SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0295

LOCATION:
Glenhurst Land Adjacent New Mill Road Wokingham.

APPLICANT:
Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Elaine Connor**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Oakwood U K Ltd
C/O Hubbert Halls And Barnes Architects
1 Elm Place
Eynsham
Oxford
OX8 1PU

Application Number: F/2000/0295

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent Glenhurst, New Mill Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached dwelling.**

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

Reason
1. The proposed development would lead to an increase in built form along New Mill Road, thus consolidating development along this countryside road and thereby having an urbanising effect upon the rural character of the area. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan Policies STV2, SBE1 and SBE2 of the South East Area Local Plan and Policies WCC4, WCC1 and WBE1 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed dwelling would result in the increased use of the sub-standard junction of New Mill Road, Reading Road (A327) and Park Lane which would be detrimental to highway safety and impede the free flow of traffic.

Reason

3. The proposed development would generate additional traffic along New Mill Road which is sub-standard in width and alignment which would be detrimental to highway safety and the free flow of traffic along New Mill Road.

Head of Planning and Transportation
Date: 03 March 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.

Date: 31 January 2000

To: Case Officer

We have received ADDITIONAL PLANS for the following planning application:

Application Number: F/2000/0295

Location: Glenhurst Land Adjacent, New Mill Road, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling.

Applicant: Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

Case Officer: Elaine Connor

The new plans show the following: Side garage elevation. Drawing no 99023/101.

Comments are required by 10/02/00.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/0295 (Planaps) / (Ludhouse) Date Rec. 18th JAN. 2000

Location: LAND ADJACENT TO GLENHURST, NEW MILL LANE.

Parish FINCHAMPSTEAD.

Applicant: OAKWOOD UK LTD.

Description of attached plans SIDE GARAGE ELEVATION

Drawing No's: 99023/101

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EC.

Consultations Sent by Admin. on 31/1/00.

Yellow - Part One Copy
Green - Officer's Copy

F | 2000 | 0295

EC.

Date 17 January 2000
Our Ref: 99023/3.1/001/IH/LJB
Your Ref:

CS	MPT
PL	TLS
DC	ENF
APP	
CS	

18 JAN 2000

COPIES TO: ACK:
FILE:

Mrs Hurst
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Hubbert Halls & Barnes Architects

1 Elm Place
Eynsham
Oxford
OX8 1PU
Tel: 01865 880080
Fax: 01865 880060

Architects
Interior Designers
Landscapes
Space Planners
Project Management

Partners:
Graham Barnes BA(Hons)
Trevor Halls BA(Hons) DipArch RIBA
Ian Hubbert MBIAT

Dear Mrs Hurst

PROPOSED HOUSE - NEW MILL LANE
FINCHAMPSTEAD

We understand from Mr Overal of Oakwood UK Ltd, that our recently submitted Planning Application is missing one elevation.

The elevation in question is the side of the garage facing our proposed house. We enclose 4 copies of the elevation, would you please attach these to our application in your hands.

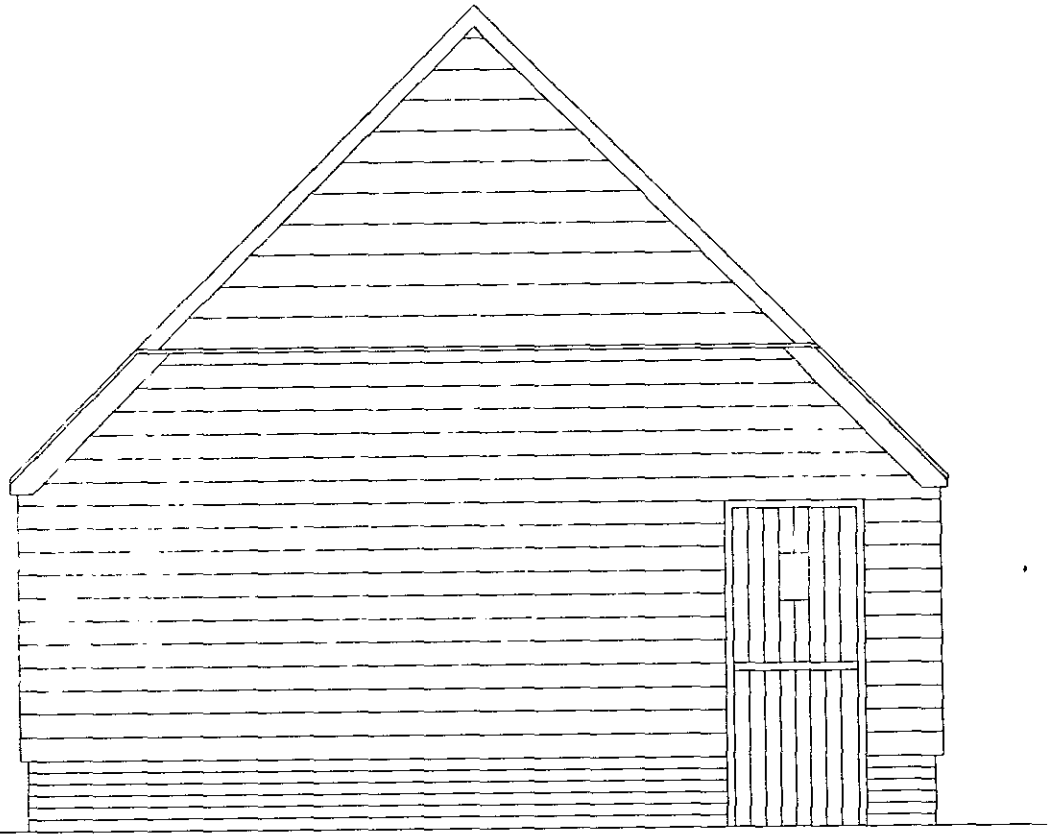
Yours sincerely

Ian Hubbert

Ian Hubbert
PARTNER

0295

ADDITIONAL PLAN



SOUTH WEST ELEVATION TO GARAGE
VIEWED FROM HOUSE ONLY

0295

ADDITIONAL PLAN

RECEIVED

All dimensions to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
Copyright reserved.

Date 17/01/00
Drawn AJNB
Scale 1:50

Client
OAKWOOD UK LTD.

Project
99023 NEW MILL LANE,
FINCHAMPSTEAD

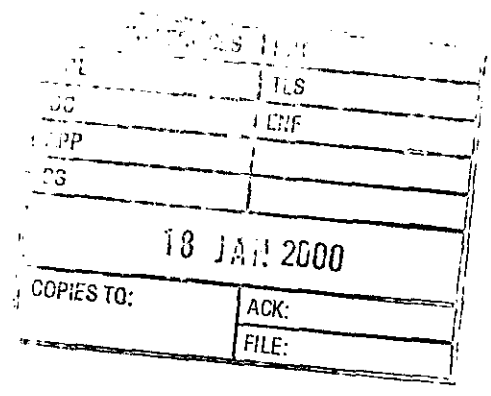
Title
SOUTH WEST ELEVATION,
TO GARAGE

Job No
99023

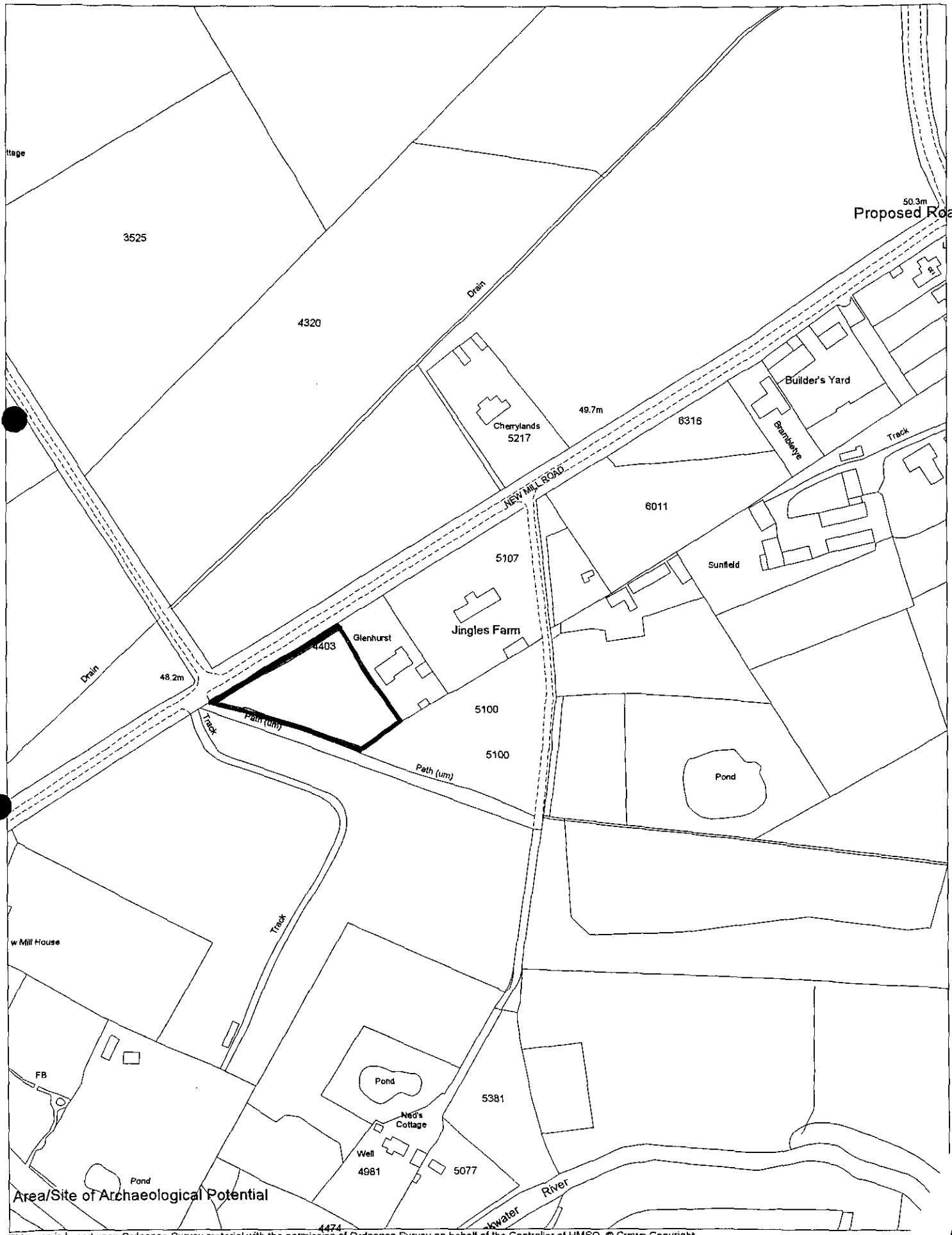
Drawing No
99023/101

Rev

Hubbert Halls & Barnes Architects
1 Elm Place
Eynsham
Oxford
OX8 1PU
Tel: 01865 880080
Fax: 01865 880080


TLS
CRF
18 JAN 2000
COPIES TO:
ACK:
FILE:

6/01/2000



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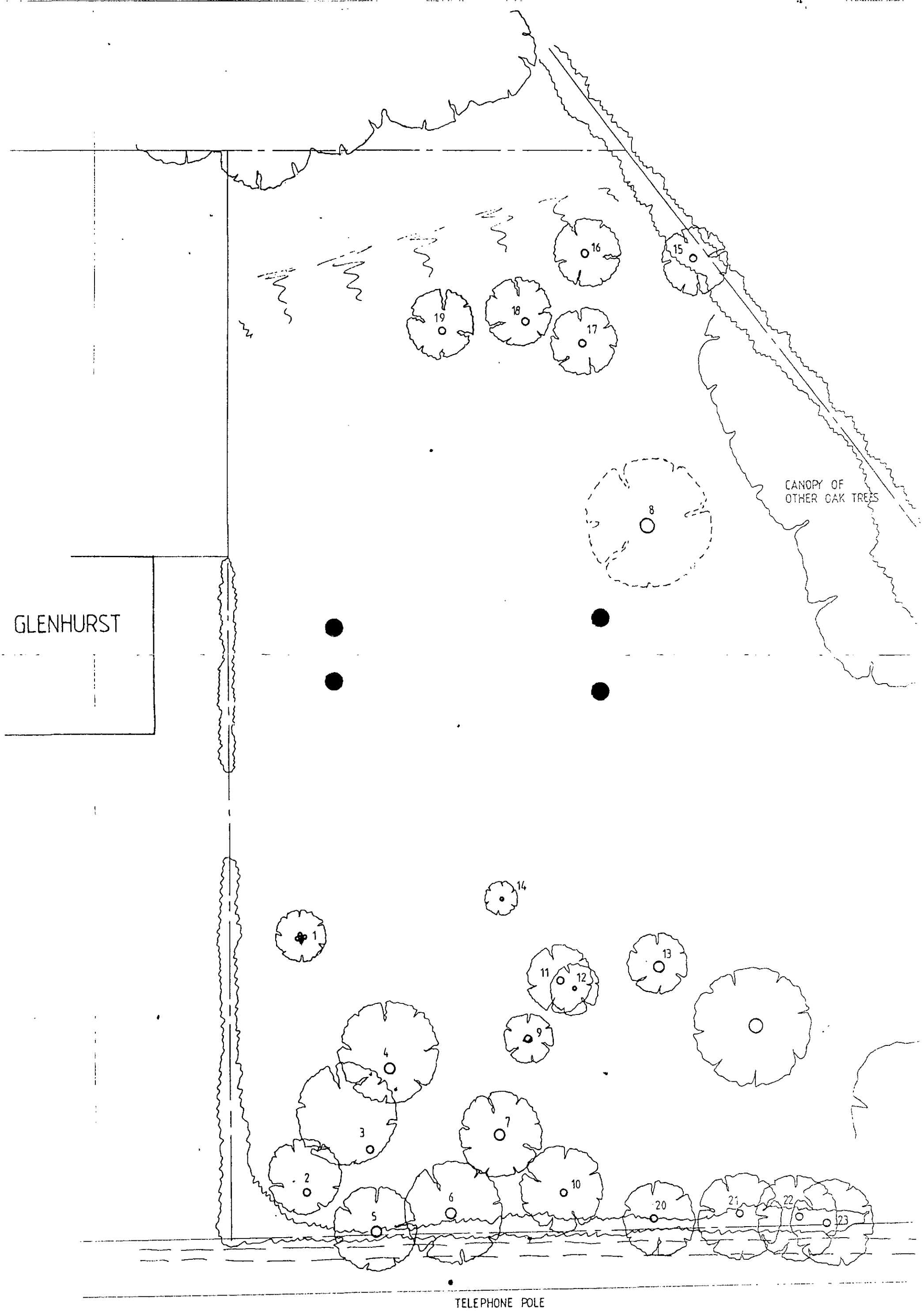
Development Control Section, Environmental Services, Wokingham District Council.
2 February 2000 Scale: 1 : 2500



TREE SURVEY 1:200

NEW MILL LANE

No	SPECIES	TRUNK DIA	HEIGHT	SPREAD	
1	Rowan	multiple bowl	7·0	3·0	
2	Oak	300	9 0	4·5	
3	Oak	400	9·0	6·0	Canopy one side
4	Oak	500	11 0	6 0	
5	Oak	500	10 0	5·0	
6	Oak	600	11·0	6·0	
7	Oak	500	9·0	5·0	
8	Oak	600	10·0	7·0	Dead (removed)
9	Oak	400	11·0	3·0	
10	Oak	400	11·0	5·0	
11	Oak	400	10·0	4·0	
12	Oak	200	10·0	3·0	Poor specimen
13	Pine	600	10·0	3·5	Dying
14	Holly	100	5·0	2·0	
15	Oak	400	10·0	5·0	
16	Oak	300	10·0	3·0	
17	Oak	300	10·0	3·0	
18	Oak	300	10·0	3·0	
19	Oak	400	10·0	3·0	
20	Oak	400	10·0	4·0	
21	Oak	400	10·0	4·0	
22	Oak	400	10·0	4·5	
23	Silver Birch	100	4·0	2·0	Poor specimen

06 JAN 2000* U295

TREE LEGEND

Received by Wokingham District Council

Application No: F/2000/0295

Proposal:

Proposed erection of detached dwelling.

Location:

Land Adjacent Glenhurst New Mill Road Finchampstead.

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. 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

25873

Date 10 February 2000
Our Ref: 99023/3.1/002/IH/LJB
Your Ref:

Ms Elaine Conner
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Hubbert Halls & Barnes Architects

1 Elm Place
Eynsham
Oxford
OX8 1PU
Tel: 01865 880080
Fax: 01865 880060

Architects
Interior Designers
Landscapes
Space Planners
Project Management

Partners:
Graham Barnes BA(Hons)
Trevor Halls BA(Hons) DipArch RIBA
Ian Hubbert MBIAT

Dear Ms Conner

PROPOSED DWELLING - NEW MILL LANE, FINCHAMPSTEAD
APPLICATION NO: F/2000/0295

With reference to the recent planning submission made by ourselves certain information has come to our attention which may be relevant to the application.

The site for the proposed dwelling was originally part of the garden for Glenhust the adjacent property. When the "Allum" family sold Glenhust to the current owners they fenced off part of the garden and have retained it in their ownership. The "Allum" family owned the entire property for 56 years.

The plot which forms part of the current application was in residential use. The change of use that we requested on the planning application form is not required.

We have in our possession an O.S. Map which in fact shows the whole plot belonging to Glenhurst.

We apologies for bringing this to your attention so late but we feel it is very relevant to the application.

Yours sincerely

Ian Hubbert

Ian Hubbert
PARTNER

cc Mr Nigel Overall - Byrnes

Tel: (0118) 974 6451

Date: 21.2.00

My ref: F/2000/0295

CONFIDENTIAL

Councillor G 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/2000/0295
Land Adjacent Glenhurst New Mill Road Finchampstead.
Proposed erection of detached dwelling.

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 Elaine Connor on **(0118) 974 6451.** 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 2.3.00

Yours faithfully

Chris Lord
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0295**
Glenhurst Land Adjacent New Mill Road ~~Wokingham~~. Finchampstead
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

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 6451

Date: 21·2·00

My ref: F/2000/0295

CONFIDENTIAL

Councillor M 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0295
Land Adjacent Glenhurst New Mill Road Finchampstead.
Proposed erection of detached dwelling.

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Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0295**
Glenhurst Land Adjacent New Mill Road ~~Wokingham~~. Finchampstead
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Application Number F/2000/0295
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		1.	~~It is considered that the~~ The proposed development would lead to an increase in built form along New Mill Road, thus consolidating development along this Countryside Road & thereby having an urbanising effect upon the rural character of the area. ~~It is therefore considered that the proposed development would have an adverse negative impact upon the character of the area.~~ As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, Policies STJ2, SBE1 & SBE2 of the SEALP & policies WCC4, WCC1 & WBE1 of WDLP (Deposit Draft).
		2.	The proposed dwelling would result in the increased use of the sub-standard junction of New Mill Road, Reading Road (A327) & Park Lane which would be detrimental to highway safety & impede the free flow of traffic.
		3.	The proposed development would generate additional traffic along New Mill Road which is sub-standard in width & alignment which would be detrimental to highway safety & the free flow of traffic along New Mill Road.

RECORD OF SITE VISIT

SITE ADDRESS: Glenhurst Land Adjacent New Mill Road Wokingham.

APPLICATION NUMBER: F/2000/0295

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.1.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
Rural countryside area.
Spradic development.

3. DESCRIPTION OF SITE/BUILDING
open field adjacent to dwelling 'Glenhurst'

4. RELATIONSHIP TO ADJOINING PROPERTIES
Some screening along bund w. Glenhurst & front bund along New Mill Road
views from NE when travelling along N. Mill Rd.

5. SITE CONSTRAINTS N/A

TREES As ABOVE

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT As ABOVE.

OTHERS N/A.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0295

Applicant : Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

Location : Land Adjacent Glenhurst New Mill Road Finchampstead.

Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.1.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.1.00.

Date Registered : 06/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :

- FINCHAMPSTEAD P. COUNCIL : NO OBJECTIONS.
- HIGHWAYS: recommend refusal of application. SEE FILE FOR DETAILS.
- ENV. DESIGN : see file for comments.
- OBS LETTERS : 1. DR. S.P. WILSFORD - see file.

Planning Issues :

* COUNTRYSIDE - IMPACT UPON CHARACTER OF AREA.
* HIGHWAY SAFETY

Application Number: F/2000/0295
PROP: ERECTION OF DETACHED DWELLING.
Appraisal :

IMPACT UPON CHARACTER OF AREA:

The area in which the application site is located is designated as 'countryside' in the local development plan. New Mill Road is a rural Along New Mill Road are several residential properties. This application proposes the development of one detached dwelling of chalet bungalow style with a detached double garage.
The site in question is adjacent to the residential property 'Glenhurst' which is a detached bungalow. The site is screened due to the presence of mature trees to the front & side boundaries. It would appear from the plans that the trees on site are to be maintained retained.
It is considered however that the trees on site are such that there are still views through to the site from New Mill Road when approaching from the north east. It is therefore considered that the proposed dwelling would have an adverse negative impact upon the character of the rural area.

HIGHWAY & SAFETY / IMPLICATIONS:
The highway authority considers that the proposed dwelling would result in the increased use of a SUB-STANDARD junction of New Mill Road with Reading Road & Park Lane, which they consider would be detrimental to highway safety & impede the free flow of traffic.
It is also considered that the proposed development would generate add. traffic along NEW MILL ROAD which is sub-standard in width & alignment, & would therefore be detrimental to highway safety, & the free flow of traffic along New Mill Lane.

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

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 4 February 2000

Location:	Land adjacent to Glenhurst, New Mill Road, Finchampstead
Proposal:	PROPOSED ERECTION OF DETACHED DWELLING
Application Number:	F/2000/0295

In response to your consultation dated 17 January 2000 for the above application, the tree and landscape comments are as follows:

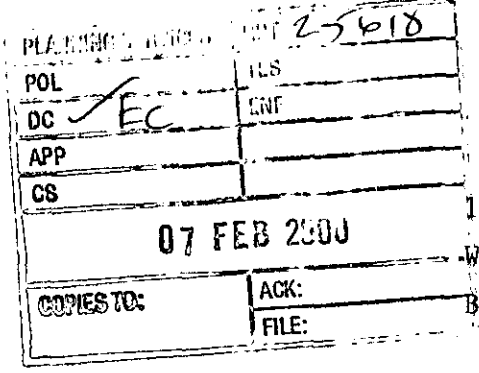
This site is fairly heavily treed around three side of the site with a large open area in the centre of the site. In principle I have no objection to the proposal to erect a dwelling within the site provided that the majority of the trees are retained as they form part of the structure of the surrounding countryside as well as screening to the site.

The tree survey that has been provided is inadequate for the purposes of this submission as there is not enough information to make an informed decision of the proposed development in relation to the existing trees. The applicant needs to provide the following

(a) A plan showing the location of and allocating a reference number to each existing tree on or near the site which has a stem diameter at a point 1.5m above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each tree.
(b) Details of the species, diameter, approximate height and assessment of the general health and stability of each tree to which paragraphs (a), (b) and (c) apply.
(c) Details of any proposed pruning of any tree to be retained or of any tree on land adjacent to the site.
(d) Details of any proposed alterations in existing ground levels and of the positions of any proposed excavation (within a distance equivalent to half the height of any tree to be retained or of any tree on land adjacent to the site)

Catherine Brimble

Catherine Brimble
Landscape Architect



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

The Chief Planning Officer, 4 February,2000
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/0295 - ERECTION OF DETACHED DWELLING ON LAND ADJACENT GLENHURST,NEW MILL ROAD,FINCHAMPSTEAD.

The land involved in the above application is outside the limit of Identified Settlement in both the South East Area Local Plan(SEALP) and the draft Wokingham District Plan(1997) : the land is designated as Rural Area in the SEALP and as Countryside in the draft Wokingham District Plan(1997). The development proposed is contrary to Policy STV2 of the SEALP and to Policies WCC1,4,5,6 and 7 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

To:
Highways

From: Elaine Connor

Date: 17 January 2000

Application Number: F/2000/0295

Proposal: Proposed erection of detached dwelling..

Site Address:
Land Adjacent Glenhurst, New Mill Road, Finchampstead.

Applicant:
Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

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

REFUSAL

1. THE PROPOSED DWELLING WOULD RESULT IN THE INCREASED USE OF THE SUB-STANDARD JUNCTION OF NEW MILL ROAD / READING ROAD (A327) / PARK LANE WHICH WOULD BE DETRIMENTAL TO HIGHWAY SAFETY AND IMPEDE THE FREE FLOW OF TRAFFIC.

2. THE PROPOSED DEVELOPMENT WOULD GENERATE ADDITIONAL TRAFFIC ALONG NEW MILL ROAD WHICH IS SUB-STANDARD IN WIDTH AND ALIGNMENT WHICH WOULD BE DETRIMENTAL TO HIGHWAY SAFETY AND THE FREE FLOW OF TRAFFIC ALONG NEW MILL ROAD.

N.S. Tolley

7-2-00

FROM: Elaine Connor

DATE 17 January 2000

PLANNING SERVICES RT
POL
DC INF
APP
CS

Finchampstead Parish Council Consultation Sheet

Application Number: F/2000/0295

Proposal: Proposed erection of detached dwelling..

Site Address: Land Adjacent Glenhurst New Mill Road Finchampstead.

Applicant: Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

Your observations are required in respect of this application **by 10/02/2000** .

The Parish Council has no objections to this application.

SIGNED C.S.C

DATE: 28-1-00

CLERK TO Finchampstead Parish Council

Other side elevation
of garage to follow

5/1/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JAN 2000	
Officer: EC	Application No. F/2000/0295

Map No. 113 Site ...0326...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: NEW MILL ~~LANE~~ Road

Parish: FINCHAMPSTEAD Ward: Finch

17.1.2000

Applicant:
OAKWOOD UK LTD

Fee Received 190-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: ✓ .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓ .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

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

NEIGHBOURS:

..... S/N + Glenhurst, New Mill Road .....

1933 LAND ADJ 'GLENHURST'

ADDRESS PARISH FINCH

PLOT No NEW MILL RD / NEWMILL LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS

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

06 JAN 2000* 0295

1. APPLICANT'S NAME OAKWOOD UK LIMITED

ADDRESS 423 OXFORD ROAD, READING BERKSHIRE

POST CODE RG30 1HA **PHONE** 0118 956 7722

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME HUBBERT HALLS & BARNES ARCHITECTS

ADDRESS 1 ELM PLACE, EYNSHAM OXFORD

POST CODE OX8 1PU **PHONE** 01865 880080

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 NEW MILL LANE, FINCHAMPSTEAD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

A NEW DWELLING

5. Give the area in hectares or part of a hectare

AREA OF SITE 0·26 HA

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee

OWNERSHIP PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application

PLANS/DRAWINGS 99023/10 plans, elevations, site plan, location plan, tree survey

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 ?

- EXTERNAL APPEARANCE ☐
- SITING ☐
- 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.

VACANT PLOT

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.

FELLED NO

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICK (see drawing)
CLAY ROOF TILES (See drawing)
TIMBER BOARDING (see drawing)

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.

HEDGES and FENCES

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 SEPTIC TANK

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

AS PROPOSED - NEW ACCESS ONTO NEW MILL LANE

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

LEVEL THRESHOLD

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	1	5*	—	—	—	— *
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

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 [signature] ON BEHALF OF OAKWOOD UK LTD DATE 5TH JAN 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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

06.JAN.2000* 0295

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.

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.

OR

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
MR. JOHN ALLUM MRS JEAN ALLUM	2 WINDSOR RIDE FINCHAMPSTEAD BERKS	5TH JANUARY 2000

+ See Note (a) to Certificate A

OR

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

(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).

- 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 . . . . . .

On behalf of OAKWOOD UK LIMITED. . . . . .

Date 5TH JANUARY 2000. . . . . .

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