a satisfactory conclusion to this new application, at which point the extension application would be withdrawn.

We look forward to hearing from you in due course.

Yours faithfully

A I Day

APPLICATION F/2001/5280 IN abeyance until decision issued on new replacement dwelling application. F/2002/6360.

Encs

cc Client

Iphoned him 2.41 pm 27/6. he has rec'd CA on 6360 & will W/D 5280.

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Check appeal
decision 0576

Increase in floorspace appears greater than previous refusal

Can we discuss this one

Basia Polnik

From: Basia Polnik
Sent: 11 March 2002 15:55
To: 'Anthony Day'
Cc: Mike Thorp
Subject: RE: CHUNG YU (Ref. F/2001/5280)

Dear Mr Day
Further to our telephone convesation this afternoon I apologise for the length of time taken to deal with this application and confirm our meeting with Mr Thorp and myself on Tuesday 19th March in the Council Offices at 2.00pm.

B.Polnik (Mrs)

-----Original Message-----
From: Anthony Day [SMTP:tony@daytanner.freeserve.co.uk]
Sent: 26 February 2002 10:46
To: Basia.Polnik@wokingham.gov.uk
Subject: CHUNG YU (Ref. F/2001/5280)

(Our Ref. 1729)

I was rather disconcerted by our telephone conversation yesterday when you informed me that a decision has not been made on this application (Ref. F/2001/5280) and that the officer's recommendation was going to be discussed with both yourself and Mike Thorpe later this week. This is totally contrary to our discussions with the Case Officer, Helen Pollock, who informed us about two weeks ago that it would be recommended for approval and last week informed us that we should receive the approval notice by 22 February.

This application was due to be determined and expired on 7 January 2002 and during the application process (albeit that it has been slow) the Officer has been forthright in her discussions with us which has been quite refreshing compared with some of the more "secret" applications with which we are faced.

I am meeting my client this afternoon who as yet does not know but has been led to believe that the application is going to be approved. I should therefore appreciate either Mike Thorpe or yourself providing me with a reply prior to my meeting.

Regards

A I Day

CHUNG YU, HEATH RISE, FINCHAMPSTEAD F/2001/5280

Mr Stean applicant
Mrs Stean "
Mr Day agent
M. Thorp WDC
B. Polnik WDC

WDC currently in progress of drafting SPG on extn to buildings in rural areas. Likely to recommend no increase in height only increases in footprint.

Applicant now MLT/BP accessed site for site visit Could be scope to replace dwelling as opposed to extend if applicant wishes to pursue this route. Replacement dwelling could be longer than existing possibly up to 50% but no increase in height.

Applicant invited to meeting to explore options

11/3.

Helen/

Mike and I have visited the site and have some concerns re: size and massing in rural area. I've set up ~~meeting~~ with Mr Day on Tues. 19th and will update you after that meeting. In the meantime I'll leave the files with you - just in case someone is looking for them. Bob

Pre-appln.—
250m² (275m²)
S/S OK.
no higher than existing
P.D rights to be W/D.
in Trevor's name

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5280**

Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

I wish this application to be listed should the officers recommendation be for REFUSAL and my reason(s) are CONSIDERABLE ADJUSTMENTS HAVE BEEN MADE SINCE THE LAST APPLICATION, THEREBY REDUCING SIZE & MASSING.

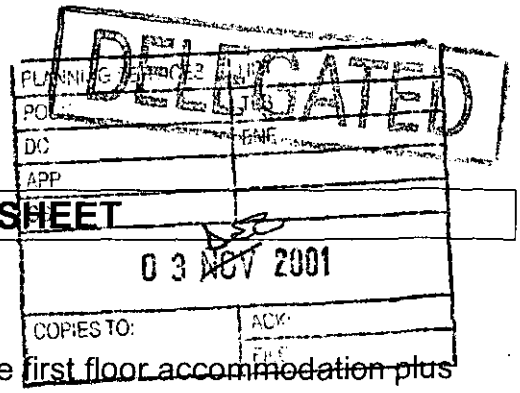
Signed: _____

Councillor Cundy

Date: 4/12/01

FROM: Helen Pollock

DATE: 23 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5280

Proposal: Proposed raising of roof of dwelling to provide ~~first floor accommodation plus~~ two storey side extension..

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

Applicant: Mr & Mrs Stean C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 17/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 30-11-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5280

Proposal:
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2001/5280 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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 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

23 November 2001

**********FILE COPY**********

Tel: 0118 974 6480

Date: **23 November 2001**

My ref: F/2001/5280

CONFIDENTIAL

Councillor 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/2001/5280
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5280**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **23 November 2001**

My ref: F/2001/5280

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2001/5280
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5280**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed raising of roof of dwelling to provide first floor accommodation plus two storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: HP	Application No. F/2001/5280

Map No. 10.) Site ....0.56....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED RAISING OF ROOF OF DWELLING TO PROVIDE FIRST FLOOR ACCOMMODATION PLUS TWO STOREY SIDE EXTENSION.

Location: CHUNG YU HEATHRIDE

Parish: FINCHAMPSTEAD Ward: Finch North.
23.11.01 R

Applicant: MR/MRS STEAN

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.11.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area, Countryside, Green Gap & Wedges)

.....

.....

No new pre-apps.

NEIGHBOURS:

S/N + see map

+ pls include Chung Yu (site inside red line)

PLAN
POL
DC
A
C
1 NOV 2001
CC

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1729

9 November 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

EXTENSION TO CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

We enclose herewith a planning application for alterations and extensions to this existing bungalow. We have been made aware of the negative history of this site with previous applications for a replacement dwelling. Our scheme to alter and extend the existing bungalow will hopefully overcome the previous concerns.

The proposal is to raise the roof of the bungalow sufficiently to enable first floor accommodation to be provided within the roof space and at the same time add on a new sitting room with a small bedroom over. We have advised our client that in normal circumstances the sitting room extension would be permitted development on its own if the other works were not being considered.

We enclose the following documents:

Six copies each of our drawings numbers 1729/01, 02 and 03 together with location plan
Six copies of Householder application form
Deposit cheque in the sum of £95.00

We hope that you will be able to recommend this application for approval and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE
OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Chung Yu

ADDRESS Heath Ride PARISH Linch

PLOT No. ORD. SHEET No. SU.8064 /87

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/35/61	A.J. Dorrington	Additions	23.3.61	App. App
R/53/64	"	Repl. of timber structure	19.3.64	App. App.
F/2000/0576	Mr & Mrs J Stean	Dem. existing dwelling.	6.4.00	Ref
		erection of replacement dwelling.		
F/2000/2829	"	Erect of det dwell &		
		dem of exist bungalow.	11.04.01	Ref

DATE OF COMPLETION

MINISTRY DECISION 0576 - APPEAL DISMISSED - 11/2/00

SPECIAL ORDERS

DRAINAGE 83

091074

ENVIRONMENTAL SERVICES

12.NOV.2001 05280

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:			
1	YOUR NAME	**MR AND MRS J STEAN**			
	ADDRESS	**SPLINTERS**			
		HEATH RIDE			
		FINCHAMPSTEAD			
		BERKSHIRE			
	POST CODE	**RG40 3QJ**	TEL.NO		
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**			
	ADDRESS	**BAGSHOT HOUSE, 37-39 HIGH STREET**			
		BAGSHOT			
		SURREY			
	POST CODE	**GU19 5AF**	TEL.NO	**01276 451456**	
3	SITE LOCATION	**CHUNG YU**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**HEATH RIDE**			
		FINCHAMPSTEAD			
		BERKSHIRE			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**RAISING OF THE ROOF TO PROVIDE ADDITIONAL ACCOMMODATION AND 2-STOREY SIDE EXTENSION**			
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**YES NONE AFFECTED**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**ALL TO MATCH EXISTING**			
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **3**	Proposed: **3**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 1:100 or 1:200 scale floor plans and elevations	✓	

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

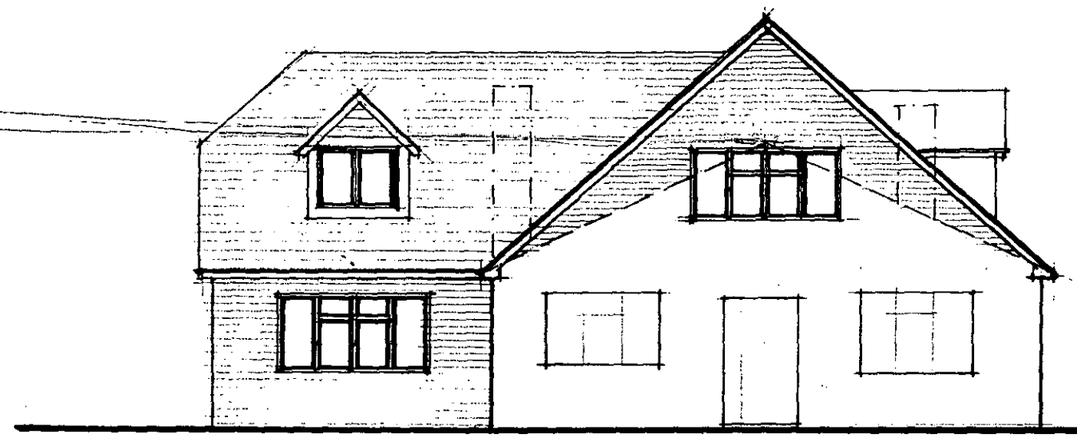
* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF **MR & MRS K A PAYNE**

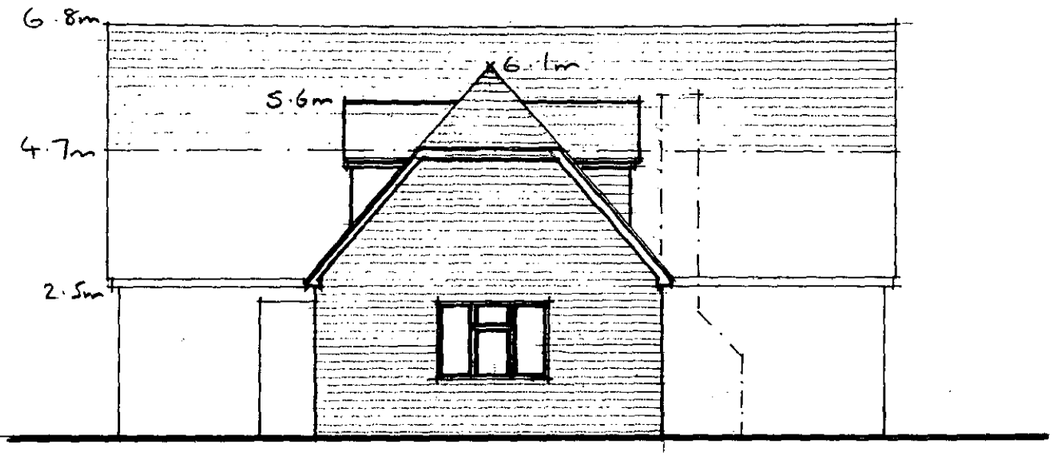
DATE 09/11/01

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

12.NOV.2001 * 5280



FRONT (south)



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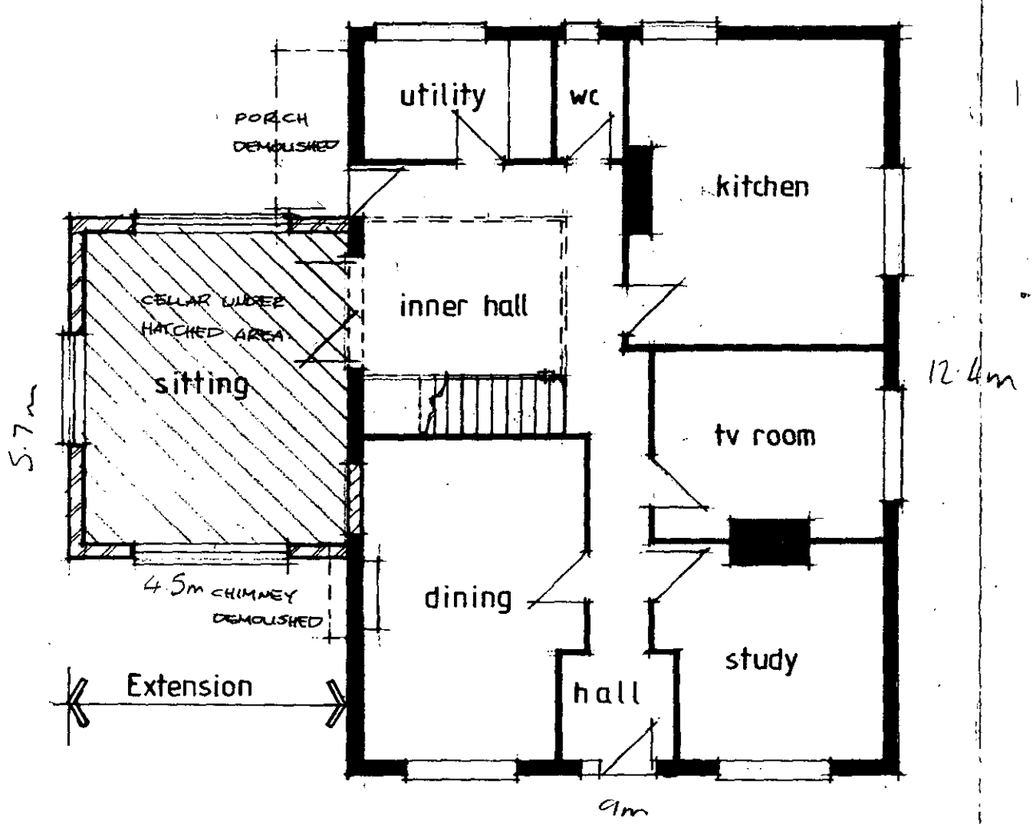
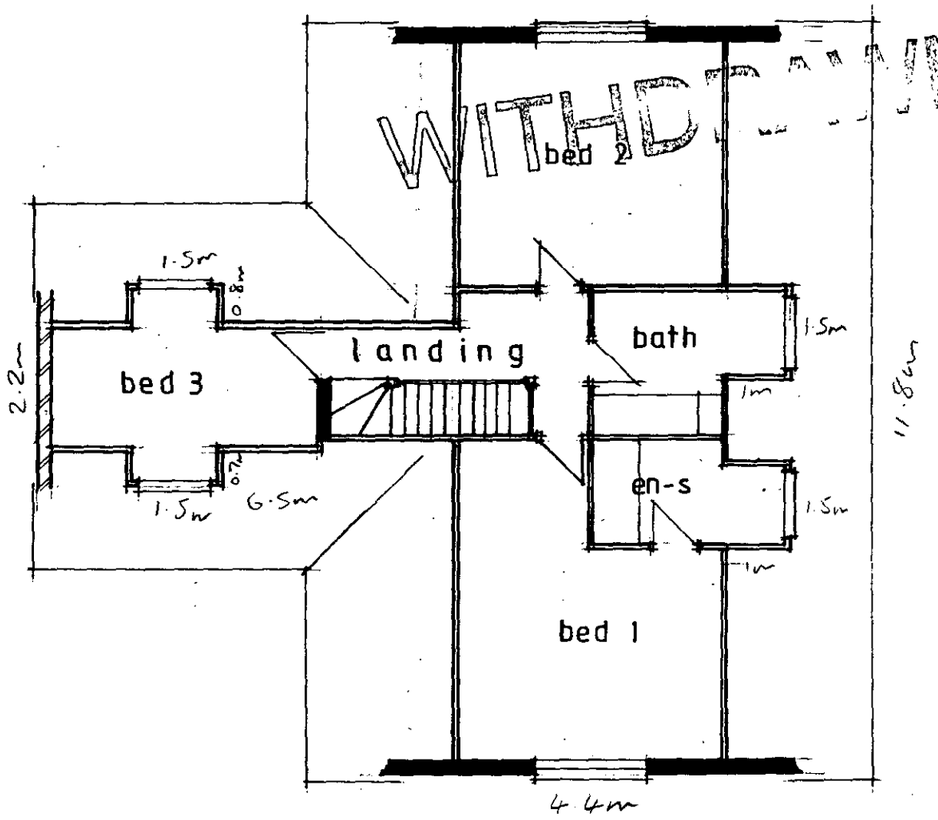


GROUND FLOOR



FIRST FLOOR

EXTENSIONS AT CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

PLANS + ELEVATIONS 1:100 1729/01

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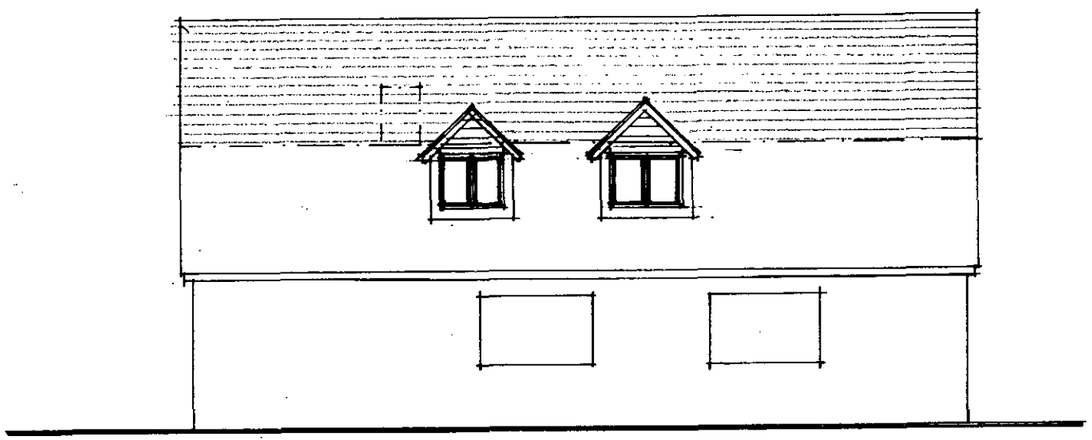

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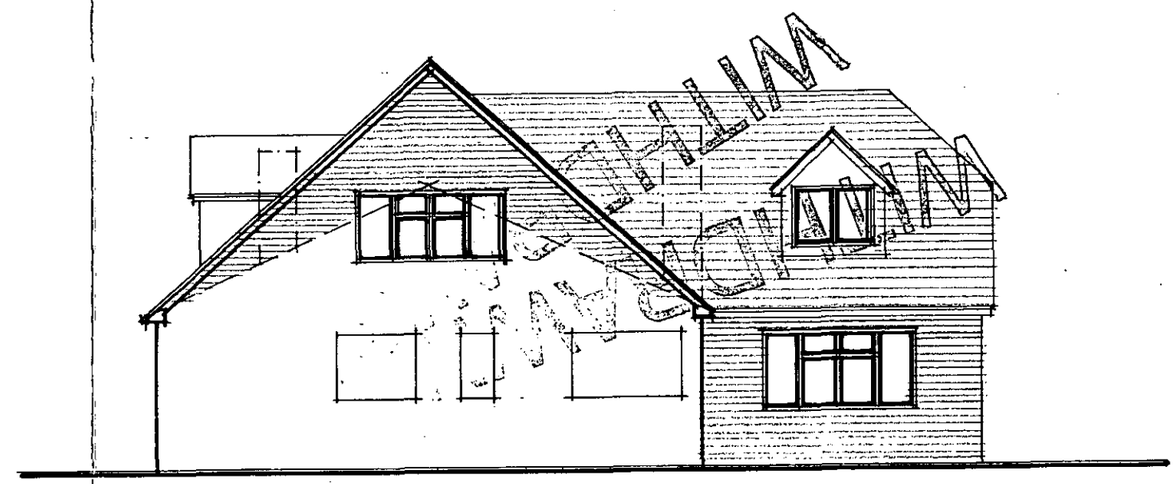
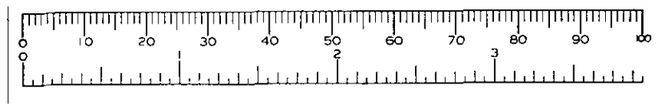


BACK (north)

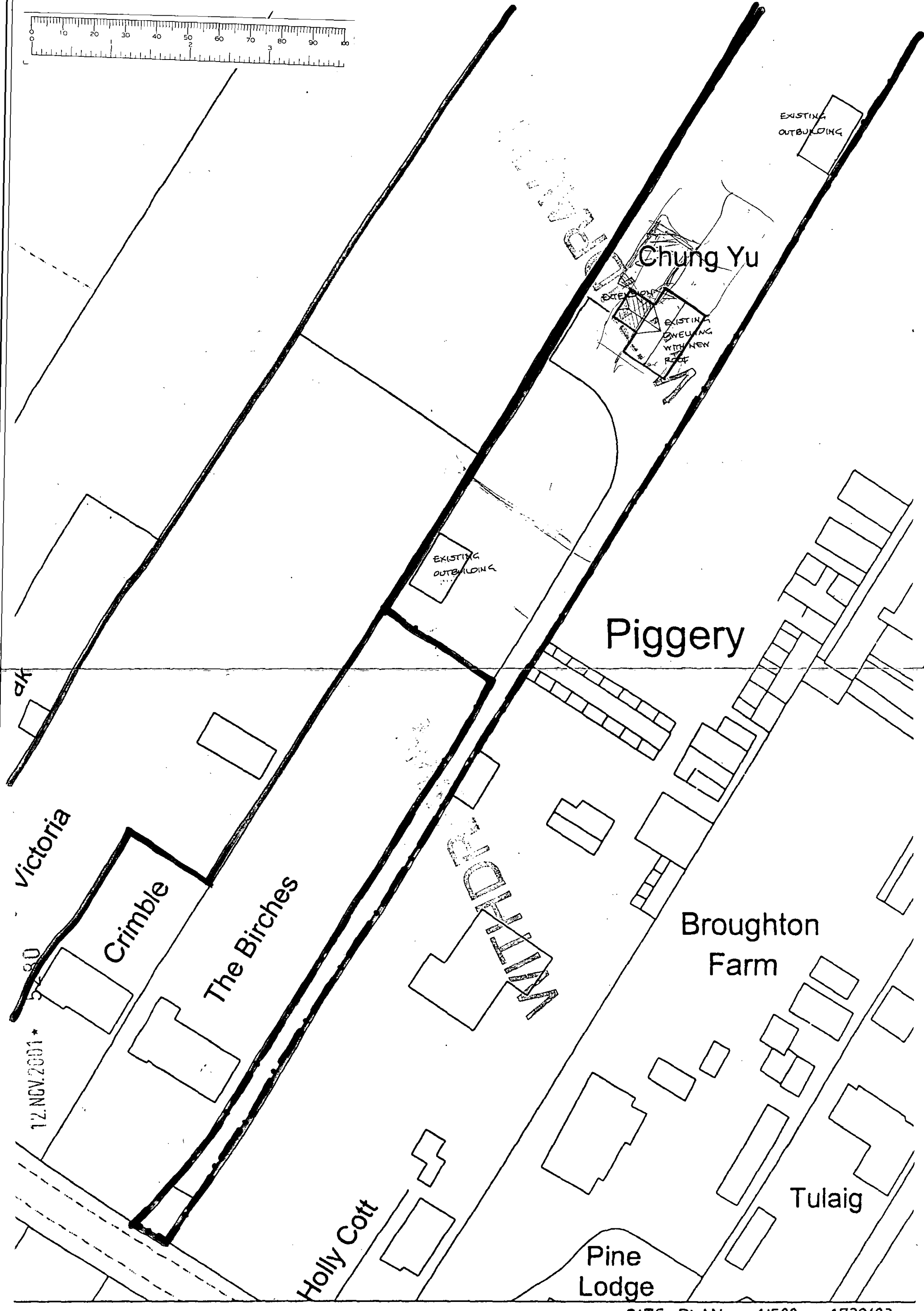


EXTENSIONS AT CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

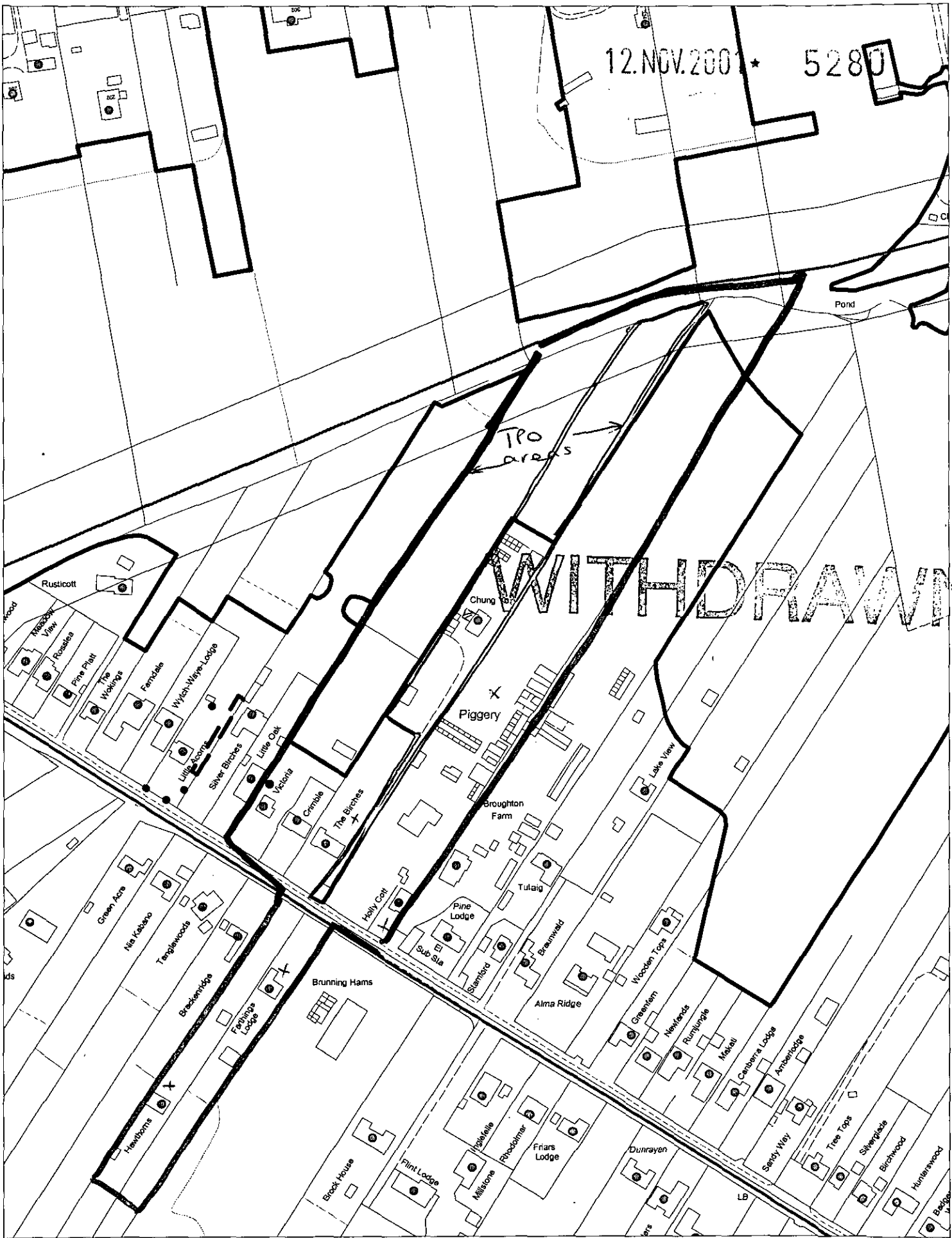
ELEVATIONS

1:100

1729/02



SITE PLAN 1/500 1729/03



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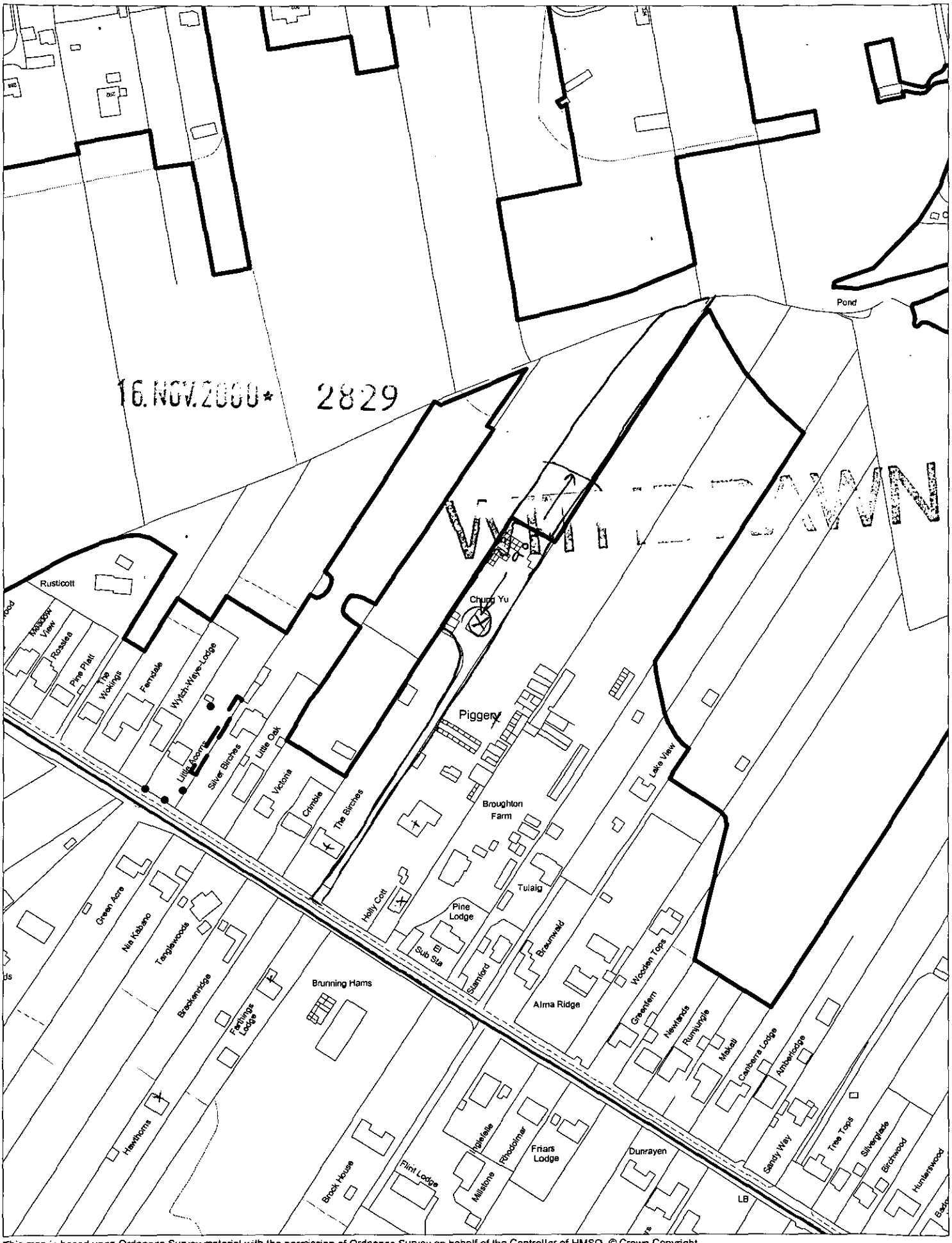
Development Control Section, Environmental Services, Wokingham District Council.
21 November 2001 Scale: 1 : 2500

D



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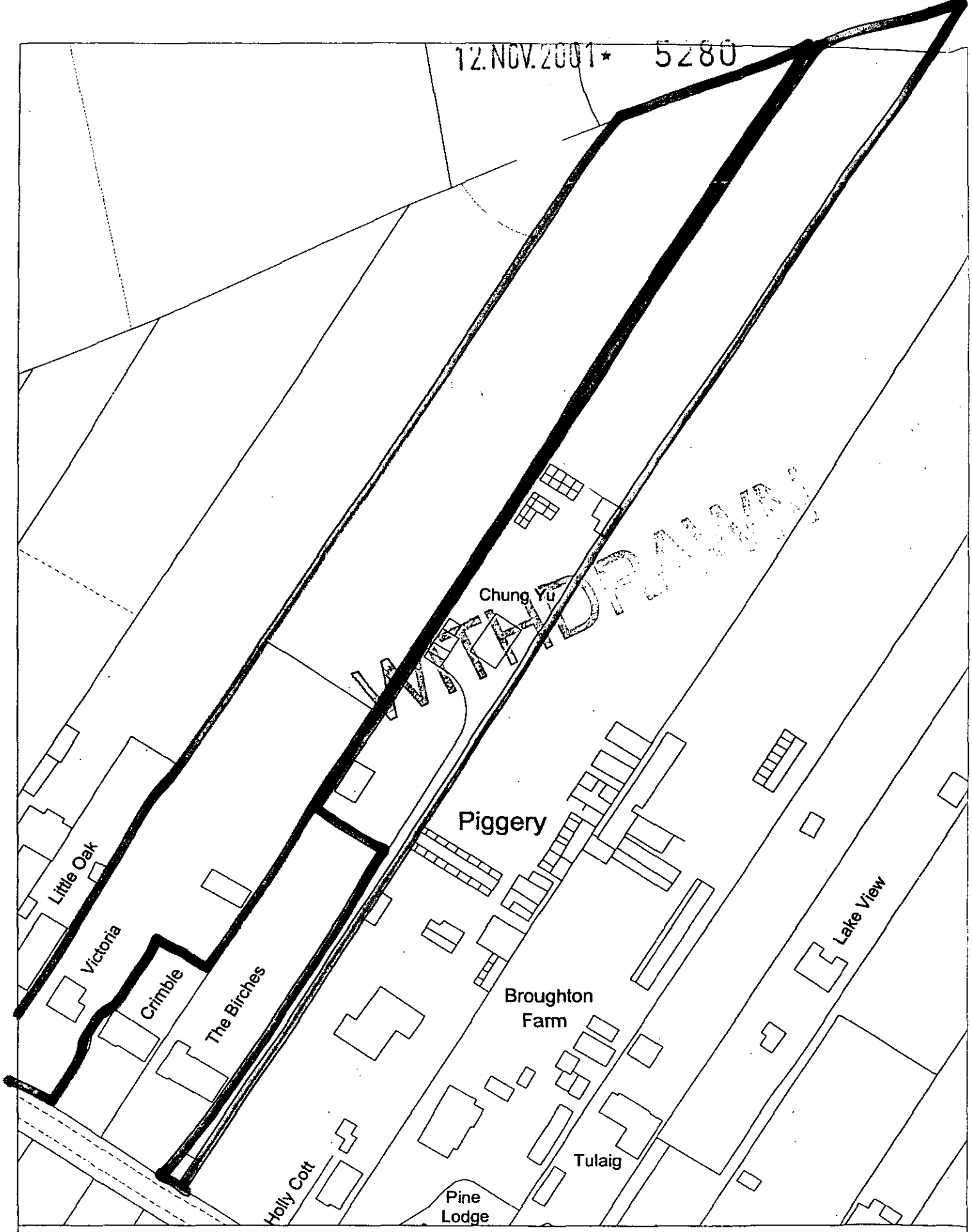
20 November 2000 Scale: 1 : 2500

N W E S

12.NOV.2001* 5280



Site Plan, Scale: 1 to 1250

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Date: 5 May 2000

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