APPLICATION NO:
F/2001/3371

LOCATION:
31 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Roberts C/O Andesign

PROPOSAL:
Proposed erection of stable block and all weather riding surface (retrospective).

EARLIEST DATE FOR DECISION: **19/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 10/04/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Roberts
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3371

Parish: **BARKHAM**

Location: **31, Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of stable block and all weather riding surface (retrospective).**

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

Condition
1. The stables shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
2. The development hereby permitted shall be used for private use only ancillary to the residential use of 31 Barkham Ride and not for competitions or schooling or any commercial equestrian activity.

Reason
1. In the interests of highway safety and convenience.

Reason
2. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr A. Mitchell
Development Control Manager
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

42792
02 MAY 2001
COPIES TO:
ACK:
FILE:

ref:3977
REPLY BY
16 MAY 2001

30th April 2001

Dear Mr Mitchell,

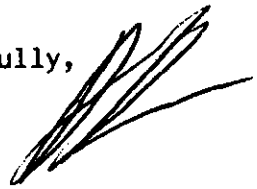
re: **31. Barkham Ride, Barkham**

On 13th March 2001, I wrote to you complaining that we had not received a reply to our letter of 15th January 2001, concerning a proposed Bungalow at the above premises. On 15th March 2001 you replied to effect that you were looking into this matter and would comeback as soon as possible. Todate we have still not received a reply either from yourself or the Planning Officer, Miss Connor. It is now 4½ months since our original letter, and I do not think I am being unreasonable in saying that the performance of you and your Council have reached an appalling state. If we cannot receive a reply to our original letter within the next couple of weeks I will have no alternative but to refer the whole matter to the Chief Executive.

Whilst writing you will also be aware that I have been in correspondence with you recently about the backdating of Planning applications, and I subsequently received your assurance that there was just the odd isolated case. This is not the case as we have still been receiving lots of backdated Planning decisions, and indeed we have only just today received a Planning consent for the Stables at the above property, reference F/2001/3371 backdated to 9th Arpil 2001, obviously

this situation is also very unsatisfactory and requires your urgent attention. If you have any queries over any of these matters perhaps you would be kind enough to telephone my office as both my patience and that of my Clients is fast running out.

Yours faithfully,



A. Hester

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mrs C. Hurst
Planning Department
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

13 FEB 2001

ref:3977

13.FEB.2001* 3371

12th February 2001

Dear Mrs Hurst,

re: **31. Barkham Ride, Barkham**

Further to your letter dated 6th February 2001, please find enclosed the formal application which I am now returning with the additional information requested in your letter. I had indicated the boundaries on the blockplan relevant to the subject of the application, and to make things clear I have also indicated the all-weather riding surface and the stables on the location plan so that its position on the overall site is not in dispute. Furthermore I have added an elevation of the lightpost and fencing that surrounds the all-weather riding surface.

I trust that on the basis of this additional information you will feel able to register the application, and if you have any further queries please do not hesitate to contact my office rather than waste time in returning all of the documents.

Yours faithfully,

A. Hester

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr P. Wratten

Enforcement Officer

Planning Department

Wokingham District Council

P.O. Box 157

Shute end

Wokingham

Berks RG40 1WR

ref:3977

29th January 2001

Dear Mr Wratten,

Further to our recent discussions, I am now pleased to enclose a Retrospective Planning application for the Stable Block and Allweather Riding Surface at 31.Barkham Ride, Barkham. I thank you for your assistance in this matter todate, and if your Officers have any queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

Tel: (0118) 974 6451

Date: 5/4/01

My ref: F/2001/3371

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2001/3371
31, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of stable block and all weather riding surface (retrospective).

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 Committee for decision please fill in the form below.
This form must be received no later than 17/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3371**
31, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of stable block and all weather riding surface (retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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

Received by Wokingham District Council

Application No: F/2001/3371

Proposal:
Proposed erection of stable block and all weather riding surface (retrospective).

Location:
31, Barkham Ride, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2001. 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

23 February 2001

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3371

Applicant : Mr & Mrs Roberts C/O Andesign.

Location : 31, Barkham Ride, Finchampstead, Wokingham.
Proposal : *Proposed erection of stable block and all weather riding surface* (retrospective).

Site Notice Displayed ? : YES ✓ NO DATE 14/3/01
couldn't get onto land.

Date of Neighbour Notifications : .....

Date of Site Visit : 28/3/01.

Date Registered : 13/02/2001

Earliest Date for Decision : 19/03/2001

Latest Consultation Date/Site Notice Expiry Date : 19/03/2001

This application will have expired on: 10/04/2001. 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 :

ENV. HEALTH: No objection.

ENV. AGENCY: No objection

HIGHWAYS: recommend conditions - see file

P. COUNCIL: recommend refusal of application - see file for comments.

Planning Issues : GREEN GAP
* IMPACT UPON CHAR. OF AREA.

Application Number: F/2001/3371

Appraisal:

The retrospective application being considered is for the erection of a stable block and all weather riding surface at 31, Barkham Ride, Finchampstead.

Although there are limited records of the planning history of the site, a Certificate of lawful use was granted in July 2000 for the mobile home, which exists. To the rear of the site is located the stable block and all weather riding surface which forms the subject of this application.

Impact upon the character of the area

The stables, which have been constructed, are located to the rear of the site and are totally screened by mature vegetation cover. The block is a simple wooden construction with a flat, corrugated PVC roof, on the main body of the building and a gently pitched sloping roof on either end of the block. The stables cover a ground area of approximately 124m^2 and provide 5 stables, a tack room and hay/feed store The building stands approx. 3m to the ridge.

It is considered that the scale of the building in terms of its location in the countryside is acceptable and does not have an adverse impact upon the character of the surrounding 'green gap.'

It is considered that the all weather riding surface is fairly unobtrusive and does not have a negative impact upon the character of the area.

Conclusion: Approval

Application Number F/2001/3371
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			ancillary to the residential use of 31 Burchetts Rise
1	C137	R137	'Stables'
2		R122	The development hereby permitted shall be used for private use only and not for competitions or schooling etc. or any commercial equestrian activity

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 31 Barkham Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3371

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.3.01.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - front gate post.

2. DESCRIPTION OF SURROUNDINGS
rural, countryside area
mature tree cover.

3. DESCRIPTION OF SITE/BUILDING
Single storey stable block
wooden construction w. flat roof on middle section
& pitched @ either end.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS FLAT

BOUNDARY TREATMENT —

OTHERS —

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 26 July 2001
My ref. JRM/SB/Finchampstead PreApp
Your ref.

Mr T Roberts
31 Barkham Ride
FINCHAMPSTEAD
Berkshire RG40 4EX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Roberts

PROPOSED DWELLING - 31 BARKHAM RIDE

I refer to our recent discussions and to your proposed layout plan dated June 2001.

I understand that you require a dwelling with a floor area of approximately 2500 sq ft (240 sq m) to accommodate the needs of yourself and your family.

As I explained in my letter of 4 June to your agent Mr Hester, most of what you call a mobile home is a substantial block and concrete structure. Accordingly I have considered it reasonable, in principle, that a replacement dwelling could be acceptable.

The floor area of the existing dwelling, excluding the mobile home, is approximately 100 sq m or 1,076 sq ft. The Council's policies for extensions would normally allow an increase of around 50%, so the application of these policies to the construction of a replacement dwelling would normally allow for a building of around 150 sq m floor area, which equates to about 1,600 sq ft. This is clearly less than you require. However, there are close by a number of outbuildings which cumulatively have a floor area of around 2,700 sq ft.

The total amount of floorspace on the site is therefore approximately 3,667 sq ft or 350 sq m.

In my view, and I stress this is my opinion, there may well be scope to enlarge your proposed dwelling to the floor area you require if the outbuildings are knocked down. This does depend on the outbuildings being of sufficiently high quality construction to be usable. You should, in making any application, be able to convince the Council that they are indeed structurally sound and capable of use.

As we discussed in conversation my preference would be for a two storey chalet type building rather than a large single storey dwelling and this would need to be carefully located on the site so that its effect on the appearance of the area could be minimised.

I hope you find this information helpful for the time being and you will of course appreciate that it is the opinion of an officer and is given without prejudice to any decision which may be made by the Local Planning Authority.

Yours sincerely

JOHN MITCHELL
Development Control Manager

NO EVIDENCE OF STABLES IN POSITION OF STABLES WHICH FORM SUBJECT OF THIS APP. (PHOTOS: 1996)



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2001

Scale: 1 : 2000

N W E S

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	
To:	Elaine Connor Development Control	Your Ref:	F/2001/3371
		Date.	March 19, 2001

PROPOSED: ERECTION OF STABLE BLOCK AND ALL WEATHER RIDING SURFACE

LOCATION: 31 BARKHAM RIDE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

[redacted]'S CONSULTATION SHEET

DELEGATED

From: Elaine Connor **Date:** 23 February 2001

Application Number: F/2001/3371

Proposal: Proposed erection of stable block and all weather riding surface (retrospective).

Parish: BARKHAM PARISH

Site Address:
31, Barkham Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Roberts C/O Andesign.

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).

(1) C137 (INSERT: stables), R137.

(2) To be used for private use only and not for competitions, schooling etc.

R122.

Signed: _____ **Print name:** Adam Coggins 5/3/01

RPT 40695
05 MAR 2001
ACK:
FILE:

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

Elaine Connor
Planning Department
Wokingham District Council

Date 28th February 2001

Dear Miss Connor,

Application Number F/2001/3371
31 Barkham Ride, Finchampstead

I am writing to you on behalf of Barkham Parish Council concerning the above numbered application. Firstly, we were dismayed to see that this is yet another application which is retrospective, the Council feel that this does not set a good example whereby applicants seem to assume that planning permission will be granted.

Secondly, Barkham Ride is a very busy road which carries a lot of traffic travelling at speed, and also has many bends, and therefore we feel that it is not a suitable area to be riding horses. The site itself is not big enough to contain the horses and therefore it is inevitable that they will be on the roads which are inadequate with an increasing volume of traffic.

The Council would suggest that this application if refused.

Yours sincerely,

J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Our ref: SP\2001\003259\001
Your ref: F/2001/3371
Date: 8th March 2001

ENVIRONMENT AGENCY

PLANNING SERVICES 40991
POL
DC EC
APP
CS
12 MAR 2001
COPIES TO:
FILE

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

ERECTION OF STABLE BLOCK & ALL WEATHER RIDING SURFACE (RETROSPECTIVE)
31 BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 23 February 2001, which was received on 28 February 2001. You are asked to quote the following reference in any correspondence: **SU76NE/4/3**.

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard-standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Andesign, 9 Perkins Way, Wokingham, Berkshire, RG40 4EX

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

NO HISTORY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date:	~~30 JAN 2001~~ 13 FEB 2001
Officer: EC	Application No. F/2001/3371

Map No. 98 Site 2.17
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF STABLE BLOCK AND ALL WEATHER RIDING SURFACE (RETROSPECTIVE)

Location: 31 BARKHAM RIDE

Parish: ~~BARKHAM~~ FINCHAMPSTEAD Ward: Finchampstead north ✓

Applicant: MR/MRS ROBERTS

Fee Received 380-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ PW ✓ 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	Not very clear where building is within site. ~~or riding surface!~~	6/2	✓ 13/2
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	detail of light post.	6/2	✓ 13/2
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Any fencing around riding surface?	6/2	✓ 13/2

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Barkham
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (RURAL AREA)
- C.P.R.E.
.....
No relevant pre-apps.

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

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

13 FEB 2001 ★ 3371

1.	APPLICANT'S NAME	MR & MRS T. ROBERTS
	ADDRESS	31 BARKHAM RIDE
		BARKHAM BERKS
	POST CODE	RG40 4EX PHONE 9730999
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		STABLE BLOCK AND ALL WEATHER RIDING SURFACE (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/G/256

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? XXX/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? XXX/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SEE PLANS

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

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details: N/A

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

no change

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

N/A

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	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO XXX — 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? XXX/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.

£380

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 (ANDESIGN) ON BEHALF OF MR & MRS T.ROBERTS DATE 29/1/2001

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				
B2	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 STABLES			124m^2	
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	N/A	
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.

STABLE BLOCK AND ALL WEATHER RIDING SURFACE FOR PRIVATE USE

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

MR & MRS I. ROBERTS

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
NONE			

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.

NO

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. 13.FEB.2001* 3371

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

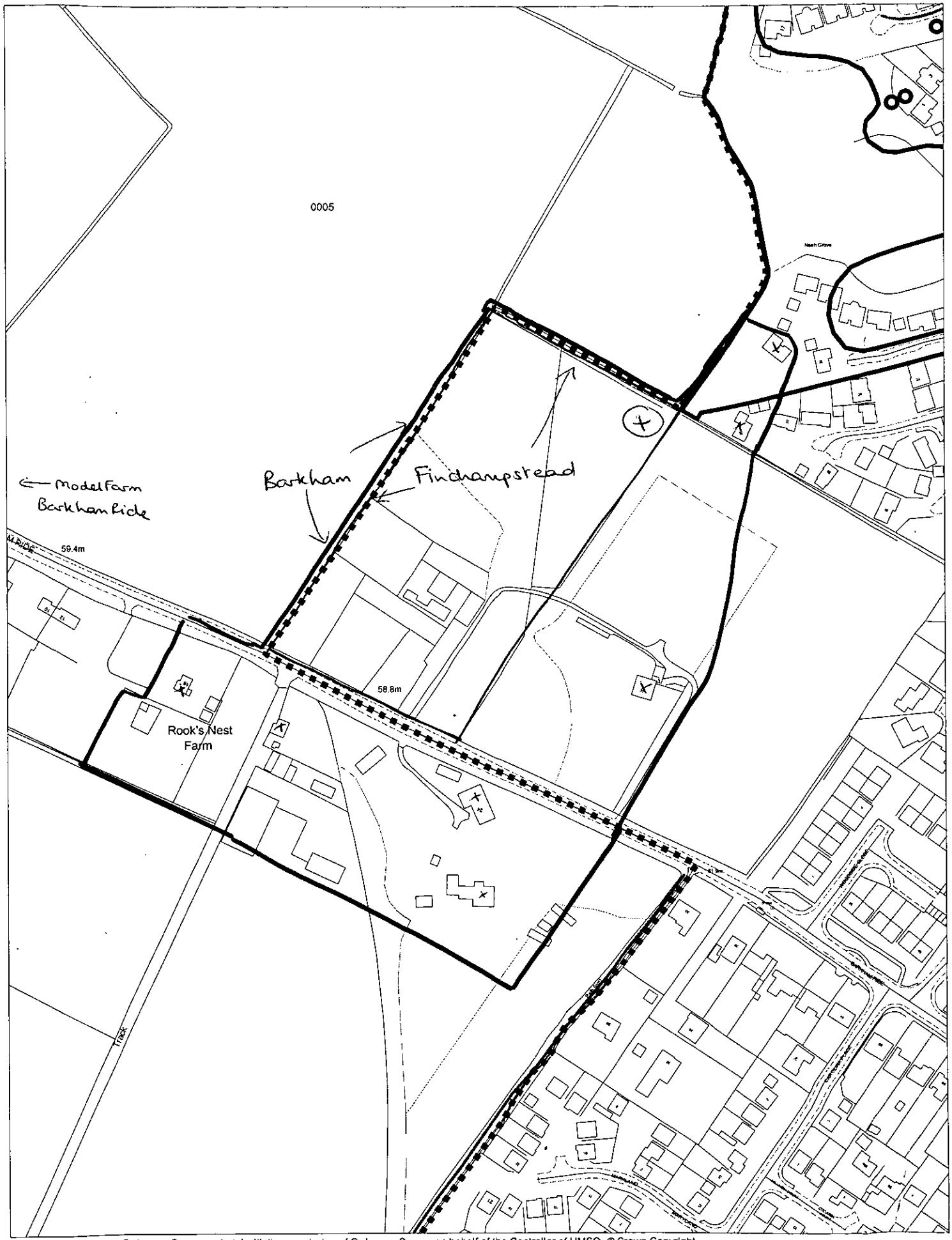
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . (ANDESIGN)

On behalf of . . . . MR & MRS . T. ROBERTS

Date 29/1/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

1 February 2001

Scale: 1 : 2500

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