APPLICATION NO:
F/2001/3249

LOCATION:
25 Wild Briar, Finchampstead Wokingham.

APPLICANT:
Mr R Cable

PROPOSAL:
Proposed erection of fence to front of dwelling (retrospective).

EARLIEST DATE FOR DECISION: **25/02/2001**
28 DAY EXP 1/3/01
APPLICATION WILL HAVE EXPIRED ON:
26/03/2001

CASE OFFICER: **Natalie Brown**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Cable
25, Wild Briar
Finchampstead
Wokingham
Berkshire
RG40 4UL

Application Number: F/2001/3249

Parish: **FINCHAMPSTEAD**

Location: **25, Wild Briar, Finchampstead, Wokingham.**

Proposal: **Proposed erection of fence to front of dwelling (retrospective).**

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

Reason

1. The development by virtue of its siting is considered to form a feature detrimental to the open plan character of the streetscene, to the detriment of visual amenity. As such, the development is considered to be contrary to the Berkshire Structure Plan policy EN1, the Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1 and to the Loddon Area Local Plan policies LBE1 and LBE2.

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 EN1.
Loddon Area Local Plan Policies LTV1, LBE1and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

Received by Wokingham District Council

Application No: F/2001/3249

Proposal:
Proposed erection of fence to front of dwelling (retrospective).

Location:
25, Wild Briar, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2001. 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

01 February 2001

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

Tel: (0118) 974 6492

Date: **01 February 2001**

My ref: F/2001/3249

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/2001/3249
25, Wild Briar, Finchampstead, Wokingham.
Proposed erection of fence to front of dwelling (retrospective).

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3249**
25, Wild Briar, Finchampstead, Wokingham.
Proposed erection of fence to front of dwelling (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: (0118) 974 6492

Date: **01 February 2001**

My ref: F/2001/3249

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

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25, Wild Briar, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3249**
25, Wild Briar, Finchampstead, Wokingham.
Proposed erection of fence to front of dwelling (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

29.JAN.2001* 3249

Tel. 0118 9746429 (Direct Line)

Date 24-01-01

Your ref.

My ref.

MR CABLE
25 WILD BRIAR
FINCHAMPSTEAD
RG40 4UL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red. whole curtilage of property.	☑
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

I have been requested by Mr Wratten, enforcement officer to chase up your invalid application. It was returned to you (with cheque) on 14-11-00 for additional information. I have indicated on this form again what was requested. Please make sure you have a valid application within 14 days or Mr Wratten will have to start enforcement action

PTO

INVESTORS IN PEOPLE UK
RECYCLED PAPER
WARM APPROVED

Applicationo	Name & Address
F/2001/3249	Nigel Perring 23 Wild Briar Wokingham RG40 4UL

App. F/2001/3249
Letters sent
14-03-01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3249

Applicant : Mr R Cable .

Location : 25, Wild Briar, Finchampstead, Wokingham.
Proposal : Proposed erection of fence to front of dwelling (retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓		12/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....12/2.....

Date Registered : 29/01/2001

Earliest Date for Decision : 25/02/2001

Latest Consultation Date/Site Notice Expiry Date : 25/02/2001

This application will have expired on: 26/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

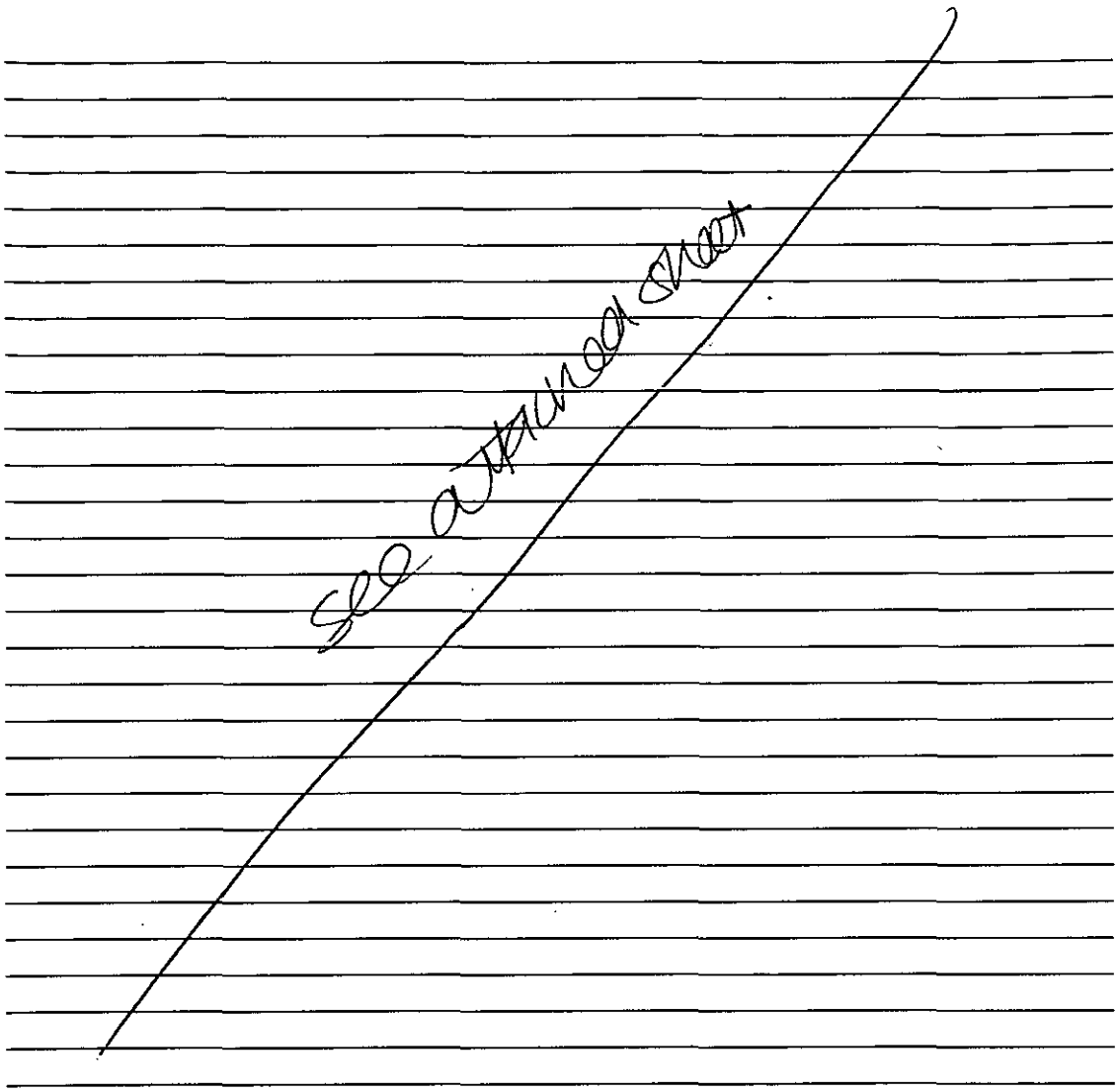
Consultation Responses :
f'stead PC: 21/2 : no objection
Highways: CIA with visibility splay for private drive.

letters of rep: 10/2 : No 23 : let being contrary to planning conds for wildbria, entry/exits to property now made difficult

Planning Issues : (ID'd sett).

Application Number: F/2001/3249

Appraisal :



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

Application Number F/2001/3249
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The ~~proposed~~ development by virtue of its
			Siting is considered to form a feature
			detrimental to the open plan character of the
			Streetscene, to the detriment of visual amenity
			As such, the ~~proposed~~ development is
			considered to be contrary to the following
			policies:
			BSP: GN1
			WDLP(DD): WOS3, WBE1
			LALP : LBE1, LBE2,

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, ~~[illegible]~~ LBE1, LBE2, ~~[illegible]~~
SOUTH-EAST AREA LOCAL PLAN POLICIES:	—
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	GN1
MINERALS LOCAL PLAN POLICIES:	—

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 12/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 25 Wild Briar
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3249

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/3249

Appraisal:

Development
This is a retrospective application for the proposed erection of a 900mm fence with curved trellis above (total max height of fence and trellis 1370mm) forward of the building line between the driveway of Nos. 23 and 25.
The application was made as Enforcement action was taken against the owners of the above property due to a condition of consent 387/72 which stated that:

'....no wall, fence, gate, hedge, or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwelling hereby approved....'

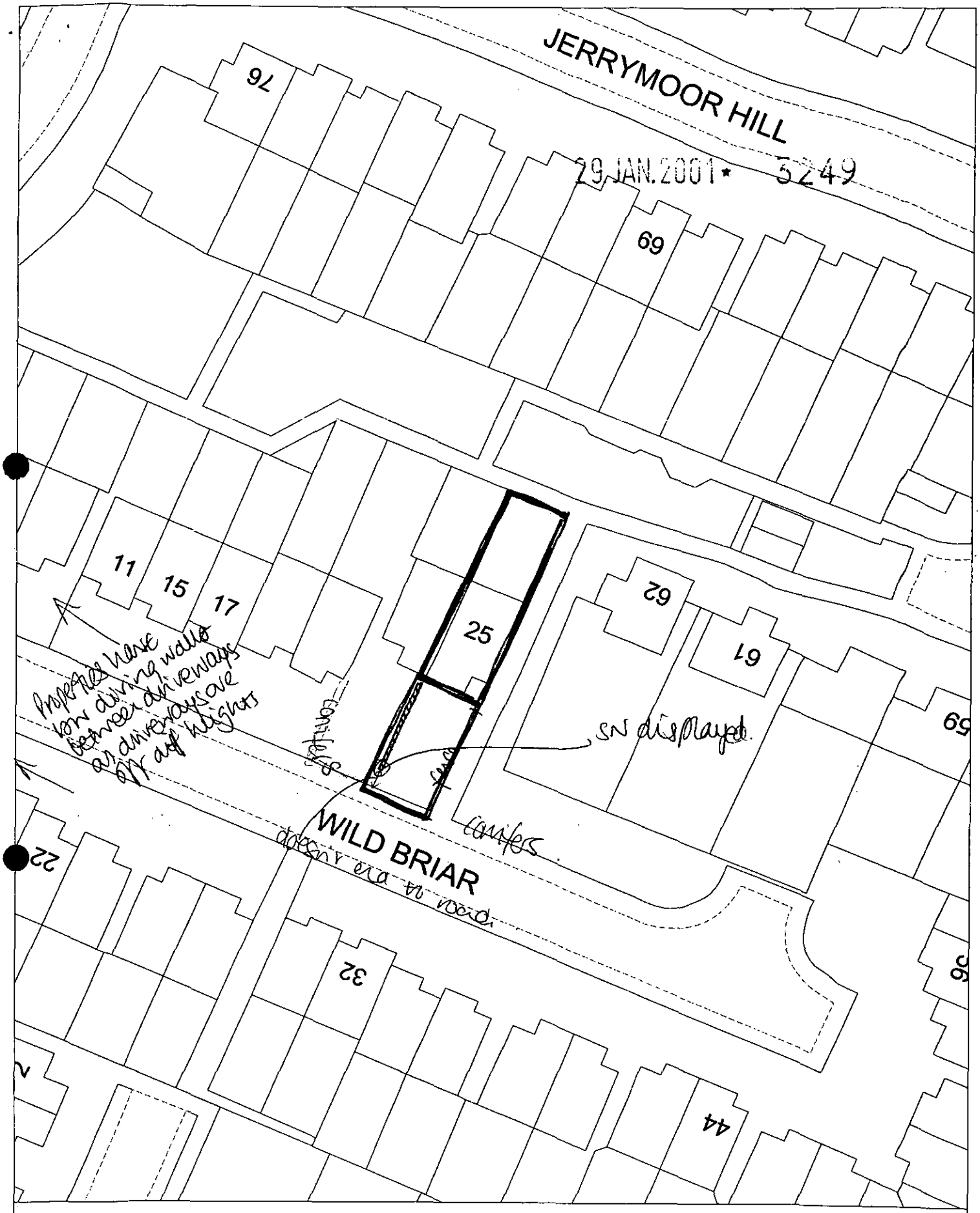
1) Impact upon neighbouring properties
It is not considered that the proposed development would cause any adverse effect to neighbouring properties. It is set inside of the boundary line and so causes no encroachment. The issue of affecting access to neighbouring driveways can not be considered.

2) Impact upon the character of the streetscene
There are no other properties that have a fence dividing the driveway between two properties. The end of the road Mornington Avenue sees some properties with low retaining walls between the driveways due to the driveways being of different heights.
The proposed development is therefore contrary to the open plan condition on the original consent of the properties and creates a feature out of keeping with the rest of the streetscene. On this basis, it is considered that the application is to be refused on the grounds of being detrimental to the character of the street scene.

3) Impact upon highway safety (parking provision)
The highways department has no objection to the application subject to the inclusion of a condition for visibility splays for private drives measuring 2.4m by 2.4m.

4) Concerns of local residents
A letter of objection was received from No. 23 on the grounds of the fence being contrary to the planning conditions of Wildbriar, exit and entry to their driveway being restricted by the fence and access by large vehicles being made impossible without moving a tree.
The comment with regards to the planning conditions has been addressed above. With regard to the other comments, these have been noted. The fence has been set inside of the boundary line so causes no encroachment. In any case, the issue of entry/exit to their driveway is not a planning issue so can not be considered. In any case, and no objection has been received from the highways department along these grounds.

~~**Approval:**~~ **Refusal: ✓**



Site Plan, Scale: 1 to 500

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Date: 24 October 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~[illegible]~~ Valid 29 JAN 200	Map No. 98. Site 0:02
Officer: NAB | Application No. F/2001/3249	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF FENCE TO FRONT OF DWELLING (RETROSPECTIVE)

Location: 25 WILD BRIAR

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH 01.02.01

Applicant: MR CABLE

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ PW tick if required

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	red line ✓	14/11	29 JAN 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Re requested 24/1		
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	height + trellis ✓	14/11	29 JAN
6	Floor plans			
(7)	Metric scale disclaimer	Not metric ✓	14/11	
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 : 01.02.01 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:

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

NEIGHBOURS:

S/N+ 28, 30, 32, 34, 23 Wild Briar
62, 68, 69, 70 Dengmoor Hill

FROM: Natalie Brown

DATE: 01 February 2001

DELEGATED

PLANNING SERVICES	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3249

Proposal: Proposed erection of fence to front of dwelling (retrospective).

Site Address: 25, Wild Briar, Finchampstead, Wokingham.

Applicant: Mr R Cable .

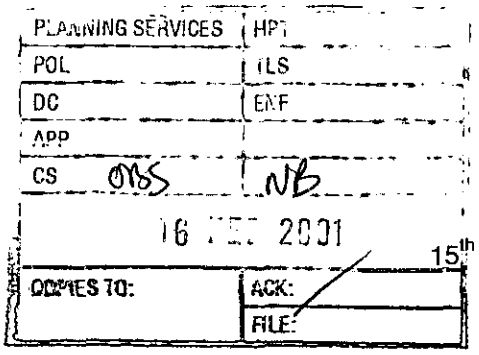
Your observations are required in respect of this application **by 25/02/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.



23 Wild Briar,
Wokingham,
RG40 4UL

15th February 2001

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

Your Ref: Natalie Brown
F/2001/3249

Planning Application Number F/2001/3249

I am writing to register my objection to the above planning application on the following grounds.

1) The erection of this fence is contrary to the planning conditions for Wild Briar.

2) Access by large vehicles (eg skip lorry) to my property is not now possible without first removing a mature tree in my garden.

3) Exit and entry to vehicles on my driveway has been made more difficult with near side passengers having exit/enter vehicles from a grass surface.

Yours faithfully,

M. Perring.

Nigel Perring

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 01 February 2001

Application Number: F/2001/3249

Proposal: Proposed erection of fence to front of dwelling (retrospective).

Parish: FINCHAMPSTEAD PARISH

Site Address:
25, Wild Briar, Finchampstead, Wokingham.

Applicant:
Mr R Cable .

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).

C128, R128.

Signed: _____ **Print name:** Adam Coggins.

06/02/01

Environmental Services

For office use only.
Application number: 29.JAN.2001* 3249

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	ROB CABLE
	Address and postcode	25 WILD BRIAR FINCHAMPSTEAD BERKSHIRE RG40 4UL
	Phone number	0118 9730390
2	Agent's Name	NOT APPLICABLE
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PLEASE SEE ATTACHED ERECTION OF A SINGLE 90 CM HIGH FENCE TO MATCH EXISTING FENCE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	90 CM HIGH CEDARWOOD STAINED FENCE + TRELLIS TO MATCH EXISTING FENCE
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.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 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 fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

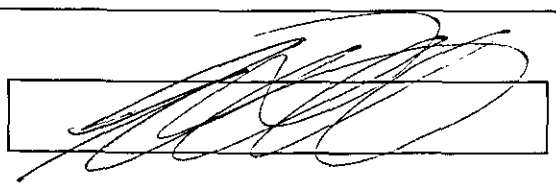
Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the *notice was served*	Date on which the *notice was served*

None of the land forms part of an agricultural holding.

Your signature:  on behalf of

Date 12 JAN 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham *District Council* ☐

ADDRESS 25, Wild Briars.

PARISH Linchampstead 1.4.80 ~~Wok/Without~~

PLOT No. 193 (2)

ORD. SHEET No. SU.7965. (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision			Decision	
0/89/60.	Mr A W. Shaw.	Outline Res Dev.	13	4	60	N/A	Ref
0/154/63.	Messrs Bernard Thorpe & Partners.	" " 44 acres	31	7	63	N/A	Ref
0/7/64	Various owners	" " "	25	1	64	N/A	Ref
0/109/66.	Brookdeve Developments Ltd	" " 18½ "	28	6	66	N/A	Ref
0/55/69	" " "	" " 12¼ "	29	5	69	N/A	Ref
0/26/70	" " "	" " 12¼ "	21	5	70	N/A	Ref
387/72	" " "	Details Semi Det. & garage	17	5	72	App	C/A.

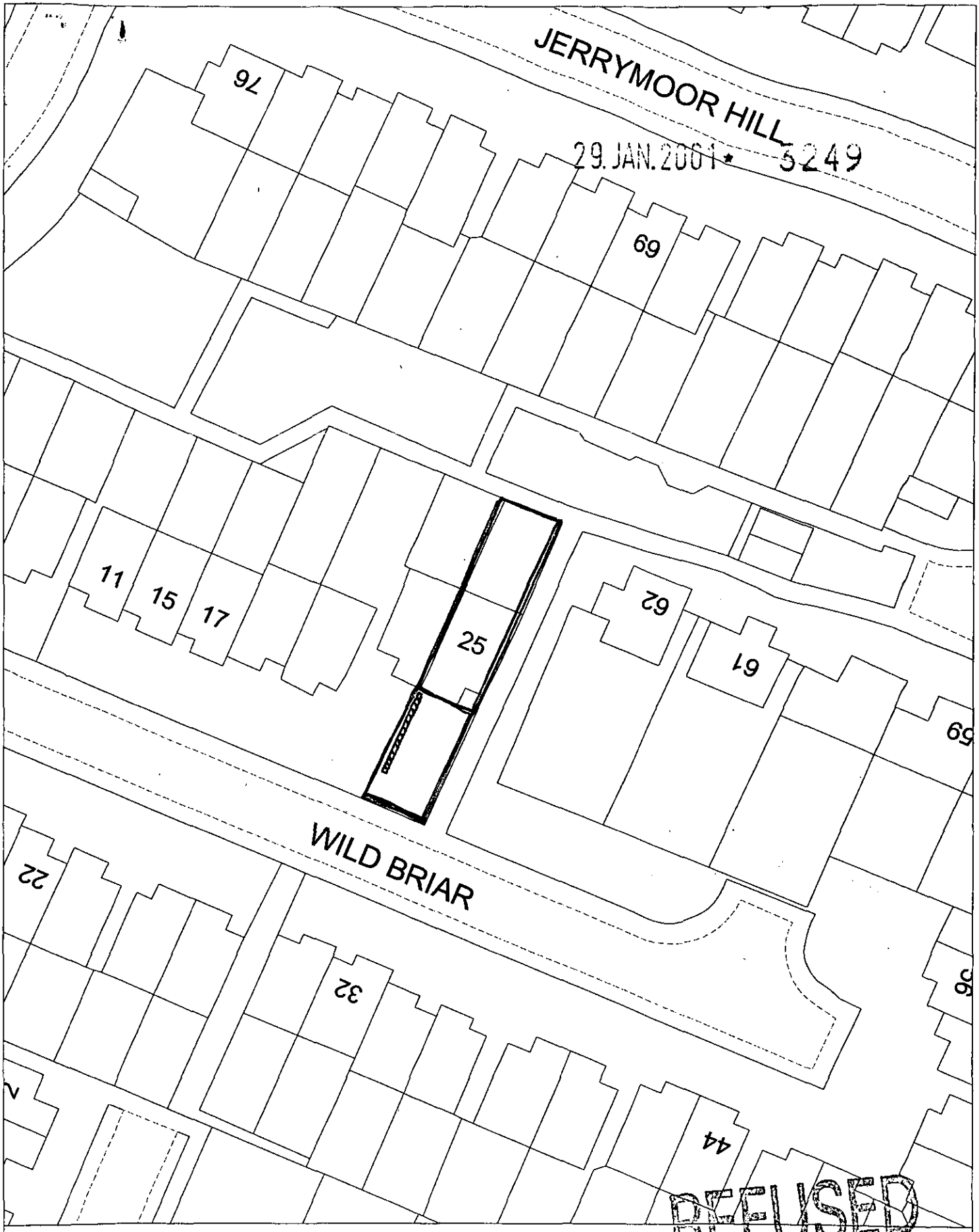
DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65 // 0/26/70 App granted 7 12 70.

SPECIAL ORDERS 0/7/64 - APPEAL DISMISSED - 20.1.65

DRAINAGE

091074



29.JAN.2001 * 5249

REFUSED

Site Plan, Scale: 1 to 500

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Date: 24 October 2000

N
W E
S



29.JAN.2001* 3249

Site Plan, Scale: 1 to 2500

REFUSED

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Date: 24 October 2000

N
W E
S

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: October 10, 2000
My ref: PIW/2/RFS/00/3815

29 JAN 2001* 3249

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

Mr Mrs R A Cable,
25, Wild Briar,
Finchampstead,
WOKINGHAM,
Berkshire.
RG40 4UL

Dear Mr Mrs Cable,

25, WILD BRIAR, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE.
ERECTION OF BRICK WALL.

It has been brought to the attention of this department that a brick wall has been erected to the frontage of your premises at 25, Wild Briar. Upon consulting records held by this department I find that no planning permission has been sought, or indeed been granted, for such development.

Planning consent number 387/72, which is applicable to your premises, has a restrictive planning condition applicable to the erection of the brick wall in question. Condition 4 reads as follows : ' Notwithstanding the provisions of the Town and Country Planning General Development Order, 1963, no wall, fence, gate, hedge, or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwelling hereby approved unless permission has been granted by the Local Planning Authority on an application made for that purpose'.

In consideration of the aforementioned I advise that either the wall be removed or that a retrospective planning application be submitted in an endeavour to retain same. The mere submission of an application should not however be taken to imply that permission will be forthcoming.

Finally it is requested that you inform me in writing immediately upon receipt of this letter as to your intentions in this matter.

Yours sincerely,

REFUSED

P I WRATTEN
Senior Planning Enforcement Officer

25 Wild Briar

Planning permission application for the erection of a single 90cm high fence

29. JAN. 2001 * 3249

REFUSED

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Note 1 11

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REFUSED

1. Introduction

It was brought to our attention on the 12th October that planning permission may be required for the erection of the fence that has been erected to the front of our property.

Following a discussion with Mr. P I Wratten, who visited the premises to confirm that it was a fence and not a wall that had been erected, as detailed in the letter from Wokingham District Council, dated 10th October (Appendix 3), it was agreed that under planning consent 387/72 that planning permission was required.

Please accept our apologies for any inconvenience or extra work that may have been generated as a result of having to retrospectively seek planning permission. Had we been aware of this requirement prior to the erection of the fence we would have sought the appropriate permission in advance.

I hope that the attached information will provide sufficient detail for planning permission to be granted. Please do not hesitate to contact us should you require any additional information.

Mr. & Mrs. R. Cable
25 Wild Briar
Finchampstead
Berkshire
RG40 4UL

Tel – 0118 9730390
Fax – 0118 9736591
Email – RobCable@eqam.co.uk
Email – Michelle_Cable@hp.com

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2. Overview

Looking at the property from the road there was an existing fence to the right, which required repair to trellis work and fresh wood preservative to be applied to the fence. Gravel from the drive was spilling onto the adjacent drive with the drives being separated by clumps of weed.

The new 90cm high fence was erected as a way of controlling the gravel from spilling over and as a permanent solution to the removal of the weeds. In addition, the fence was erected to make the house more aesthetically pleasing as the exterior to the adjacent property is in need of improvement.

The fence was erected in the same style as the existing fence. With the existing fence being over five years old it was not possible to find a match for the trellis work and as a result the trellis work was replaced to ensure that both sides matched. The new and old fence was then painted with a red wood cedar preservative. The conifer tree has been planted to soften the look and feel of the end of fence along with a creating uniformity with the existing conifers either side of the property.

When erecting the fence consideration was given to the adjacent property with the placement of fence being positioned closer to our garage as well as a length of the fence being shorter than the existing to enable non-restricted access to the adjacent property.

The photographs overleaf provide evidence to support the above.

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3. Photographs of Fence

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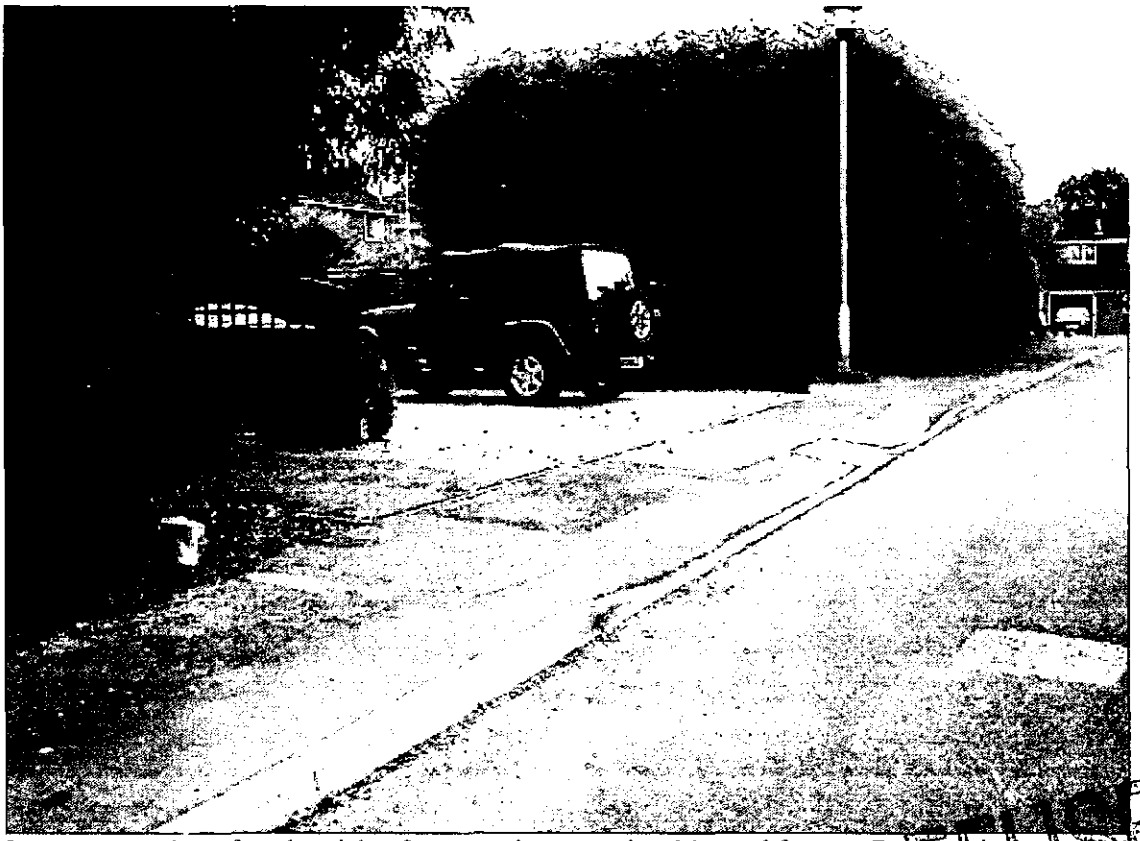

Image one – View of road to right of property incorporating drive and fence – new fence in foreground

REFUSED



Image two – View of road to left of property incorporating drive and fence – existing fence in foreground

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REFUSED

Image three – From view of property incorporating both driveways from opposite side of road



Image four – Close up view of fence from left side highlighting the additional clearance provided



Image five – Close up view of fence from right side highlighting the additional clearance provided



Image six – View of 23 Wild Briar drive



Image seven – Positioning of fence within the plot boundary and detailing the extra clearance provided to the left side of fence.

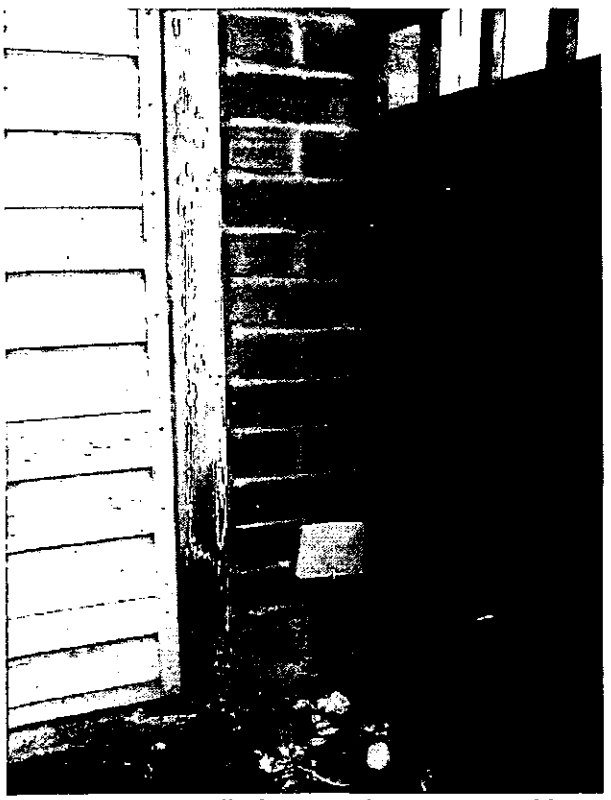

Image eight – Details the extra clearance to no. 23



Image nine – Details the clearance to 25 Wild Briar



Image ten– Single view of fence panel, dimensions detailed below

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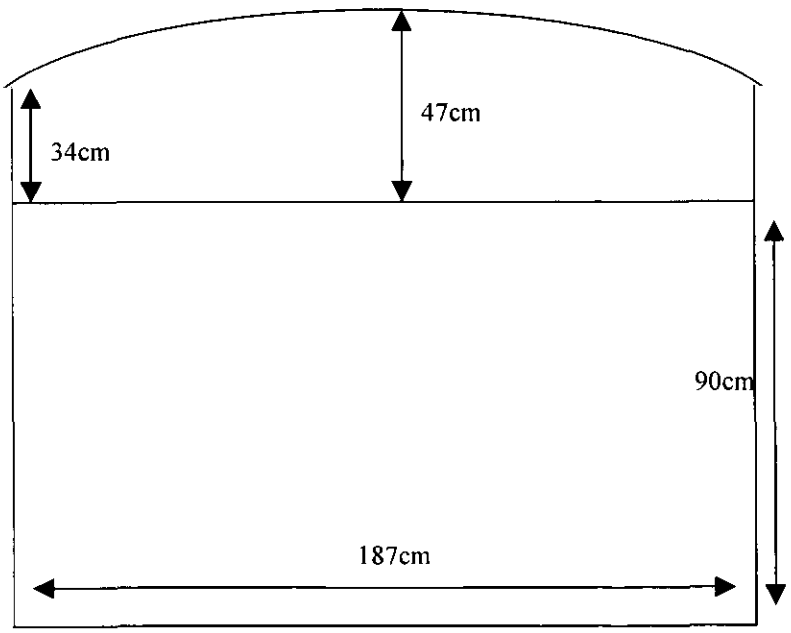
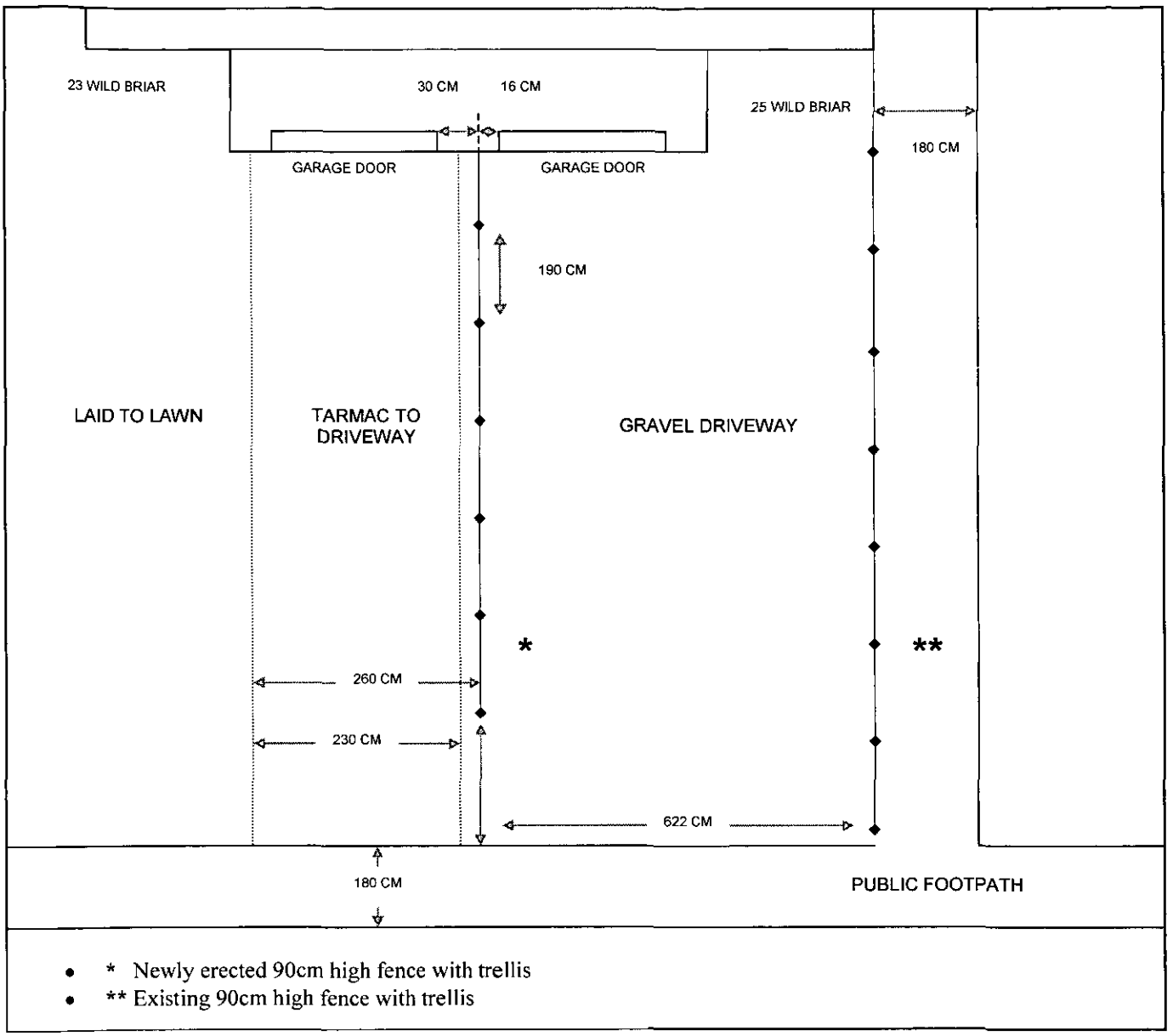
4. Fence Dimensions



5. Fence Positioning Schematic



- * Newly erected 90cm high fence with trellis
- ** Existing 90cm high fence with trellis

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Appendix 1

Householder planning application form

See attached copy

Appendix 2

1:2500 scale location plan and 1:500 scale block plan

See attached copy

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Appendix 3

Original letter from Wokingham District Council – dated 10th October 2000

See attached copy.

Appendix 4

Email from Rob Cable to Phil Wratten – dated 12th October 2000

See attached copy.

Appendix 5

Second letter from Wokingham District Council – dated 12th October 2000

See attached copy.

Note 1

The original planning application form was submitted on the 20th October 2000. Further to a discussion with Mrs C. Hurst the planning application was then resubmitted on the 12th January 2001 with the following amendment.

1. All measurements converted from Imperial to metric.
2. Inclusion of a picture of the fence detailing dimensions.

REFUSED

Rob Cable

From: Please Type Your Name Here [+44 (01282) 111111]
Sent: 12 October 2000 09:43
To: 'phil.wratten@wokingham.gov.uk'
Subject: REF - PIW/2/RFS/00/3815

29.JAN.2001 * 3249

Dear Mr Wratten,

Further to our earlier telephone conversation I would like to thank you for explaining the situation and to confirm that a wall has not been erected. We recently erected a fence as a partition between the drive of our and our neighbours dwelling.

The fence is of 3 feet in height and matches the existing fence on the opposite side of the drive which separates our house from a public footpath. The existing fence has been in place for over five years. The new fence has been erected within the dividing line of the property (records show that we own all fences surrounding the property). In addition consideration has been given to our neighbour with the new fence being shorter in length than the existing so as to ensure that drive access is not in anyway restricted, in addition the fence has been erected inside the dividing line of the properties and as close to our garage as possible.

Kind regards

Rob Cable

[illegible]

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: October 12, 2000
My ref: PIW/2/RFS/00/3815

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

Mr R A Cable
25, Wild Briar,
Finchampstead,
WOKINGHAM,
Berkshire.
RG40 4UL

29.JAN.2001* 3249

Dear Mr cable,

25, WILD BRIAR, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE.
ERECTION OF FENCE.

Further to my previous letter, your subsequent e-mail, and our recent conversation at your premises.

I reiterate that planning permission is required for the new fencing erected to the frontage of your premises. The planning permission relevant to such matters is as was stated in my previous letter.

An application is requested with regard to the erection of the fence, and to this end I enclose the necessary application papers.

Yours sincerely,

REFUSED

P I WRATTEN
Senior Planning Enforcement Officer