SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0325

LOCATION:
145 Land Adjacent Nash Grove Lane Wokingham.

APPLICANT:
Mr R Taylor C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of 3 detached dwellings with garages.

EARLIEST DATE FOR DECISION: **12/02/2000**

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

CASE OFFICER: **Basia Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Taylor
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2000/0325

Parish:	**WOKINGHAM**
Location:	**Land Adjacent 145, Nash Grove Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of 3 detached dwellings with garages.**

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 intensify and consolidate existing development to the detriment of the rural and open character of the area. As such, the proposal is contary to Policies C2 and C6 of Berkshire Structure Plan, STV2 and SC2 of South East Area Local Plan and WCC1 and WCC2 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development by reason of its form and location would form an obstrusive feature in the streescene, detrimental to the visual amenity of the area. As such, the proposal is contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. The proposed development by reason of its siting would be detrimental to the health of existing trees. As such, the proposal is contrary to Policies SBE1 and SBE2 of South East Area Local Plan and WBE1 and WBE11 of Wokingham District Local Plan (Deposit Draft).

Reason

4. The section of Nashgrove Lane leading to the site is unsuitable in terms of its construction to accommondate the additional traffic generated by the proposed development.

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.

Application Number F/2000/~~0324~~ 0325
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1.			The proposed development would intensify and consolidate existing development to the detriment of the rural and open character of the area. As such the proposal is contrary to policies C2 and C6 of BSP, STV2 and SC2 of SEALP and WCC1 and WCC2 of WOLP.
2.			The proposed development by reason of its form and location would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is contrary to policies SBE1/2 of SEALP and WBE1 of WOLP
3.			The proposed development by reason of its siting would be detrimental to the health of existing trees. As such the proposal is contrary to policies SBE1/2 of SEALP and WBE1 and WBE11 of WOLP.
4.			The section of Nashgrove Lane leading to the site is unsuitable in terms of its construction to accommodate the additional traffic generated by the proposed development.

RECORD OF SITE VISIT

SITE ADDRESS: 145 Land Adjacent Nash Grove Lane Wokingham.

APPLICATION NUMBER: F/2000/~~0324~~ 0325

OFFICER: Basia Polnik

DATE OF SITE VISIT: 24.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

beyond settlement boundary open countryside some sporadic development but predominantly undeveloped. Bungalows to north. Playing fields to east. Car repairs to south

3. DESCRIPTION OF SITE/BUILDING

open field bound by vegetation to south and east. Line of recently planted cypresses to west with post and rail fence. Wall/close boarded fence to north-boundary of adj. bungalows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES	along boundaries
ACCESS/PARKING	refer to plan. Nashgrove lane is unmade at this point
LEVELS	fairly level. Path to front of site raised approx 0.2m above level of road.
BOUNDARY TREATMENT	refer to above
OTHERS	

WORK SHEET FOR : Basia Polnik

Application Number : F/2000/0325

Applicant : Mr R Taylor C/O The Edwards Irish Partnership.

Location : Land Adjacent 145 Nash Grove Lane Finchampstead.

Proposal : Proposed erection of 3 detached dwellings with garages.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/01/2000

Earliest Date for Decision : 12/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :

— Refer to attached ——

Planning Issues :

WORK SHEET FOR : Basia Polnik

Application Number : F/2000/0324

Applicant : Mr R Taylor C/O The Edwards Irish Partnership.

Location : Land Adjacent 145 Nash Grove Lane Finchampstead.

Proposal : Proposed erection of two detached dwellings with garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24.1.00

Date Registered : 06/01/2000

Earliest Date for Decision : 12/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :

- Policy - recommend refusal. Site not located in a sustainable location and would adversely affect the character and appearance of this rural area. Contrary to policies C6, LD1, LD3, C1, EN2 and H4 of BSP; WCC2, WOS5, WOS1, WOS3, WLL7, WBE1, WT1 and WT2 of WDLP; and SBE1/2, STV2, SC1 of SEALP
- Landscape Architect - recommend refusal as proposal would have detrimental impact on landscape character of area.
- Arboriculturalist - concern over proximity of buildings to trees. Revised plans or refuse on impact on trees.
- Highways - recommend refusal on grounds of unsuitability of road in terms of construction to accomodate additional traffic and setting a precedent.

~~**Planning Issues :**~~

- Wokingham Town Council - disappointed that proposal does not contain smaller units
- Finchampstead Parish Council - no objection

Application Number: F/2000/0324

Appraisal :

A/ IMPACT ON RURAL CHARACTER OF AREA / GREEN GAP

Policies STV2 and SC1 of SEALP
WCC1 and WCC2 of WDLP
C2 and C6 of BSP

Proposed development is located immediately north of the settlement boundary of Finchampstead North, in a rural area designated also as an area important to the separation of settlements (SEALP) / green gap (WDLP). It is currently an open field forming a gap between the built area to the south and the bungalow to the north. Beyond the settlement boundary ie. the southern boundary of the site there is a clear change in character - this was supported on Appeal by the Inspector (appln. 96/63518/0). The proposed development of 3 2 large houses with garages would intensify and consolidate existing development to the detriment of the open and rural character of the area.

Proposal does not comply with any of the exceptions in policies C2 of BSP, STV2 (criteria A site exceeds 0.4ha) of SEALP and WCC1 (h) as frontage beyond settlement boundary is not considered to be built up and gap is relatively large greater than that which would be termed as infill for one or two dwellings. Also illustrated by the fact that appln. received to accommodate 3 x 5 bed. dwellings in this gap. Also detrimental to the open character of green gap / separation of settlements. As such proposal is considered to be contrary to policies STV2 and SC1 of SEALP, WCC1 and WCC2 of WDLP and C2 and C6 of BSP.

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

B/ IMPACT ON STREETSCENE/VISUAL AMENITY OF AREA

Policies SBE1/2 of SEALP
WBE1 of WOLP

The built up area to the south of the site (within the settlement boundary) is characterised by predominantly detached dwellings with a variety of house types and designs.

Both proposals are for large 5 bedroomed house with a maximum height of 9.3m on the 2 house scheme and 9.6m on the 3 house scheme with the garages being 5.5m and 5.8m high respectively. The dwellings in the vicinity of the site are lower eg. nos. 145 to the north, 142 to the east (opposite site), 137 and 133 are all bungalows. Waverley School which fronts the playing fields opposite is also single storey. Therefore when approaching the site particularly from the north the proposals would appear incongruous and obtrusive eg. the proposed garages on both schemes would be higher than the bungalow to the north.

In view of this the proposed is considered to be detrimental to the streetscene and visual amenity of the area and contrary to policies SBE1/2 of SEALP and WBE1 of WOLP.

C/ IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies SBE1/2 of SEALP
WBE1 of WOLP

Both proposals would result in some loss of light to the front of 145 Nashgrove Lane and increased overlooking. However it is not considered that the loss of light and privacy would be so adverse to warrant refusal on this basis.

D/ HIGHWAY ISSUES

This part of Nashgrove Lane is unmade and considered unsuitable in terms of construction to accomodate any additional traffic.

E/ IMPACT ON TREES

Policies SBE1/2 of SEALP; WBE1 and WBE11 of WOLP

Relationship between garages and trees fronting Nashgrove Lane considered unacceptable and as such proposals would be detrimental to the health of existing trees. Contrary to policies SBE1/2 of SEALP and WBE1 and WBE11 of WOLP

Tel: 0118 974 6450

Date: 21.2.00

My ref: F/2000/0325

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0325
Land Adjacent 145 Nash Grove Lane Finchampstead.
Proposed erection of 3 detached dwellings with garages.

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 Basia Polnik on **0118 974 6450**. 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 1.3.00

Yours faithfully

Chris Lloyd
Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0325**
145 Land Adjacent Nash Grove Lane Wokingham.
Proposed erection of 3 detached dwellings with garages.

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 6450

Date: 21.2.00

My ref: F/2000/0325

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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: 33606 - Wokingham

Dear Councillor

Application Number: F/2000/0325
Land Adjacent 145 Nash Grove Lane Finchampstead.
Proposed erection of 3 detached dwellings with garages.

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 Basia Polnik on **0118 974 6450**. 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 1.3.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0325**
145 Land Adjacent Nash Grove Lane Wokingham.
Proposed erection of 3 detached dwellings with garages.

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 6450

Date: 21.2.00

My ref: F/2000/0325

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0325
Land Adjacent 145 Nash Grove Lane Finchampstead.
Proposed erection of 3 detached dwellings with garages.

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 Basia Polnik on **0118 974 6450**. 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 1.3.00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Basia Polnik** Application Number: **F/2000/0325**
145 Land Adjacent Nash Grove Lane Wokingham.
Proposed erection of 3 detached dwellings with garages.

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.

To:
Highways

From: Basia Polnik

Date: 19 January 2000

Application Number: F/2000/0325

Proposal: Proposed erection of 3 detached dwellings with garages..

Site Address:
Land Adjacent 145, Nash Grove Lane, Finchampstead.

Applicant:
Mr R Taylor C/O The Edwards Irish Partnership.

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

THE HIGHWAY AUTHORITY RECOMMENDS THAT PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:-

THE SECTION OF NASH GROVE LANE LEADING TO THE SITE IS UNSUITABLE IN TERMS OF CONSTRUCTION TO ACCOMODATE THE ADDITIONAL TRAFFIC GENERATED BY THE DEVELOPMENT.

FURTHERMORE, THE PROPOSAL IF APPROVED COULD SET A PRECEDENT FOR FURTHER APPLICATIONS OF A SIMILAR NATURE THAT COULD BE DIFFICULT TO RESIST.

R 23/2/00

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 17/02/00

Location: Land adjacent to Nashgrove, Nashgrove Lane, Wokingham

Proposal: ERECTION OF 2 OR 3 DWELLINGS

Application Number: F/2000/0324 and F/2000/0325

In response to your consultation dated 16th February 2000 for the above applications, the arboricultural comments are as follows:

On the 2 dwelling scheme the garage on plot 1 is too close to the nearby Oak tree. Moving the garage so that it as at least 8 metres away from this tree would overcome my concerns.

The same comments apply on the 3 dwelling scheme to the garages on plots 1 and 2.

I would recommend that the applicant submits revised drawings to overcome these concerns. If this is not done then I would recommend refusing planning permission due to the impact on trees in accordance with Policy WBE11 of the Wokingham District Plan Deposit Draft 1997 (as amended).

Neil Etherington
Senior Arboriculturist

Policy and Plans Consultation

Location: Land Adjacent 145, Nash Grove Lane, Finchampstead.

Proposal: Proposed Erection of 3 Detached Dwellings with Garages.

Application Number: F/2000/0325

Applicant: Mr R Taylor C/O The Edwards Irish Partnership.

The proposal should be judged against the following policies:

Berkshire Structure Plan
Policy LD1: Sustainable Development
Policy LD3: Environmental Impact of Development
Policy C1: Rural Development
Policy C2: Development outside Built-up Areas and Settlements
Policy C6: Green Wedges and Gaps
Policy EN2: Protection from Environmental Nuisance
Policy H4: Assessment of Development Proposals
Policy H5: Development within Settlements and Redevelopment/Change of Use

Wokingham District Local Plan (Deposit Draft as Proposed to be Amended)
Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WCC2: Green Gaps and Wedges
Policy WLL7: Landscape and New Development
Policy WBE1: Development in its Local Context
Policy WT1: Location of Development
Policy WT2: Access to Development

South East Area Local Plan
Policy STV1: Identified Settlements
Policy STV2: Development in Rural Areas
Policy SC1: Separation of Settlements
Policy SBE1: Design of New Development
Policy SBE2: Inappropriate Design

The proposal conflicts with Policy H5, WOS2 and STV1 since the site is located outside the 'identified settlement' of Wokingham and within the countryside. Furthermore, it does not conform with Policy C2 or STV2 as it does not fall within any of the categories specified in these policies that permit development in the countryside.

The proposal also fails to comply with Policy WCC1(h). This states that sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area is permitted in the countryside. Paragraph 2.23A states that small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. However, the proposal includes three dwellings, and the site is a relatively large gap in the street scene which is greater than would be normally be termed as an infill plot and which makes a significant contribution to the semi-rural character of Nash Grove Lane. It would therefore intensify sporadic development along the lane and extend the urban development into the countryside, and have a harmful effect on the rural appearance and character of the area and the integrity of the Green Gap. A number of appeals have been dismissed for the above reasons as shown on the attached sheet.

The proposal conflicts with Policy WOS5 which encourages development on brownfield sites in preference to greenfield sites, and Policy C6, WCC2 and SC1 as it is located within the Green Gap/Wedge and Separation of Settlements.

The proposal does not conform with Policy LD1, LD3, C1, EN2, H4, WOS1, WOS3, WLL7, WBE1, WT1, WT2, SBE1 and SBE2. This is because the site is not in a sustainable location, and will have an adverse effect on the character and appearance of the area, and visually intrude into the countryside. In addition, it has poor access and will increase traffic levels to the detriment of the amenity of local residents.

Recommend – **CONDITIONAL REFUSAL**.

Andrew Astin
Policy and Plans, Ex. 6462

Reference /date of decision	Address	Decision. Inspectors comments
64478 (12/3/98)	61/65 Kiln Ride	DISMISSED 8 units ; extend urban development with 4/5 dwellings into a sensitive area of countryside
65285 (11/2/98)	Corringa, School Road, Barkham	ALLOWED dwelling to replace a mobile home
65579 (11/11/97)	63 park view drive north, Charvil	DISMISSED 2 dwellings. Although in settlement relevant because dismissed on narrow plot width being out of character.
66191 (10/9/98)	Little lea farmhouse	DISMISSED Single dwelling. Stand in isolated position removed from other development
66838(22/10/98)	41 Bearwood Road	DISMISSED 3 units; ASLI an important consideration
66928(21/1/99)	Hulls Yard, Hollybush Ride	DISMISSED One Dwelling; harmful to the rural area and the integrity of the green gap
67185 (1/10/98)	Oakview, Park Lane	ALLOWED replacement dwelling
67207 (7/12/98)	Pightle, Dunt Lane	ALLOWED demolition of existing dwelling and erection of replacement
67400 (12/1/99)	Hogmoor Lane,	DISMISSED 5 dwellings. Substantial gap in the street scene greater than which would be normally be termed as an infill plot and which makes a significant contribution to semi-rural character of the Lane.
67889 (15/2/99)	Fleet lane,	DISMISSED 3 houses. Important undeveloped buffer between houses further to east along Fleet lane and those fronting Fleet Hill. Consolidate sporadic development which currently typifies the area and give road a more suburban character.
67753(9/7/98)	Coppid Hill House, Barkham Road	DISMISSED 1 unit; urbanising effect on rural area, intensify sporadic development along Edneys Hill to the detriment of its rural character.
68194 (21/7/99)	Thatched cottage, Finchampstead	DISMISSED 5 units; loss of rural appearance and character

The proposed site is also part of a representation site, known as land north of 145 Nash Grove Lane, Finchampstead which has been submitted at the Local Plan Inquiry. The representations seek the removal of the Green Gap designation from land north of 145 Nash Grove and the inclusion of the representation site within the settlement boundary.

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 4 February 2000

Location:	Land adjacent 145 Nash Grove Lane, Finchampstead
Proposal:	PROPOSED ERECTION OF 3 DETACHED DWELLINGS WITH GARAGES
Application Number:	F/2000/0325

In response to your consultation dated 19 January 2000 for the above application, the landscape comments are as follows:

The site is located within a Green Gap Wedge designation. The proposals are contrary to Policy WCC2 and states that development will not be permitted in the green gaps or wedges that would affect or detract from their open or countryside appearance and character. The landscape character in this area is semi-rural and the proposals will have a detrimental impact on the surrounding landscape, I therefore suggest the application should be refused.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES | 25261
FOL
DC
CS
27 JAN 2...
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: ~~Bhavash Vashi~~ BLP

Application Number: F/2000/0325

Proposal: Proposed erection of 3 detached dwellings with garages

Site Address: Land adjacent to 145 Nashgrove Lane

Applicant: Mr R Taylor C/O The Edwards Irish Partnership

Your observations are required in respect of this application by **12/02/2000**

Objections:

Disappointing the development is `5` bed and does not contain smaller (2 & 3 bed) properties

SIGNED: [signature]

DATE: 27/1/2000

CLERK TO Wokingham Town Council

POL	FLS
DC ✓ BP	
APP	
CS	
	FILE

FINCHAMPSTEAD PARISH COUNCIL

PARISH COUNCIL OBSERVATION SHEET ON PLANNING APPLICATIONS SUBMITTED TO THE DISTRICT COUNCIL

APPLICATION NUMBER: F/2000/0324 and F/2000/0325

APPLICANT: Mr R Taylor c/o The Edwards Irish Partnership

APPLICATION SITE: land adjacent to 145 Nashgrove Lane, Wokingham

PROPOSAL: Proposed erection of two detached houses with garages
Proposed erection of three detached houses with garages

No objection to either application.

C.S. [signature] 28-1-00

FINCHAMPSTEAD PARISH COUNCIL

Received by Wokingham District Council

Application No: F/2000/0325

Proposal:

Proposed erection of 3 detached dwellings with garages.

Location:

Land Adjacent 145 Nash Grove Lane 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 Basia Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	6 JAN 2000
Officer: BP	Application No. F/2000/0325.

Map No. 910 Site ...042...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED ERECTION OF 3 ~~HOUSES~~ DETACHED DWELLINGS WITH GARAGES

Location: ~~NASHGROVE~~ Land adjacent 145 NASHGROVE LANE

Parish: WOKINGHAM Ward: Emmbons. 19.1.2000

Applicant: MR R TAYLOR

Fee Received 570-00 (6) 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 : 19.1.2000 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	: Finchampstead
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 pre-apps .....

NEIGHBOURS:

..... S/N .....

1789/a

SECTION 66 CERTIFICATE

06 JAN 2001

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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.

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

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

+ 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.

- 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) .....

.....

(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).

- 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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(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

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.

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 . . . . A P Edwards . . . . . .

On behalf of . . . . Mr. R. TAYLOR . . . . . .

Date . . . . 30 : 12 : 99 . . . . . .

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

05 JAN 2000 0325

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

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

4 January 2000

Dear sir,

Re: Detached Houses Land adjacent to Nashgrove, Nashgrove Lane, Wokingham.

Please find enclosed on behalf of my client the application for three detached houses with garages on the above site.

Preliminary discussions were held between Jim Bailey of D.L.P. Ltd. and Jim Dunning from your department early in October 1999 concerning the possibility of development on the site. It was stated that as an amendment to the local plan ' small-scale infilling ' will be permitted outside of settlement boundaries. Mr. Dunning stated that this gap between Nashgrove and the edge of the settlement could fall into this 'small-scale infilling' category and an application might be favourably received.

I therefore enclose six copies of drawings1337/001, 02, 03 and 04 together with the forms, Certificate A and a cheque for £570 being the appropriate fee.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards

Paul Edwards

1933

(2) NASHGROVE

ADDRESS 145 NASHGROVE LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63518/0	APPEAL C EVANS	LAND TO S. 4 DWELLINGS	1.5.96	K
96/64168/0	APPEAL O/L	2 DWELLINGS ON SITE OF EXISTING	4.10.96	K
97/66169/F	MR. C. EVANS	S/ST. EXTENSION	26.9.97	C
97/66497/F	R. I. TAYLOR	LAND TO S. VEH. ACCESS	8.12.97	C

MINISTRY DECISION 96/63518/0 - APPEAL DISMISSED - 21.02.97

SPECIAL ORDERS

1769A

PLANNING APPLICATION PART I

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 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR R. TAYLOR
	ADDRESS	53 THE BROADWAY
		BRACKNELL BERKS.
	POST CODE	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 2BT 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	LAND ADJACENT NASHGROVE
		NASHGROVE LANE
		WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.408 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONSTRUCTION OF 3 No 5 BED
		DETACHED HOUSES WITH GARAGES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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.

PADDOCK.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, 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 TILES TO BE AGREED.
FACING BRICK TO BE AGREED.

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~~

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	
	TOTAL	3
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	3

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 Berkshire County Council.

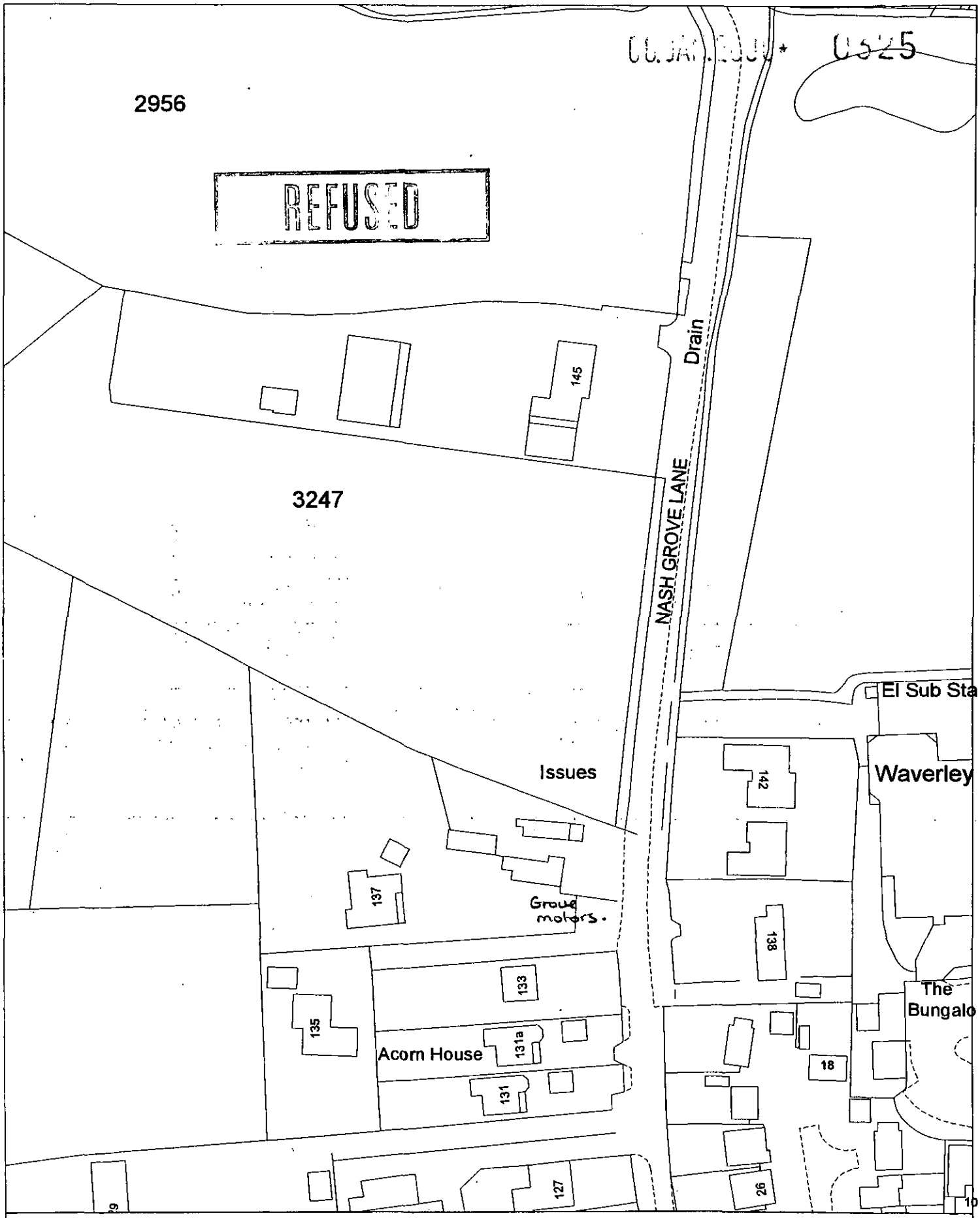
~~YES~~ / NO

23. THE FEE ENCLOSED IS £570.00

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

SIGNED A R Edwards ON BEHALF OF MR R TAYLOR DATE 30:12:99.

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.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 13 January 2000