APPLICATION NO:
F/2000/1783

LOCATION:
268 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
TAE Builders C/O Gregory Gray Associates

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

EARLIEST DATE FOR DECISION: **22/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
14/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

TAE Builders
C/O Gregory Gray Associates
17 Dinorben Close
Fleet
Hants
GU13 9SL

Application Number: F/2000/1783

Parish: **FINCHAMPSTEAD**

Location: **268, Nine Mile Ride, Finchampstead, Wokingham.**

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

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

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

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

Condition
3. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Classes A, B and C to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
4. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels ~~by more than 300 mm~~.

Condition
5. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 and 1800 hours Monday to Friday, 0800 to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays without prior agreement from the Local Planning Authority.

Condition
7. Prior to the commencement of development details of proposed driveway and hardstanding construction and any alterations to services in relation to trees shall be submitted to and approved by the Local Planning Authority. The driveway and hard standing construction and alterations to services shall then be constructed in accordance with the approved details.

Condition
8. Prior to the commencement of development, details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of residential amenity.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of the future health and amenity value of the trees.

Reason

8. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

Tel: 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 October, 2000
My ref. AO/F/2000/1783

Tae Builders
Brook House
Warfield Park Farm
Jigs Lane South
Bracknell
RG42 3RT

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Eccles

PLANNING APPLICATION F/2000/1783
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 268 NIE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter of 28 September. I confirm the proposed bricks and tiles are acceptable for construction of the proposed development under condition 2 of the above permission:

Main Brick: Ibstock Laybrook Arundel Yellow Multi Stock
Feature Brick: Ibstock Leicester Red Stock
Roof: Redland Tudor Brown Plain Tiles

Yours sincerely

John Mitchell
Development Control Manager

Recd 11.05AM 2.10.00

SERVICES HPT 34866
TLS
AMO

Tae Builders

Brook House
Warfield Park Farm
Jigs Lane South
Bracknell
Berkshire
RG42 3RT
Telephone/Fax 01344 860852
Mobile 0378 301747

Reply required

Mrs Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire

28 September 2000

Dear Mrs Odell

Re: Application No F/2000/1783 – 268 Nine Mile Ride, Finchampstead

Please find attached brick and tile samples, as per condition no2 of the Planning Permission.

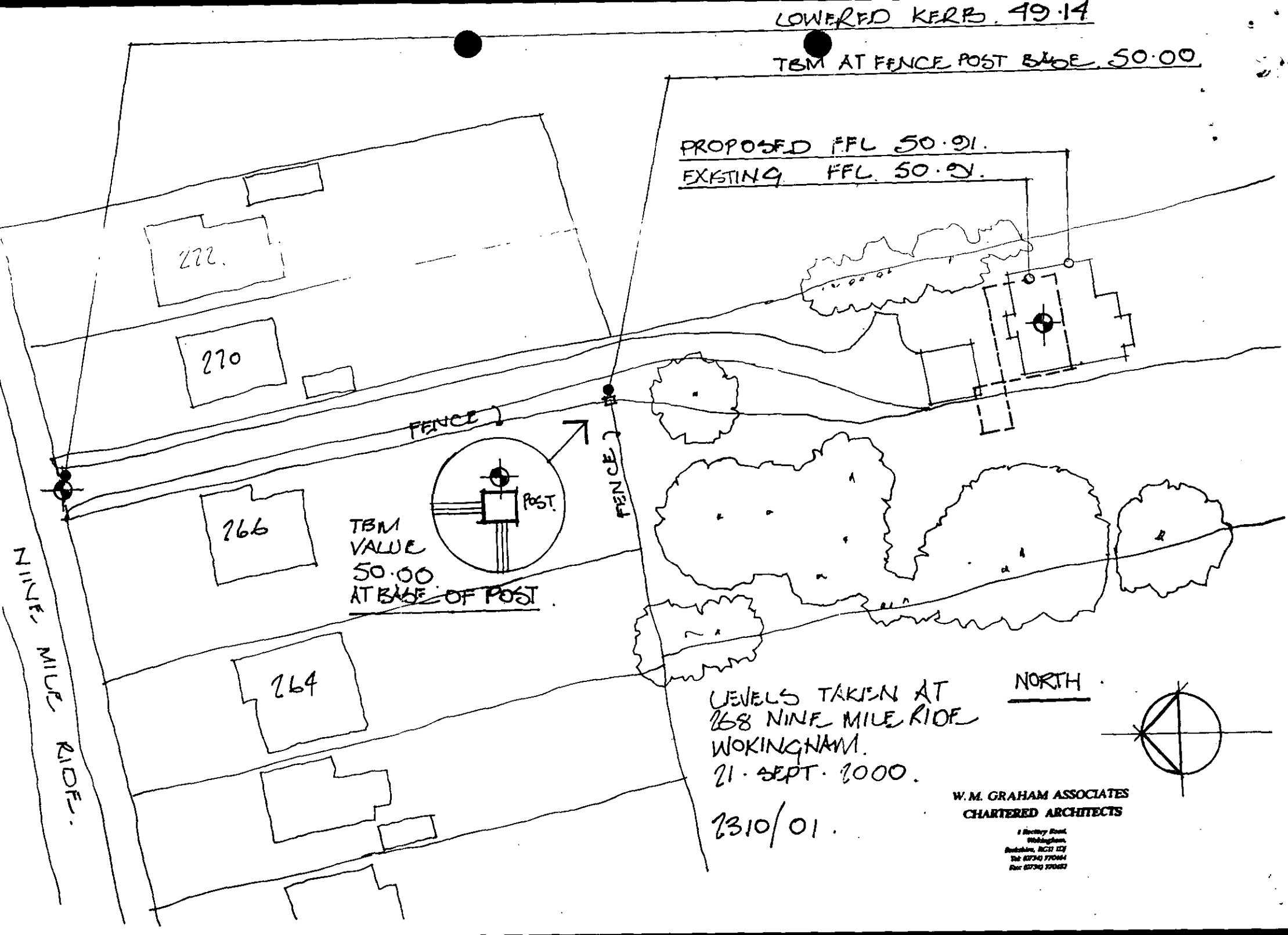
- **Main Brick** – Ibstock Laybrook Arundel Yellow Multi Stock
- **Fechear Brick** – *Ibstock Leicester Red Stock*
- **Redland Roof Tile** – Tudor Brown Plain Tile

Furthermore, as per condition no4 of the Planning Permission, please find enclosed the proposed slab levels drawing.

I look forward to hearing from you shortly.

Yours sincerely

T A Eccles


LOWERED KERB. 49.14
TBM AT FENCE POST BASE. 50.00
PROPOSED FFL 50.91.
EXISTING FFL 50.91.
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TBM
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AT BASE OF POST
NINE MILE RIDE.
NORTH
LEVELS TAKEN AT
268 NINE MILE RIDE
WOKINGHAM.
21 · SEPT · 2000.
7310/01.
W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 March, 2001
My ref. AO/2000/1783

Maurice Lillie Architect
The Studio
Thomson's Yard
Snows Ride
Windlesham
Surrey
GU20 6LD

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Lillie

PLANNING APPLICATION F/2000/1783
PROPOSED ERECTION OF REPLACEMENT DWELLING AT 268 NINE MILE RIDE, FINCHAMPSTEAD - CONDITIONS

Thank you for your letter of 19 February and enclosed plans.

Condition 4 – slab levels
I confirm the proposed floor level is acceptable, being the same as for the existing dwelling before it was demolished.

Condition 7 – driveway construction details
I confirm the details shown on drawings 0000/02 & 15 are acceptable.

Condition 8 – tree protection
I confirm the proposed tree protection details are acceptable.

I therefore confirm that all the 'prior approval' conditions have now been complied with.

I trust the above is clear, but if you wish to discuss any of the above further please contact me.

Yours sincerely

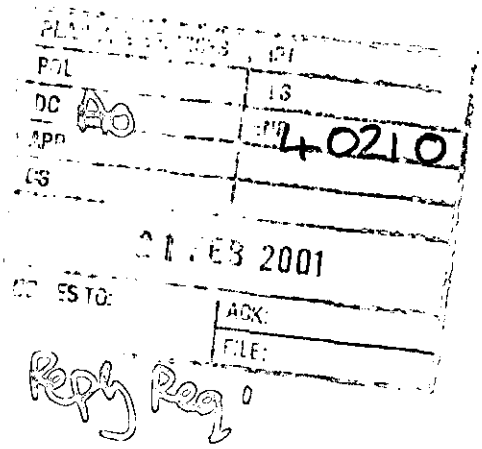
Ao

MRS A ODELL
Senior Planner

MAURICE LILLIE ARCHITECT

The Studio, Thomson's Yard, Snows Ride,
Windlesham, Surrey GU20 6LD

Telephone 01276 472807
Fax 01276 451804
Mobile 07939 523341



19 February 2001

The Chief Planning Officer
Wokingham District Council
Shute End
WOKINGHAM
Berkshire

Dear Sir

268 Nine Mile Ride, Finchampstead
New house
Application number F/2000/1783

On behalf of the applicant, Mr T A Eccles, and in connection with the above approval, I list below the information required to be approved by you in respect of Planning Conditions.

Condition 1 Building works are expected to commence in May 2001.

2 Samples of bricks and tiles have been approved by you.

3 The construction drawings reflect the approved design and do not change the size of the building.

4 The floor level of the new house will be R.L.50.91 (see attached plan 0000/15). This level is the same level as the floor level of the house that existed at the time of the approval.

The garage floor level will be R.L.50.67.

5 Vehicle garaging, turning and other parking will be in accordance with the approved plans.

6 The limits of working hours will be observed.

7 The driveway will follow the line of the existing from the entrance on Nine Mile Ride to the end line of the adjoining gardens 266 and 270.

The driveway from there to the new house will be as the approved drawings and reimposed on attached drawings 0000/02 and 15.

The construction of the drive will be as follows:

From site entry for 15 metres – block paving on lean mix concrete with kerb sett edgings in concrete. Priory setts by BDC Concrete Products by RMC Ltd.

The parking and turning area will be similarly paved.

The driveway between the above parts will be crushed gravel between kerb setts as above.

The levels of the driveway will be as existing.

The new drain run will follow the line of the existing drain where indicated in the drive. It has not been exposed yet but from levels taken it is believed to be at sufficient depth to be unaffected by traffic.

New gas, electric and water services will be run in soft verges.

8 All trees within the working area or access to it will be protected by clearly defined fencing at a radius of 2 metres from the tree. No materials or spoil will be stacked nor vehicles driven below the tree canopy or within half the tree height from the bole (whichever is the greater).

Any excavation inside that area will be by hand only.

No tree roots greater than 25mm diameter will be cut or damaged within the above area. If it becomes necessary to cut such a root, a tree specialist will be consulted. If permission is granted to cut the root, it shall only be done with a hand saw.

If there are no roots greater than 25mm in diameter, at least two of the largest roots will be left per metre of trench.

Please confirm that the above details satisfy the conditions as stated.

Yours faithfully

Maurice Lillie RIBA

Enc

cc Mr T Eccles

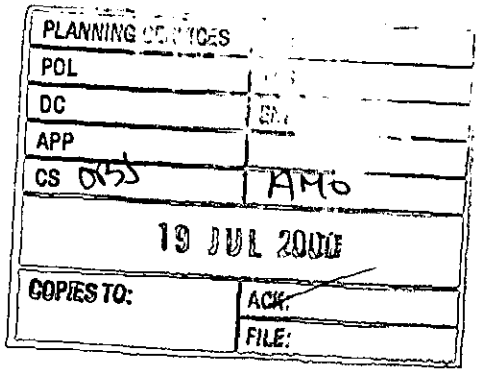
Neil
re. conds 7 & 8 is the attached OK?

Agree.

12/3/01

Fine Thanks Neil. AB

By hand 19/7/00.



19 July 2000

270 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Miss Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End,Wokingham
Berks. RG40 1WR

Dear Miss Odell

Application Number : F/2000/1783

Site Address: 268 Nine Mile Ride, Finchampstead, Wokingham

We have inspected the plans re the above application and find no grounds for objection, provided that the actual size of house and position is in accordance with the planning permission given. There are two matters upon which I should like to comment.

1. We believe that the developer has plans to install an entry gateway on the access road to the property. If that is the case, we feel that there should be a restriction as to the positioning of this. It should be sited no further than 67ft from the kerb in order to prevent the discharge of exhaust fumes, from vehicles awaiting entry, in the region of the side doors of the adjacent houses (Nos. 266 and 270).

2. We have noticed that an area to the right of the proposed property has been ruled off. Does that mean that a further building for this separate plot would be considered for the future?

Yours truly

John Dennis

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 27/07/00

Location: 268 Nine Mile Ride, Finchampstead.

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

Application Number: F/2000/1783

In response to your consultation dated 28th June 2000 for the above application, the arboricultural comments are as follows:

The application is acceptable in relation to trees.

If planning permission is granted I would recommend that conditions are attached requiring the following details to be submitted:

1. Tree protection measures
2. Construction of driveway.
3. Routes of new underground services.

Neil Etherington
Senior Arboriculturist

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 25th July 2000

Location: 268 Nine Mile Ride, Finchampstead

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

Application Number: F/2000/1783

In response to your consultation dated 28th June 2000 for the above application, the landscape comment is as follows:

This application is acceptable; it has no adverse landscape implications and the mature trees in the area should not be affected by the proposals.

Patricia Green

Patricia Green
Landscape Consultant

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1783

Applicant : TAE Builders C/O Gregory Gray Associates.

Location : 268, Nine Mile Ride, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 6.7.00

Date Registered : 19/06/2000

Earliest Date for Decision : 22/07/2000

Latest Consultation Date/Site Notice Expiry Date : 22/07/2000

This application will have expired on: 14/08/2000. 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 : Parish Council: No objections.
Highway Officer: No objection subject to condition.
Tree officer: No obj. subj to conditions

Planning Issues : 1. Effects on character and appearance of area. — SEALP SC18 & ~~WDLP~~ WDLP(DD) WCC7.

2. Effect on neighbours

3. Trees.

Application Number: F/2000/1783

Appraisal :

Site is outside settlement & in gap. Previous app. No. 70394 refused & dismissed on appeal for demolition of existing & erection of 2 dwellings. Apart from dismissing on the extra dwelling, in his para. 16, inspector consider proposed replacement dwellings would have significantly greater floorspace than the existing and appear bulkier.

Current application – only one replacement dwelling now proposed. Proposed fs: 204 m², existing estimated 128 m², ~~an~~ 59% + Height will be slightly lower. Style will be chalet bungalow style on front elevation. Consider the size and style of dwelling now acceptable under SC18/ aims of WCC7 – largely screened from road except down long access drive, and is on site of existing dwelling with double garage to front.

Effect on neighbours: At rear Lavender Cart rear elevation will be approx. 73 m. away from first floor rear windows & High Tree lodge further away & front of dwelling will be approx 75 m. from H/O 2660270 9MR. Consider these distances long ~~was~~ enough to avoid any unacceptable overlooking.

N.B. Agent confirmed that the adjacent land to the west is in separate ownership.

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

Application Number F/2000/1783
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	~~[illegible]~~
3	SC06	SR17	☒ Schedule 2, Part 1, classes A, B and C
~~4~~	~~SC17~~	~~SR10~~	
4	SC18	SR10.	
5	SC23	SR06	☒ garaging parking turning.

6 Construction operations for which noise is audible at the site boundary shall only be carried out between 08.00 hours and 18.00 hours Monday to Friday, 08.00 to 1300 hours on Saturday and at no time no Sundays, Bank or Public Holidays without prior agreement from the Local Planning Authority. /SR10.

7		SR18.	Prior to the commencement of development details of proposed driveway and hardstanding construction and any alterations to services in relation to trees shall be submitted to and approved by the LPA. The driveway and hard standing construction and alterations to services shall then be constructed in ~~the~~ accordance with the approved details.

8 ~~NI6.~~ **Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority,** and carried out in accordance with the approved details. /SR18

~~LNI6~~

RECORD OF SITE VISIT

SITE ADDRESS: 268 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1783

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 6.7.00

2. DESCRIPTION OF SURROUNDINGS Ribbon dev. along 9MR frontage with small amount of sporadic dev. at rear.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow with attic window in side gable and detached triple garage at front side.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nos. 264 + 266 9MR are houses & 270 is bungalow with 1st fl. gable window. Adj. rear is houses at High Tree Lodge & Lavender Cottage. No 256 is a chalet bungalow

5. SITE CONSTRAINTS

TREES on site - mainly N W side - see site plan.

ACCESS/PARKING down single width track from 9MR.

LEVELS flat.

BOUNDARY TREATMENT 1.8m. C/B fence to r/o 264 & 266 9MR. high

OTHERS wall to r/o ~~High Tree Lodge~~. Lavender Cot & ~~fence~~ 1.8m panels r/o High Tree Lodge. 1.8m fence on side on 270 (part of it bellmouth near 9MR)

Tel: (0118) 974 6445

Date: 26.7.00

My ref: F/2000/1783

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

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/1783
268, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of dwelling and garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1783**
268, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Charlesworth

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 26.7.00

My ref: F/2000/1783

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/2000/1783
268, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of dwelling and garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1783**
268, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 27/07/00

Location: 268 Nine Mile Ride, Finchampstead.
Proposal: Proposed demolition of existing dwelling and erection of dwelling and garage
Application Number: F/2000/1783

In response to your consultation dated 28th June 2000 for the above application, the arboricultural comments are as follows:

The application is acceptable in relation to trees.

If planning permission is granted I would recommend that conditions are attached requiring the following details to be submitted:

1. Tree protection measures
2. Construction of driveway.
3. Routes of new underground services.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25th July 2000

Location: 268 Nine Mile Ride, Finchampstead

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

Application Number: F/2000/1783

In response to your consultation dated 28th June 2000 for the above application, the landscape comment is as follows:

This application is acceptable; it has no adverse landscape implications and the mature trees in the area should not be affected by the proposals.

Patricia Green

Patricia Green
Landscape Consultant

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

PLANNING SERVICES	RPT 31941
POL	TLS
DC	TCF
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

BY FAX 0118 974 6484

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

18th July 2000

Our Ref: NMR/00/160

Dear Mrs. Odell,

268 NINE MILE RIDE, FINCHAMPSTEAD.
F/2000/1783

I write to confirm our telephone conversation of yesterday.

My Client, TAE Builders do not own any of the adjoining land beyond the site edged red.

Yours sincerely,

Mark Leedale

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 28 June 2000

Application Number: F/2000/1783

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
268, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
TAE Builders C/O Gregory Gray Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (insert: Garaging, Parking & Turning).
SR: CE.

Signed: _____ **Print name:** Stephanie Knowles.

10/07/00.

FROM: Angela Odell

DATE: 28 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PCL
DC
APP
17 JUL 2000
COPIES TO: ACK: FILE:

Application Number: F/2000/1783

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

Site Address: 268, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: TAE Builders C/O Gregory Gray Associates.

Your observations are required in respect of this application **by 22/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.G DATE: 6 JUL 2000

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | RPT 31609
POL | ENF
DC
APP
10 JUL 2000
COPIES TO: | ACK: | FILE:

From: Suzanne McLaughlin
Principal Environmental Health Officer

My Ref: SEM/aky
Your Ref:

To: Angela Odell
Planning Department

Date: 07 July 2000

PLANNING APPLICATION NO. F/2000/1783
LOCATION: 268 NINE MILE RIDE, FINCHAMPSTEAD

I have no objection to the above proposed development but recommend the following condition be imposed should the application be granted planning permission.

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 08.00 hours and 18.00 hours Monday to Friday, 08.00 to 1300 hours on Saturday and at no time no Sundays, Bank or Public Holidays without prior agreement from the Local Planning Authority.

Suzanne McLaughlin
Principal Environmental Health Officer
Environmental Protection & Housing

Received by Wokingham District Council

Application No: F/2000/1783

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

Location:
268, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/07/2000. 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

28 June 2000

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1783 relates.

Address of site 268 NINE MICE RIDE

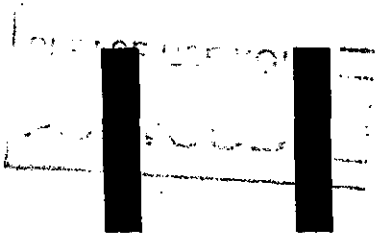
FINCHAMPSTEAD

Signed _____

Date 30.6.2000

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

1.

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

* PRE-APPS ATTACHED.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 JUN 2000
Officer: AO	Application No. F/2000/1783

Map No. 60 Site ...011....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 268 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch. North
28.6.2000

Applicant: MR/MRS TAE BUILDERS

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

Enforcement Section to be notified ☐ tick if required (7)

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 : 28.6.2000 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 (BABTIE)	.....
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:

* PRE-APPS ATTACHED

NEIGHBOURS:

SIN + 266, 270, 273, 275 + 277 Nine mile Ride

Lavender Court 2 Heath Ride

High tree Lodge 3

Form 2

Town and Country Planning (General Development Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) 268 Nine Mile Ride 19 JUN.2000* 1783
Finchampstead

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:

Agricultural tenant's name (c)	Address at which notice was served	Date on which notice was served

Signed Gregory Gem Associates.

*On behalf of TAE Builders

Date 16 June 2000

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

19. JUN. 2000* 1783

Head of Planning and Transportation,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, Berks, RG40 1WR.

16 June 2000

Our Ref: NMR/00/160

Dear Sir,

DEMOLITION OF EXISTING DWELLING AND GARAGE : ERECTION OF DWELLING AND GARAGE
268 NINE MILE RIDE, FINCHAMPSTEAD.

I am pleased to enclose the following particulars in respect of the above proposal.

6 copies Drawing no.s L001A, P001A and P002A
6 copies plans as existing
6 copies Ordnance survey plan (NMR160/01) showing the site edge red
6 copies planning application forms Part 1 duly completed
The Certificate of ownership duly completed
The statutory planning fee for £190.

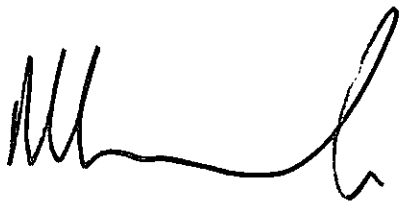
This application is made following discussions and correspondence with Mrs. Odell. In coming to the design we have regard to paragraph 16 of the appeal decision (99/70394/F) where the Inspector made reference to the desirability of retaining lower eaves bearing in mind the general bulk of the existing dwelling. This has been achieved on the front and rear elevation whilst incorporates a return element with greater eaves height on one elevation and a cat slide roof to the principal eaves level. In this way the general bulk of the dwelling has been reduced.

It should also be noted that our Clients could implement a similar extension to the return element within the scope of Part 1 Class A permitted development rights, and this point has been accepted by Mrs. Odell. Further, the increase in floor space represents about 38% over and above the existing which accords to the general approach taken by your Council in applying adopted Local Plan Policy SC18. It was also agreed that permitted development rights would be removed by condition on the grant of planning permission.

As for the proposed double garage, you will be aware that there is currently a one and a half size garage within the curtilage of the dwelling – 3.8 metres in width x 5.2 metres in length. Further, my Client could implement a large number of curtilage buildings – including a double garage - within the terms of Part 1 Class E of the GDPO provided the ridge was lower than 4 metres in height. On this basis it is considered that a double garage is appropriate.

I trust you have all the information required, please do telephone me if I can be of further assistance.

Yours faithfully,



Mark Leedale

Enc.

FINCHAMPSTEAD
1.6.86

ADDRESS 268 NINE MILE RIDE PARISH ~~WOKINGHAM~~

PLOT No. Old Property ORD. SHEET No. SU.8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FD/467/64	Mr. H. D Smith	Garage (Replacement)	3 9 64	Perm N/H.
99/70394/F	T.A.F. Builders	Demolish Dwelling & erect 2 Dwellings & Garages	18.10.99	REF

DATE OF COMPLETION

MINISTRY DECISION 70394 - APPEAL DISMISSED - 30.3.00

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

19 JUN 2000* 1783

1.	APPLICANT'S NAME	TAE Builders
	ADDRESS	c/o The Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	17 Dinorben Close Fleet Hampshire
	POST CODE	GU13 9SL PHONE 01252 624004
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	268 Nine Mile Ride, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing dwelling & garage: Erection of dwelling & garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.18Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	L001A: P001A: P002A NMR160/01 Sketch plans as existing

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Facing bricks
Tile Hanging
Plain tile roof

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing post and rail fencing and close boarded fencing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Existing private drive - unaltered

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

Not specifically

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	6 / *	Nil / *	5 / *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ — If YES, please ask for and complete Part 3 of the form

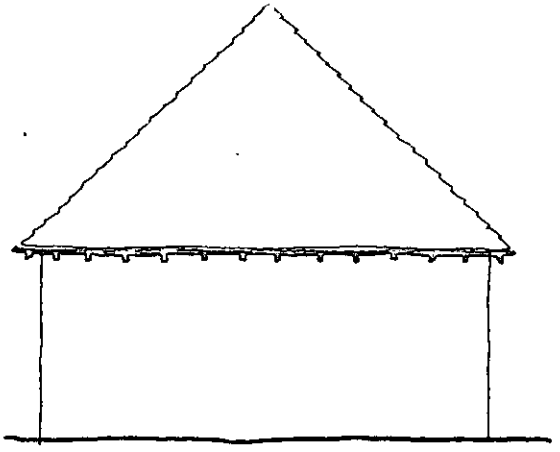
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

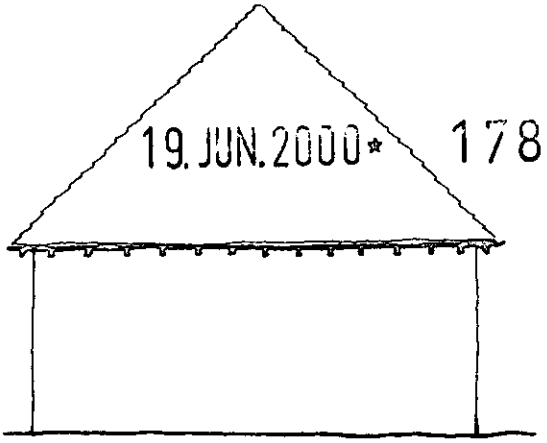
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Gregory Gray Associates ON BEHALF OF TAE Builders DATE 16 June 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

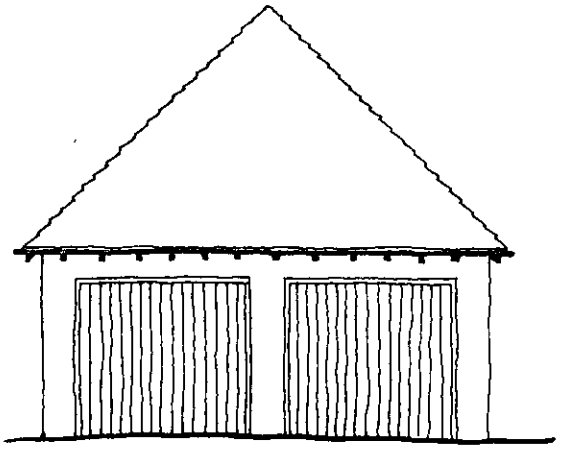


South Elevation

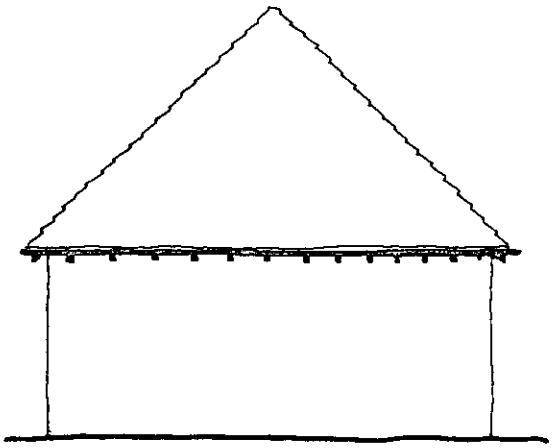


19. JUN. 2000* 1783

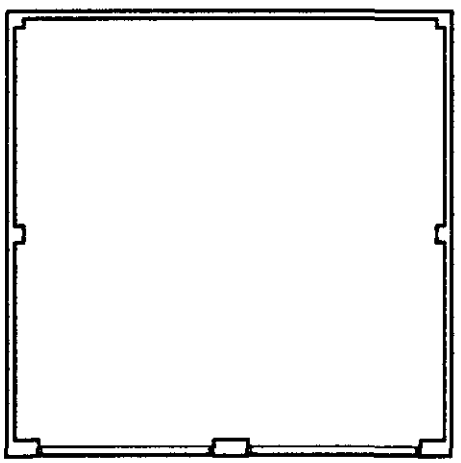
East Elevation



North Elevation



West Elevation



Plan

APPROVED

Title: 268 Nine Mile Ride Proposed Garage

Revision:

Job No. 1034 Drawn AC Date 02.06.00

Do not scale. Use figured dimensions only

Drwg No. P.002 Revision A Scale 1:100

Disk/File –

29 Fairmile ● Fleet ● Hampshire ● GU13 9UT
TEL: 01252 676451



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

Scale: 1 : 2500

N W E S



Notes
Do not scale except for Planning and Building Regulations purposes.

— The site

Revision Details

E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU13 9SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client:
TAE Builders

Job Title:
268 Nine Mile Ride,
Finchampstead, Berkshire

Drawing Title
Location Plan

Scale
1:1,250

Date	Drawn By
June 2000	ML

Drg. No.	Rev.
NMR160/01	