APPLICATION NO:
F/2000/2812

LOCATION:
1 Blackwater View, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Medlock C/O Philip Meadowcroft Architects

PROPOSAL:
Proposed loft conversion and rooflights in roof of dwelling.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Medlock
C/O Philip Meadowcroft Architects
Unit A2
First Floor Linton House
39-51 Highgate Road
London
NW5 1RT

Application Number: F/2000/2812

Parish: **FINCHAMPSTEAD**

Location: **1, Blackwater View, Finchampstead, Wokingham.**

Proposal: **Proposed loft conversion and rooflights in roof of dwelling.**

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. Notwithstanding the anotation on the drawings hereby approved, the roof lights hereby approved shall be of the conservation, low profile type, details of which shall be submitted to and approved in writing prior to implementation of the development hereby approved. The roof lights shall be installed as approved in writing and so maintained.

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 ensure a visually satisfactory scheme in a sensitive location.

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.

South East Area Local Plan Policies SBE2, STV2, SC19 and ST5.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7, WBE1 and WT6.

Informative
2. you are advised that the planning permission hereby approved does not dispense with, or replace, the need to comply with conditions previously imposed to the initial planning permission for the development of this property.

Informative
3. This permission relates to the application as amended with revised plans numbered 11A, 12A and 14A submitted to the Local Planing Authority showing deletion of south facing velux roof lights and gable window and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2812

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2812
1, Blackwater View, Finchampstead, Wokingham.
Proposed loft conversion and rooflights in roof of dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2812**
1, Blackwater View, Finchampstead, Wokingham.
Proposed loft conversion and rooflights in roof of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2812

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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1, Blackwater View, Finchampstead, Wokingham.
Proposed loft conversion and rooflights in roof of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

1789/a

SECTION 66 CERTIFICATE

Application No. 16.NOV.2000* 2812

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 Philip Mendam Ltd.

On behalf of MR + MRS MEDLOCK

Date 14:11:2000

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/2812

Applicant: Mr & Mrs Medlock C/O Philip Meadowcroft Architects.

Location: 1 Blackwater View, Finchampstead, Wokingham.

Proposal: Proposed loft conversion and rooflights in roof of dwelling.

Site Notice Displayed? :

YES	NO	DATE
✓yes		28/11/00 (posted adjacent gate by case officer during the course of the site visit)

Date of Neighbour Notifications: 22/11/00

Date of Site Visit: 28/11/00 & 11/12/00 (to ensure site notice was posted following local resident's insistence that site notice was not in situ. I can confirm that it was still displayed. Also viewed application premises from Honysuckle cottage entrance occupants not in at time of visit on 11/12/00)
Date Registered: 16/11/2000

Earliest Date for Decision: 16/12/2000

Latest Consultation Date/Site Notice Expiry Date: 16/12/00
20/12/00 (GA)
This application will have expired on: 11/01/2000. 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:

Highways - request an additional plan showing parking layout for 6 vehicles within the curtilage of the property. Their comments continue: due to the large number of vehicles it may be necessary to create extra turning area to ensure the vehicles can leave the site in forward gear.

Finchampstead Parish Council - no objection.

The owners of Honeysuckle cottage, (the nearest dwelling to the south) write to strongly object to the introduction of any windows facing their property. They state that the original developer, Bryant Homes, was forced by the Council to part demolish the house when first built to remove windows facing their property.

A local resident of Lower Sandhurst Road writes to point out that the new development of which the application property forms a part has a long disputed planning history. Planning permission only being granted to ensure removal of an inappropriate use of the site. They continue that local residents worked closely with W.D.C. in proposals for the site. The final development

being a reluctant compromise, but also representing the maximum development to be permitted on the site. The writer points to an extant section 106 agreement to protect woodland, a condition removing permitted development rights and a condition limiting the floor area of individual houses not to exceed 350 sq.m. The writer in effect states that the status quo operated by the Council has been to limit development of the site to limit harm to the surrounding, rural landscape and that this policy has been rigorously enforced and should continue to do so. They point out that the planning history involves enforcement action against the original developer (over the slab levels of the current application property), an ombudsman case and a dismissed appeal at no.4 Blackwater View, Finchampstead. The writer refers to correspondence from the previous Chief Executive which quoted Committee Minutes and the floor area limitation condition, and these are taken as implicit acceptance of a presumption against further developments of any type on this site. They conclude, the area is protected by Local Plan as an Area of Special Landscape Importance and as part of the Blackwater Valley Area. As such there is a presumption against development of any sort and what is allowed is very carefully controlled. Whilst appreciating that this application does not increase the footprint it does breach the permitted floor area which was considered to be of such importance in determination of the initial consent.

RESPONSE

Several of the points raised above have been previously raised with the Council. Advice followed by Council's letter dated 1st August 1995: that permitted development rights are not imposed so that there is a blanket ban on all future development, but rather so that the Council may exercise reasonable control, and that any application submitted in the future would be judged on its own merits. Comments regarding the Ombudsman case have been fully addressed by Council letter dated 7th February 1995.

The remaining points are addressed within the body of the main report.

Planning Issues: The issues raised by this application are impact to neighbour amenity, impact to rural area and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

Application Number: F/2000/2812

Relevant planning history

Outline planning permission for the five houses comprising Blackwater View was granted on the 15th October 1993 (40615). Condition 15 limits the development of each individual dwelling at 350 square metres, for the reason that the site is only capable of accommodating houses with a floor area of not more than 350 square metres.

Detailed planning permission followed on the 5th August 1994, the permission was granted subject to conditions: removing permitted development rights including insertion of windows, slab levels and formation of an earth bund to the south of plot 1 (now the application property).

The limitations were imposed to limit the visual impact of the development on the surrounding landscape, and to ensure minimal intrusion in terms of amenity on the neighbouring dwelling to the south, (Honeysuckle cottage).

A breach of condition notice was issued on the 28th November 1994 in respect of the slab level of plot no.1. An enforcement notice was issued on the 27th February 1995 with respect to flood lighting to what was then the show house.

No.4 Blackwater View - on the 26th April 1996 planning permission was refused for the: proposed single storey extension to garage. Reasons for refusal: the garage extension by reason of its sitting and size will lead to an increased urbanised appearance of the site, detracting from the open and spacious rural character of the area, and set a precedent for future similar buildings, (95/63477/F).

The refusal of planning permission was appealed. The appeal was dismissed on the 18th December 1996.

In the Inspector's appraisal he states, the garage extension would be located on one flank side of the existing garage virtually infilling the south east corner of the plot. He went on to note, that even though the garage extension would more than double the area of the existing garage, it would not normally form and objection. However, in this instance, in allowing Blackwater View, considerable care was taken to achieve both a limitation on the amount and disposition of structures on the land, in order to achieve as much separation of the built elements on the site as possible. The Inspector concluded: In my opinion, the proposal would significantly conflict with the objective, resulting in a sizeable bulk of outbuilding of cramped appearance, which would noticeably reduce the space between the appeal dwelling and the house at 5 Blackwater View.

Appraisal:

The application site is set within an 'Area of Special Landscape Importance, and defined by the Local Plan as such. The relevant Policies (SC3 & SC4), state that development will not be allowed which would cause long-term damage to the rural character of the area (SC3); and development which by reason of its size, location or type would harm the special landscape quality will not be allowed, (SC4).

In pursuance of the above policies, the original permission (in outline) to develop the site limited the individual size of dwellings to 350 square metres, and the subsequent full planning permission withdrew permitted development rights.

Case law requires that outline planning permission be either restricted on floor area, or that such a limitation can not be imposed at a later stage. Floor area can not be imposed as a restriction with submission of details. Therefore the only restriction on size of dwelling which can be imposed is at the outline stage. It does not necessarily follow that there is a presumption against all future extensions or alterations.

Council correspondence attached to the planning history of the site clearly states that each application will be judged on its own merits, (Council's letters of the 7th February 1995 and 1st August 1995).

The Planning Authority has however refused planning permission for enlargement of an existing garage at no.4, and the subsequent appeal against the refusal was subsequent dismissed.

The Planning Inspector recognised the policy which had hitherto been followed, in development of the site, as aiming to achieve as much separation between elements on the site. The garage extension in the location proposed was considered to conflict with that aim, resulting in a sizeable bulk of building of cramped appearance between the appeal dwelling and the adjacent dwelling, making it more difficult to resist similar future proposals if permission were allowed.

However, the current application proposes no additional bulk to the building and the outward alterations are not considered to result in a building of materially different proportions.

The current planning application seeks to utilise the roof space as habitable accommodation; providing an additional two bedrooms and bathroom. The dwelling would become a seven bedroom property.

To facilitate the conversion, roof lights and a window are proposed. The application initially proposed seven roof lights and two gable windows. The application has now been revised proposing: five roof lights and one gable window.

The roof lights would be on the rear west facing roof slope of the main roof, and the north slope of the roof to the rear projection. The gable window would be to the north facing gable end of the main dwelling.

The application property is rectangular in plan form with two symmetrical two storey gabled projections to the front with the main entrance recessed between the projections. At the rear there is a centrally place two storey rear projection which is much shallower in depth than those to the front. The house is brick built with tile hung gables and plain clay tile roof. The house has a double garage, situated at right angles to the dwelling's front, a private drive and front garden parking which in area equates to around half the envelope of the house. The house is accessed by private drive which serves this and the four other houses. The property has a large garden at both front and rear.

Planning permission is not required to utilise the roof space as the use of the roof void is incidental to the use of the dwellinghouse. Planning permission is required to install the roof lights and form the gable end window as permitted development rights for these building operations have been withdrawn.

The application proposal is not considered to conflict with rural policy as the application property is not being extended as such. The alterations that are proposed are relatively minor and would not materially alter the appearance of the building in terms of its situation or its impact on the landscape.

The applicant has agreed to the use of conservation, low profile roof lights. These are traditional roof lights with minimum protrusion above the roof slope and therefore minimum visual impact.

In conclusion, the application would not result in an increase in floor area as such. The limitations imposed on the floor area of individual dwellings was put in place to ensure the special quality of the area is not harmed. The form and character of the existing dwelling would not be materially altered by this proposal, and the outward alteration are not considered such that would harm the Area of Special Landscape Importance within which the application site lies. The current proposal is considered to materially differ from that proposed at no.4 Blackwater View. No erosion of a significant gap would result and the alterations are not considered to result in an increased urbanisation of this location. It is therefore not considered appropriate to be bound by that decision and a recommendation of approval for the current proposal is not considered to result in any inconsistency in decision making.

The property does however fall short of parking requirements. Highways request an additional parking space and suggest a new access/egress point may be needed.

On balance it is considered appropriate to relax parking standards. The existing parking provision is considered sufficient to serve the domestic needs of the application dwelling. There is sufficient space on site to make the

alterations needed to accommodate the additional parking, access and egress. However, the estate does not appear to suffer from parking stress, and the physical changes necessary to meet plan standards would in themselves result in visually inappropriate changes. Therefore given the alterations proposed by the application in themselves would not result in physically unacceptable changes it is considered appropriate to set the parking standards to one side.

In terms of privacy there is one gable end window that would face the dwelling on the estate immediately to the north, no.2. The window measures about 0.5 metres wide. Over 20.0 metres separates the two dwellings and the orientation between the two dwellings is such that, combined with the separation between the two buildings, direct overlooking ought not to result. This window is inward looking, facing into the estate, and would not therefore change the appearance of the house when viewed from the surrounding landscape.

The nearest dwelling adjacent to the south is Honysuckle Cottage. This property has large and relatively extensive grounds. Their north boundary is shared with that of the application premises and their south boundary is just over 70.0 metres to the south and borders Lower Sandhurst Road. The cottage it self is situated in the south east corner with a frontage depth to the road of about 10.0 metres. Between the cottage and the application property is a distance of just over 70.0 metres. Honeysuckle Cottage has a collection of equestrian sheds and outhouses sited in the north east corner of their plot, and these lie between the application premises and the Cottage proper. The shortest distance between the application property's nearest flank wall to the shared boundary is around 14.0 metres. There is some planting, but not extensive, on this boundary.

The distances and physical obstructions between dwellings are considered to combine against a material loss of privacy to the habitable accommodation of the Cottage. The distance between application property and boundary at around 14.0 metres may be regarded as close enough to give rise to some degree of intrusion.

The applicant has nevertheless agreed to revise the application by deleting all windows initially proposed from either roof slope or flank wall facing Honysuckle Cottage.

In conclusion no material loss of privacy and therefore no harm to neighbour amenity.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2000/2812
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
			Non Standard Condition NOTWITHSTANDING THE ANNOTATION ON THE DRAWING
3	HEREBY APPROVED		The roof lights hereby approved shall be of the conservation, low profile type, details of which shall be submitted to and approved in writing prior to implementation of the development hereby approved. The roof lights shall be installed as approved in writing and so maintained.
			Reason: To ensure a visually satisfactory scheme in a sensitive location.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

2			You are advised that the planning permission hereby approved does not dispense with, or replace, the need to comply with conditions previously imposed to the initial planning permission for the development of this property.
3	N02		REVISED PLANS - INSERT:
			... PLANS NUMBERED 11A, 12A and 14A.
			..... DELETION OF SOUTH FACING VELUX ROOF LIGHTS AND GABLE WINDOW.

4/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 1 Blackwater View, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2000/2812

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00 & 11/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Small group of executive style houses in rural area.

3. DESCRIPTION OF SITE/BUILDING Two storey pseudo arts and crafts dwelling with large garden on private estate with private access road.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.2 Blackwater View to the north, Honysuckle Cottage to the south.

5. SITE CONSTRAINTS

TREES	N/A
ACCESS/PARKING	Private drive, with double garage to side and front parking for at least three cars.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge timber fencing.
OTHERS	Rural Area

Applicationo	Name & Address
F/2000/2812	M Roberts Honeysuckle Cottage Lower Sandhurst Road Finchampstead RG40 3TH
F/2000/2812	Mr & Mrs Davies Greenacres Lower Sandhurst Road Finchampstead RG40 3TH

App. approved
Letter sent 16/01/01

MeadowcroftArchitects

PLANNING SERVICES	HPT 38297
POL	TLS
DC GA	ENF
APP	
CS	
04 JAN 2001	
COPIES TO:	ACK:
	FILE:

George Allpress
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

2nd January 2001

Dear Mr Allpress,

1 Blackwater View. Planning Application number: F/2000/2812

Further to our recent conversations and correspondence I enclose 2 copies of revised drawings 0009-11A, 12A, 14A which show omissions of 2 rooflights to the west facing roof slope, the relocation of the bathroom rooflight from the south to the north facing roof slope and omission of the proposed window to the south facing gable end.

I also enclose a copy of the site plan which I previously faxed to you. This shows the garage and forecourt and demonstrates that at least 5 cars can be easily accommodated. I understand from our conversations that this number satisfies your requirements.

I trust the revisions are satisfactory and look forward to hearing from you in due course.

Yours sincerely

Phil Meadowcroft

Cc Jane Medlock - Client

PHILIP MEADOWCROFT ARCHITECTS
UNIT A2 LINTON HOUSE 39-51 HIGHGATE ROAD LONDON NW5 1RT
T +44(0)20 7692 2117 F +44(0)20 7692 2118 E@mdarch.demon.co.uk

Philip Meadowcroft MA Cantab Dipl Arch RIBA

PLANNING SE
POL
DC
APP
CS 055 GA
04 JAN 2001
COPIES TO: ACK:
FILE:

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3TH
3rd January 01

The Case Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir/Madam,

Planning Application F/2000/2997 1 Blackwater View. Finchampstead.
Proposed conservatory.

We object to this application on the grounds that it would increase the floor area of the property above that given as a maximum allowed area in the permission granted when the property was constructed. We have already lodged objection to F/200/2812 at this address which seeks to extend the floor space into the loft. The reasons are the same for both applications.

The Blackwater View (previously The Retreat) site has been the subject of much planning dispute and history over the last 15-20 years as detailed in Application 40615(O). A long planning history and debate ensued prior to establishing a development on this site which would balance the need to eliminate the previous inappropriate site usage against a scheme which would be reasonably in keeping with the surroundings.

Following the decision to agree to seek a Discontinuance Order or to offset the cost of this by allowing limited planning on the site the residents worked in close conjunction with W.D.C. in proposals for housing on site. It is correct to say that we felt that the houses agreed were too large for the site and were out of keeping with the area but eventually we had to accept the decision of the planning committee. It was felt by several counsellors and by residents that we had been misled over the size of the houses to be built and this grievance was taken to the ombudsman. He found no evidence of wrong practice but then Chief Executive (Nick Gurney) apologised to the committee for a less than full report being presented to them

When outline planning permission was given eventually it was for five large houses with DOUBLE garages of a size not to exceed 350sq. metres.. Bryants, despite this, originally put in an application for five houses with triple garages and conservatories which exceeded the outline conditions. They were required to amend these and submitted plans for houses with double garages and no conservatories which had an area which was below 350sq. metres. This is confirmed in application 42713(RM) para. 2. The current application seeks to increase the floor area of plot 1 above 3500 sq. metres by re-introducing a conservatory.

The principle that the area should not be increased was upheld on appeal when plot 4 went to appeal about a small garage extension. The appeal was dismissed. (Appeal APP/H0330/A/96/271688 . 4 Blackwater View Finchampstead.)

The reason given for restricting the size of the houses to be developed was that this was the maximum size that the site was considered capable of "satisfactorily accommodating". A condition was placed on the houses removing permitted development rights to ensure that the

site was not overdeveloped. Whilst this development, in comparison to modern estates, has houses with large plots, it is, in relation to the rest of the lane, very overdeveloped.

The restriction on house size and the subsequent loss of development rights was known to the developers and the details would have been available to the purchasers or their solicitors

I also have on file a letter dated 2nd August 1994 from the then Chief Executive, Mrs Gillian Norton, confirming various points regarding the planning application for Blackwater View. She quotes the minutes of the 12th May 1993 Development Control (South) Committee (at which the initial outline planning permission was granted) as follows:

> "The report approved by Members included and imposed the following condition on the grant of outline planning consent:
>
> **"The floor area of each dwelling hereby permitted shall not exceed 350m^2. REASON The site is only considered capable of satisfactorily accommodating houses having a floor area of not more than 350 m^2."**

This area is specially protected by the Local Plan both as an Area of Special Landscape Importance and as part of the Blackwater Valley Area. As such there is a presumption against development of any sort and what is allowed is very carefully controlled

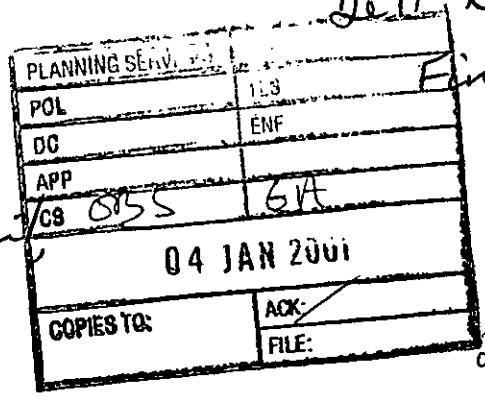
To allow this condition to be breached would create a precedent which must not be allowed. These are already big houses, out of keeping with the area but allowed for a very unusual reason. They were built and bought with everyone concerned knowing about the history and the tight controls involved. These must be respected and not be allowed to be 'diluted in any way. The houses on this development must be kept within the maximum size allowed by original planning consent which was not to exceed 350 sq. metres.

To allow this application would specifically revoke one of the key assurances given by WDC officers to concerned residents when the size and type of houses was being debated. It is also for a feature that had to be removed in the original application to enable the house to conform to the conditions imposed at outline. Will you please advise the planning committee members to vote against granting permission for this enlargement of the size of the residence.

Yours sincerely

Phone 01252 874754

South Ridge
Dell Road
Finchampstead
Wokingham
Berks
RG40 3TG



Chief Planning Officer,
Wokingham District Council
Shute End
Wokingham.

24 January 2000.

Planning Appl~ F2000/2812
and F2000/2997

Dear Sir, With reference to the above applications I recall that permission for the building of the five houses in Blakewater View was conditional.

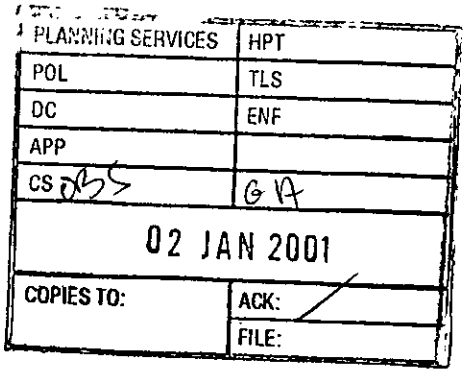
The following restrictions are those I remember, but W.D.C.'s own records will provide the required information.

Because of size (already increased from the approx 200 sqm required to satisfy all parties to the approx 320 sqm that were actually built) the restrictions were.

1. No extensions to the properties.
2. No extensions to the garages
3. No conservatories
4. No velux roof windows (thereby increasing useable floor area above a 3500 sq ft maximum)

I hope W.D.C. will uphold their own policies when considering the above applications.

Yours faithfully G.J. BLACKMAN



Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3TH
31st December 2000

The Case Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir/Madam,

Planning Application F/2000/2812 1 Blackwater View. Finchampstead.
Proposed loft conversion and roof lights in roof of dwelling.

We object to this application because it would increase the floor area of the property above that given as a maximum allowed area in the permission granted when the property was constructed.

The Blackwater View (previously The Retreat) site has been the subject of much planning dispute and history over the last 15-20 years as detailed in Application 40615(O). A long planning history and debate ensued prior to establishing a development on this site which would balance the need to eliminate the previous inappropriate site usage against a scheme which would be reasonably in keeping with the surroundings.

Following the decision to agree to seek a Discontinuance Order or to offset the cost of this by allowing limited planning on the site the residents worked in close conjunction with W.D.C. in proposals for housing on site. It is correct to say that we felt that the houses agreed were too large for the site and were out of keeping with the area but eventually we had to accept the decision of the planning committee. It was felt by several counsellors and by residents that we had been misled over the size of the houses to be built and this grievance was taken to the ombudsman. He found no evidence of wrong practice but then Chief Executive (Nick Gurney) apologised to the committee for a less than full report being presented to them

When outline planning permission was given eventually it was for five large houses with DOUBLE garages of a size not to exceed 350sq. metres. Special conditions were also placed on the woodland which was protected by an S106 agreement. Bryants, despite this, originally put in an application for five houses with triple garages and conservatories which exceeded the outline conditions. They were required to amend these and submitted plans for houses with double garages and no conservatories which had an area which was below 350sq. metres. This is confirmed in application 42713(RM) para. 2. The current application seeks to increase the floor area of plot 1 above 3500 sq. metres. Whilst it does not involve additional footprint it does go against the restricting condition imposed.

The principle that the area should not be increased was upheld on appeal when plot 4 went to appeal about a small garage extension. The appeal was dismissed. (Appeal APP/H0330/A/96/271688 . 4 Blackwater View Finchampstead.)

The reason given for restricting the size of the houses to be developed was that this was the maximum size that the site was considered capable of "satisfactorily accommodating". A

condition was placed on the houses removing permitted development rights to ensure that the site was not overdeveloped. Whilst this development, in comparison to modern estates, has houses with large plots, it is, in relation to the rest of the lane, very overdeveloped.

The restriction on house size and the subsequent loss of development rights was known to the developers and the details would have been available to the purchasers or their solicitors

I also have on file a letter dated 2nd August 1994 from the then Chief Executive, Mrs Gillian Norton, confirming various points regarding the planning application for Blackwater View. She quotes the minutes of the 12th May 1993 Development Control (South) Committee (at which the initial outline planning permission was granted) as follows:

> "The report approved by Members included and imposed the following condition on the grant of outline planning consent:
>
> **"The floor area of each dwelling hereby permitted shall not exceed 350m^2. REASON The site is only considered capable of satisfactorily accommodating houses having a floor area of not more than 350 m^2."**

This area is specially protected by the Local Plan both as an Area of Special Landscape Importance and as part of the Blackwater Valley Area. As such there is a presumption against development of any sort and what is allowed is very carefully controlled

Whilst appreciating that this application does not increase the footprint it does breach the permitted floor area which was considered to be of such importance. To allow this condition to be breached would create a precedent which must not be allowed. These are already big houses, out of keeping with the area but allowed for a very unusual reason. They were built and bought with everyone concerned knowing about the history and the tight controls involved. These must be respected and not be allowed to be 'diluted in any way.

To allow this application would specifically revoke one of the key assurances given by WDC officers to concerned residents when the size and type of houses was being debated. Will you please advise the planning committee members to vote <u>against</u> granting permission for this enlargement of the size of the residence.

Yours sincerely

MRS A DANIEL

MR J.P DANIELS

FROM: George Allpress

DATE: 22 November 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2812

Proposal: Proposed loft conversion and rooflights in roof of dwelling..

Site Address: 1, Blackwater View, Finchampstead, Wokingham.

Applicant: Mr & Mrs Medlock C/O Philip Meadowcroft Architects.

COPIES TO: ACC: FILE:

Your observations are required in respect of this application **by 16/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clk DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

FACSIMILE TRANSMISSION

DATE	PROJECT	PROJECT NO	PAGES incl cover
14.12.2000	1, BLACKWATER VIEW.	0009	2

FROM PHIL MEADOWCROFT

TO GEORGE AULPRESS

COMPANY

FAX NUMBER 0118 9746484

COPIES

GA	378.07
15 DEC 2000	
COPIES TO:	ACK:
	FILE:

Dear George,

Thanks for your message of this morning.

I can confirm that we will be able to relocate the south facing rooflight to the proposed bathroom roof onto the north facing roof slope.

I hope this is satisfactory.

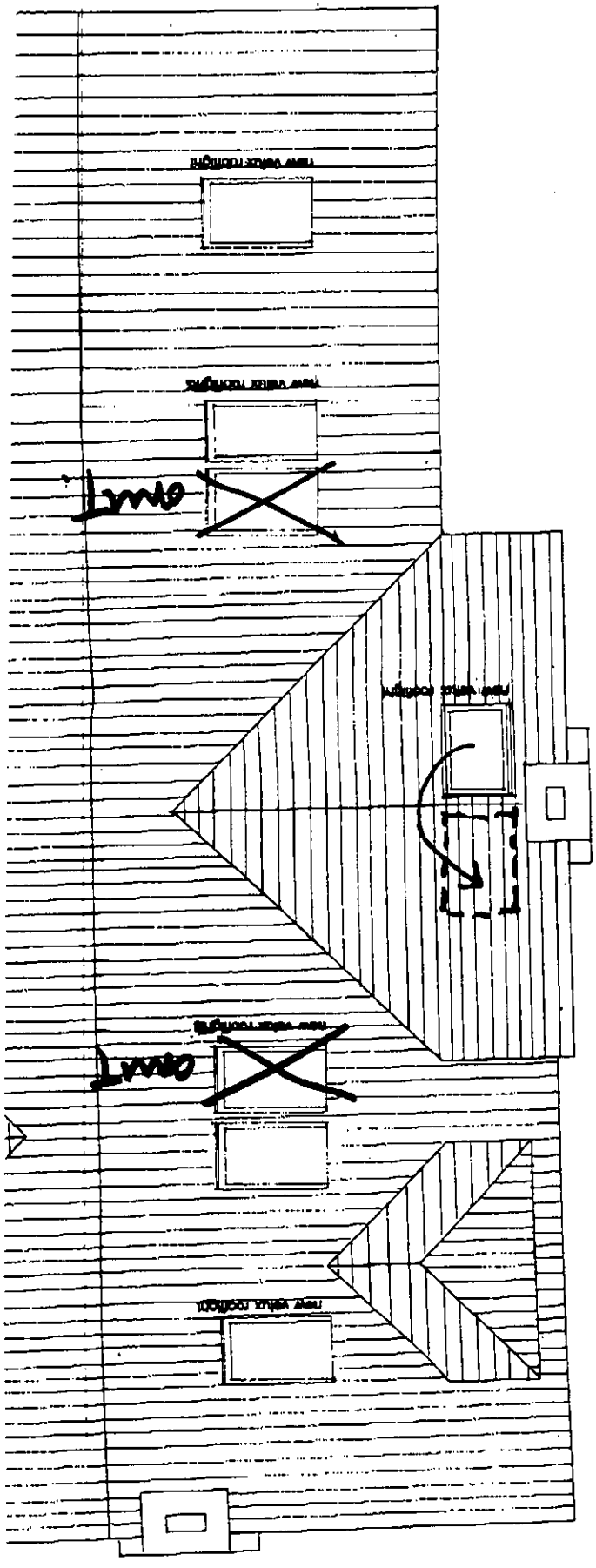
regards,

Phil Meadowcroft

PHILIP MEADOWCROFT ARCHITECTS
UNIT A2 FIRST FLOOR LINTON HOUSE 39 – 51 HIGHGATE ROAD LONDON NW5 1RT
T +44(0)20 7692 2117 F +44 (0)20 7692 2118 E @mdarch.demon.co.uk

+44 171 4824299
14/12/2000 14:55 +44-171-4824299 BERTRAM DESIGN PAGE 01

+44 171 4824299



2000 | 2812

FACSIMILE TRANSMISSION

DATE	PROJECT	PROJECT NO	PAGES incl cover
12.12.2000	1, BLACKWATER VIEW	0009	2

FROM PHIL MEADOWCROFT

TO GEORGE ALLPRESS

COMPANY WOKINGHAM BRG PLANNING

FAX NUMBER 0118 9746484

COPIES JANE MEDURK

PLANNING SERVICES | HPT 37659 | TLS | POL | ENF | DC GA | APP | 12 DEC 2000 | ACK: | COPIES TO: | FILE:

Dear George,

Following our telephone conversation of yesterday and in response to comments from Highways Department and local residents I confirm the following:

1). The existing forecourt already has space provision for 5 cars – see attached A4 site plan.

2) We will omit the window (proposed) to the south gable

3) We will omit 2 no: rooflights as per the attached sketch

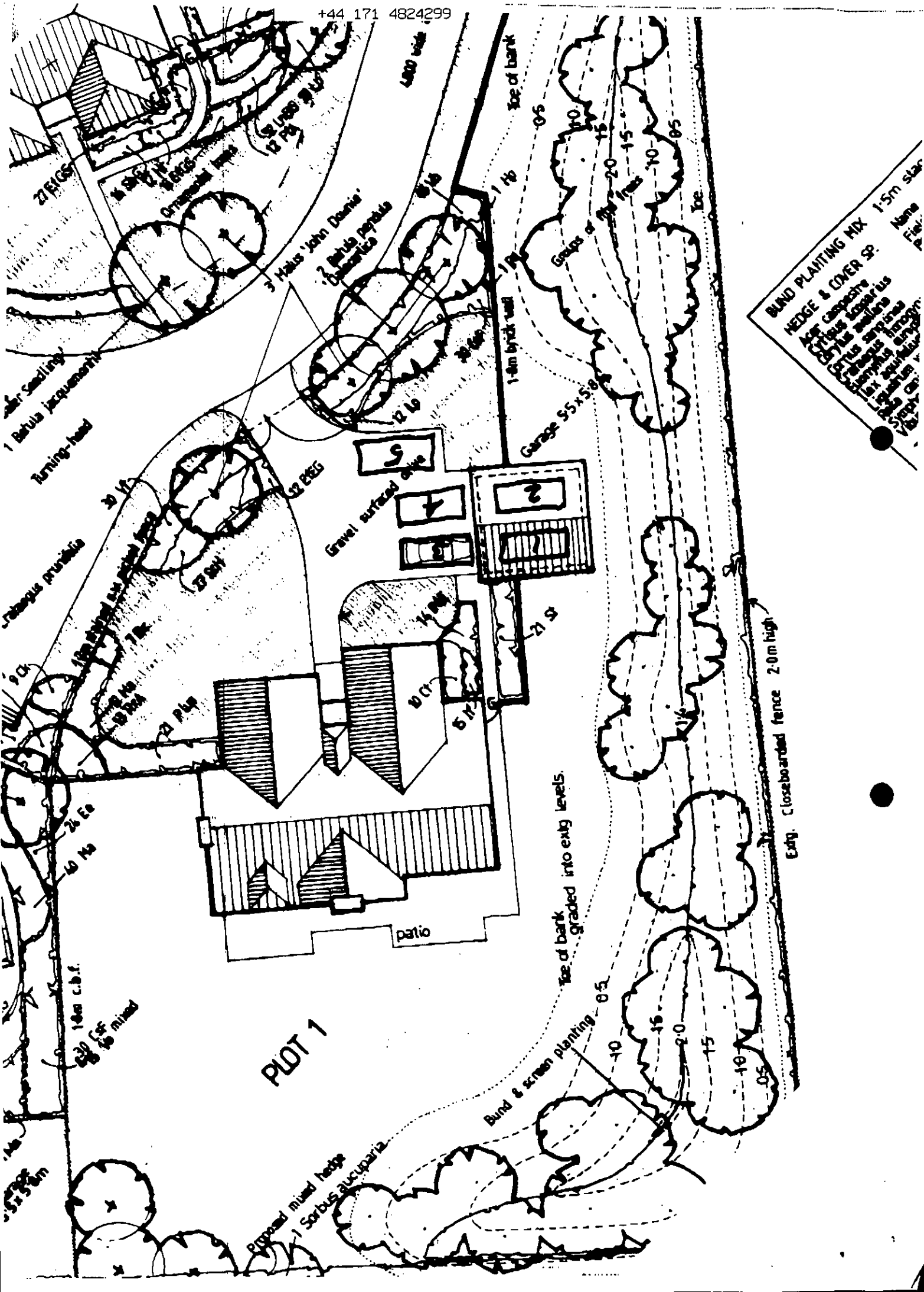
4) The rooflights will be specified as 'conservation' rooflights – i.e. with a lower projection from the roofline.

Phoned left message on answer 7.55 AM 14/12 – NEED TO CONFIRM ALL SOUTH FACING WINDOWS WILL BE REMOVED/DELETED GA. 14/12

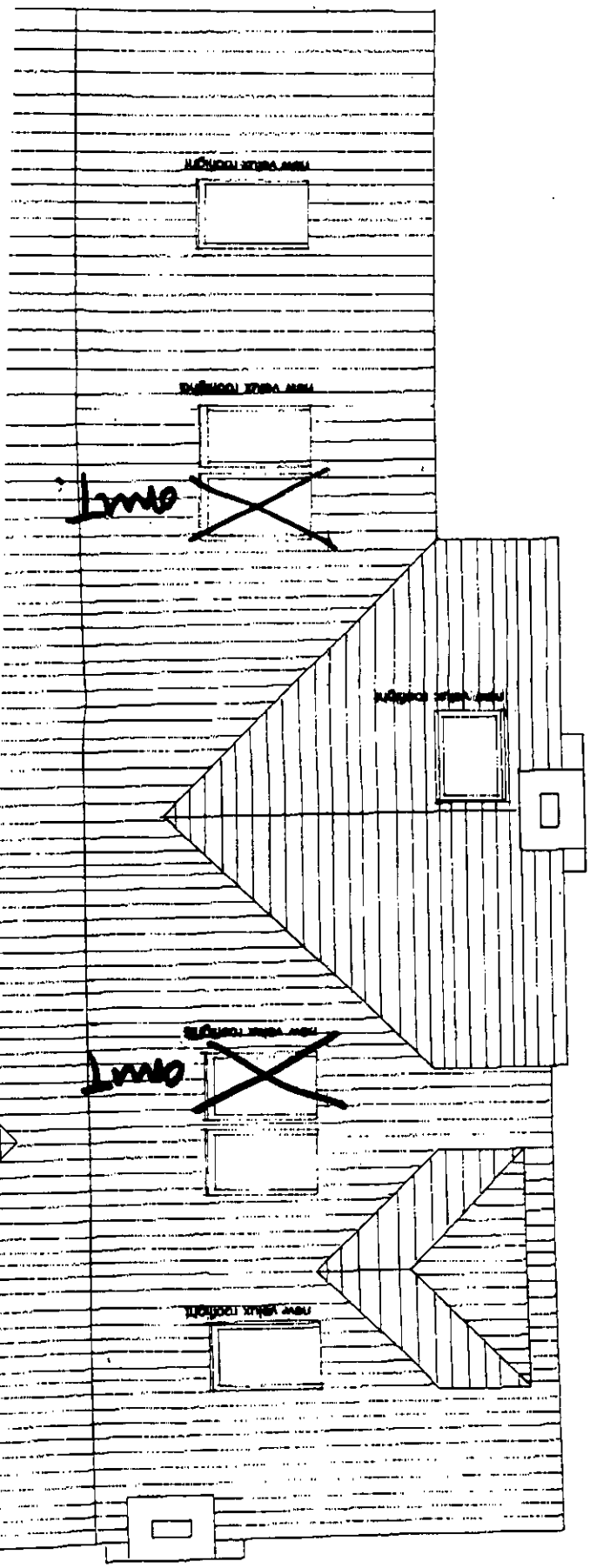
I hope this is satisfactory. Please ring me to discuss further.

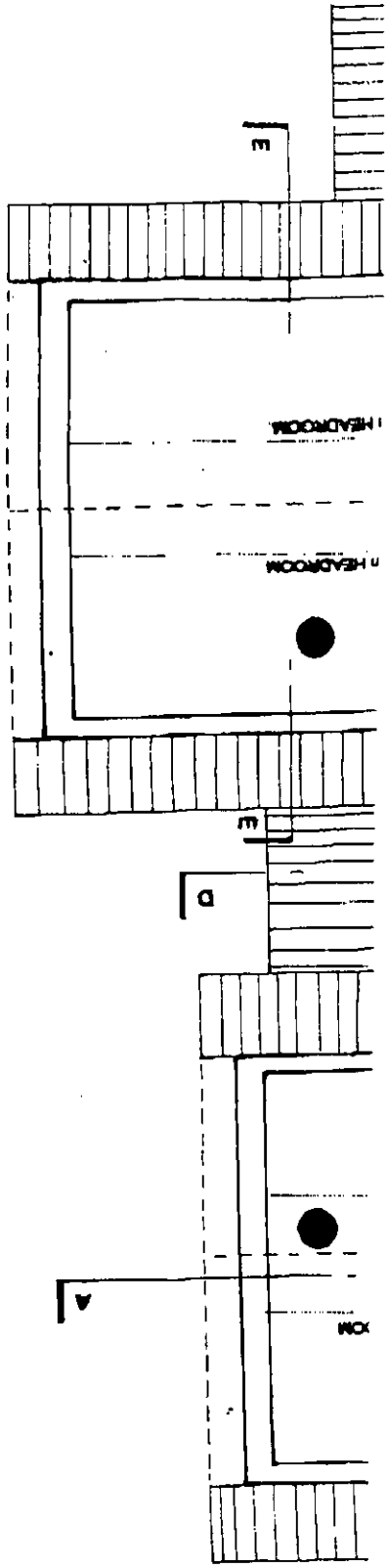
Regards, Phil Meadowcroft.

PHILIP MEADOWCROFT ARCHITECTS
UNIT A2 FIRST FLOOR LINTON HOUSE 39 – 51 HIGHGATE ROAD LONDON NW5 1RT
T +44(0)20 7692 2117 F +44 (0)20 7692 2118 E @mdarch.demon.co.uk


+44 171 4824299
Toe of bank
Groups of fine trees
Toe
BUND PLANTING MIX 1·5m stan
HEDGE & COVER SP.
Acer campestre
Cytisus scoparius
Corylus avellana
Cornus sanguinea
Crataegus monogyna
Euonymus europaeus
Ilex aquifolium
Ligustrum vulgare
Rosa canina
Symphoricarpus
Vibrum
Name
Field
3 Malus 'John Downie'
2 Betula pendula 'Dalecarlica'
1 Betula jacquemonti
Turning-head
Crataegus prunifolia
Garage 5·5 x 5·8
Gravel surfaced drive
21 St
patio
Toe of bank graded into extg levels.
Extg. Closeboarded fence 2·0m high
Bund & screen planting
Proposed mixed hedge
1 Sorbus aucuparia
PLOT 1

+44 171 4824299

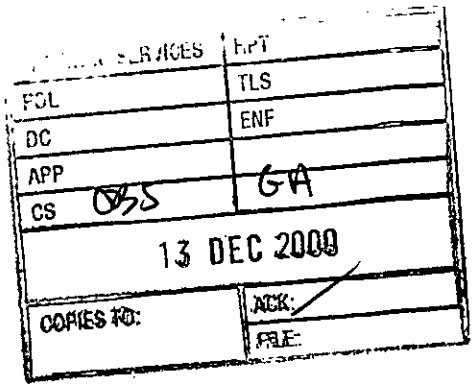




01252 876830

Honeysuckle Cottage
Lowa Sandhurst Rd
Ficchampstead
Wokingham
Berks
RG40 3TH

11-12-00



Dear Mr Allpress

After inspecting the plans for 1 Blackwater View F/2000/2812 for loft conversion.

I would like to bring to attention, on the existing house there is one ordinary velx window which gives light to en-suite & the master bedroom.

On the proposed plan it is showing a different style window to the ordinary velux, marked down as existing.

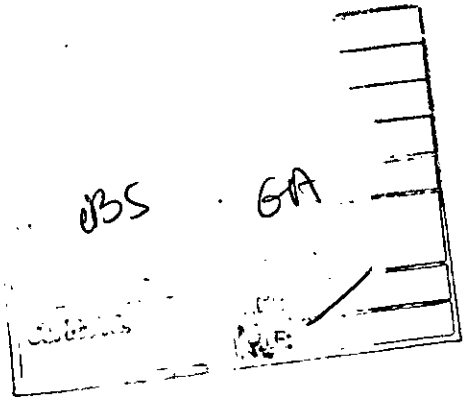
Inspection from Honeysuckle Cottage would be welcome.

Yours Faithfully

M. Roberts

01252 876830.

By Hand 14/12/2000



Honeysuckle Cottage
Haven Sandhurst Rd
Tichampstead
Berks.
RG40 3TH

11-12-00

Dear Mr Allpress

Proposed planning application no F/2000/2812.

I am writing to make the point we totally object to any window overlooking Honeysuckle cottage, in the past for the council to obtain planning permission for the five houses.

Mr Konig, Mr Sankey promised us the five houses to be built, the nearest house to your boundary (1 Blackwater View), there would be no windows overlooking our property.

The fact being 1 Blackwater View the nearest house to our boundary, the house was built up to joist height in the first place, the council discovered the windows would overlook our property, at a enormous cost to Bryant Homes, the council made Bryants Homes take the dwelling down to foundation level, the property was rebuilt with no windows overlooking our property.

Planning application, Blackwater View (previous no 40615)

Yours Faithfully

M. Robe

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 22 November 2000

Application Number: F/2000/2812

Proposal: Proposed loft conversion and rooflights in roof of dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
1, Blackwater View, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Medlock C/O Philip Meadowcroft Architects.

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).

Comment

(1) Please could Highways have an additional plan showing the parking layout for 6 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

(2) Due to the large number of vehicles it may be necessary to create extra turning area to ensure vehicles that vehicles can leave the site in a forward gear.

Signed: _____ **Print name:** Adam Coggins 1/12/00

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/28.12 relates.

Address of site 1 BLACKWATER VIEW, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE. RG40.3TF

Signed Jane E. Medlock

Date 28/11/00

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP ATTACHED (P)

Start date:	16 NOV 2000
Officer: GA	Application No. F/2000/2812

Map No. 122 **Site** 0.23

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED LOFT CONVERSION AND ROOFLIGHTS ~~ESS~~ IN ROOF OF DWELLING

Location: 1 BLACKWATER VIEW, LOWER SANDHURST RD

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH

Applicant: MR/MRS MEDLOCK

PD rights removed?

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
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)

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + Woodend Cottage, Dell Road
Honeysuckle Cottage, Lower Sandhurst Road
2, 3, 4, 5 Blackwater View.

(1) ADDRESS THE RETREAT INDUSTRIAL 1-5 BLACKWATER VIEW PARISH RINCHAMPST E.

PLOT No. LOWER SANDHURST ROAD ORD. SHEET No. SU.8062 122

BUILDER SEE OLD ROAD FOR LAND AT REAR.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25262 -	SCOTT DWHATLEY	WORKSHOP A & B FOR MOTOR REPAIRS	24.6.86	Ref
38064	MR. A. SCOTT	IMPROVEMENT TO ACCESS	23.10.91	Ref
*H0615 -	MRS V SCOTT O/L	5 DWELLINGS	12.5.93 15.10.93	C/A ✓ LA
As soon as L.A signed site must be closed. & small buildings not included. L.A. SIGNED - CONSENT ISSUED				
H2713 -	BRYANT	5 DET. DWELLINGS	5-8-94	C/A
*BREACH OF CONDITION NOTICE ISSUED IN RESPECT OF CONDS. 6/18/19/20 ON H0615 - 28.11.94 & H2713 COND 8.				
ENF NOTICE ISSUED PLOT 5 - 27.2.95 RE FLOODLIGHTS				

DATE OF COMPLETION

MINISTRY DECISION 4.9.96 - DOE APPEAL DEC. THAT USE FOR STORAGE IS ESTABLISHED

SPECIAL ORDERS - ENF. FILE 0/1008. 7.7.88 - ENF. NOTICE QUASHED RE: WORKSHOPS A&B

~~DRAINAGE~~ ON APPEAL. 12-12-91 - ENF. NOTICE RE ACCESS TO COMM. PREMISES ISSUED

091074 30.6.92 - ENF. NOTICE ISSUED RE LAND ONLY (EXCL. BUILDINGS) WDR. 22/7/92

(2) ADDRESS THE RETREAT INDUSTRIAL PARISH RINCHAMPST

PLOT No. LOWER SANDHURST ROAD ORD. SHEET No. SU.8062 122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

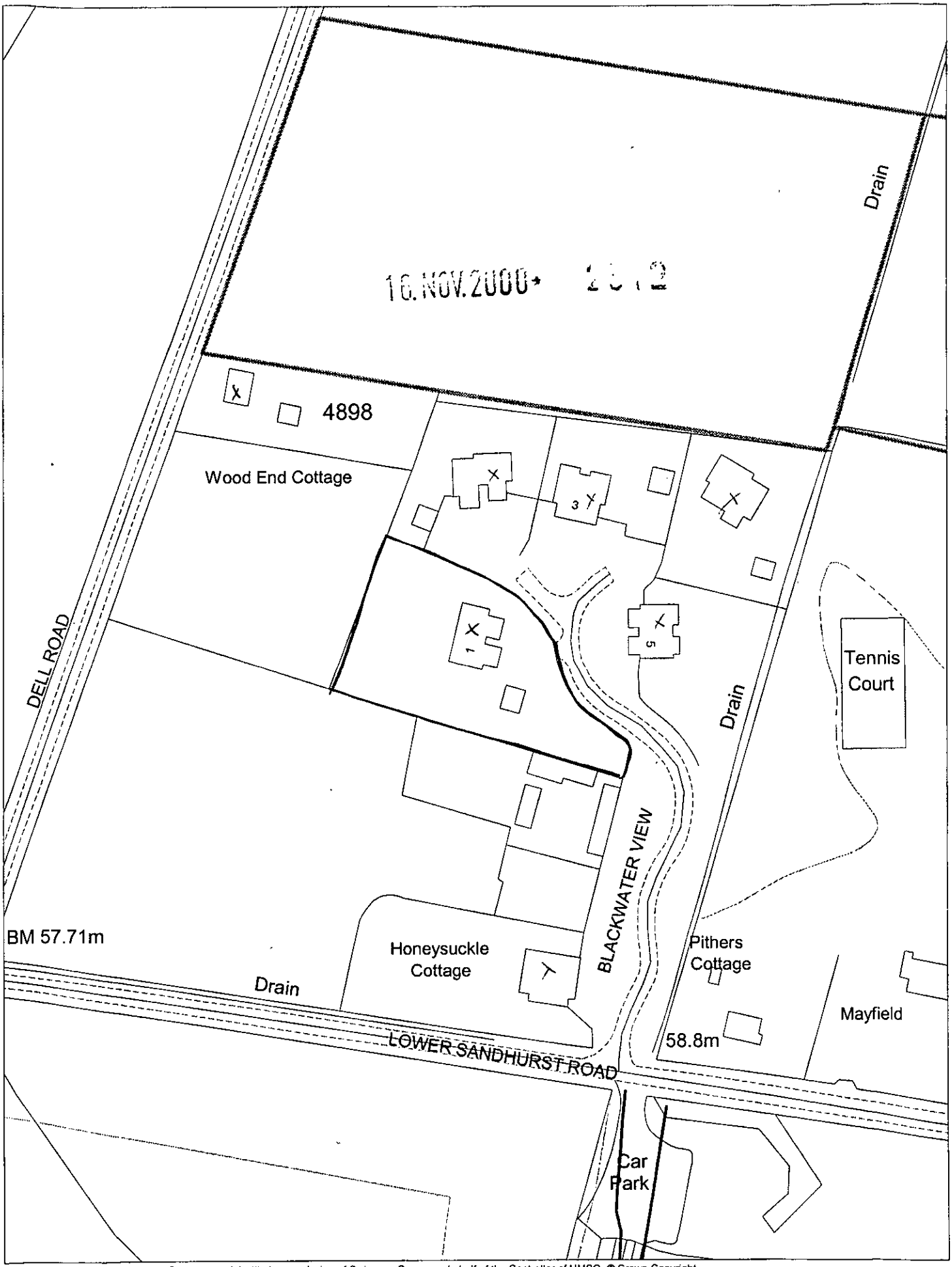
MINISTRY DECISION

SPECIAL ORDERS ENF. NOTICE ISSUED BLDG. A1 - 23.7.92 - APPEAL -

~~DRAINAGE~~ APPEAL AGAINST ENF. - LAND - DISMISSED - 11.1.93.

091074

D



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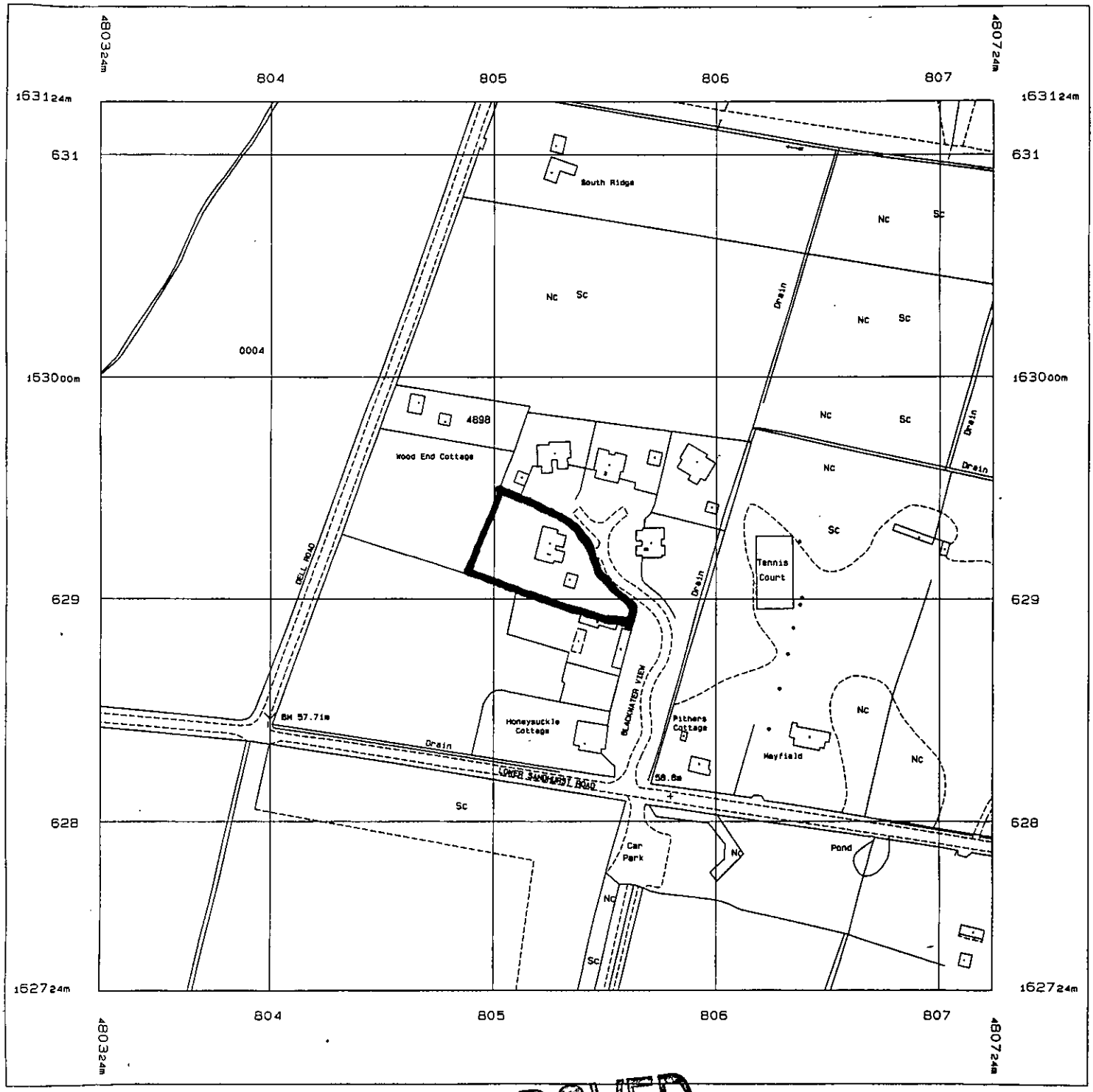
Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000

Scale: 1 : 1250

N W E S

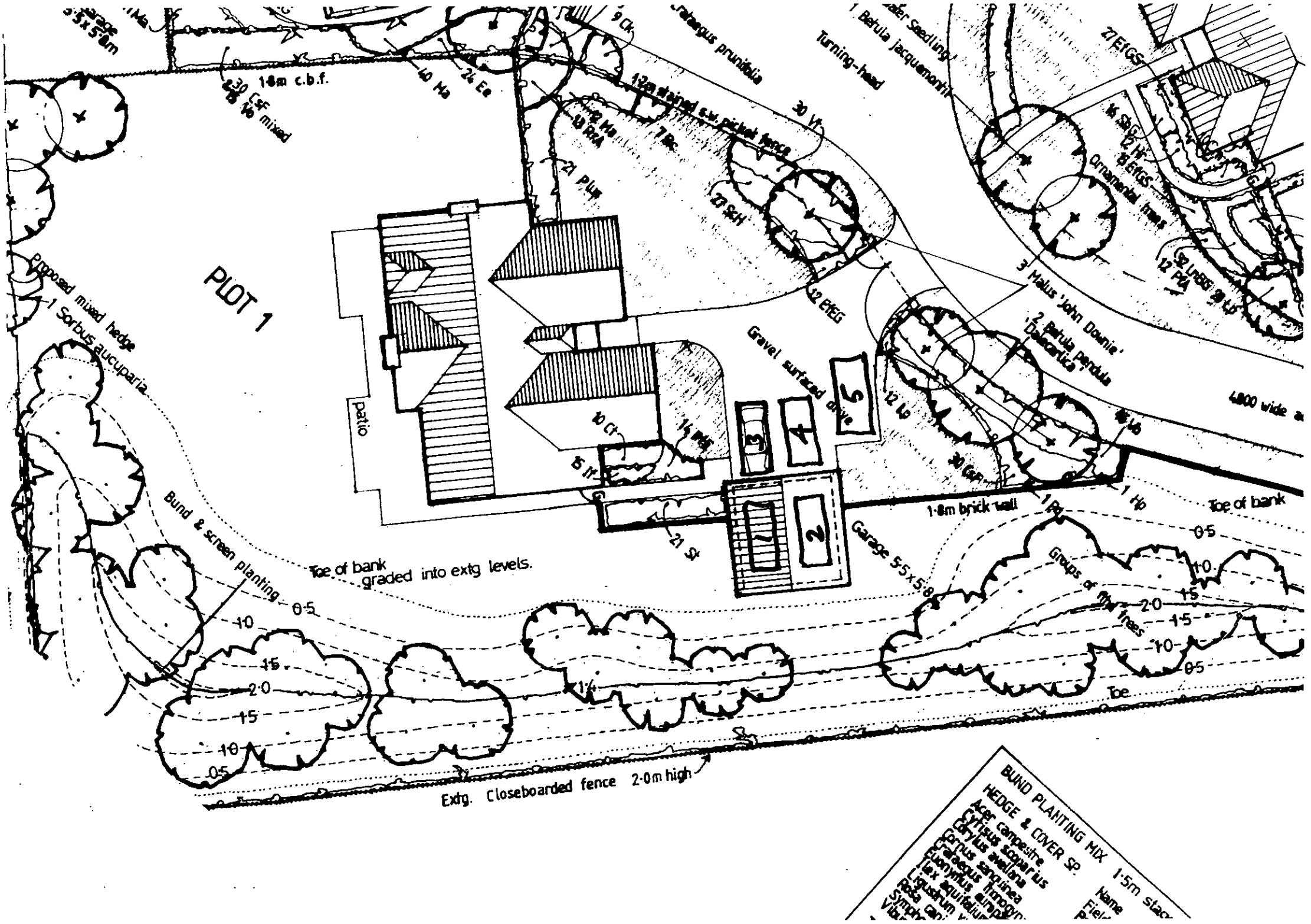
16.NOV.2000* 2812



APPROVED

1 BLACKWATER VIEW. FINCHAMPSTEAD
LOCATION PLAN

MEADOWCROFT ARCHITECTS



PLOT 1
Proposed mixed hedge
1 Sorbus aucuparia
Bund & screen planting
Toe of bank graded into extg levels.
Extg. Closeboarded fence 2·0m high
Garage 5·5x5·8
Groups of fthl trees
Toe of bank
1·8m brick wall
Gravel surfaced drive
patio
Turning-head
Crataegus prunifolia
1·2m stained s.w. picket fence
Ornamental trees
3 Malus 'John Downie'
2 Betula pendula 'Dalecarlica'
4800 wide
1·8m c.b.f.
30 CsF
15 Vb mixed
40 Ma
24 Ee
21 Plus
27 ScH
12 EfEG
30 Vt
27 EfGS
16 SbG
12 Hr
15 EfGS
12 PfA
12 Lp
30 CsF
1 Hp
1 Pd
10 Ct
15 Tf
21 St
0·5
1·0
1·5
2·0
1·4
Toe
BUND PLANTING MIX 1·5m stag
HEDGE & COVER SP.
Acer campestre
Cytisus scoparius
Corylus avellana
Cornus sanguinea
Crataegus monogyna
Euonymus europaeus
Ilex aquifolium
Ligustrum vulgare
Rosa canina
Name