APPLICATION NO:

RM/2002/8193

LOCATION:

138 Nashgrove Lane, Finchampstead Wokingham.

APPLICANT:

Bauworth Ltd C/O The Edwards Irish P/Ship

PROPOSAL:

Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2003

CASE OFFICER: **Elaine Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bauworth Ltd
C/O The Edwards Irish P/Ship
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: RM/2002/8193

Parish: **FINCHAMPSTEAD**

Location: **138 Nashgrove Lane, Finchampstead, Wokingham**

Proposal: **Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing 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.

Informative
1. This application is in respect of Plan Nos. 01A, 03, 02A received by the Local Planning Authority on 13th December 2002.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1
South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/02/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6451 (Direct Line)

Date. 28 May, 2004

My ref. EV/RM/2002/8193

Your ref.

Mr. M Walsh
Bayworth Ltd.,
Top Floor,
24 Fermoy Road
Maida Hill
London W9 3NH

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
E-mail:

Dear Mr Walsh,

REDEVELOPMENT OF LAND AT 138 NASH GROVE LANE, FINCHAMPSTEAD APPLICATION NO. RM/2002/8193

I refer to your letters of 26th April and 8th May 2004 and our recent telephone conversations, and apologise for the delay in replying.

I understand that you have spoken with Mr Matthews in the Council's Landscape Team, and he has advised that the trees marked in red on the site plan submitted, are not significant and can be removed.

I can confirm that the removal of these trees along with leylandii at the front of the site is considered to be acceptable, provided they are replaced with suitable replacements. Details of the replacement trees at the front should be submitted to the Councils Landscape Team for consideration.

I hope this is of some assistance to you. Should you wish to discuss this matter further I can be contacted on the above number.

Yours sincerely

E.V.

Elaine Vashi
Planning Officer

File: 8193-
138nashgrovelanel
andscape

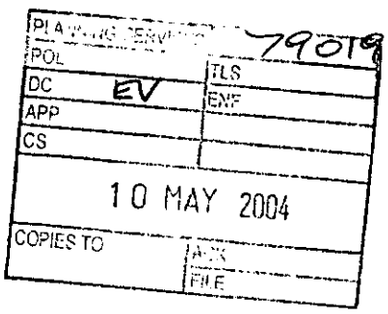
Bayworth Ltd.

Property Developers / Builders

Mobile 0797 3618894
Tel. (020) 8969 3098
Fax. (020) 8968 7492
email: markewalsh@onetel.net.uk

Top Floor,
24 Fermoy Road,
Maida Hill,
London W9 3NH.

Project: 138 Nash Grove Lane, Finchampstead, Berks RG40 4HF Site tel. (0118) 989 1400



The Planning Department,
F.A.O. Elaine Vashi,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks RG40 1WR

8th May 2004

Ref. RM/2002/8193
Location: 138 Nash Grove Lane, Finchampstead, Wokingham.

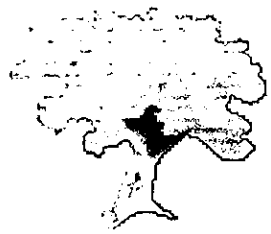
Dear Mrs Vashi,

Please find enclosed drawing 02A – site plan and letter from Kathy Chiverton of Oak Lodge Gardening. The plan shows the Leylandi trees to the rear, circled in red, which we hope to remove and turf back over. Marked to the front is the Leylandi trees which we hope to remove and we give the undertaking to replace in the same two spots with the recommended Sorbus and Malus or similar.

If you could assess the matter and revert it would be appreciated.

Yours sincerely,

Mark Walsh



DC
APP
CS
15 MAY 20
COPIES TO

OAK LODGE GARDENING.

Oak Lodge , 125a Nashgrove Lane , Finchampstead .
Tel: 01189792833 or 07721840303

7 May 2004

Dear Sir,

RE: NEW BUILD NASHGROVE LANE.

As discussed I inspected the garden on the property today and made the following observations:

Rear Garden:

There is a large Leylandii hedge badly overgrown with no new growth to the lower portion . This has become out of control and unsightly.
I recommend that the entire hedge be removed. The ground in this area is unsuitable for replanting with hedging and should be re-turfed and laid to lawn with a view to planting when the ground has recovered sufficiently.

Front Garden:

There are two overgrown hedging conifers very close together in close proximity to the house.These are overgrown to such an extent that they are weak and liable to fracture .
I recommend their removal and subsequent re-planting with smaller more ornamental trees , I suggest a Sorbus and a Malus or similar.

Yours Faithfully

Kathy Chiverton

PLANNING SERVICES | HPT
POL | TLS
DC EV | ENF
APP |
CS |
27 APR 2004
COPIES TO: | ACK
FILE

Bayworth Ltd.

Property Developers / Builders

Mobile 0797 3618894
Tel. (020) 8969 3098
Fax. (020) 8968 7492
email: markewalsh@onetel.net.uk

Top Floor,
24 Fermoy Road,
Maida Hill,
London W9 3NH.

Project: 138 Nash Grove Lane, Finchampstead, Berks RG40 4HF Site tel. (0118) 989 1400

The Planning Department,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
Berks RG40 1WR

26th April 2004

Ref. RM/2002/8193
Location: 138 Nash Grove Lane, Finchampstead, Wokingham.

Dear Sirs,

Please find enclosed drawing 02A – site plan.
The above re-development is virtually complete. The prospective purchaser of Plot 1 has requested if it is possible to remove the trees indicated - in red – on the site plan. Please note that all are evergreens.

The trees to the front are considerably taller than the house and also within 6metres of the dining room bay window to the front. This is having a considerable impact on the amount of light that comes into the house. The neighbour at 140 Nash Grove Lane is also in favour of their removal.

The trees to the rear are also of a considerable size- virtually the height of the 2.5storey house – again the closest being 6metres from the French doors/ windows to the rear of the house. The intention would be to keep the large tree to the corner of the garden to maintain any privacy that it may have afforded from the school.

The prospective purchaser has offered to replace the trees cut with other more suitable trees.

If you could assess the matter and revert it would be appreciated.

Yours sincerely,

Mark Walsh

NCWTS

WORK SHEET FOR : Elaine Vashi

Application Number : RM/2002/8193

Applicant : Bauworth Ltd C/O The Edwards Irish P/Ship.

Location : 138, Nashgrove Lane, Finchampstead, Wokingham.

Proposal : Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/1/03.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application <u>will have expired on</u>: <u>07/02/2003.</u> 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 :

H/WAYS: no obj. subject to cmd of S106 agree.
RAMBLERS ASSOC: no obj.
THAMES WATER: no obj.

Planning Issues :

IMPACT UPON NEGHB. DWELLINGS
" " STREET SCENE.
" " HIGHWAY SAFETY.

Application Number: RM/2002/8193

Appraisal :

The application being considered proposes the demolition of the existing dwelling & consideration of the reserved matters ~~app~~ of outline consent 0/2001/3750, including external appearance, siting, design & landscaping. The outline consent was agreed for the principle of 2 dwelling & a S106 agreement to secure financial contributions towards upgrading N.G lane was signed.

IMPACT UPON NEIGHB.
The site backs onto Waverley School & abuts no. 142 N.G. lane to the N & nos. 18 & 20 Goldsmith Close to the South.
No 20 Goldsmith Close is a modern 2 st. det. dwelling which has been extended to create a link between the house & garage. There is one obs. glazed window at 1st Fl. level adj to the app. site. A 1.8m fence and planting exists along the side boundary with the app. site. The prop. on plot 2 would be located approx. 4m away from the flank of no. 20 & only the 2 St. cons. would project beyond the rear building line of this property. The proposed dwelling at plot 2 would be approximately 8.15m to the ridge & would be no further forward of the existing front building line. It is therefore considered that there would be no loss of daylighting, privacy or amenity to the residents of no. 20.
The site abuts no. 18 G. Smith Close to the S.E. & as the proposed dwelling on Plot 2 would be no further back on the site than the existing build (apart from a S. S conservatory) & given that no. 18 is approx. 13m away from the boundary with no. 138 N. Grove Lane, it is not considered that the proposal would have a detrimental impact to the residents

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

The property proposed to be located on plot 1 would be approx. 2.2m away from the side of no. 142 Nashgrove lane, compared with a 7m gap at present No. 140 is a large detached 2st. dwelling with 2 obs. glazed windows @ 1st Fl. level & 1 @ gr. Fl. level on the side elevation closest to 138. As the prop. dwelling at Plot 1 ~~is~~ would be further at the rear than the ~~front~~ building line of no. 138 & 140 & is set back from the front elevation of no. 140 it is not considered that it would have an unacceptable impact upon the privacy, outlook or daylighting of this dwelling

IMPACT UPON CHAR OF AREA

The application site is private, well established site that contributes to the char. of Nashgrove have. As the existing property has a large footprint & the 2 ~~driveways~~ entrances already exist only 3 small trees within the site will have to be removed, & the mature ~~se~~ trees to the front & rear of the site will be retained. Given this & the fact that the proposed dwellings are no higher than the neighs. properties it is not considered that the development would have a negative impact upon the char. of the area.

Application Number RM/2002/8193
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~Conditions as per 0/2001/3730~~
			~~except for standard cond.~~
~~1.~~	~~COON~~	~~ROOF.~~	
~~2.~~			~~A bat emergence survey shall be carried~~
			~~out, submitted to & approved by the LPA~~
			~~before demolition of the building takes place.~~
		~~REASON~~	~~To ensure protection of any bats that~~
			~~may be in the building.~~
	INO 1		This app. is in respect of plan nos.
			01A, 03, 02A rec. by the LPA on 13/12/02

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS3, WBE1.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. Ewatson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 12/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 138 Nashgrove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: RM/2002/8193

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 8/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

mature/est. landscaping
mixture of housing types
unmade stretch of N.G Lane.

3. DESCRIPTION OF SITE/BUILDING

detached bungalow presently on site
site well screened along all boundaries.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 140 N.G Lane: 2 ob. glazed 1st fl. side windows & 1, gr. fl. obs glaz.
1.8m fence along bound.

no. 20 G. Smith Cl: gar. & extension adj to site
1.8m fence + planting.

5. SITE CONSTRAINTS

TREES

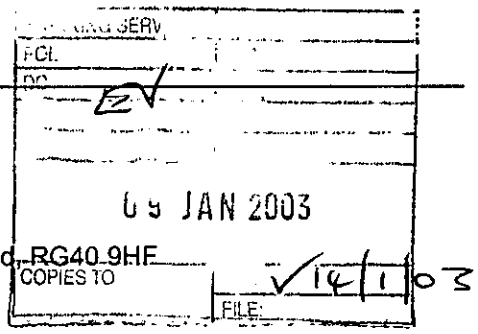
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

0188



Carol Hurst

From: Chris King [christopher.king6@ntlworld.com]
Sent: 09 January 2003 14:22
To: Wokingham Development Control
Subject: App-RM/2002/8193.138. Nashgrove Lane, Finchampstead, RG40 9HF

Mr CJ King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

App - RM/2002/8193

Reserved matters on outline consent o/2001/3730 for erection of 2 dwellings. Demolition of existing dwelling.

I have reviewed the above planning application on behalf of the Ramblers Association and have no objections.

Yours faithfully

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

Our Ref. **16081**
Your Ref. RM/2002/8193
Date. 14 January 2003

PLANNING SERVICES | HPT 64951
POL | TIS
DC EV | EMF
APP
CS
15 JAN 2003
COPIES TO | ACK
FILE:

Thames Water

FAO Elaine Vashi
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

138 Nashgrove Lane, Finchampstead
Wokingham

I refer to your consultation received in this office on 23/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 23 December 2002

Application Number: RM/2002/8193

Proposal: Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
138, Nashgrove Lane, Finchampstead, Wokingham.

Applicant:
Bauworth Ltd C/O The Edwards Irish P/Ship.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

No objection subject to applicant entering into a S106 agreement to secure £4000 towards highway improvements and/or local traffic management schemes in the locality. (This is as per app^{n} O/2001/3730).

1. C122, R122
2. C049, R049
3. C131, R131
4. C140 (5metres), R140.

Signed: _____ **Print name:** AR 9/1/03

NB. Elaine – The original agreement still applies, however the applicant will need to be invoiced for the monies.

AR.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 21 May, 2003
My ref. BC/DC/RM/2002/8193
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Bayworth Ltd
C/o The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION RM/2002/8193
SITE: 138 NASH GROVE LANE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number RM/2002/8193 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	RM/2002/8193 EV
BUILDING CONTROL NUMBER	FP2003/4015 Bran
~~APPLICANT~~/AGENT	The Edwardo Fish Partnership.
ADDRESS OF SITE	138 Nashgrove Lane FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	Reserved matters on outline 0/2001/3730. for 2 dwellings + demolition of existing dwelling

DRAWING NUMBERS		BC	DC
BLOCK PLAN		1559 02A	1559 02A
ELEVATIONS	Plot 1	—	—
	Plot 2	1559-03	1559-03
FLOOR PLANS	Plot 1	1559-01A	1559-01A
	Plot 2	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	8/4/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number: RM/2002/8193

Case Officer : CJ.

Valid Date : 13/12/02

Map No : 90

Site Area : 0.12

Received Date: 13/12/2002

Level : Delegated Application

Description : Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

Location : 138, Nashgrove Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Bauworth Ltd C/O The Edwards Irish P/Ship.

Fee Required: £440 Fee Received: £440 (7)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

1. Pastures - Demolition - Newts.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Wokingham

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water

HERITAGE BODIES

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

Ramblers Assoc - with map as marked, for Mr King.

British Horse Society

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + See map

+ Pls include Steve Waldron, 20 Goldsmith close, Wokingham RG40 4YP

+ Site inside red line

No relevant pre-apps

(Pre-app 2747 is for 3 dwellings)

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

Tel: (0118) 974 6451

Date: 23 December 2002

My ref: RM/2002/8193

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Dear Councillor

Application Number: RM/2002/8193
138, Nashgrove Lane, Finchampstead, Wokingham.
Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **RM/2002/8193**
138, Nashgrove Lane, Finchampstead, Wokingham.
Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Charlesworth

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

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

Tel: (0118) 974 6451

Date: 23 December 2002

My ref: RM/2002/8193

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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: RM/2002/8193
138, Nashgrove Lane, Finchampstead, Wokingham.
Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **RM/2002/8193**
138, Nashgrove Lane, Finchampstead, Wokingham.
Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

Received by Wokingham District Council

Application No: RM/2002/8193

Proposal:
Reserved matters application on outline consent O/2001/3730 for the erection of 2 dwellings. Demolition of existing dwelling.

Location:
138, Nashgrove Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number RM/2002/8193 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

23 December 2002

Organisation_Name	Building_Name	address1	Postcode
	WAVERLEY SCHOOL	WAVERLEY SCHOOLWAVERLEY WAYWOKINGHAM	RG40 4YD
		138NASH GROVE LANEWOKINGHAM	RG40 4HF
		131NASH GROVE LANEWOKINGHAM	RG40 4HG
		133NASH GROVE LANEWOKINGHAM	RG40 4HG
		137NASH GROVE LANEWOKINGHAM	RG40 4HG
		18GOLDSMITH CLOSEWOKINGHAM	RG40 4YP
		20GOLDSMITH CLOSEWOKINGHAM	RG40 4YP
		22GOLDSMITH CLOSEWOKINGHAM	RG40 4YP
		140NASH GROVE LANEWOKINGHAM	RG40 4HF
		142NASH GROVE LANEWOKINGHAM	RG40 4HF
	131A	131ANASH GROVE LANEWOKINGHAM	RG40 4HG
WAVERLEY SCHOOL			RG40 4YD

13.DEC.2002 8193

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

13 DEC 2002
8193

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

11 December 2002

Ref: JI/FJ/1559

Dear Sirs,

RE: 138 NASHGROVE LANE – WOKINGHAM.

Please find enclosed a Reserved Matters application for the demolition of No. 138 Nashgrove Lane and its replacement with two five-bedroom houses.

The application comprises the following documentation: -

1. Six copies of drawing Nos. 1559/01A, 02A and 03.
2. Certificate B.
3. Six copies of the application form.
4. The prescribed fee of £440.00.

The application follows the principles established in the outline consent and re-uses the two existing site access points. Likewise ridge heights respect the neighbouring properties.

The principles of this application follow the agreement reached with Elaine Vashi on 25th September 2002.

I trust that this application meets with your approval but should you require any further information please do not hesitate to contact this office.

Yours faithfully

John Irish
Partner

. Encs

Cc. Bayworth Ltd.

1509/ab

13.DEC.2002 6193

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

13 DEC 2002

For office use only
Application No.

1.		YOUR NAME	BAMWORTH LTD
		ADDRESS	TOP FLOOR
			24 PERMON ROAD, MAIDA HILL
		POST CODE	LONDON W9 3NH Tel No.
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
		ADDRESS	36, LANGBOROUGH ROAD
			WOKINGHAM BERKS
		POST CODE	RG40 2ST Tel No 0118-9894403
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	138 NASHCROVE LANE
			WOKINGHAM
			BERKS
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.154 HA.
5.	Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE AND
			REPLACEMENT WITH 2 Nº 5 BED
			HOUSES
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	CONTRACTED PURCHASER
7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ☑ 1:100 Floor Plan ☑ 1:500 Block Plan ☑ Other ☐ 1:100 Elevations ☑
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
		CONSTRUCTION OF NEW BUILDING ☑	DEMOLITION ☑
		OTHER	
9.	What type of Planning application are you applying for ?	RESERVED MATTERS ☑	Go to Question 10.
		OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
		FULL PERMISSION ☐	Go to Question 11.
		TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☑	SITING ☑
		MEANS OF ACCESS ☐	DESIGN ☑
			LANDSCAPING ☑

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN CONC. ROOF TILES – RED/BROWN
FACING BRICK – RED STOCK

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	2
	TOTAL	2
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 440=00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Bayworth Ltd DATE 11 Dec. 01

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible] 0105

113 DEC 2002

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
MRS COWLEY.	138 NASHGROVE LANE WOKINGHAM BERKS.	11 DEC 02

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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of . . . . . J. Baynard Ltd. . . . . .

Date . . . . . 11 Dec. 02 . . . . . .

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

GROVELANDS FARMHOUSE

ADDRESS 138 NASH GRO[illegible] LANE

PARISH FINCHAMPSTEAD ~~[illegible]~~ 1.4.86

PLOT No.

ORD. SHEET No. SU. 7965 (98)

BUILDER R/65/66 MR. J. THOMAS ADDS. TO HOUSE 17.3.66 APP APP

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41774 -	MR. J. THOMAS	O/L. 2 DET. HOUSES TO NORTH	4.1.94	C/A
44655 -	MR. J. WOODMAN	HOUSE & BUNGALOW	20.9.95	C/A
95/60744/RM	NOW 140/142			
FP95/3781/A	MR. J. WOODMAN	BUNGALOW & HOUSE	~~11.8.95~~ 17.10.95	~~REF~~ APP
O/2001/3730	Mrs. Connolly	O/L Erect 2 Det dwellings & demolish existing	11.6.02	C/A
RM/2002/8193	Bauworth Ltd	RM on 3730 for erection of 2 dwellings - demolish existing		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PP. FNQ. INT. ALTS. 140 - 2.2.96

DRAINAGE

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