APPLICATION NO:
F/2001/3616

LOCATION:
Orchard Cottage The Village, Finchampstead Wokingham.

APPLICANT:
Mrs J Goudie C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

29

06

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Goudie
C/O Robin Bradbeer Ltd
Planning and Dev. Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire, GL6 7LS

Application Number: F/2001/3616

Parish:	**FINCHAMPSTEAD**
Location:	**Orchard Cottage, The Village, Finchampstead, Wokingham.**
Proposal:	***Proposed erection of detached dwelling.***

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

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

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

Condition
3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

Condition
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions, alterations or outbuildings permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east side elevation of the dwelling hereby permitted.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
8. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. The dwelling 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
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

Condition
16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

Condition
17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

Condition
18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the character of the area and the residential and visual amenities of the occupiers of adjoining properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring property.

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Reason
15. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
16. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
17. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Reason
18. To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policies H5, EN1 and EN5.
South East Area Local Plan Policies STV1, SBE1, SBE2 and SBE5.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WHE8.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2001

Notice checked by: C Hunter

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.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322**

56984
AMO
29 MAY 2002

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our ref; CED/BK/490
21st May 2002

Dear Sir/Madam

RE; LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD - PLANNING APPLICATION F2001/3616

In response to your fax of the 10th May attaching the consultation response from Catherine Brimble, please find attached two copies of a Method Statement for Arboricultural works together with details of proposed locations of storage of materials and site huts.

I also enclose two copies of my drawing D490-3 Revision G indicating sectional detail and specification of the driveway construction.

It is not intended to provide any additional trees, shrubs or planting in addition to those already on or adjacent to the site as the existing is substantial and, as you are aware, my client planted a new Hawthorn hedge along the front boundary when undertaking similar works to his own property on the adjacent site, therefore, please regard all trees shown on the plans as existing.

I trust the enclosed will be sufficient information to allow the discharge of conditions, however, if there is any further information required, please do not hesitate to contact me.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng.
Encs;

I am happy for this to be approved
16/7/02

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

PLANNING SERVICES | NET 56984
AMO
29 MAY 2002

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our ref; CED/BK/490
21st May 2002

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I also enclose two copies of my drawing D490-3 Revision G indicating sectional detail and specification of the driveway construction.

It is not intended to provide any additional trees, shrubs or planting in addition to those already on or adjacent to the site as the existing is substantial and, as you are aware, my client planted a new Hawthorn hedge along the front boundary when undertaking similar works to his own property on the adjacent site, therefore, please regard all trees shown on the plans as existing.

I trust the enclosed will be sufficient information to allow the discharge of conditions, however, if there is any further information required, please do not hesitate to contact me.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng.
Encs;

PROPOSED DEVELOPMENT OF LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKS

METHOD STATEMENT FOR ARBORICULTURAL WORKS

PROPOSAL:

Construction of a single family dwelling and detached garage.

RELEVANT DRAWINGS:

D490-03 Revision G

WORKS TO EXISTING TREES SHRUBS & PLANTS:

None

WORKS AFFECTING EXISTING TREES SHRUBS & PLANTS

Construction of driveway and detached garage.

METHOD STATEMENTS

CONSTRUCTION OF DRIVEWAY

1. Reduce topsoil levels to maximum 200 depth below existing with a mini digger (Koboata or similar), placing spoil within the area designated for the new building for later removal.
2. Lay Terram 500 Geotextile membrane over the whole area of the proposed drive and cover with 200mm of scalpings or MOT Type 2 material and compact.
3. Provide 1200mm high Chestnut paling fence for the entire length of the eastern boundary of the driveway extending beyond and around the location of the new garage.
4. Driveway edgings and pea shingle finish to be undertaken on completion of building.

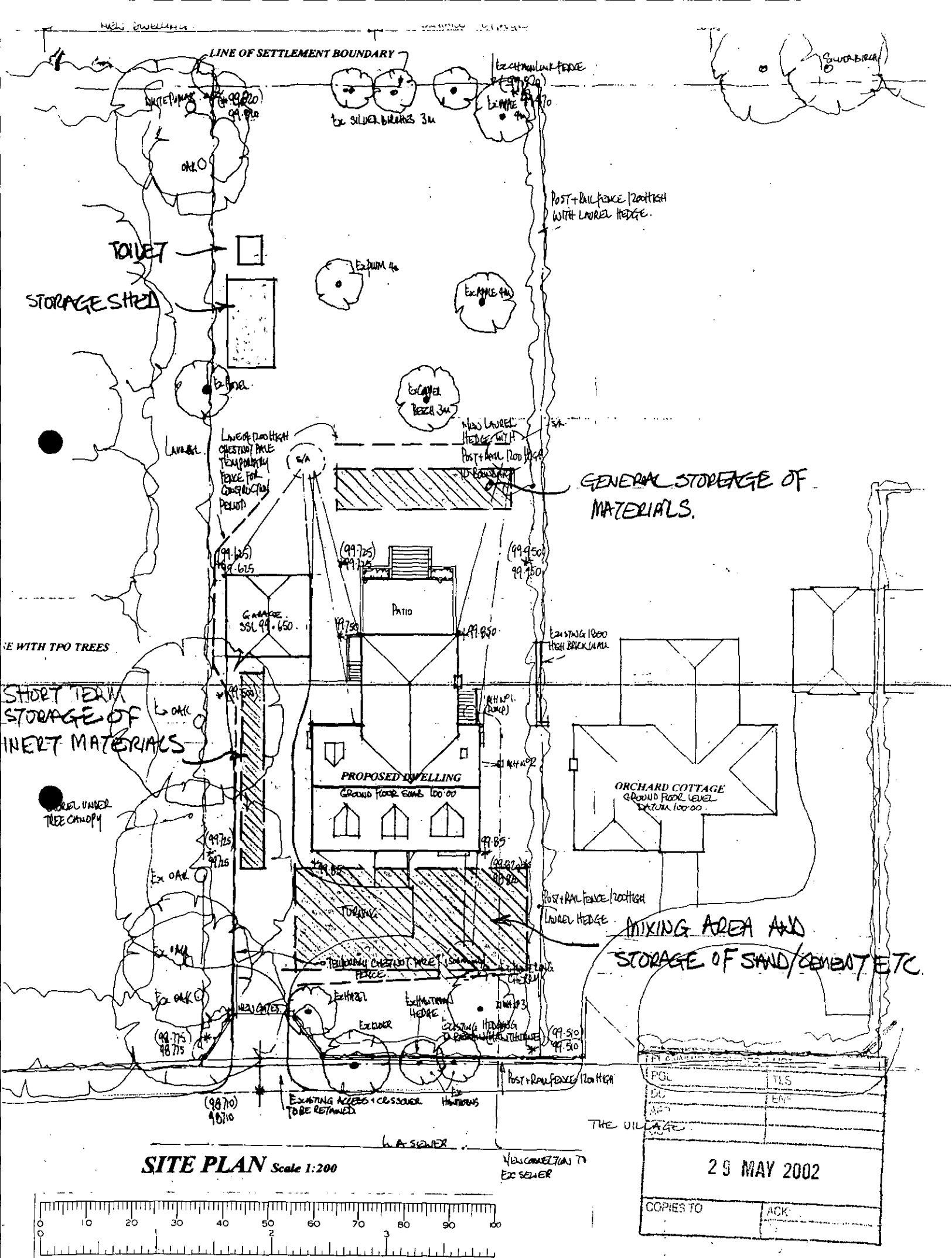
CONSTRUCTION OF DETACHED GARAGE

1 Reduce levels and foundation excavations to be undertaken with mini digger (Koboata or similar) with spoils stored on the location of existing building for later removal.

2 Foundations and oversight concrete poured with ready mix concrete supplied in a Minimix format utilising new driveway for access.

3 Superstructure and roof construction in traditional methods generally undertaken by hand.

Mixing areas and storage to be limited to designated areas as attached site layout with all loading and unloading undertaken in the area designated for turning, outside the spread of the adjacent TPO Oak trees.


LINE OF SETTLEMENT BOUNDARY
TOILET
STORAGE SHED
GENERAL STOREAGE OF MATERIALS.
SHORT TERM STORAGE OF INERT MATERIALS
PROPOSED DWELLING
GROUND FLOOR SLAB 100.00
ORCHARD COTTAGE
GROUND FLOOR LEVEL DATUM 100.00
MIXING AREA AND STORAGE OF SAND/CEMENT ETC.
PATIO
GARAGE SSL 99.650
TURNING
POST + RAIL FENCE 1200 HIGH WITH LAUREL HEDGE.
EXISTING 1800 HIGH BRICK WALL
EXISTING ACCESS + CROSSOVER TO BE RETAINED
THE VILLAGE
SITE PLAN Scale 1:200
29 MAY 2002
COPIES TO
ACK

PROPOSED DEVELOPMENT OF LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKS

METHOD STATEMENT FOR ARBORICULTURAL WORKS

PROPOSAL:

Construction of a single family dwelling and detached garage.

RELEVANT DRAWINGS:

D490-03 Revision G

WORKS TO EXISTING TREES SHRUBS & PLANTS:

None

WORKS AFFECTING EXISTING TREES SHRUBS & PLANTS

Construction of driveway and detached garage.

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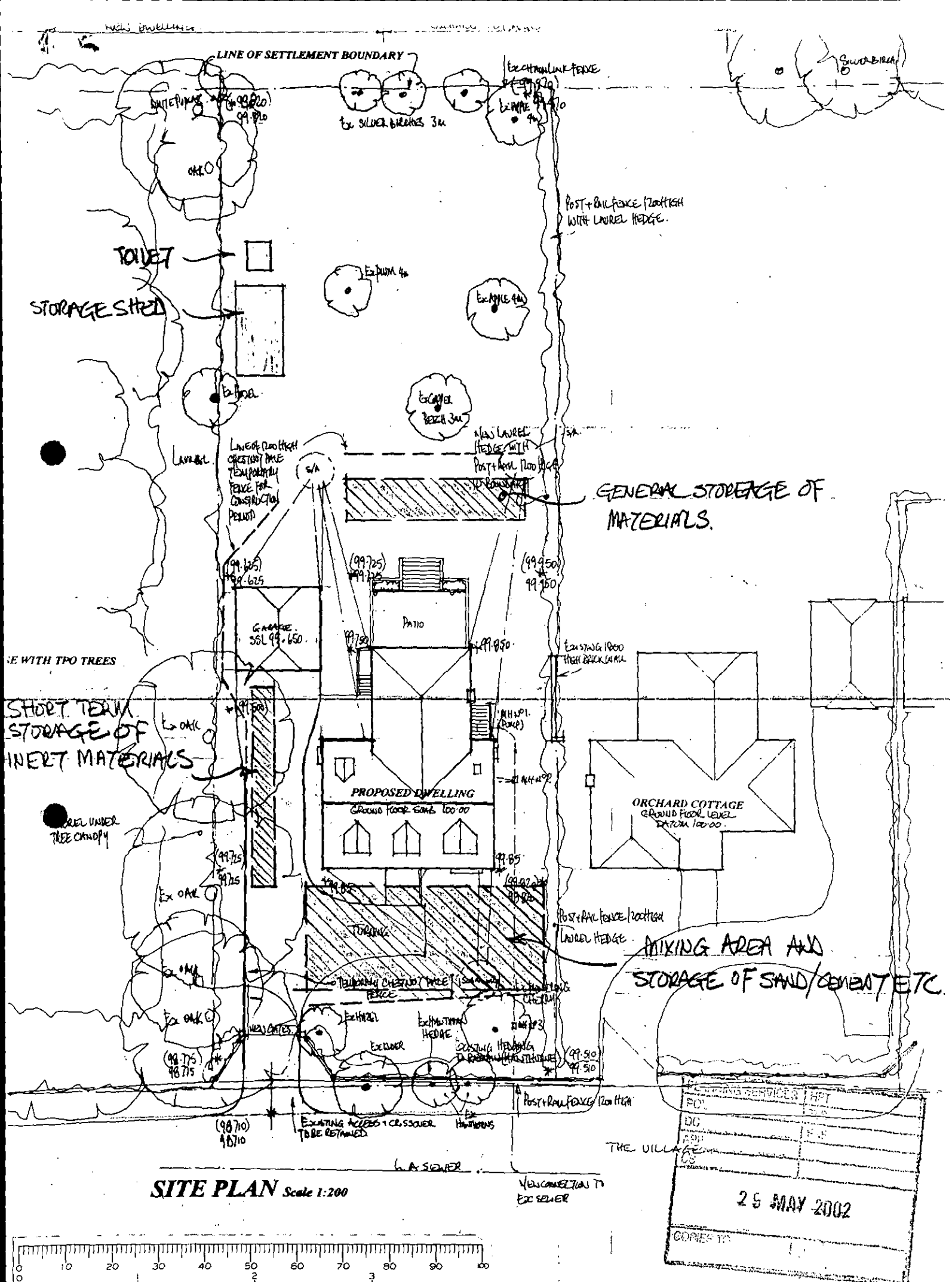
LINE OF SETTLEMENT BOUNDARY
Ex SILVER BIRCHES 3m
Ex CHAIN LINK FENCE
SILVER BIRCH
OAK
POST + RAIL FENCE 1200 HIGH WITH LAUREL HEDGE.
TOILET
STORAGE SHED
Ex PLUM 4m
Ex APPLE 4m
Ex BOXEL
Ex COPPER BEECH 3m
LAUREL
LINE OF 1200 HIGH CHESTNUT PALE TEMPORARY FENCE FOR CONSTRUCTION PERIOD
S/A
NEW LAUREL HEDGE WITH POST + RAIL 1200 HIGH
GENERAL STOREAGE OF MATERIALS.
(99.625) 99.625
(99.725) 99.725
(99.950) 99.950
GARAGE SSL 99.650
PATIO
99.750
99.850
EXISTING 1800 HIGH BRICK WALL
SE WITH TPO TREES
SHORT TERM STORAGE OF INERT MATERIALS
Ex OAK
PROPOSED DWELLING
GROUND FLOOR SLAB 100.00
ORCHARD COTTAGE
GROUND FLOOR LEVEL DATUM 100.00
TREE CANOPY
(99.725) 99.725
99.85
Ex OAK
TURNING
POST + RAIL FENCE 1200 HIGH LAUREL HEDGE
MIXING AREA AND STORAGE OF SAND/CEMENT ETC.
TEMPORARY CHESTNUT PALE FENCE
Ex OAK
NEW GATES
Ex HAZEL
Ex HAWTHORN HEDGE
Ex KIDDER
EXISTING HEDGING TO BE RETAINED (HAWTHORNE)
(99.510) 99.510
(98.775) 98.775
POST + RAIL FENCE 1200 HIGH
(98.710) 98.710
EXISTING ACCESS + CROSSOVER TO BE RETAINED
Ex HAWTHORNS
THE VILLAGE
L.A. SEWER
NEW CONNECTION TO EX SEWER
SITE PLAN Scale 1:200
0 10 20 30 40 50 60 70 80 90 100
0 1 2 3
PLANNING SERVICES
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CS
29 MAY 2002
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Memo to: Catherine Brimble **1.5.02**

From: Angela Odell

APPLICATION F/2001/3616 – LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

Please see attached letter and plan form agent and advise re. conditions 13, 15 and 18.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 May, 2002
My ref. F/2001/3616
Your ref. CED/BK/490

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawson

PLANNING APPLICATION F/2001/3616
PROPOSED ERECTION OF DETACHED DWELLING AT ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

Thank you for your letter of 25 April and enclosed plan No. 490-03F.

Condition 7 – slab level
I advise you that the proposed ground floor slab level of 100.00 is acceptable for compliance with this condition.

I have passed a copy of your letter and plan to Catherine Brimble and await her advice regarding conditions 13, 15 and 18.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 June, 2002
My ref. AO/F/2001/3616

Greenfields Construction Ltd
Orchard Cottage
The Village
Finchampstead, Berks
RG40 4JN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Goudie

PLANNING APPLICATION F/2001/3616
PROPOSED ERECTION OF DETACHED DWELLING AT ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

Thank you for your letter of 21 June. I confirm the proposed materials are acceptable for construction of the above dwelling under Condition 2 of the above permission:

Bricks: Marshalls Rochester Blend 65mm
Tiles: Eternit Burnt Flame Plain Tiles

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Greenfields
CONSTRUCTION LTD

DISCHARGE OF COND ACK

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14 JUN 2002
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14/06/02

57479

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attension of Mrs A Odell

21st June 2002 ? ARRIVED ON

Dear Sir/Madam

RE; LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD- PLANNING APPLICATION F2001/3616.

Condition 2
Please find enclosed Material Samples for the above project.

Marshalls Rochester Blend 65mm.
Eternit Burnt Flame Tile.
Woodwork to be painted Gardenia

I trust the enclosed will be sufficient information to allow the discharge of condition no 2, however should you require any further information, please do not hesitate to contact me.

Yours faithfully

Mr A E GOUDIE.
Encs;

NHBC
Registered House-Builder

Orchard Cottage, The Village, Finchampstead, Wokingham, Berkshire, RG40 4JN
Tel/Fax: 0118 973 3123 Mobile: 07973 168269
V.A.T. No: 641 4800 60 NHBC Reg No: 73190 Company Reg No: 3031323
Registered Office: Suite 3, Dudley House, High Street, Bracknell, Berkshire RG11 1LL

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

Tel. **(0118) 974 6445** (Direct Line)
Fax. (0118) 974 6484
Email. Angela.Odell@wokingham.gov.uk
Date June 14, 2002
My ref.
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Mrs J Goudie
C/O Greenfields Construction Ltd
Orchard Cottage
The Village
Fichampstead
Wokingham
Berks
RG40 4JN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of detached dwelling.

Address of Site: Orchard Cottage, The Village, Finchampstead, Wokingham.

Application No: F/2001/3616

I refer to your recent submission seeking approval of condition 03 - materials, as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Development Control Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

PLANNING SERVICES	HPT 55730
POL	TLS
DC AMO	SNF
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CS	
01 MAY 2002	
COPIES TO	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms A Odell

Our Ref; CED/BK/490
25th April 2002

Dear Sir/Madam

RE; NEW DWELLING LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD PLANNING CONSENT NO. F/2001/3616

Please find attached additional information submitted for your approval in respect of Conditions attached to the above Planning Consent.

I would be pleased to receive your written confirmation that the proposals are acceptable and the Conditions are discharged.

Condition 2 – my clients will be submitting details of external materials in due course for your consideration.

Condition 7 – I have added site levels and slab levels as requested in the condition to my drawing D490-03 Revision F for your approval.

Conditions 10 and 22 – although do not require prior consent, I have added details and specifications in respect of the positions of the gates and the bonded material to the entrance off the highway.

Condition 13 – details of all existing trees and hedgerows together with details of additional planting proposed noted on drawing D490-03 Revision F.

Condition 15 requires a Method Statement for agricultural works, however, as it is not intended to remove, prune or lop any tress on or adjacent to the site, I have added details of the protection as shown on my drawing D490-03 Revision F for your approval.

Cont/d ... ...

Condition 18 – I have added details and specifications in respect of surfacing to the existing drive, and again, would request your formal acceptance and the discharge of the conditions.

If there are any issues raised by the a foregoing and enclosed drawings, I would very much appreciate the opportunity of discussing them with you further.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

Encs;

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 July, 2002
My ref. F/2001/3616
Your ref. CED/BK/490

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawson

PLANNING APPLICATION F/2001/3616
PROPOSED ERECTION OF DETACHED DWELLING AT ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

Thank you for your letter of 21 May, method statement and enclosed plan No. D490-03G.

Conditions13, 15 and 18
I advise you that the proposals shown on the above plan and explained in your letter and method statement are acceptable for compliance with these conditions.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 10.5.02

TO: Colin Dawson

FROM: Angela Ockell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 934322

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Orchard Cottage - landscaping.

NOTES:
Please see attach and provide as requested.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 May 2002

Location:	Land adjacent to Orchard Cottage, The Village, Finchampstead
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3616

In response to your informal consultation dated 1 May 2002, the landscape comments are as follows:

An Approved Method Statement for Arboricultural Works is required to show that the dwelling can be constructed without causing damage to the protected trees and existing vegetation as there is limited space within the site. The applicant will need to provide details of and location of, for example, storage of materials, site hut etc. It may be possible to store inert materials on the drive after it has been resurfaced.

It is important that details of the resurfacing of driveway are also submitted as again this may have an impact on the protected trees. These details do not seem to be on the drawing and they are not attached, although Colin Dawson indicated in his letter that these had been supplied.

It is difficult to distinguish on the drawing the difference between existing and proposed trees and shrubs. All new planting should be clearly identified giving full species name, size of plant at time of planting and planting densities or numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

PLANNING SERVICES	HPT 55730
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01 MAY 2002	
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	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms A Odell

Our Ref; CED/BK/490
25th April 2002

Dear Sir/Madam

RE; NEW DWELLING LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD PLANNING CONSENT NO. F/2001/3616

Please find attached additional information submitted for your approval in respect of Conditions attached to the above Planning Consent.

I would be pleased to receive your written confirmation that the proposals are acceptable and the Conditions are discharged.

Condition 2 – my clients will be submitting details of external materials in due course for your consideration.

Condition 7 – I have added site levels and slab levels as requested in the condition to my drawing D490-03 Revision F for your approval.

Conditions 10 and 22 – although do not require prior consent, I have added details and specifications in respect of the positions of the gates and the bonded material to the entrance off the highway.

Condition 13 – details of all existing trees and hedgerows together with details of additional planting proposed noted on drawing D490-03 Revision F.

Condition 15 requires a Method Statement for agricultural works, however, as it is not intended to remove, prune or lop any tress on or adjacent to the site, I have added details of the protection as shown on my drawing D490-03 Revision F for your approval.

Cont/d... ... ...

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Goudie
C/O Robin Bradbeer Ltd
Planning and Dev. Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire, GL6 7LS

Application Number: F/2001/3616

Parish: **FINCHAMPSTEAD**

Location: **Orchard Cottage, The Village, Finchampstead, Wokingham.**

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

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

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

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

Condition
3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

Condition
12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

Condition
16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

Condition
17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

Condition
18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Condition 18 – I have added details and specifications in respect of surfacing to the existing drive, and again, would request your formal acceptance and the discharge of the conditions.

If there are any issues raised by the a foregoing and enclosed drawings, I would very much appreciate the opportunity of discussing them with you further.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 November, 2001
My ref. F/2001/3616
Your ref. CED/BK/490

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawson

PLANNING APPLICATION F/2001/3616
PROPOSED ERECTION OF DETACHED DWELLING AT ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

Thank you for your letter of 15 November and enclosed revised drawing No. D490-02 Rev.C showing the following alterations:

1. Alterations to room designations of ground floor and rear lower and upper ground floors.
2. Additional basement
3. Insertion of high level windows in rear part of east elevation.
4. Replacement of kitchen door with french windows in west elevation.

I confirm the above alterations are accepted as a minor amendment to the above permission.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLA 49911
AO ENF
16 NOV 2001
COPIE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our Ref; CED/BK/490
15th November 2001

Dear Madam

**RE; LAND ADJACENT TO ORCHARD COTTAGE,
THE VILLAGE, FINCHAMPSTEAD, BERKS**

Please find enclosed two copies of my drawing D490-02 Revision C indicating minor amendments to the original Planning Consent F/2001/3616 which approved a proposal for a single detached dwelling.

I would be pleased if you could consider accepting the amended proposals as a minor amendment to the original consent and confirm accordingly.

If there are any issues raised by the enclosed, please do not hesitate to contact me.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 September, 2002
My ref. AO/F/2001/3616
Your ref. CED/BK/490

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford, Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawson

PROPOSED AMENDMENT TO PLANNING PERMISSION F/2001/3616

Thank you for your letter of 19 September and enclosed plans. However, as the proposal will involve increase in eaves level and massing of the rear portion of the dwelling a new planning application will be required. I enclose the required forms.

Yours sincerely

MRS A ODELL
Planning Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

PLANNING SERVICES | HPT 61384
POL | TLS
DC AMO | EMF
APP |
CS |
24 SEP 2002
COPIES TO | ACK:
FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mrs A Odell

Our Ref; CED/BK/490
19th September 2002

Dear Mrs Odell

RE; NEW DETACHED DWELLING, ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD, WOKINGHAM, BERKS PLANNING PERMISSION F/2001/3616

Please find attached a copy of my drawings D490-02D and 03C indicating the amendments to the north elevation roof line and the insertion of an additional window to the bedroom overlooking the rear garden.

I would be pleased if you could consider accepting this as a minor amendment to the above approval and would appreciate your written confirmation accordingly.

Yours sincerely

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 May, 2002
My ref. BC/DC/2001/3616

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

NHBC Building Control Services Ltd.
Ash House
Dencora Business Park
Breckland
Linford Wood
MK14 6ET

Dear Sirs

PLANNING PERMISSION 2001/3616
SITE: ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3616 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Applicationo	Name & Address
F/2001/3616	Simon Weeks Hollyoak Cricket Hill Finchampstead WOKINGHAM Berkshire RG40 3TN
F/20013616	B M Barker 'Hatherside' 4 Waverley Way Finchampstead WOKINGHAM Berkshire RG40 4YD
F/2001/3616	Denis Maynard (Secretary) Finchampstead Sports Club The Village Finchampstead WOKINGHAM Berkshire RG40 4 JH
F/2001/3616	John and Linda Whitehead The Verge The Village FINCHAMPSTEAD RG40 4JR
F/2001/3616	Mrs P M Martin 82 Skelmerdale Way Earley READING Berkshire RG6 7YB
F/2001/3616	C W Barker No4 Waverley Way Finchampstead WOKINGHAM Berkshire RG40 4YD
F/2001/3616	Mr and Mrs M D Allen 10 Hart Drive Close WOKINGHAM Berkshire RG41 2HQ

F/2001/3616

E J Kilsby
2a Cricket Hill
FINCHAMPSTEAD
Berkshire
RG40 3TN

Application approved Letter sent 03/07/01

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3616**

Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposed erection of detached dwelling.

Transfer: Yes ☑ No ☐

Reason for Transfer:

Back land development also considered detrimental to the local scene as it is very visible from the open area behind the plot - property

Signed: _____ Date: 2nd May -

Councillor M Long

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Eamshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

11. APPLICATION NO: 2001/3616, ERECTION OF DETACHED DWELLING, ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD, FOR MRS J GOUDIE

The Committee considered a report about this application set out on Agenda pages 46 to 60.

Members were reminded that consideration of the above application had been deferred at the Committee meeting of 23 May 2001, to enable a site visit to be undertaken.

Mr. Bradbeer, representing the applicant attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No: 2001/3616 be approved subject to the conditions set out on Agenda pages 50 to 53.

Application No.	Received	Ward:	Listed By
F/2001/3616	22.03.01	Finchampstead	Cllr Mrs M Long

Applicant: Mrs J Goudie
Proposal: Erection of Detached Dwelling
Location: Orchard Cottage, The Village, Finchampstead

1. The application was deferred at the Development Control Committee on 23 May 2001 for Members' site visit which was scheduled to take place on 15 June 2001. Any issues arising as a result of the site visit will be reported verbally at Committee.

2. The following points and corrections to the attached report were reported verbally at the Committee meeting on 23 May:

   On the O. S based plan on page 3518 Orchard Cottage is not shown. A revised plan is shown on the following page.

   Corrections to paragraph 4A:
   First paragraph line 6 – delete 1.4m, inset 1.7m.
   Second paragraph line 3 – delete 'and 3m'. Line 4 – delete 2.3m/5m.....Poplar Point', inset '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Poplar Point'.

3. **Recommendation**
   GRANT planning permission subject to conditions as set out in the attached report.

Angela Odell

Application No.	Received	Finchampstead	Listed By
F/2001/3616	22.03.01		Cllr Mrs M Long

Applicant: Mrs J Goudie
Location : Orchard Cottage, The Village, Finchampstead
Proposal : Erection of Detached Dwelling

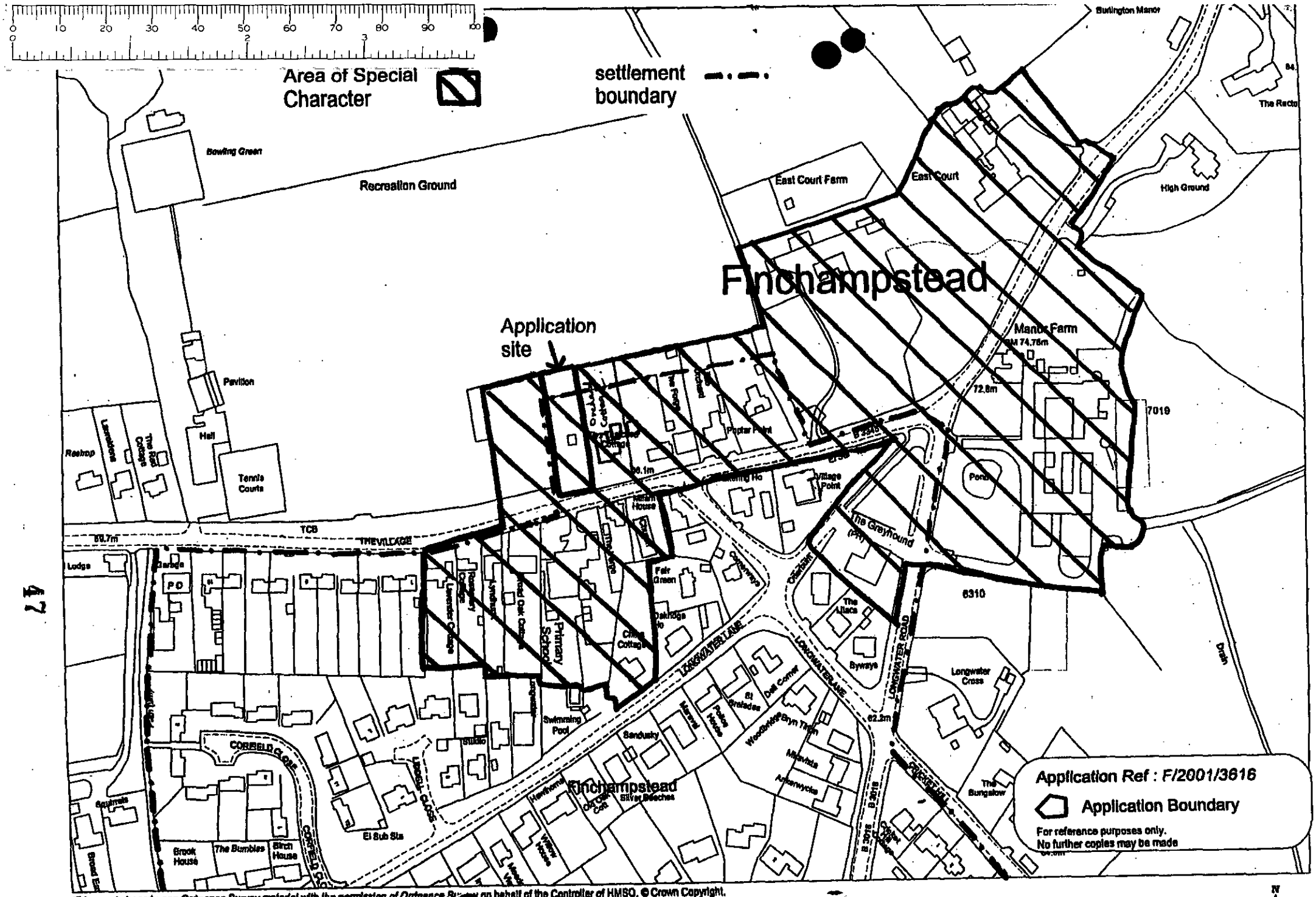
1. **Planning History** - This 0.13 ha. site is the side garden of Orchard Cottage. There is a copse of trees on the west side that are subject to a Tree Preservation Order. The memorial field to the rear is Public Open Space.

   A previous application No. 99/70309/O for a detached dwelling and double garage on the site was refused permission on 29th October 1999 and the subsequent appeal was dismissed (copy of Inspector's decision letter attached). The application was in outline with the means of access and siting to be determined. The Inspector considered that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings was achieved by intervening garages and by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour, and the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene. It would be clearly visible from The Village and the playing fields to the rear. He also considered that the proposed dwelling would infringe the BRE daylighting standard and unduly dominate the outlook from the rear main lounge window of Orchard Cottage, and have an overbearing and oppressive impact upon its immediate garden area.

2. **Proposal** - Is to erect a chalet bungalow 6.3m high.

   Listed by Councillor Mrs Long on grounds it would be backland development.

3. **Consultations** -
   - ***Finchampstead Parish Council :*** "Objection on the grounds that the proposal is inappropriate development outside the settlement boundary and will have a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance and in an Area of Special Character. The development would also create an urbanising effect within The Village."
   - ***5 letters of objection on grounds :***
     - Conflicts with Structure and Local Plan policies.
     - Safety risk as access opposite school and visibility poor.
     - Will obstruct views from The Village through to the memorial park at the rear and spoil rural setting of village and memorial park.
     - Adverse effect on Oak trees to west.
     - Dwelling style out of keeping.
     - Loss of privacy.
     - Previous appeal dismissed.
     - Nuisance during building operations.
   - ***5 letters of support on grounds :***
     - Proposed dwelling will be attractive and fit into surroundings well, and overcomes previous reasons for dismissed appeal.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

- ***Tree Officer :*** No objection subject to conditions.
- ***Highway Officer :*** No objection subject to conditions.
- ***Environmental Health Officer :*** No objection subject to a condition.

4. **Appraisal** - Main issues are:

   A. Effect on character and appearance of the area (Berkshire Structure Plan Policies H5, EN1 and EN5; South East Area Local Plan Policies STV1, STV6, SBE1, SBE2 and SBE9; Wokingham District Local Plan Policies WH1, WBE1 and WHE8).

   B. Effect on nearby residential properties (South East Area Local Plan Policies SBE2 and SBE5; Wokingham District Local Plan Policy WBE1).

A. Effect on character and appearance of the area

The site is within but on the edge of the Finchampstead Village settlement boundary, is within the Finchampstead Village Area of Special Character and is adjacent to the Blackwater Valley Area of Special Landscape Importance. The proposed dwelling would be a chalet bungalow 6.3m high and with the lower ground floor dug out at the rear. It would be about 1.4m lower than Orchard Cottage, in line with it at the front and rear, and there would be a 6m gap between them. No garage is proposed.

For the previous proposal dismissed on appeal, the gap between the dwellings (both two storeys) would have been 3m. These distances compare, for example, with a gap of between 2m and 3m between The Thatched Cottage and The Forge, and a gap of 2.3m/5m between The Forge and Poplar Point. It is therefore considered that the Council's and Inspector's previous objection in terms of height, massing and cramped appearance in the street scene have been overcome with current proposal. As the proposed dwelling would now be in line with Orchard Cottage, it is considered that it would no longer be unduly obtrusive from the memorial field to the rear. It would reduce through views between The Village and the memorial field at this point, but there would still be views through via the gap between the proposed dwelling and Orchard Cottage. The Tree Officer raises no objection subject to tree protection conditions.

It is therefore considered that the effect of the proposal on the character and appearance of the area would be acceptable.

B. Effect on nearby residential properties

The proposed dwelling would now be in line with Orchard Cottage, be 6m away from it and of lower height. There would now be no infringement of the BRE daylighting standard regarding the rear lounge window of Orchard Cottage. It is also considered that the effect on outlook from the rear of Orchard Cottage and its rear garden would also be acceptable. (Orchard Cottage is also owned by the applicant). The site is opposite the school. The nearest residential dwelling on the opposite side of The Village is The Verge, which would be about 27m away. The effect on nearby residential properties is therefore considered acceptable.

C. Comments of the parish Council and local residents.
These have been noted and addressed above. The proposed access is already an existing access.

5. **Conclusion** - It is considered that the current proposal has overcome the objections to the previously proposed development on the site, and that it would now have an acceptable effect on the character and appearance of the area and on neighbouring property.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

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

3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east side elevation of the dwelling hereby permitted.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

9. The dwelling 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.

10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed

from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the area and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the residential amenities of the occupiers of neighbouring property.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. 12.
In the interests of highway safety and convenience.

10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

13. 14.
In the interests of visual amenity.

15. 16. 17. 18.
To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informatives:

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

   Berkshire Structure Plan Policies H5, EN1, EN5
   South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5
   Deposit Draft Wokingham District Local Plan Policies WH1, WBE1, WHE8

Angela Odell

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

hearing held on 27 January 2000

John P Staniland DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

15 FEB 2000

Appeal : T/APP/X0360/A/99/1031915/P2

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Greenfields Construction Ltd against Wokingham District Council.
- The site is located in the domestic curtilage of The Forge, The Village, Finchampstead, Berks.
- The application (ref:99/70309/O), dated 12 August 1999, was refused on 29 October 1999.
- The development proposed is the erection of a new detached dwelling.

Decision: The appeal is dismissed.

Procedural matters

1. The application is for outline planning permission with all matters except siting and means of access reserved for subsequent approval. The application forms indicate that the proposed dwelling would be a house.

2. The appellant has submitted an amended drawing (MPN/ML/01) which indicates that the existing driveway on the appeal site would be utilised. Having regard to this, the Council is satisfied that its concerns regarding the effect of the proposal on protected trees could be overcome by the imposition of planning conditions. On this basis, it has withdrawn refusal reason 03. I consider that the material interests of any party would not be prejudiced if I was to consider the amended drawing and shall proceed accordingly.

The main issues

3. The main issues are i) the effect of the proposal upon the character and appearance of the area, with particular regard to the street scene in The Village and ii) the effect of the proposal upon the living conditions of the occupiers of the adjacent property, Orchard Cottage, with particular regard to light and dominance.

The development plan and other provisions

4. The development plan for the area includes the Berkshire Structure Plan 1991-2006 (SP) 1995 and the South East Area Local Plan (LP) 1994. The appeal site lies within the defined settlement boundary of Finchampstead where LP policy STV1 presumes in favour of development subject to the provisions of other LP policies. SP policy EN1 seeks to protect the character and quality of the environment in villages and requires, among other things, that development must be appropriate in scale, form, impact, character and siting to its location. This aim is reflected in LP policy SBE2. The appeal site is located in an Area of Special Character where SP policy EN5 seeks to prevent changes that would damage the character and appearance of the area. The appeal site also lies within a designated Area of Special Landscape Importance (ASLI) where policies C8 and SC3 of the SP and LP respectively seek to control development so that harm is not caused to the landscape

qualities of the area. LP policy SBE5 aims to ensure that new development allows for adequate sunlight penetration to both new and existing development.

5. The Council has published proposed amendments to the Deposit Draft of its emerging District Local Plan (ELP) and the second phase of a local plan inquiry is due to commence shortly. Under the provisions of the ELP, the appeal site would fall outside the revised boundary of the ASLI but would adjoin it on its north and west boundaries. Policy WLL3 of the ELP seeks to prevent development that would adversely affect the setting of the ASLI. Policies WBE1 and WBE2 encourage good design that respects or improves upon the local context and policy WHE8 requires development in an Area of Special Character to respect the historical context of the area. I attach some weight to these policies but recognise that they may be subject to change and do not have the same force as those of the development plan.

6. Relevant national guidance is contained in Planning Policy Guidance Note 1 (PPG1) '*General Policy and Principles*' and PPG3 '*Housing*'.

Inspector's reasons

Character and appearance

7. The appeal site lies at the western end of a small ribbon of detached dwellings on the north side of the road known as 'The Village'. This road separates the line of properties from the greater part of housing to the south. The western boundary of the site is dominated by a number of trees that are the subject of a Tree Preservation Order. The need to safeguard these trees imposes constraints on the development of the site and has resulted in the proposed dwelling being positioned close to the site's eastern boundary and further back in its plot than the adjoining dwelling, Orchard Cottage

8. PPG1 acknowledges that new buildings and their curtilages can have a significant effect on the character and quality of an area. It also states that planning authorities should reject poor designs and this may include those inappropriate to their context or incompatible with their surroundings. PPG3 advises that local planning authorities should consider development proposals in terms of their relationship to their setting, and by reference to the character and quality of the local environment, including any adjacent buildings.

9. To my mind, the proposal should essentially be considered in the context of the small ribbon of attractive frontage development on this side of the road, the character of which is derived largely from the variety in the form of development and the space between dwellings. On behalf of the appellant, it is argued that the dwelling could be accommodated in a manner that is consistent with other development on this side of The Village. However, I consider that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings is achieved by intervening garages or, as in the case of The Forge, by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour. I consider that the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene.

10. The proposed house would be clearly visible from that section of The Village to the front of the site which is used by local residents, parents dropping off their children at the school opposite and by through traffic. The dwelling, and its relationship with Orchard Cottage, would also be open to close distance views from the playing fields immediately to the north.

While the copse of trees to the west, the set back nature of the proposal and additional landscaping would help to mitigate its impact, I consider this would not be sufficient to overcome the harm I have identified to the visual qualities of the area. I therefore find that the proposal would not be in keeping with the character and appearance of the area or the street scene in The Village, and in this respect would not accord with the objectives of the development plan, ELP or national guidance on design.

Living Conditions

11. The design of the dwelling is reserved for subsequent approval. Nevertheless, it is proposed to erect a house and I consider that its set back position in relation to the adjoining dwelling, and its close proximity to the eastern boundary, would significantly reduce sunlight and daylight to the rear windows serving the lounge and bedroom 4. The appellant does not dispute that the proposal would infringe the BRE daylighting standard in respect of these windows. The lounge would have two secondary windows in its west wall, but I consider that these would not compensate for the loss of light arising from the proposed dwelling. The appellant acknowledges that the siting of the proposed house would result in some loss of outlook and amenity to occupiers of that property, but argues that any harm would not be so great as to justify refusal of the proposal. However, I consider that the house would unduly dominate the outlook from the rear main lounge window of Orchard Cottage and have an over bearing and oppressive impact upon its immediate garden area. The hemming in of the rear lounge window by the proposed house and rear projecting section of Orchard Cottage would exacerbate these impacts. Even allowing for some possible reduction in the bulk of the eastern side of the proposed dwelling at detailed design stage, I am not convinced that this would be sufficient to overcome my concerns.

12. The owners of the appellant company are also the intended occupiers of Orchard Cottage. However, personal circumstances can change and occupation of a dwelling by certain individuals cannot be guaranteed. In any event, it is necessary for me to have regard to the amenities of all future occupiers of Orchard Cottage and the appellant's willingness to accept the effects of the proposal does not justify permitting an undesirable form of development.

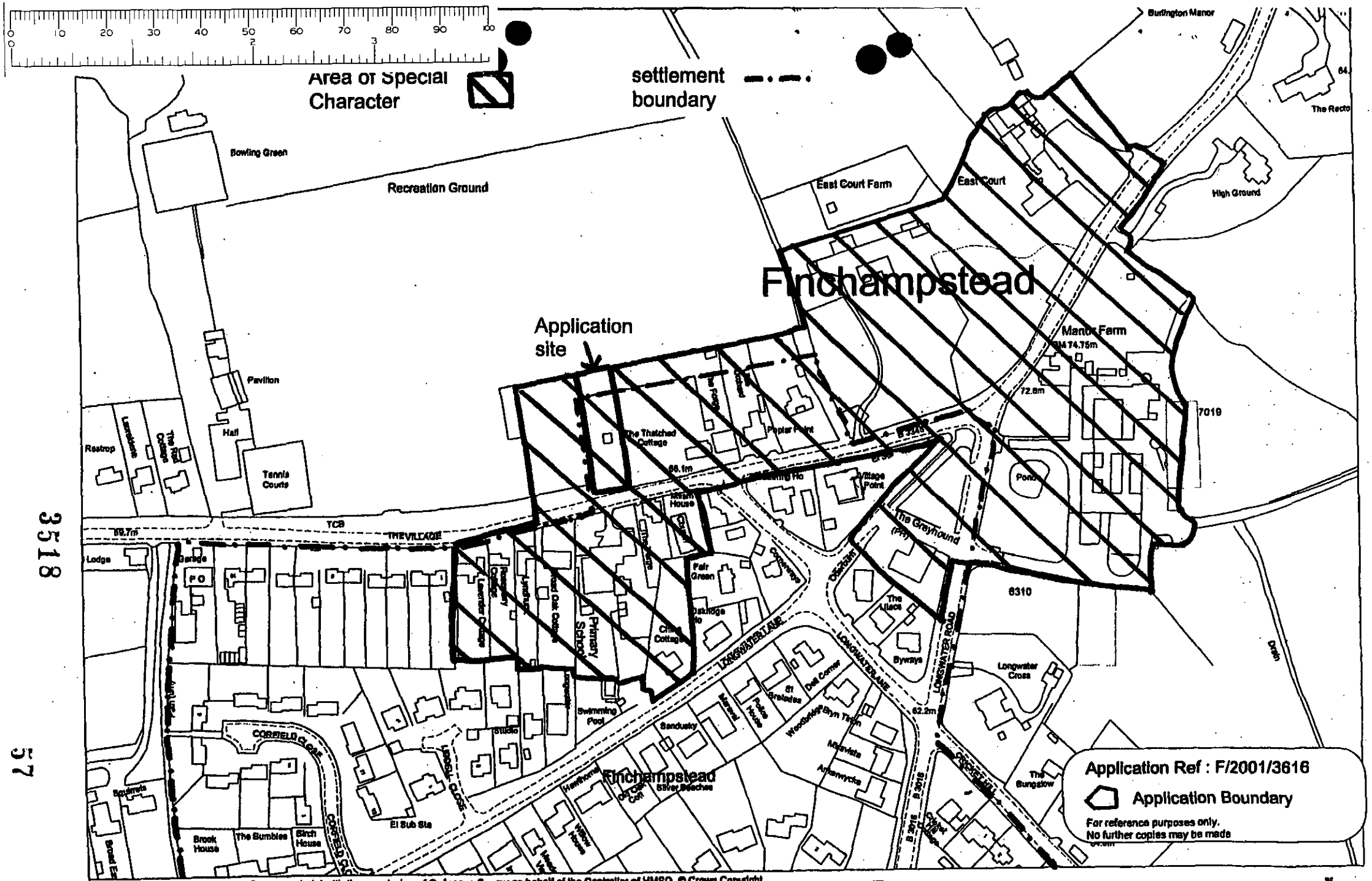
13. PPG1 indicates that it is necessary to consider whether a proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Good neighbourliness and fairness are among the yardsticks against which development proposals can be measured. On this issue, I find that the proposal would be detrimental to the living conditions of the occupiers of the adjoining property by reason of loss of light and dominance and would conflict with the objectives of the relevant development plan policies as well as national guidance.

14. I have taken into account that national guidance generally encourages infilling and indicates that full and effective use should be made of land within urban areas. Nevertheless, such advice also contains the proviso that development should not compromise the quality of the living environment. I have considered every other matter to which my attention has been drawn, including representations from interested persons, but have found nothing to alter my findings on the main issues.

Conclusions

15. For the reasons given above I conclude that the appeal should not succeed and I hereby exercise the powers transferred to me accordingly.

J. P. Hamilton



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

3518

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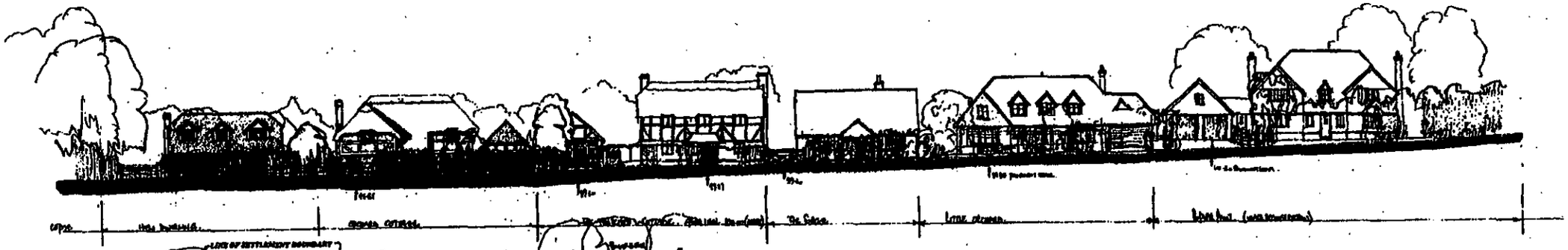
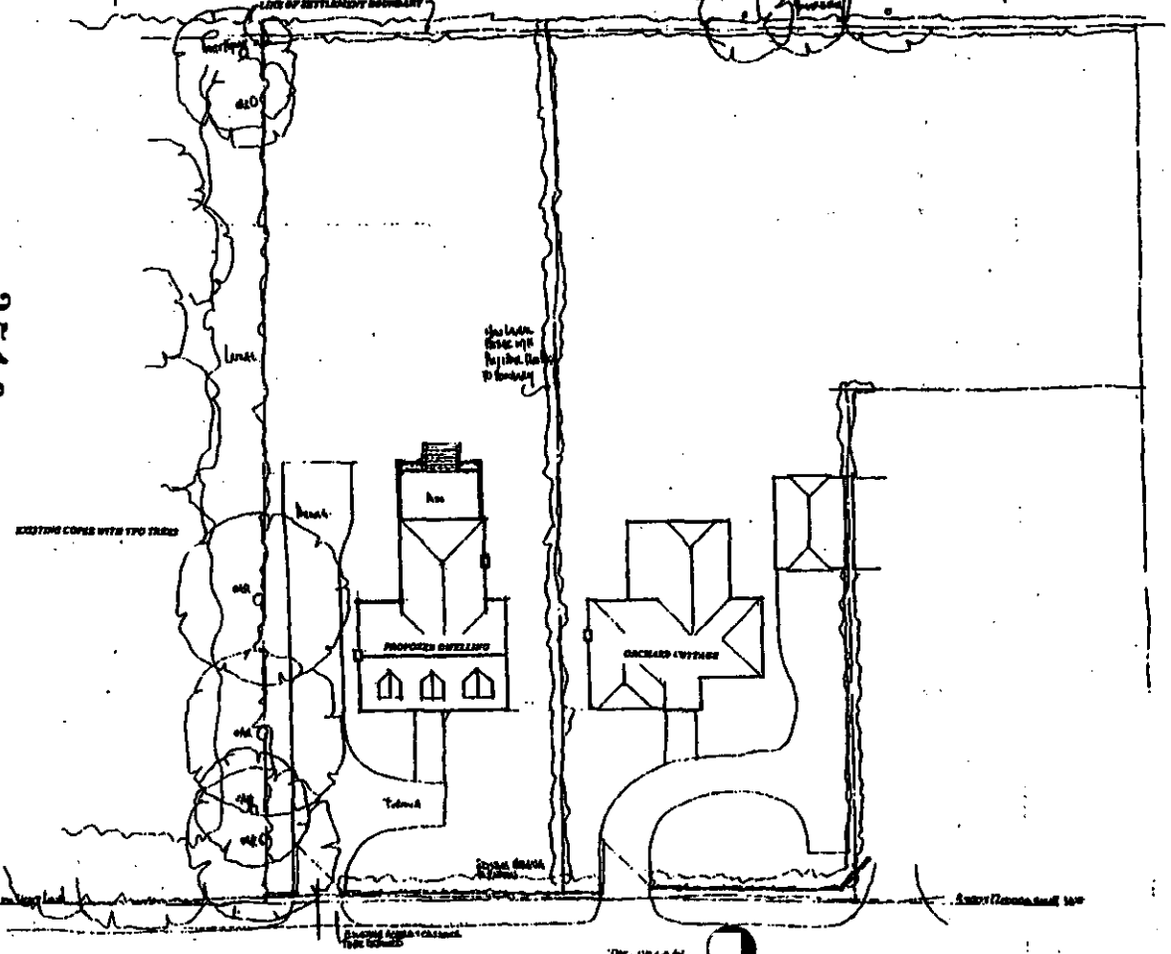
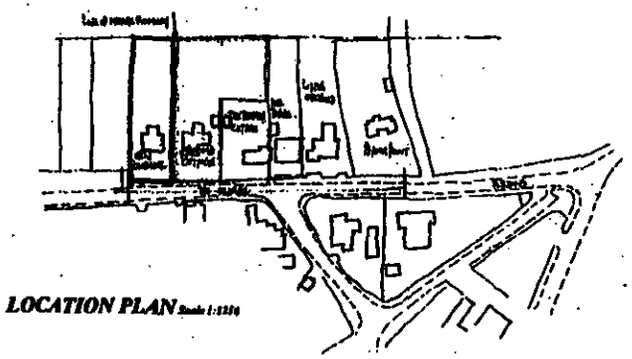
CURRENT PROPOSAL





SITE PLAN Scale 1:200



LOCATION PLAN Scale 1:1250

SITE & LOCATION PLANS

PROPOSED NEW DWELLING.
on
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE,
PINCHAMSTEAD, BERKSHIRE.

Date September 00 Scale 1:200, 1:1250 Drawing No D 490-03A

COLIN DAWSON & ASSOCIATES

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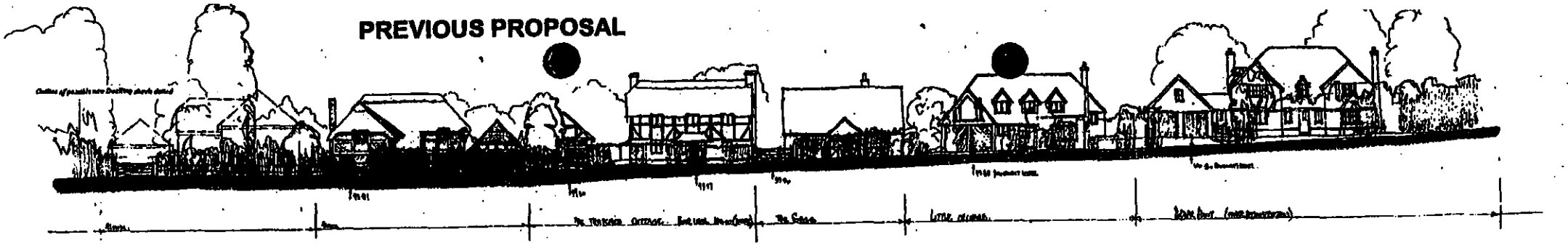
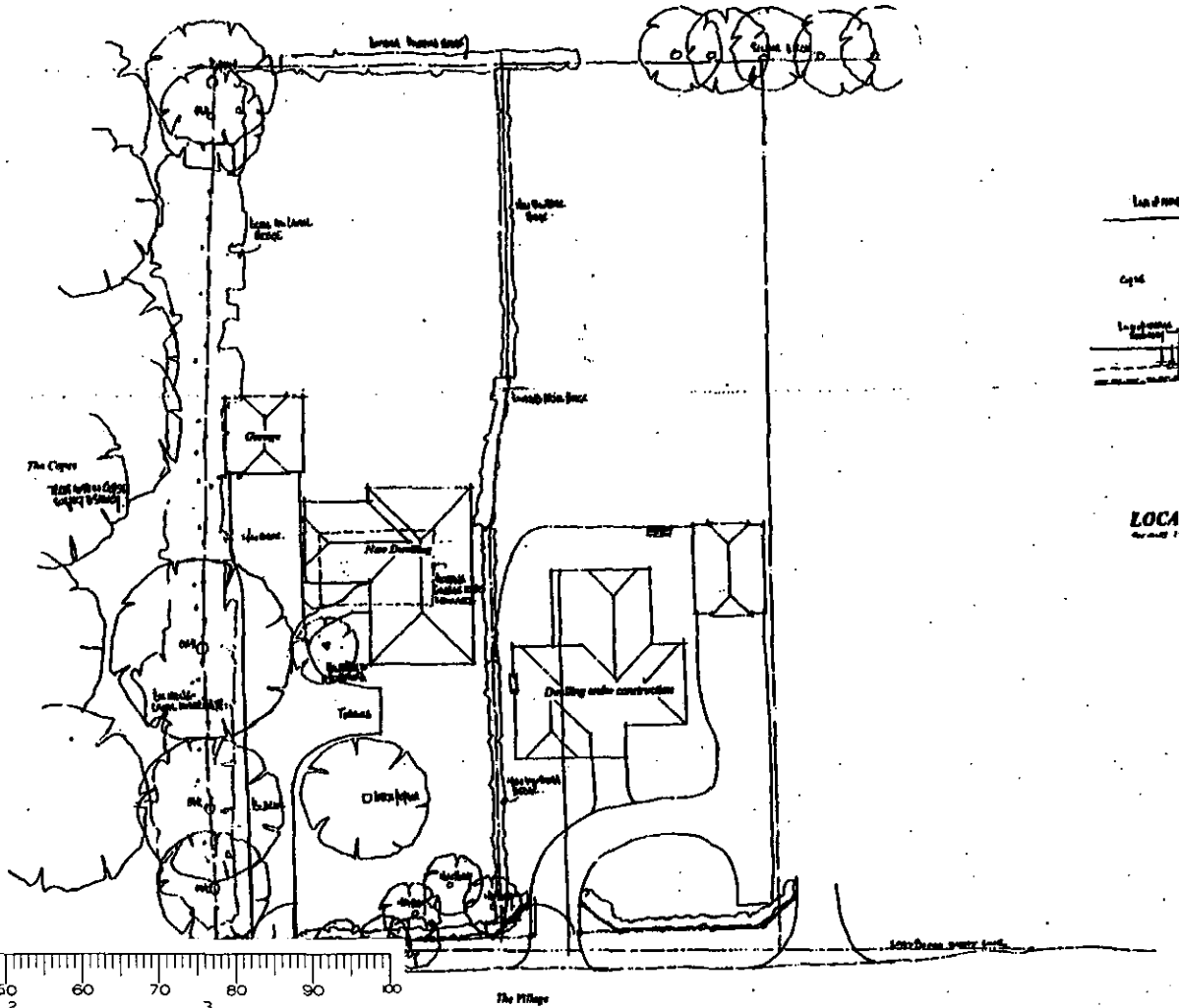
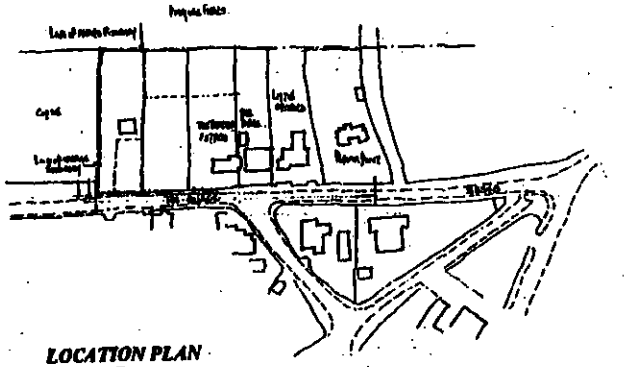
PREVIOUS PROPOSAL



STREET SCENE



SITE PLAN



LOCATION PLAN

PROPOSED NEW DWELLING.

SITE LAYOUT

LAND ADJACENT TO
THE THATCHED COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKSHIRE

Date JULY 1999 Scale 1:200 & 1:1250 Drawing No D 490-03

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying

3721

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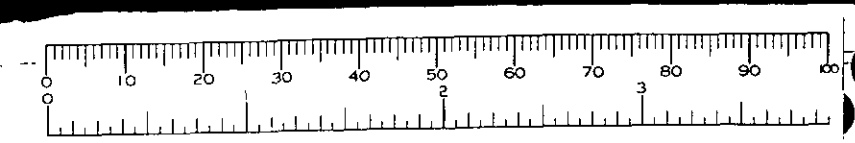
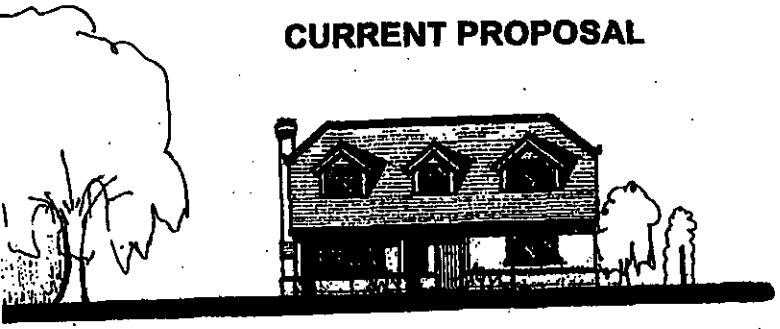
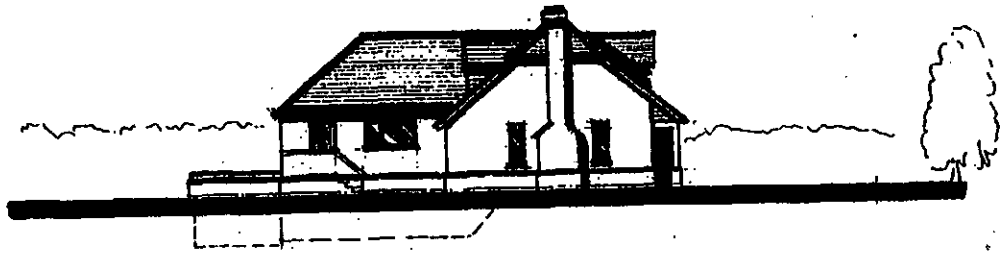


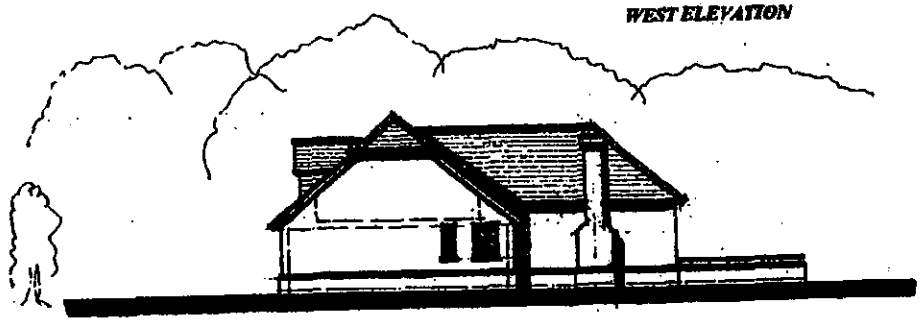
CURRENT PROPOSAL



SOUTH ELEVATION



WEST ELEVATION

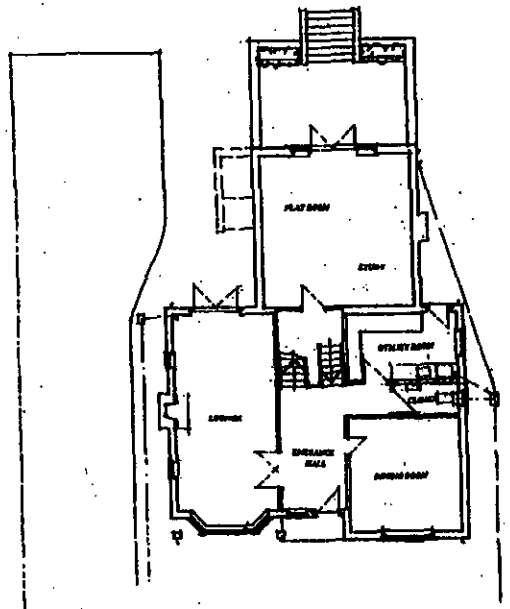


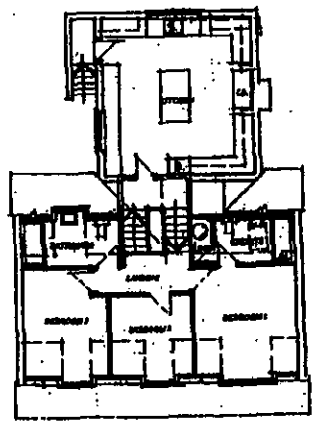
EAST ELEVATION



NORTH ELEVATION

22 MAR 2001 3616





General specification of finishes
Red/Orange plain clay tiled roof
Red facing brick exposed walls. Double case brick plinths
Dark stained ash joists to extension porch.
White painted windows and general woodwork

Project
PROPOSED NEW DWELLING.
for
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMSTEAD, BERKSHIRE.

Date September 00 Scale 1:100 Drawing No. D 490-02A

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Services

3520

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

334. APPLICATION NO: 2001/3616, ERECTION OF DETACHED DWELLING, ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD, FOR MRS J GOUDIE

The Committee considered a report on this application set out on Agenda pages 3509 to 3521.

In explaining the report, the Head of Planning & Transportation informed

Members of a number of corrections to the report, which were distributed to the Committee.

Mr. Bradbeer, representing the applicant attended the meeting and spoke in support of the application.

RESOLVED: That Application No: 2001/3616 be deferred to enable a site visit to be undertaken.

Application No.	Received	Finchampstead	Listed By
F/2001/3616	22.03.01		Cllr Mrs M Long

Applicant: Mrs J Goudie
Location : Orchard Cottage, The Village, Finchampstead
Proposal : Erection of Detached Dwelling

1. **Planning History** - This 0.13 ha. site is the side garden of Orchard Cottage. There is a copse of trees on the west side that are subject to a Tree Preservation Order. The memorial field to the rear is Public Open Space.

   A previous application No. 99/70309/O for a detached dwelling and double garage on the site was refused permission on 29th October 1999 and the subsequent appeal was dismissed (copy of Inspector's decision letter attached). The application was in outline with the means of access and siting to be determined. The Inspector considered that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings was achieved by intervening garages and by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour, and the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene. It would be clearly visible from The Village and the playing fields to the rear. He also considered that the proposed dwelling would infringe the BRE daylighting standard and unduly dominate the outlook from the rear main lounge window of Orchard Cottage, and have an overbearing and oppressive impact upon its immediate garden area.

2. **Proposal** - Is to erect a chalet bungalow 6.3m high.

   Listed by Councillor Mrs Long on grounds it would be backland development.

3. **Consultations** -
   - ***Finchampstead Parish Council :*** "Objection on the grounds that the proposal is inappropriate development outside the settlement boundary and will have a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance and in an Area of Special Character. The development would also create an urbanising effect within The Village."
   - ***5 letters of objection on grounds :***
     - Conflicts with Structure and Local Plan policies.
     - Safety risk as access opposite school and visibility poor.
     - Will obstruct views from The Village through to the memorial park at the rear and spoil rural setting of village and memorial park.
     - Adverse effect on Oak trees to west.
     - Dwelling style out of keeping.
     - Loss of privacy.
     - Previous appeal dismissed.
     - Nuisance during building operations.
   - ***5 letters of support on grounds :***
     - Proposed dwelling will be attractive and fit into surroundings well, and overcomes previous reasons for dismissed appeal.

- ***Tree Officer :*** No objection subject to conditions.
- ***Highway Officer :*** No objection subject to conditions.
- ***Environmental Health Officer :*** No objection subject to a condition.

4. **Appraisal** - Main issues are:

   A. Effect on character and appearance of the area (Berkshire Structure Plan Policies H5, EN1 and EN5; South East Area Local Plan Policies STV1, STV6, SBE1, SBE2 and SBE9; Wokingham District Local Plan Policies WH1, WBE1 and WHE8).

   B. Effect on nearby residential properties (South East Area Local Plan Policies SBE2 and SBE5; Wokingham District Local Plan Policy WBE1).

A. Effect on character and appearance of the area

The site is within but on the edge of the Finchampstead Village settlement boundary, is within the Finchampstead Village Area of Special Character and is adjacent to the Blackwater Valley Area of Special Landscape Importance. The proposed dwelling would be a chalet bungalow 6.3m high and with the lower ground floor dug out at the rear. It would be about 1.4m lower than Orchard Cottage, in line with it at the front and rear, and there would be a 6m gap between them. No garage is proposed.

For the previous proposal dismissed on appeal, the gap between the dwellings (both two storeys) would have been 3m. These distances compare, for example, with a gap of between 2m and 3m between The Thatched Cottage and The Forge, and a gap of 2.3m/5m between The Forge and Poplar Point. It is therefore considered that the Council's and Inspector's previous objection in terms of height, massing and cramped appearance in the street scene have been overcome with current proposal. As the proposed dwelling would now be in line with Orchard Cottage, it is considered that it would no longer be unduly obtrusive from the memorial field to the rear. It would reduce through views between The Village and the memorial field at this point, but there would still be views through via the gap between the proposed dwelling and Orchard Cottage. The Tree Officer raises no objection subject to tree protection conditions.

It is therefore considered that the effect of the proposal on the character and appearance of the area would be acceptable.

B. Effect on nearby residential properties

The proposed dwelling would now be in line with Orchard Cottage, be 6m away from it and of lower height. There would now be no infringement of the BRE daylighting standard regarding the rear lounge window of Orchard Cottage. It is also considered that the effect on outlook from the rear of Orchard Cottage and its rear garden would also be acceptable. (Orchard Cottage is also owned by the applicant). The site is opposite the school. The nearest residential dwelling on the opposite side of The Village is The Verge, which would be about 27m away. The effect on nearby residential properties is therefore considered acceptable.

C. Comments of the parish Council and local residents.
These have been noted and addressed above. The proposed access is already an existing access.

5. **Conclusion** - It is considered that the current proposal has overcome the objections to the previously proposed development on the site, and that it would now have an acceptable effect on the character and appearance of the area and on neighbouring property.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

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

3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east side elevation of the dwelling hereby permitted.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

9. The dwelling 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.

10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed

from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the area and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the residential amenities of the occupiers of neighbouring property.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. 12.
In the interests of highway safety and convenience.

10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

13. 14.
In the interests of visual amenity.

15. 16. 17. 18.
To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informatives:

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

   Berkshire Structure Plan Policies H5, EN1, EN5
   South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5
   Deposit Draft Wokingham District Local Plan Policies WH1, WBE1, WHE8

Angela Odell

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

hearing held on 27 January 2000

John P Staniland DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

15 FEB 2000

Appeal : T/APP/X0360/A/99/1031915/P2

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Greenfields Construction Ltd against Wokingham District Council.
- The site is located in the domestic curtilage of The Forge, The Village, Finchampstead, Berks.
- The application (ref:99/70309/O), dated 12 August 1999, was refused on 29 October 1999.
- The development proposed is the erection of a new detached dwelling.

Decision: The appeal is dismissed.

Procedural matters

1. The application is for outline planning permission with all matters except siting and means of access reserved for subsequent approval. The application forms indicate that the proposed dwelling would be a house.

2. The appellant has submitted an amended drawing (MPN/ML/01) which indicates that the existing driveway on the appeal site would be utilised. Having regard to this, the Council is satisfied that its concerns regarding the effect of the proposal on protected trees could be overcome by the imposition of planning conditions. On this basis, it has withdrawn refusal reason 03. I consider that the material interests of any party would not be prejudiced if I was to consider the amended drawing and shall proceed accordingly.

The main issues

3. The main issues are i) the effect of the proposal upon the character and appearance of the area, with particular regard to the street scene in The Village and ii) the effect of the proposal upon the living conditions of the occupiers of the adjacent property, Orchard Cottage, with particular regard to light and dominance.

The development plan and other provisions

4. The development plan for the area includes the Berkshire Structure Plan 1991-2006 (SP) 1995 and the South East Area Local Plan (LP) 1994. The appeal site lies within the defined settlement boundary of Finchampstead where LP policy STV1 presumes in favour of development subject to the provisions of other LP policies. SP policy EN1 seeks to protect the character and quality of the environment in villages and requires, among other things, that development must be appropriate in scale, form, impact, character and siting to its location. This aim is reflected in LP policy SBE2. The appeal site is located in an Area of Special Character where SP policy EN5 seeks to prevent changes that would damage the character and appearance of the area. The appeal site also lies within a designated Area of Special Landscape Importance (ASLI) where policies C8 and SC3 of the SP and LP respectively seek to control development so that harm is not caused to the landscape

qualities of the area. LP policy SBE5 aims to ensure that new development allows for adequate sunlight penetration to both new and existing development.

5. The Council has published proposed amendments to the Deposit Draft of its emerging District Local Plan (ELP) and the second phase of a local plan inquiry is due to commence shortly. Under the provisions of the ELP, the appeal site would fall outside the revised boundary of the ASLI but would adjoin it on its north and west boundaries. Policy WLL3 of the ELP seeks to prevent development that would adversely affect the setting of the ASLI. Policies WBE1 and WBE2 encourage good design that respects or improves upon the local context and policy WHE8 requires development in an Area of Special Character to respect the historical context of the area. I attach some weight to these policies but recognise that they may be subject to change and do not have the same force as those of the development plan.

6. Relevant national guidance is contained in Planning Policy Guidance Note 1 (PPG1) '*General Policy and Principles*' and PPG3 '*Housing*'.

Inspector's reasons

Character and appearance

7. The appeal site lies at the western end of a small ribbon of detached dwellings on the north side of the road known as 'The Village'. This road separates the line of properties from the greater part of housing to the south. The western boundary of the site is dominated by a number of trees that are the subject of a Tree Preservation Order. The need to safeguard these trees imposes constraints on the development of the site and has resulted in the proposed dwelling being positioned close to the site's eastern boundary and further back in its plot than the adjoining dwelling, Orchard Cottage

8. PPG1 acknowledges that new buildings and their curtilages can have a significant effect on the character and quality of an area. It also states that planning authorities should reject poor designs and this may include those inappropriate to their context or incompatible with their surroundings. PPG3 advises that local planning authorities should consider development proposals in terms of their relationship to their setting, and by reference to the character and quality of the local environment, including any adjacent buildings.

9. To my mind, the proposal should essentially be considered in the context of the small ribbon of attractive frontage development on this side of the road, the character of which is derived largely from the variety in the form of development and the space between dwellings. On behalf of the appellant, it is argued that the dwelling could be accommodated in a manner that is consistent with other development on this side of The Village. However, I consider that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings is achieved by intervening garages or, as in the case of The Forge, by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour. I consider that the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene.

10. The proposed house would be clearly visible from that section of The Village to the front of the site which is used by local residents, parents dropping off their children at the school opposite and by through traffic. The dwelling, and its relationship with Orchard Cottage, would also be open to close distance views from the playing fields immediately to the north.

While the copse of trees to the west, the set back nature of the proposal and additional landscaping would help to mitigate its impact, I consider this would not be sufficient to overcome the harm I have identified to the visual qualities of the area. I therefore find that the proposal would not be in keeping with the character and appearance of the area or the street scene in The Village, and in this respect would not accord with the objectives of the development plan, ELP or national guidance on design.

Living Conditions

11. The design of the dwelling is reserved for subsequent approval. Nevertheless, it is proposed to erect a house and I consider that its set back position in relation to the adjoining dwelling, and its close proximity to the eastern boundary, would significantly reduce sunlight and daylight to the rear windows serving the lounge and bedroom 4. The appellant does not dispute that the proposal would infringe the BRE daylighting standard in respect of these windows. The lounge would have two secondary windows in its west wall, but I consider that these would not compensate for the loss of light arising from the proposed dwelling. The appellant acknowledges that the siting of the proposed house would result in some loss of outlook and amenity to occupiers of that property, but argues that any harm would not be so great as to justify refusal of the proposal. However, I consider that the house would unduly dominate the outlook from the rear main lounge window of Orchard Cottage and have an over bearing and oppressive impact upon its immediate garden area. The hemming in of the rear lounge window by the proposed house and rear projecting section of Orchard Cottage would exacerbate these impacts. Even allowing for some possible reduction in the bulk of the eastern side of the proposed dwelling at detailed design stage, I am not convinced that this would be sufficient to overcome my concerns.

12. The owners of the appellant company are also the intended occupiers of Orchard Cottage. However, personal circumstances can change and occupation of a dwelling by certain individuals cannot be guaranteed. In any event, it is necessary for me to have regard to the amenities of all future occupiers of Orchard Cottage and the appellant's willingness to accept the effects of the proposal does not justify permitting an undesirable form of development.

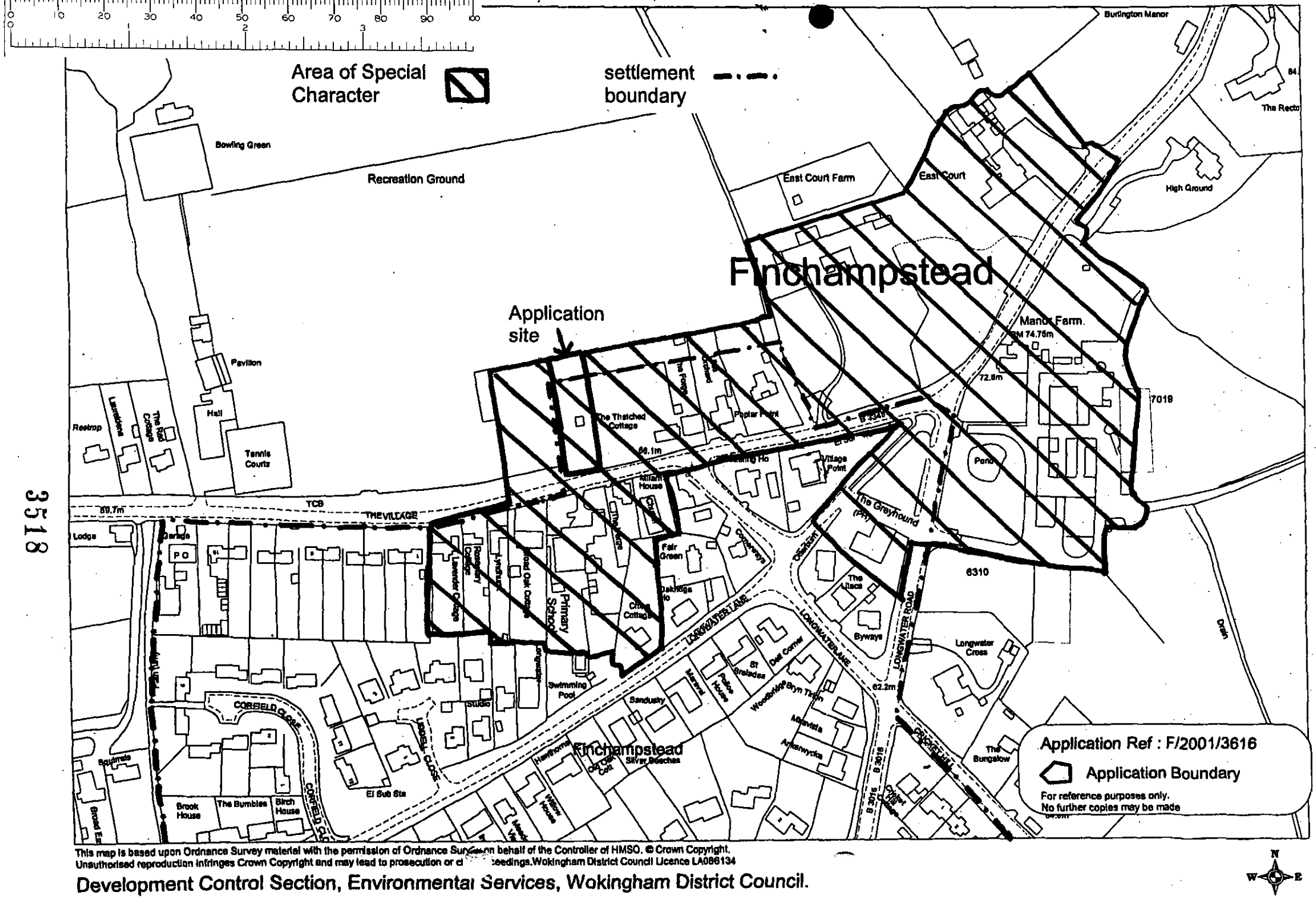
13. PPG1 indicates that it is necessary to consider whether a proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Good neighbourliness and fairness are among the yardsticks against which development proposals can be measured. On this issue, I find that the proposal would be detrimental to the living conditions of the occupiers of the adjoining property by reason of loss of light and dominance and would conflict with the objectives of the relevant development plan policies as well as national guidance.

14. I have taken into account that national guidance generally encourages infilling and indicates that full and effective use should be made of land within urban areas. Nevertheless, such advice also contains the proviso that development should not compromise the quality of the living environment. I have considered every other matter to which my attention has been drawn, including representations from interested persons, but have found nothing to alter my findings on the main issues.

Conclusions

15. For the reasons given above I conclude that the appeal should not succeed and I hereby exercise the powers transferred to me accordingly.

J. P. Hamilton



3518

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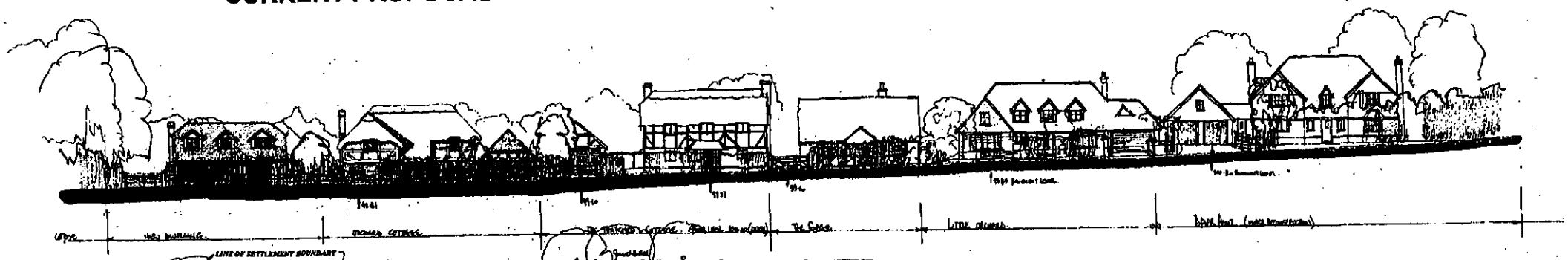
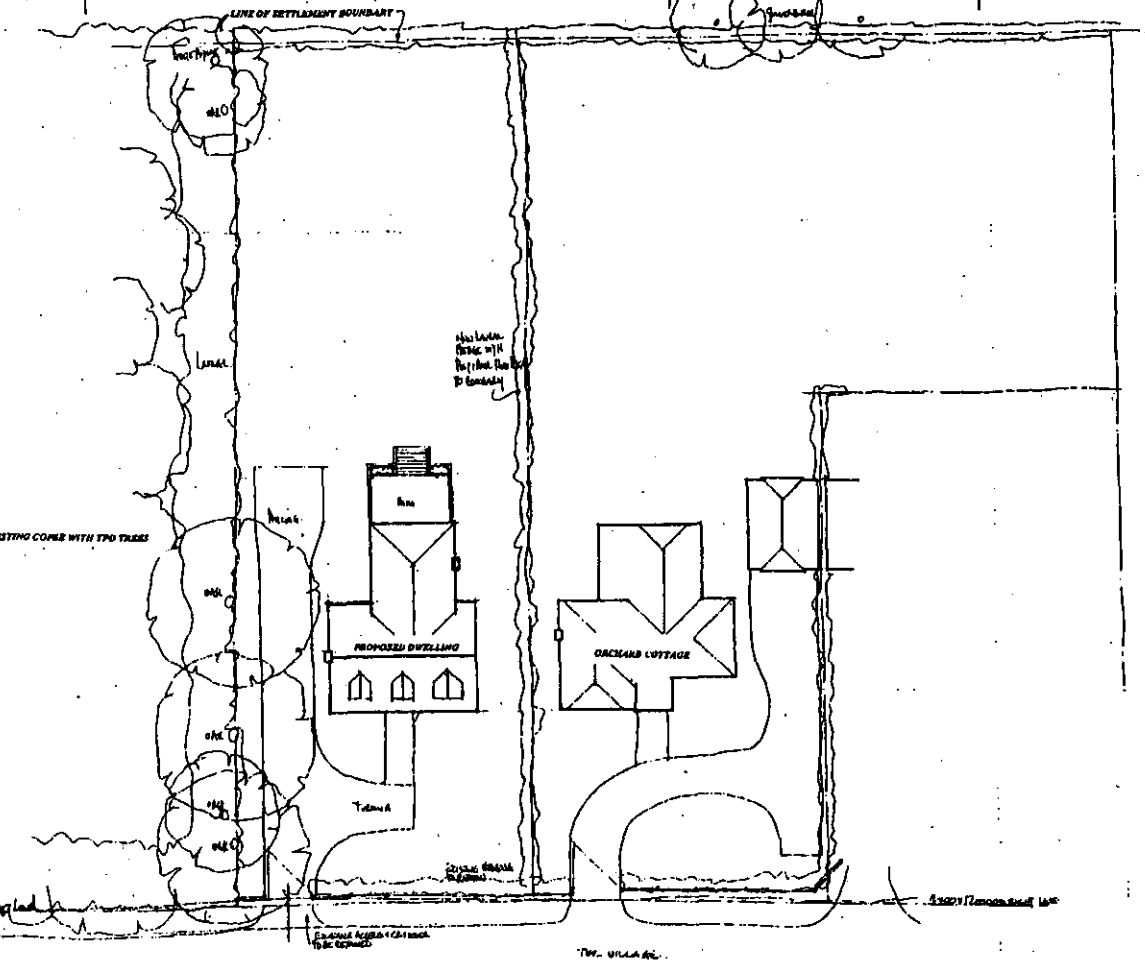
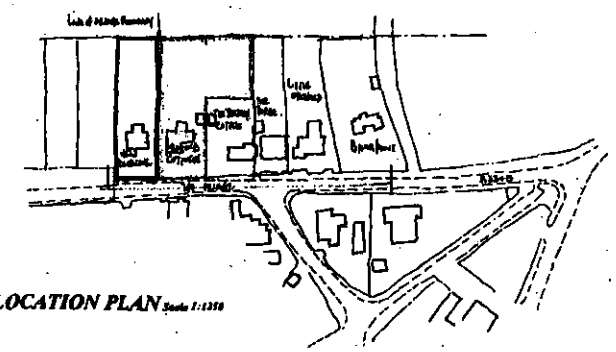
Development Control Section, Environmental Services, Wokingham District Council.

CURRENT PROPOSAL





SITE PLAN Scale 1:500



LOCATION PLAN Scale 1:1250

SITE & LOCATION PLANS

PROPOSED NEW DWELLING.
to
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMSTEAD, BERKSHIRE.

Date September 08 Scale 1:200, 1:1250 Drawing No D 490-03A

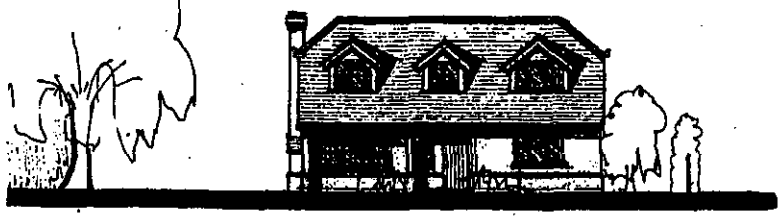
COLIN DAWSON & ASSOCIATES

22 MAR 2004

3619

3619

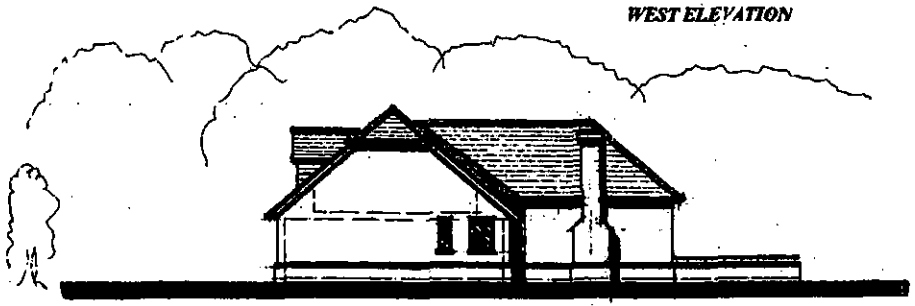
CURRENT PROPOSAL



SOUTH ELEVATION



WEST ELEVATION



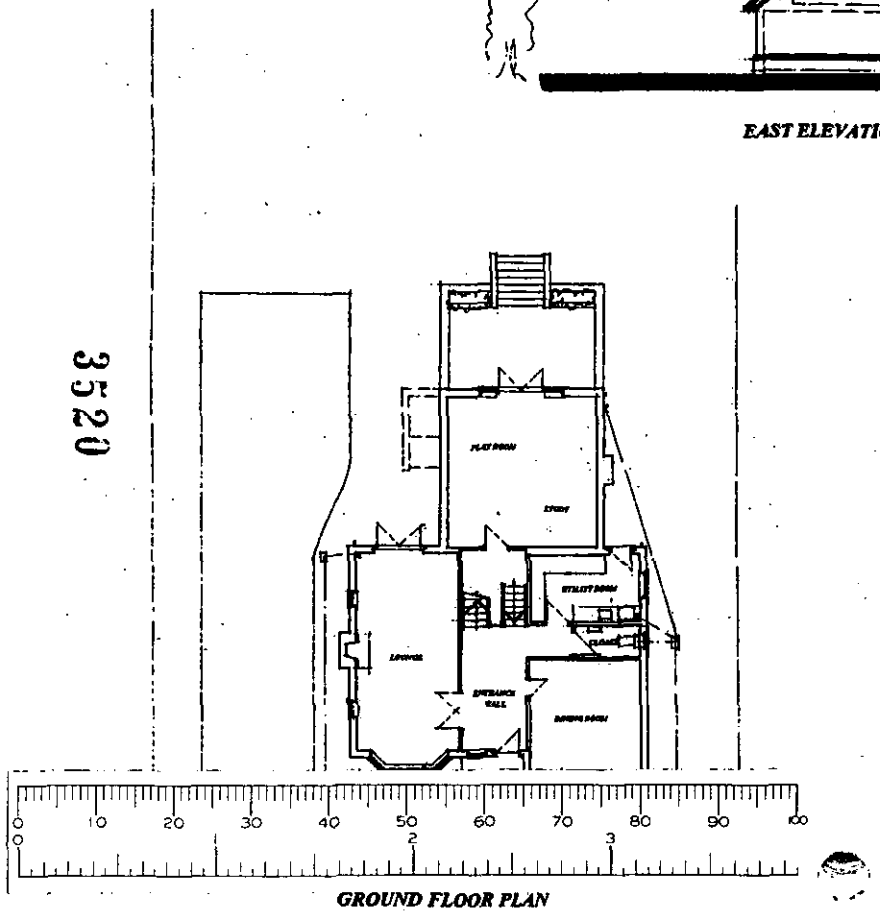
EAST ELEVATION



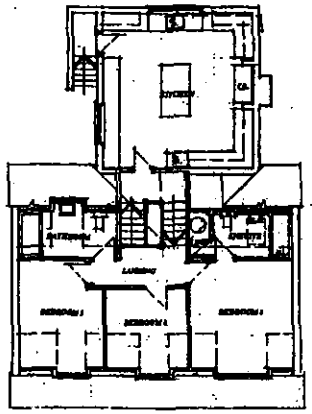
NORTH ELEVATION

22 MARCH 01 - 3616

3520



GROUND FLOOR PLAN



FIRST FLOOR PLAN

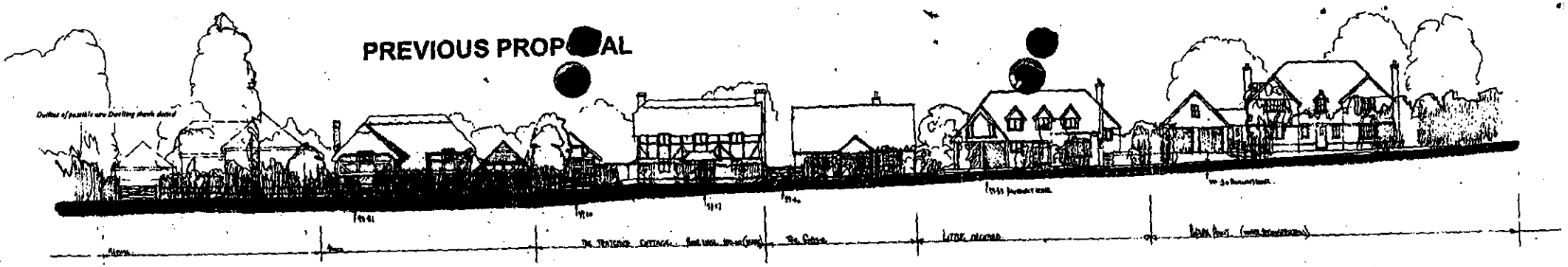
General specification of finishes
Red / Cottage plain clay tiled roof
Red facing brick external walls Double cross brick plinth
Dark stained oak posts at entrance porch
White painted windows and general woodwork

Proposed
PROPOSED NEW DWELLING.
At
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMSTEAD, BERKSHIRE.

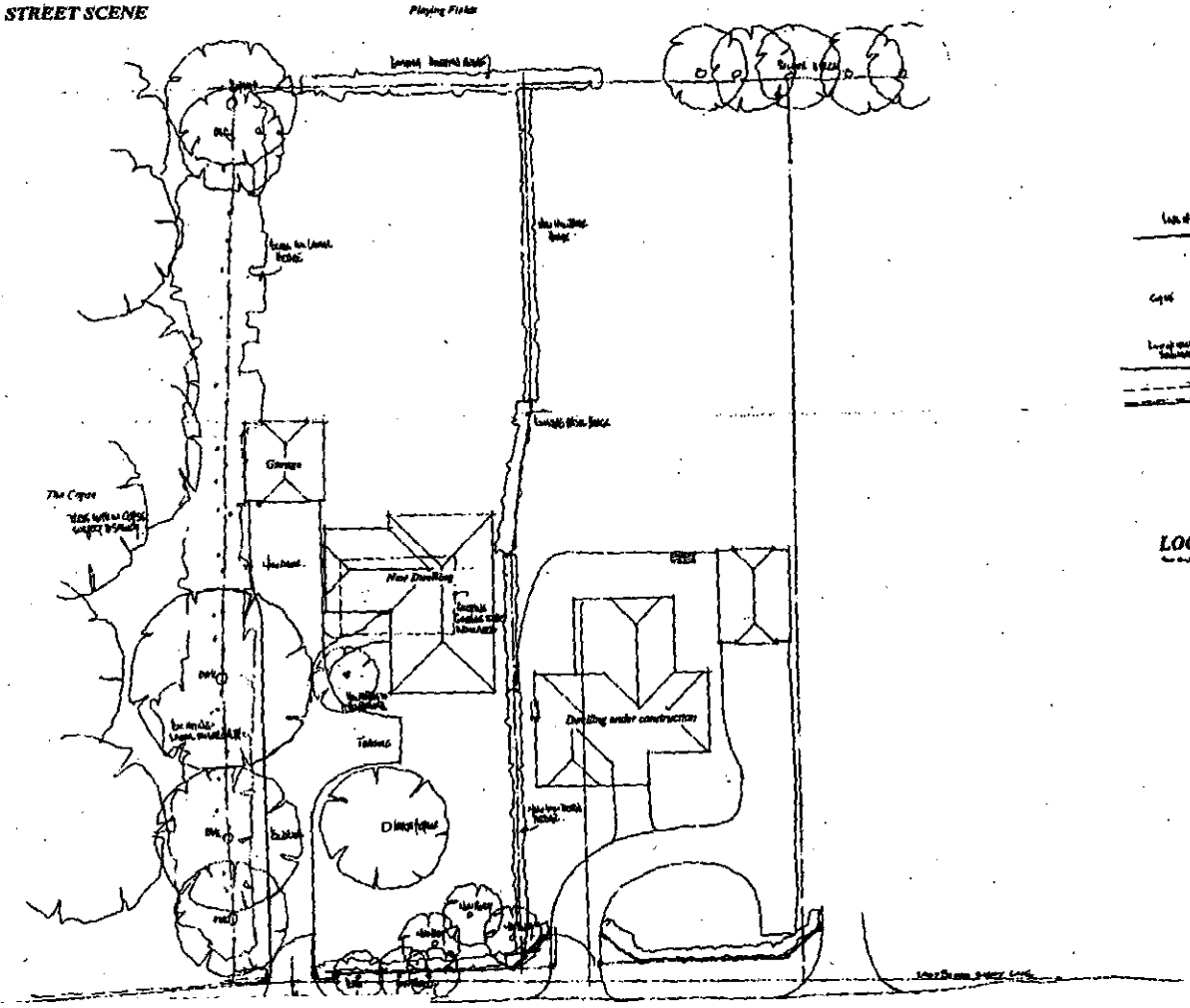
Date September 00 Scale 1:100 Drawing No. D 490-02A

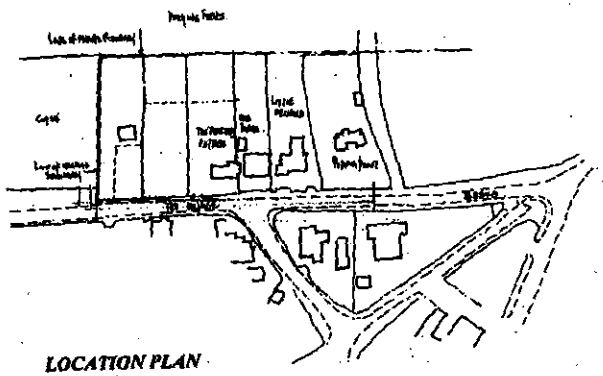
COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying
[illegible]
Tel (0118) 9343333 Fax (0118) 9343333

PREVIOUS PROPOSAL



STREET SCENE





LOCATION PLAN

0 10 20 30 40 50 60 70 80 90 100

SITE PLAN

3321

PROPOSED NEW DWELLING.

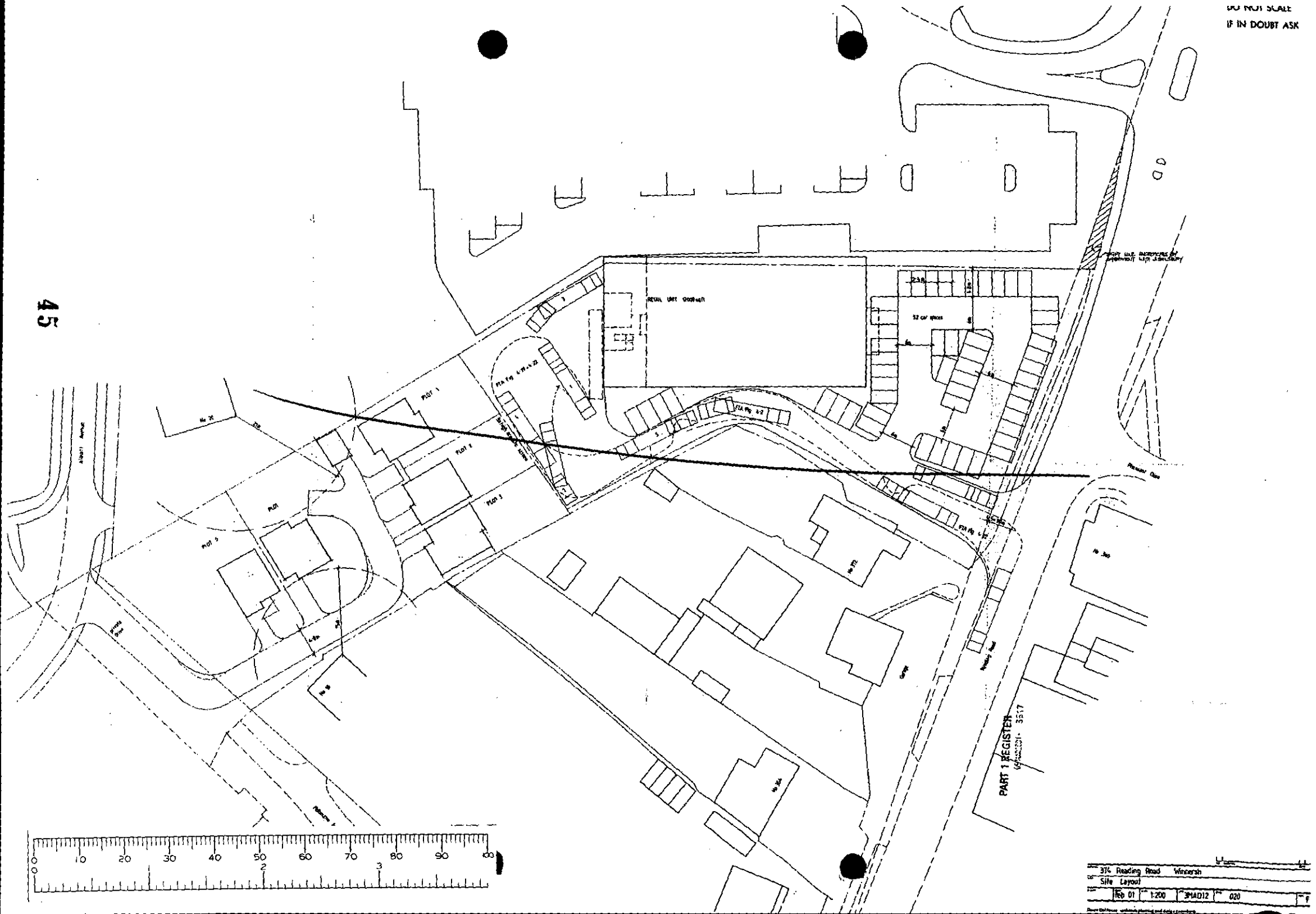
SITE LAYOUT

LAND ADJACENT TO
THE THATCHED COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKSHIRE

Date JULY 1999 Scale 1:500 & 1:1250 Drawing No. D 490-01

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying
MALVERN HOUSE 1 MALVERN WAY
TWYFORD READING BERKSHIRE RG10 9PY
Tel.: (0118) 9343333 Fax: (0118) 9343333

DO NOT SCALE
IF IN DOUBT ASK



374 Reading Road Winnersh
Site Layout
Rev 01 1:200 3MAD12 020 F

Application No.	Received	Ward:	Listed By
F/2001/3616	22.03.01	Finchampstead	Cllr Mrs M Long

Applicant: **Mrs J Goudie**
Proposal: **Erection of Detached Dwelling**
Location: **Orchard Cottage, The Village, Finchampstead**

1. The application was deferred at the Development Control Committee on 23 May 2001 for Members' site visit which was scheduled to take place on 15 June 2001. Any issues arising as a result of the site visit will be reported verbally at Committee.

2. The following points and corrections to the attached report were reported verbally at the Committee meeting on 23 May:

   On the O. S based plan on page 3518 Orchard Cottage is not shown. A revised plan is shown on the following page.

   Corrections to paragraph 4A:
   First paragraph line 6 – delete 1.4m, inset 1.7m.
   Second paragraph line 3 – delete 'and 3m'. Line 4 – delete 2.3m/5m.....Poplar Point', inset '2m between The Forge and Little Orchard and 2.5m between Little Orchard and Poplar Point'.

3. **Recommendation**
   GRANT planning permission subject to conditions as set out in the attached report.

Angela Odell

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3616**

Orchard Cottage, The Village, Finchampstead, Wokingham

Proposed erection of detached dwelling.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAY 2001	
COPIES TO: 05/05/01.	ACK:
	FILE:

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date

Councillor G Cockroft

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

I am not happy - but Cllr. Muriel long will no doubt wish to list this

Application No.	Received	Finchampstead	Listed By
F/2001/3616	22.03.01		Cllr Mrs M Long

Applicant: Mrs J Goudie
Location : Orchard Cottage, The Village, Finchampstead
Proposal : Erection of Detached Dwelling

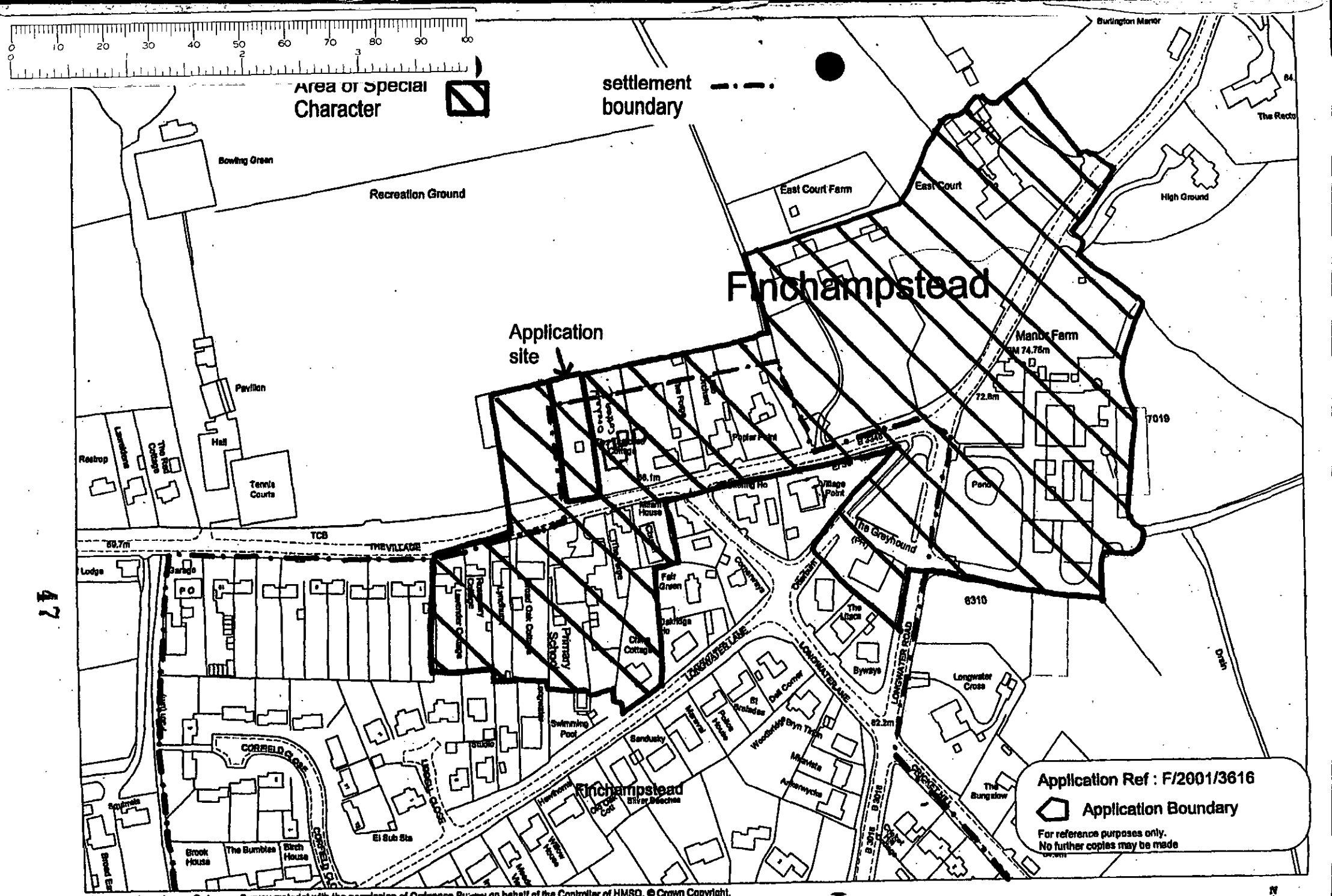
1. **Planning History** - This 0.13 ha. site is the side garden of Orchard Cottage. There is a copse of trees on the west side that are subject to a Tree Preservation Order. The memorial field to the rear is Public Open Space.

   A previous application No. 99/70309/O for a detached dwelling and double garage on the site was refused permission on 29th October 1999 and the subsequent appeal was dismissed (copy of Inspector's decision letter attached). The application was in outline with the means of access and siting to be determined. The Inspector considered that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings was achieved by intervening garages and by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour, and the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene. It would be clearly visible from The Village and the playing fields to the rear. He also considered that the proposed dwelling would infringe the BRE daylighting standard and unduly dominate the outlook from the rear main lounge window of Orchard Cottage, and have an overbearing and oppressive impact upon its immediate garden area.

2. **Proposal** - Is to erect a chalet bungalow 6.3m high.

   Listed by Councillor Mrs Long on grounds it would be backland development.

3. **Consultations** -
   - ***Finchampstead Parish Council :*** "Objection on the grounds that the proposal is inappropriate development outside the settlement boundary and will have a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance and in an Area of Special Character. The development would also create an urbanising effect within The Village."
   - ***5 letters of objection on grounds :***
     - Conflicts with Structure and Local Plan policies.
     - Safety risk as access opposite school and visibility poor.
     - Will obstruct views from The Village through to the memorial park at the rear and spoil rural setting of village and memorial park.
     - Adverse effect on Oak trees to west.
     - Dwelling style out of keeping.
     - Loss of privacy.
     - Previous appeal dismissed.
     - Nuisance during building operations.
   - ***5 letters of support on grounds :***
     - Proposed dwelling will be attractive and fit into surroundings well, and overcomes previous reasons for dismissed appeal.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

- ***Tree Officer :*** No objection subject to conditions.
- ***Highway Officer :*** No objection subject to conditions.
- ***Environmental Health Officer :*** No objection subject to a condition.

4. **Appraisal** - Main issues are:

   A. Effect on character and appearance of the area (Berkshire Structure Plan Policies H5, EN1 and EN5; South East Area Local Plan Policies STV1, STV6, SBE1, SBE2 and SBE9; Wokingham District Local Plan Policies WH1, WBE1 and WHE8).

   B. Effect on nearby residential properties (South East Area Local Plan Policies SBE2 and SBE5; Wokingham District Local Plan Policy WBE1).

A. Effect on character and appearance of the area

The site is within but on the edge of the Finchampstead Village settlement boundary, is within the Finchampstead Village Area of Special Character and is adjacent to the Blackwater Valley Area of Special Landscape Importance. The proposed dwelling would be a chalet bungalow 6.3m high and with the lower ground floor dug out at the rear. It would be about 1.4m lower than Orchard Cottage, in line with it at the front and rear, and there would be a 6m gap between them. No garage is proposed.

For the previous proposal dismissed on appeal, the gap between the dwellings (both two storeys) would have been 3m. These distances compare, for example, with a gap of between 2m and 3m between The Thatched Cottage and The Forge, and a gap of 2.3m/5m between The Forge and Poplar Point. It is therefore considered that the Council's and Inspector's previous objection in terms of height, massing and cramped appearance in the street scene have been overcome with current proposal. As the proposed dwelling would now be in line with Orchard Cottage, it is considered that it would no longer be unduly obtrusive from the memorial field to the rear. It would reduce through views between The Village and the memorial field at this point, but there would still be views through via the gap between the proposed dwelling and Orchard Cottage. The Tree Officer raises no objection subject to tree protection conditions.

It is therefore considered that the effect of the proposal on the character and appearance of the area would be acceptable.

B. Effect on nearby residential properties

The proposed dwelling would now be in line with Orchard Cottage, be 6m away from it and of lower height. There would now be no infringement of the BRE daylighting standard regarding the rear lounge window of Orchard Cottage. It is also considered that the effect on outlook from the rear of Orchard Cottage and its rear garden would also be acceptable. (Orchard Cottage is also owned by the applicant). The site is opposite the school. The nearest residential dwelling on the opposite side of The Village is The Verge, which would be about 27m away. The effect on nearby residential properties is therefore considered acceptable.

C. Comments of the parish Council and local residents.
These have been noted and addressed above. The proposed access is already an existing access.

5. **Conclusion** - It is considered that the current proposal has overcome the objections to the previously proposed development on the site, and that it would now have an acceptable effect on the character and appearance of the area and on neighbouring property.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

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

3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east side elevation of the dwelling hereby permitted.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

9. The dwelling 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.

10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed

from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the area and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the residential amenities of the occupiers of neighbouring property.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. 12.
In the interests of highway safety and convenience.

10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

13. 14.
In the interests of visual amenity.

15. 16. 17. 18.
To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informatives:

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

   Berkshire Structure Plan Policies H5, EN1, EN5
   South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5
   Deposit Draft Wokingham District Local Plan Policies WH1, WBE1, WHE8

Angela Odell

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

hearing held on 27 January 2000

John P Staniland DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

15 FEB 2000

Appeal : T/APP/X0360/A/99/1031915/P2

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Greenfields Construction Ltd against Wokingham District Council.
- The site is located in the domestic curtilage of The Forge, The Village, Finchampstead, Berks.
- The application (ref:99/70309/O), dated 12 August 1999, was refused on 29 October 1999.
- The development proposed is the erection of a new detached dwelling.

Decision: The appeal is dismissed.

Procedural matters

1. The application is for outline planning permission with all matters except siting and means of access reserved for subsequent approval. The application forms indicate that the proposed dwelling would be a house.

2. The appellant has submitted an amended drawing (MPN/ML/01) which indicates that the existing driveway on the appeal site would be utilised. Having regard to this, the Council is satisfied that its concerns regarding the effect of the proposal on protected trees could be overcome by the imposition of planning conditions. On this basis, it has withdrawn refusal reason 03. I consider that the material interests of any party would not be prejudiced if I was to consider the amended drawing and shall proceed accordingly.

The main issues

3. The main issues are i) the effect of the proposal upon the character and appearance of the area, with particular regard to the street scene in The Village and ii) the effect of the proposal upon the living conditions of the occupiers of the adjacent property, Orchard Cottage, with particular regard to light and dominance.

The development plan and other provisions

4. The development plan for the area includes the Berkshire Structure Plan 1991-2006 (SP) 1995 and the South East Area Local Plan (LP) 1994. The appeal site lies within the defined settlement boundary of Finchampstead where LP policy STV1 presumes in favour of development subject to the provisions of other LP policies. SP policy EN1 seeks to protect the character and quality of the environment in villages and requires, among other things, that development must be appropriate in scale, form, impact, character and siting to its location. This aim is reflected in LP policy SBE2. The appeal site is located in an Area of Special Character where SP policy EN5 seeks to prevent changes that would damage the character and appearance of the area. The appeal site also lies within a designated Area of Special Landscape Importance (ASLI) where policies C8 and SC3 of the SP and LP respectively seek to control development so that harm is not caused to the landscape

qualities of the area. LP policy SBE5 aims to ensure that new development allows for adequate sunlight penetration to both new and existing development.

5. The Council has published proposed amendments to the Deposit Draft of its emerging District Local Plan (ELP) and the second phase of a local plan inquiry is due to commence shortly. Under the provisions of the ELP, the appeal site would fall outside the revised boundary of the ASLI but would adjoin it on its north and west boundaries. Policy WLL3 of the ELP seeks to prevent development that would adversely affect the setting of the ASLI. Policies WBE1 and WBE2 encourage good design that respects or improves upon the local context and policy WHE8 requires development in an Area of Special Character to respect the historical context of the area. I attach some weight to these policies but recognise that they may be subject to change and do not have the same force as those of the development plan.

6. Relevant national guidance is contained in Planning Policy Guidance Note 1 (PPG1) '*General Policy and Principles*' and PPG3 '*Housing*'.

Inspector's reasons

Character and appearance

7. The appeal site lies at the western end of a small ribbon of detached dwellings on the north side of the road known as 'The Village'. This road separates the line of properties from the greater part of housing to the south. The western boundary of the site is dominated by a number of trees that are the subject of a Tree Preservation Order. The need to safeguard these trees imposes constraints on the development of the site and has resulted in the proposed dwelling being positioned close to the site's eastern boundary and further back in its plot than the adjoining dwelling, Orchard Cottage

8. PPG1 acknowledges that new buildings and their curtilages can have a significant effect on the character and quality of an area. It also states that planning authorities should reject poor designs and this may include those inappropriate to their context or incompatible with their surroundings. PPG3 advises that local planning authorities should consider development proposals in terms of their relationship to their setting, and by reference to the character and quality of the local environment, including any adjacent buildings.

9. To my mind, the proposal should essentially be considered in the context of the small ribbon of attractive frontage development on this side of the road, the character of which is derived largely from the variety in the form of development and the space between dwellings. On behalf of the appellant, it is argued that the dwelling could be accommodated in a manner that is consistent with other development on this side of The Village. However, I consider that the visual relationship between the proposed house and Orchard Cottage would not reflect the rest of the ribbon, where separation between dwellings is achieved by intervening garages or, as in the case of The Forge, by variation in height. The proposed house would be of significant mass and likely to be of comparable height to its neighbour. I consider that the juxtaposition of the two properties would give rise to a development somewhat cramped in appearance and which would detract from the street scene.

10. The proposed house would be clearly visible from that section of The Village to the front of the site which is used by local residents, parents dropping off their children at the school opposite and by through traffic. The dwelling, and its relationship with Orchard Cottage, would also be open to close distance views from the playing fields immediately to the north.

While the copse of trees to the west, the set back nature of the proposal and additional landscaping would help to mitigate its impact, I consider this would not be sufficient to overcome the harm I have identified to the visual qualities of the area. I therefore find that the proposal would not be in keeping with the character and appearance of the area or the street scene in The Village, and in this respect would not accord with the objectives of the development plan, ELP or national guidance on design.

Living Conditions

11. The design of the dwelling is reserved for subsequent approval. Nevertheless, it is proposed to erect a house and I consider that its set back position in relation to the adjoining dwelling, and its close proximity to the eastern boundary, would significantly reduce sunlight and daylight to the rear windows serving the lounge and bedroom 4. The appellant does not dispute that the proposal would infringe the BRE daylighting standard in respect of these windows. The lounge would have two secondary windows in its west wall, but I consider that these would not compensate for the loss of light arising from the proposed dwelling. The appellant acknowledges that the siting of the proposed house would result in some loss of outlook and amenity to occupiers of that property, but argues that any harm would not be so great as to justify refusal of the proposal. However, I consider that the house would unduly dominate the outlook from the rear main lounge window of Orchard Cottage and have an over bearing and oppressive impact upon its immediate garden area. The hemming in of the rear lounge window by the proposed house and rear projecting section of Orchard Cottage would exacerbate these impacts. Even allowing for some possible reduction in the bulk of the eastern side of the proposed dwelling at detailed design stage, I am not convinced that this would be sufficient to overcome my concerns.

12. The owners of the appellant company are also the intended occupiers of Orchard Cottage. However, personal circumstances can change and occupation of a dwelling by certain individuals cannot be guaranteed. In any event, it is necessary for me to have regard to the amenities of all future occupiers of Orchard Cottage and the appellant's willingness to accept the effects of the proposal does not justify permitting an undesirable form of development.

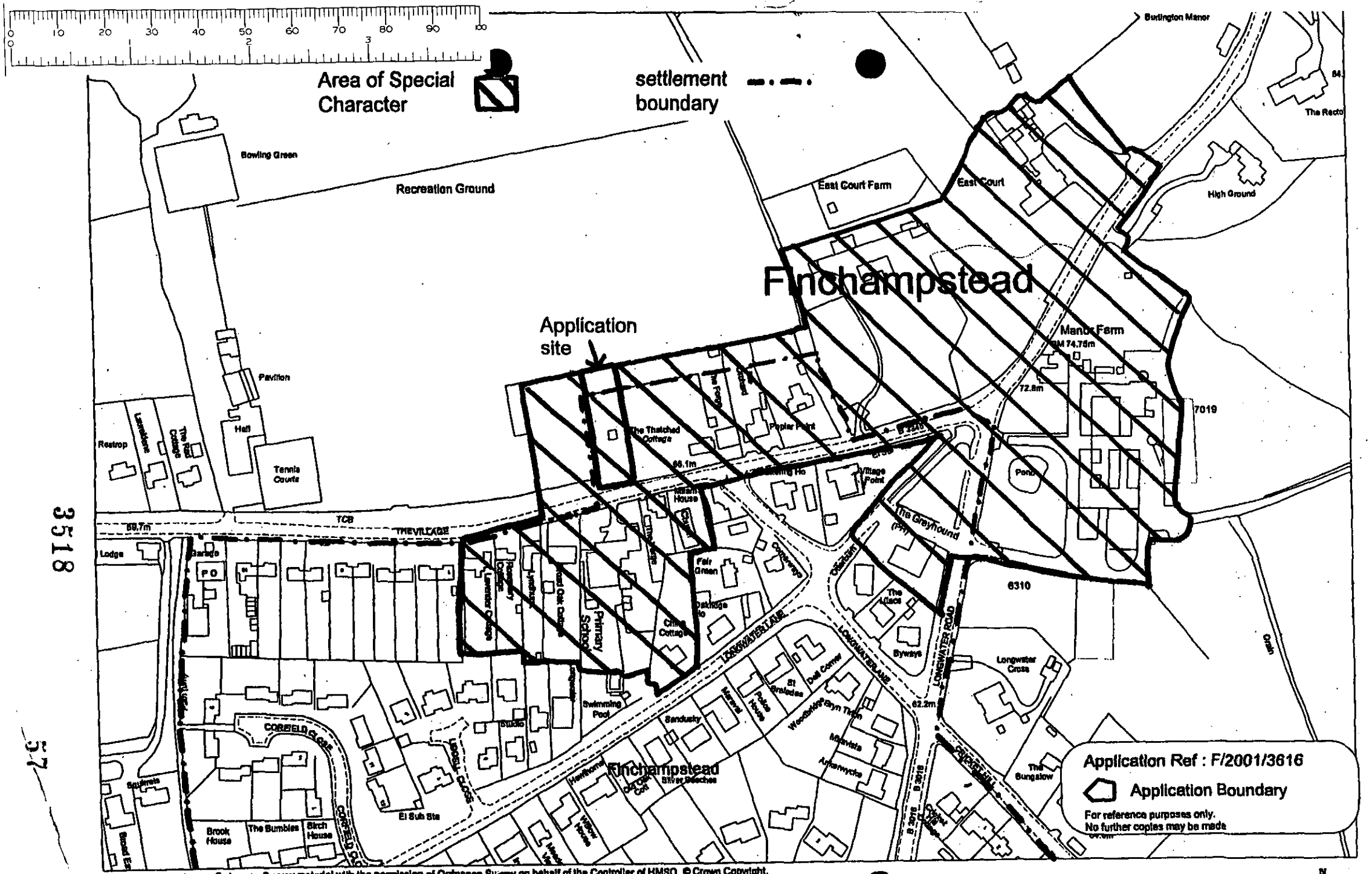
13. PPG1 indicates that it is necessary to consider whether a proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Good neighbourliness and fairness are among the yardsticks against which development proposals can be measured. On this issue, I find that the proposal would be detrimental to the living conditions of the occupiers of the adjoining property by reason of loss of light and dominance and would conflict with the objectives of the relevant development plan policies as well as national guidance.

14. I have taken into account that national guidance generally encourages infilling and indicates that full and effective use should be made of land within urban areas. Nevertheless, such advice also contains the proviso that development should not compromise the quality of the living environment. I have considered every other matter to which my attention has been drawn, including representations from interested persons, but have found nothing to alter my findings on the main issues.

Conclusions

15. For the reasons given above I conclude that the appeal should not succeed and I hereby exercise the powers transferred to me accordingly.

J. P. Hamilton



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Development Control Section, Environmental Services, Wokingham District Council.

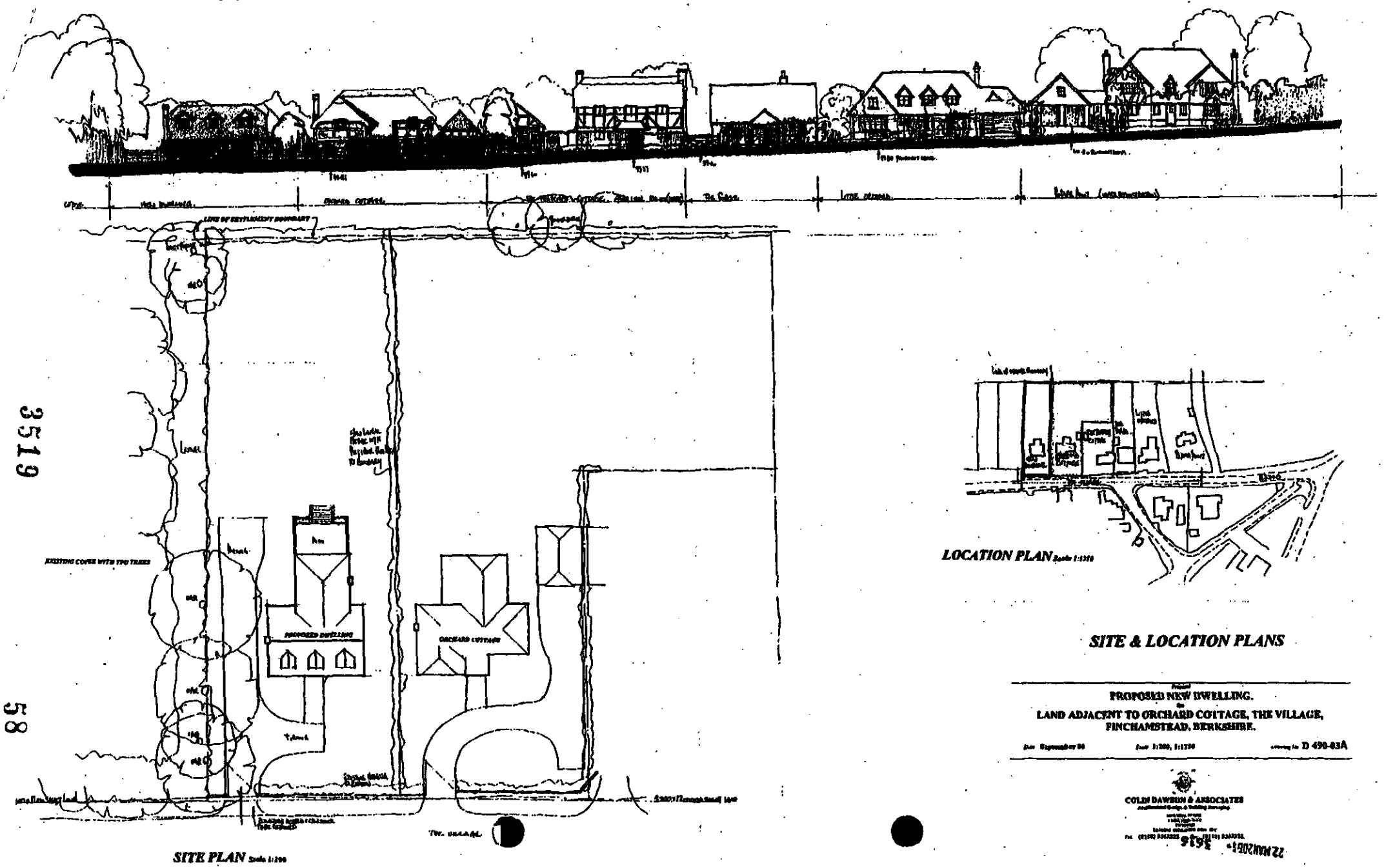
23 May 2001

Scale: 1 : 2500

3518

57

CURRENT PROPOSAL



SITE PLAN Scale 1:200

LOCATION PLAN Scale 1:1250

SITE & LOCATION PLANS

PROPOSED NEW DWELLING.
on
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKSHIRE.

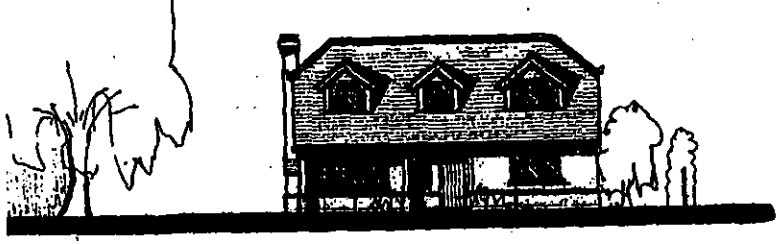
Date September 96 Scale 1:200, 1:1250 Drawing No D 490-03A

COLIN DAWKINS & ASSOCIATES
Architectural Design & Building Surveying

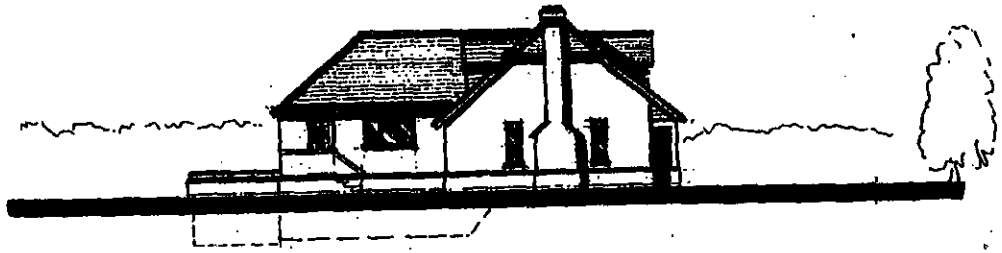
3519

58

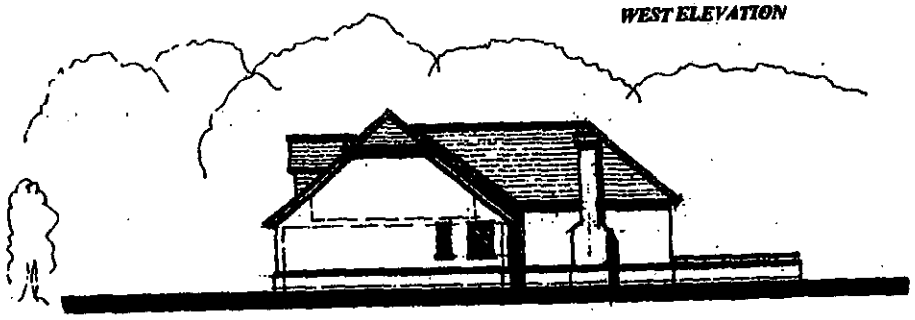
CURRENT PROPOSAL



SOUTH ELEVATION



WEST ELEVATION



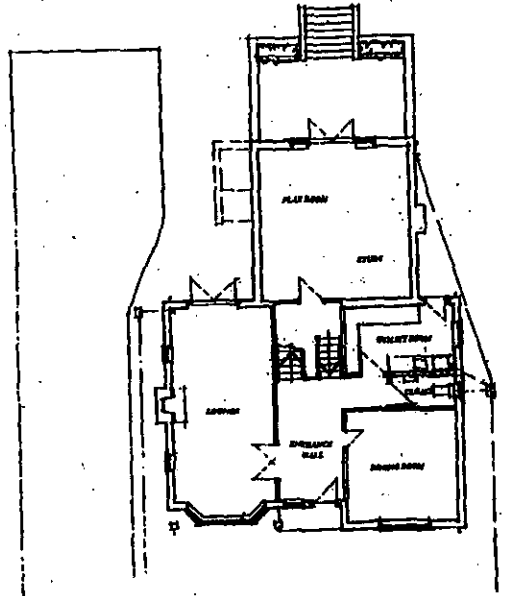
EAST ELEVATION

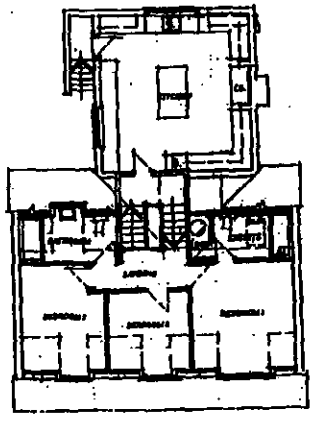


NORTH ELEVATION

22 MAR 1991 3616

3520





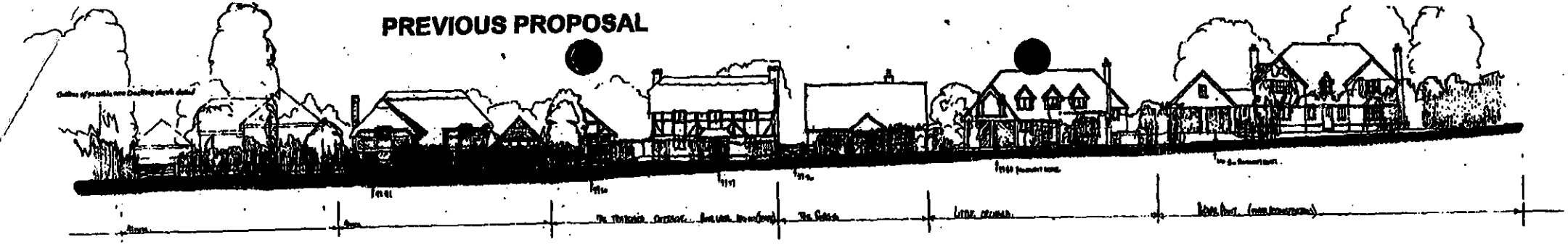
General specification of finishes
Red Flettons plain clay tiled roof
Red facing brick external walls. Double cast brick plinths
Dark stained oak posts to entrance porch.
White painted windows and general woodwork

PROPOSED NEW DWELLING.
for
LAND ADJACENT TO ORCHARD COTTAGE, THE VILLAGE, FINCHAMSTEAD, BERKSHIRE.

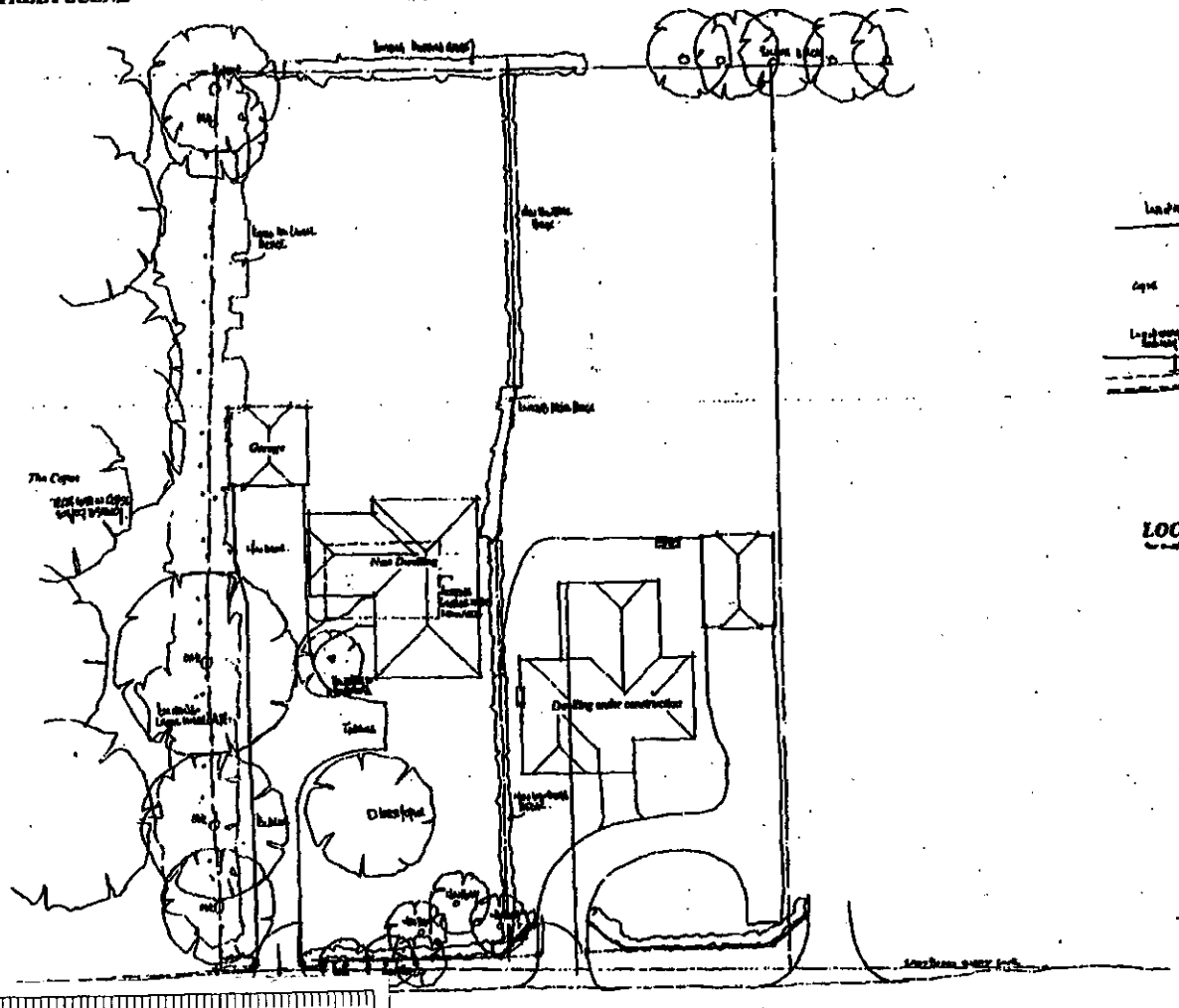
Date September 90 Scale 1:100 Drawing No. D 490-02A

COLIN DAWSON & ASSOCIATES

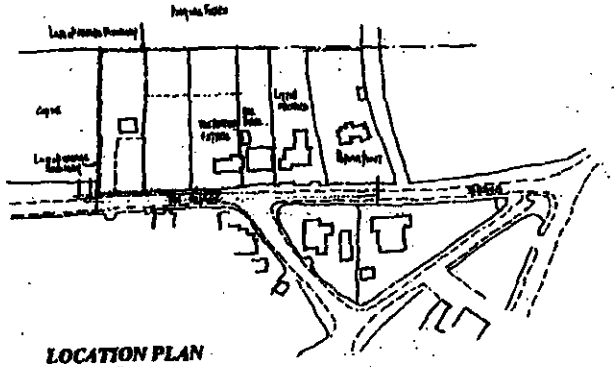
PREVIOUS PROPOSAL



STREET SCENE



SITE PLAN



LOCATION PLAN

PROPOSED NEW DWELLING.

SITE LAYOUT

LAND ADJACENT TO
THE THATCHED COTTAGE, THE VILLAGE, FINCHAMPSTEAD, BERKSHIRE

Date JULY 1999 Scale 1:500 & 1:1250 Drawing No D 490-01

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying

3321

60

Tel: (0118) 974 6445

Date: 30.4.01

My ref: F/2001/3616

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2001/3616
Orchard Cottage, The Village, Finchampstead, Wokingham.
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 **Angela Odell** on **(0118) 974 6445**. 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 10.05.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/3616**
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6445

Date: 30.4.01

My ref: F/2001/3616

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/2001/3616
Orchard Cottage, The Village, Finchampstead, Wokingham.
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 **Angela Odell** on **(0118) 974 6445**. 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.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3616**
Orchard Cottage, The Village, Finchampstead, Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

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

22.MAR2001 3616

PLANNING REPORT

SITE : LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD

PROPOSAL : ERECTION OF DETACHED DWELLING

Introduction

1. This report accompanies the application for full planning permission in respect of the above development which is shown on drawing nos. D490 - 02A and D490 - 03A.

The Site

2. The site comprises excess garden land which was formerly within the residential curtilage of The Thatched Cottage and The Forge. The existing access and crossover, driveway, garage and landscaping are evidence of this existing use. Under PPG3 (revised) Annex C the site comprises *previously developed land.*

3. This rectangular shaped plot measures approximately 21m wide and 63m long, has an area of 0.13ha and is similar in size to other plots nearby.

4. The plot boundaries are well defined by existing fencing and hedging. The settlement boundary to the west is plainly defined by a copse protected by a T.P.O.

The Development Plan

5. The South East Area Local Plan defines the application site within the *identified settlement* where Policy STV1 presumes in favour of development subject to the provisions of other local plan polices. The site is also defined within an *Area of Special Landscape Importance* where policy SC3 seeks to control development so that harm is not caused to the landscape qualities of the area. Structure Plan Policy EN1 relates to the quality of development whilst Policy C8 has a similar purpose as Policy SC3.

6. The emerging District Local Plan continues to define the site within the *identified settlement* where Policy WOS2 presumes in favour of development subject to the detailed provisions of

other policies contained in the plan. The plan proposes to exclude the site from the *Area of Special Landscape Importance* but to include the site within an *Area of Special Character* where Policy WHE8 requires new development to respect the historical context of the area.

National Planning Guidance

7. PPG3 (revised) published in March 2000 promotes more sustainable patterns of development and better use of *previously developed land*. Housing development is to be prioritised such that the re-use of previously developed land and buildings within urban areas is at the forefront. Pursuit of the goal of more efficient use of land should not compromise the quality of the environment.

Background

8. The relevant background to this application is the planning appeal decision of 15 February 2000 following refusal of application 99/70309/0. Since that decision the development plan context remains unaltered but PPG5 (revised) post-dates the appeal.

9. The previous application was in outline although siting was <u>not</u> a reserved matter. The submitted illustrative material showed a full 2 storey height dwelling with a maximum ridge height of 8.4m and the frontage width fully developed other than a gap of approximately 1.5m on either side. The dwelling was shown sited in a set back position relative to The Thatched Cottage such that it infringed BRE daylighting standards.

10. The two main issues in the appeal related to the impact of the proposal then under consideration rather than the principle of a dwelling on this site. those issues were:

(i) the effect of the proposal upon the character and appearance of the area, with particular regard to the street scene in The Village,

(ii) the effect of the proposal upon the living conditions of the occupiers of the adjacent property, Orchard Cottage, with particular regard to light and dominance.

11. The Inspector found against the proposal on both counts . On the first issue the Inspector identified the character of the adjacent frontage development as being derived largely from the variety in form of development and space between dwellings. He concluded that the proposed house would be of a significant mass with no variation in height between Orchard Cottage and with inadequate separation.

12. On the second main issue the Inspector noted that the combined effect of the set back and proximity of the proposed dwelling in relation to Orchard Cottage would infringe daylighting standards. The Inspector also considered that the proposal would unduly dominate the outlook from the main lounge window and have an overbearing impact on the rear garden.

13. There was no dispute in the appeal concerning the impact of development upon nearby preserved oak trees, subject to the imposition of conditions recommended by the LPA Senior Arboriculturalist (memo 24/01/00).

The Proposed Development

14. The application follows a fundamental reappraisal of the site taking into account the *Inspector's findings. The proposal has comprehensively addressed and satisfied the two main* issues which caused the appeal to fail.

15. Most significantly the dwelling now proposed comprises a chalet bungalow with a relatively low eaves line and ridge height. In addition the dwelling has now been moved forward and sited in line with Orchard house. As a consequence the proposal respects the character and appearance of the area by achieving a variation in height and massing by comparison with Orchard Cottage and by avoiding a cramped appearance. The new siting avoids any unsatisfactory amenity relationship between the dwellings.

16. The new material facts relating to this proposal are summarised below:

- Chalet bungalow scale of dwelling instead of full 2 storey height house.
- Maximum-ridge height reduced from 8.4m to 6.4m (by comparison Orchard Cottage ridge height is 8.0m).
- Building width reduced from 12.3m to 10.6m.
- Siting of dwelling moved forward in line with Orchard Cottage.
- Orchard Cottage garden boundary enlarged on west side from 1.5m to 2.0m and at rear by an additional 20m. depth and an additional area to the east.
- Gap between Orchard Cottage and proposed dwelling increased from 3m to 6m.

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
Tel: 01242 577151
Fax: 01242 527151

21 March 2001

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

WORK SHEET FOR : Angela Odell

Application Number : F/2001/3616

Applicant : Mrs J Goudie C/O Robin Bradbeer Ltd.

Location : Orchard Cottage, The Village, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.4.01

Date of Neighbour Notifications : .....

Date of Site Visit : 19.4.01

Date Registered : 22/03/2001

Earliest Date for Decision : 27/04/2001

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 17/05/2001. 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 :

- HW officer. No objection subject to conditions
- Env. Health Officer: No objection subject to conditions
- Finch. P.C: object as outside settlement boundary and detrimental effect on AGLC. & urbanising effect within village.
- 5 letters of objection: conflicts with Structure & Local Plan policies & conflict with / safety risk with school opposite, visibility poor due to parked vehicles at school unlikely etc. Obstruct views from The Village through to memorial park. adverse effect on characteristics Dwelling style out of keeping. Nuisance during bldg. ops, loss of privacy. Reasons appeal dismissed. Spoil rural setting of village & memorial park.
- 5 letters of support: Will fit in with surroundings & be attractive - overcome previous reasons for dismissed appeal.
- Tree officer: No objection subject to conditions.

Application Number: F/2001/3616

Appraisal : Site is within settlement boundary and in Finch. Village Area of Sp. Character.

Planning History Previous app. for a dwelling on the site No. 99/70309/0 refused p.p. and appeal dismissed on grounds of (1) effect on character & appearance of area and (2) living conditions of Orchard cottage. Re: (1) inspector considered that compared with the adjacent short ribbon of dwt. the separation was achieved by the intervening garages and/or by variation in height. Proposed house would be comparable to its neighbour, Orchard cottage, and result in cramped appearance. Re (2) Proposed dwelling would unduly dominate the outlook from the main lounge window of Orchard Cottage & its rear garden.

Current proposal. in full for chalet bungalow with 6m. gap to Orchard cottage. height 6.3m. at front and dug in at rear. Would be about 1.4m. lower than Orchard Cottage.

1/ Effect on character and appearance of the area
Proposed dwelling would now be 6m. from the adjacent dwelling and also about 1.4m. lower in height, and no garage. Would be approx. in line at front and rear. This compared with ~~refuse~~ previous outline proposal (with siting fixed) of gap of only 3m. and indicative elevation ~~of~~ with height similar to/slightly higher than that of Orchard Cottage. This compares, for example, with a gap of 2/3m. between The Thatched cottage & The Forge and a gap of 2.3m/5m. between The Forge & Poplar Point. Therefore consider have overcome the inspector's previous objections on grounds of height/cramped/massing. Also, as now in line, consider effect from playing fields at rear also now acceptable.

2/ Effect on living conditions.
As proposed dwelling now approx. in line at rear, and further away, there would be no infringement of the daylighting standard re: the rear lounge window nor rear garden of Orchard cottage, and therefore consider this now also overcome. As school opposite, no other residential dwellings significantly affected.

CA at Committee 20/6/01

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

Application Number F/2001/3616
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

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

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

3. The proposed boundary treatments shown on Drawing No. D 490-03A shall be implemented in accordance with the approved drawing before the dwelling hereby approved is occupied.

4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions, ~~or~~ alterations, or outbuildings permitted by Classes A, B, C and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

N.B alteration →

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above east side elevation of the dwelling hereby permitted.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

8. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

~~3511~~ 50

P70

13. C127/R127 ~~A~~ 2.4m. by 90m. have been provided at the junction of the site access with The Village.

14. C150/R150

15. ~~R~~154/R151.

16 ~~1~~ No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

17 ~~2~~ No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

18 ~~3~~ The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the LPA has been sought and obtained.

19 ~~4~~ Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the LPA prior to development commencing.

REASONS (for 16–19)

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informative

NOT

~~APP~~

9. The dwelling 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.

10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

12. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the junction of the site access with The Village. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

16. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

17. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed

from site, unless the prior approval of the Local Planning Authority has been sought and obtained.

18. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the area and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the residential amenities of the occupiers of neighbouring property.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

9. 12.
In the interests of highway safety and convenience.

10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

13. 14.
In the interests of visual amenity.

15. 16. 17. 18.
To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Informatives:

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

   Berkshire Structure Plan Policies H5, EN1, EN5
   South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5
   Deposit Draft Wokingham District Local Plan Policies WH1, WBE1, WHE8

Angela Odell

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3616

OFFICER: Angela Odell

DATE OF SITE VISIT: 19.4.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 19.4.01

2. DESCRIPTION OF SURROUNDINGS Edge of village location.

3. DESCRIPTION OF SITE/BUILDING Side garden of Orchard cottage. a single garage on site, attached grassed area.

4. RELATIONSHIP TO ADJOINING PROPERTIES Orchard cottage on E. side has 2 small gr. floor side windows in front wing nearest and side window in rear part (set in). School opposite. open park / playing field land to rear. Cgpse to west.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING access gate from The Village.

LEVELS Land falls slightly to front + west

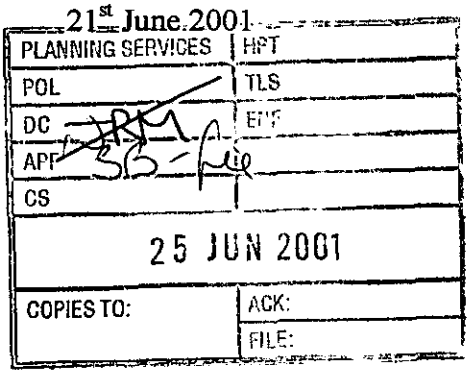
BOUNDARY TREATMENT wall between rear part of Orchard cottage site

OTHERS

Recorded on Respond Ref LM00425

Orchard Cottage
The Village
Finchampstead
Wokingham
Berkshire
RG40 4JN

21st June 2001



Mr J Mitchell
Development Control Manager
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Mitchell,

Re : Proposed erection of detached dwelling application F/2001/3616.

We would like to thank you for your time and concern shown with reference to our complaints concerning the above application.

Thankfully, we achieved a successful outcome and no longer require your letter concerning our telephone conversation.

Many Thanks

Goudie

Jackie Goudie

TO: **DEVELOPMENT CONTROL**
Mrs Angela Odell

FROM: Environmental Design

DATE: 30/04/01

Location: Land Adjoining The Thatched Cottage, The Village, Finchampstead

Proposal: Proposed erection of detached dwelling

Application Number: F/2001/3616

In response to your consultation dated 3rd April 2001, the arboricultural comments are as follows:

The application is acceptable in relation to the Oak trees adjacent to the west boundary, which are included in Tree Preservation Order No. 890/1997. If planning permission is granted I would recommend that the following conditions be imposed:

1. No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

2. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction or any operation involving the use of construction machinery) until the tree protection works required by the approved scheme are in place on site.

3. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the LPA has been sought and obtained.

4. Details of any proposed resurfacing of the existing driveway must be submitted to and approved in writing by the LPA prior to development commencing.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing on or adjacent to the site which are of amenity value to the surrounding area.

Neil Etherington
Senior Arboriculturist

FROM: Angela Odell

DATE: 03 April 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3616

Proposal: Proposed erection of detached dwelling..

Site Address: Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant: Mrs J Goudie C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 27/04/2001** .

Objection on the grounds that the proposal is inappropriate development outside the settlement boundary and will have a detrimental effect on the character and appearance of the area which is in an Area of Special Landscape Importance and in an Area of Special Character. The development would also create an urbanising effect within The Village

SIGNED: C.S.Cl DATE: 24-04-01

Clerk To Finchampstead Parish/Town Council.

Orchard Cottage
The Village
Finchampstead
Wokingham
Berkshire
RG40 4JN
26th April 2001

Mrs A Odell
Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire RG1 1WR

PLANNING SERVICES	HPT 4-2639
POL	TLS
DC NO	ENF
APP	
CS	
27 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Mrs Odell,

Application number F/2001/3616
Proposed erection of detached dwelling on land adjoining Orchard Cottage.

Yesterday we noticed on the above file that the Parish Council had forwarded a letter that was **incorrect.**

They stated that the proposed dwelling would be outside the settlement boundary which is **not** the case. **This site is within the settlement boundary.**

Please could you ensure that this letter is held on file to help clarify any further confusion.

Yours sincerely,

Jacqueline Goudie

Fax 0118 9746484 & by post.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 03 April 2001

Application Number: F/2001/3616

Proposal: Proposed erection of detached dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Orchard Cottage, The Village, Finchampstead, Wokingham.

Applicant:
Mrs J Goudie C/O Robin Bradbeer Ltd.

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).

C049, R049.
C122, R122.
C137 (INSERT: dwelling), R137.
C139 (INSERT: 5 metres), R139.
C140 (INSERT: 5 metres), R140
C127 (INSERT: 2.4 metres by 90 metres have been provided at the junction of the site access with The Village)
R127.

NOT.

Signed: _____ **Print name:** Adam Coggins 12/04/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: F/2001/3616

Date. April 9, 2001

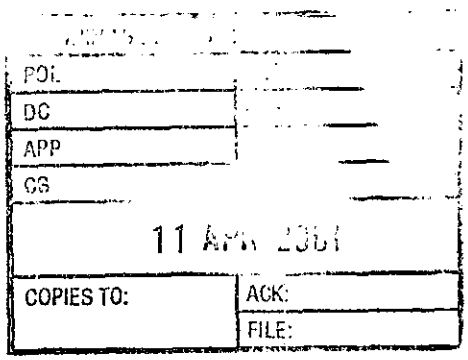
PROPOSED: ERECTION OF DETACHED DWELLING

LOCATION: ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 is attached regarding hours of construction.

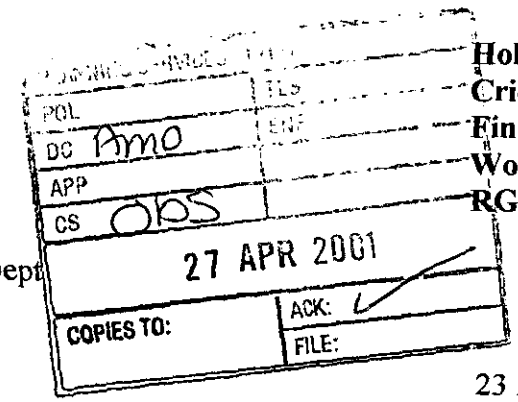
John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



Rec'd 2.20pm 26.4.01

Hollyoak
Cricket Hill
Finchampstead
Wokingham
RG40 3TN



Mrs Angela Odell
Environmental Services Dept
Planning Services
P O Box 157 Shute End
Wokingham RG40 1WR

23 April 2001

Dear Mrs Odell

Re: Objection to F2001/3616.
Land adjacent to Orchard Cottage, Finchampstead.

I object to the above application to build on land adjacent to Orchard Cottage, The Village, Finchampstead. Having studied the proposed plans and planning history, I would make the following observations in support of my objection.

1. Since the proposed site is opposite a Primary School, I have concerns about road safety. Visibility at this point is particularly poor during school arrival and departure times, with numerous parked vehicles only increasing the risk of an accident occurring. The occupiers of Orchard Cottage already appear to have great difficulty in entering and exiting their driveway at these busy times. Allowing another property adjacent to Orchard Cottage would only aggravate this already poor road safety situation.

2. The proposed development will result in a loss of residential amenity. Finchampstead Memorial Park is an attractive feature of this part of Finchampstead. Allowing further development here will obstruct views of the park from The Village and also of the Village from the park.

3. The copse to the west of the proposed site contains many mature oak trees, particularly on the west boundary of the proposed site. The position of the proposed dwelling would appear to be within 7 meters of these trees. I understood that developments within 10 meters of such trees are to be discouraged (due to the risk of significant root damage during foundation excavation).

Please reject this inappropriate and unwanted application.

Yours sincerely

Simon Weeks

The Verge
The Village
Finchampstead
RG40 4JR

PLANNING SERVICES	HPT
PCL	TLS
DC AMO	ENF
APP	
CS OOS	
24 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

John Mitchell
Development Control Manager
Planning Services
P.O. Box 157
Shute End
Wokiingham
RG40 1WR
13/04/2001

Re: Application No. F/2001/3616

Dear Mr. Mitchell

We reiterate yet again our objections to proposed erection of one dwelling on land adjacent to Orchard Cottage.

1. **Access**

Bringing into use the additional access required for the proposed new dwelling will substantially increase the danger of an already busy road. Its proximity to the School entrance and to the junction of Longwater Lane plus the parking requirements of the school will cause additional congestion and increase the volume of traffic and noise. **This situation is exacerbated by the fact that there is NO street lighting through the village and no reinforcement of the speed limits with traffic calming measures or road markings**.

2. **Listing / Conservation Area**

Wokingham District Council's approval of a modern 4 bedroom 2 bathroom house with a thatched roof within this group of listed buildings has had the devastating effect on the character of the village which we had predicated.

The village is protected by a Policy of Special value and the land which backs onto this site is protected by a Policy of Special landscape importance. These must be invoked to ensure the village is preserved for future generations. Further loss of trees and natural habitats and the urbanisation of the village through the addition of yet another modern dwelling would totally contradict these Policies of Special Value. **There is simply not room for another dwelling in this part of the village.**

3. **Nuisance**

We have already had to endure two years of building work related to the Thatched Cottage and Orchard Cottage which has been disruptive, noisy and created large volumes of airborne dust and dirt and this continues still.

We have been unable to carry out essential maintenance on our own home (listed building) because of the constant activity. There are times when it is difficult to even access our own home because of the irresponsible parking of the contractor vehicles / lorries etc. The future prospect of far greater activity required to build an additional dwelling would place unwarranted disruption, nuisance and further damage on our house and inconvenience our household.

4. **Privacy and Noise**

The position and elevation of a additional modern dwelling within the historical and attractive heart of the village will increase the density of housing to an unacceptable level and overwhelm and completely remove our remaining privacy. A further effect of this property will be to dramatically increase the noise level by reflecting the sound of passing traffic from this very busy country road directly back on to our property (This has been further amplified by the removal of mature hedgerows).

In Conclusion

We strongly oppose the proposal to build a new dwelling for the reasons we have drawn to your attention many times. The same proposal was dismissed at appeal last year and absolutely nothing has changed. Finally, we especially draw your attention to the outcome of the previous Appeal Decision concerning this proposal contained in T/APP/X0360/A/99/1031915/P2 specifically the following points...see Paragraphs 4,9,10,11&13.

To grant this application on the grounds of the plot being within the village envelope in **this beautiful and sensitive area is totally unacceptable**.

Yours faithfully

John & Linda Whitehead

Finchampstead Sports Club

Founded 1966

President: **W. G. Coles**
Chairman: **J. R. Wood**

The Village, Finchampstead, Wokingham, Berkshire, RG40 4JU.
Telephone: 0118 9732890
Fax: 0118 9735020

PLANNING SERVICES	HPT
POL	TLS
Dev Con AMO	ENF
APP	
CS OBS	
24 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr. John Mitchell,
Development Control Manager,
Wokingham District Council,
Shute End,
WOKINGHAM, Berks.
RG40 1WR.

Ref: Angela Odell
F/2001/3616

22nd April 2001

Dear Sir,

Orchard Cottage, The Village, Finchampstead - Proposed Erection of Detached Dwelling

The Sports Club wish to object to the erection of yet one more building which would overlook the Memorial Park and Sports Club land.

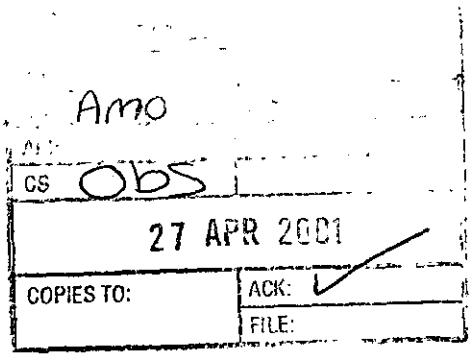
The rural setting would be further spoilt and the building would be opposite the school entrance - surely a hazard to be avoided. Traffic congestion is already a problem in term-time and this will merely exacerbate the problem.

We do hope you will see your way to reject this application as only one person will benefit.

Yours faithfully,

Denis Maynard

(Denis Maynard)
Hon. Secretary.



2A Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham

25 April 2001

Dear Sir/Madam

Ref: Planning Application F/2001/3616
Land to west of Orchard Cottage, Finchampstead

I am writing to **object** to this planning application. I live in the village and ask that you **refuse** this proposal. I detail below my concerns.

This infill type development is in conflict with the Structure Plan and Local Plan policies. Nor does this proposal appear to comply with the council's informal policy guidance.

The proposed development is prejudicial to highway safety. There is a Primary School opposite. Increased vehicle movements in the vicinity will result in a greater risk to users of the school. Visibility is poor.

The style of this proposed dwelling will conflict with the character of the area and will have a poor relationship with neighbouring dwellings.

Please **refuse** this application.

Yours sincerely

E.J. Kilsby

Hayling
Dell Road
Finchampstead
Berks RG40 3TB

14 April 2001

Reference: F/2001/3616

Dear Sirs,

I wish to object to the above proposal. I would like all my previous letters regarding development of this site to be taken into consideration.

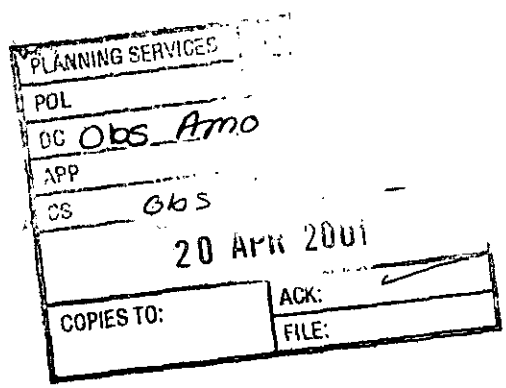
It is already overdeveloped, responsible for the loss of a historically important listed garden, and a monument to the greed of the present owner.

Further development would be out of context and out of character.

Yours faithfully

I Adnams

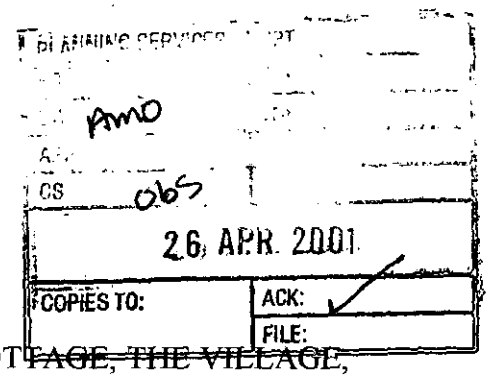
Ian Adnams



No. 4, WAVERLEY WAY,
FINCHAMPSTEAD,
WOKINGHAM,
BERKSHIRE.
RG40 4YD.

24th APRIL, 2001.

Mr. John Mitchell,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR.



Dear Sir,

APPLICATION NUMBER : F/2001/3616.

SITE ADDRESS : LAND ADJOINING ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD, WOKINGHAM.

PROPOSAL : PROPOSED ERECTION OF DETACHED DWELLING.

Thank you for your letter dated 3rd April, 2001, advising the above application.

As the original application to build a detached dwelling on this site was the subject of a planning appeal in 1999/2000 under your reference 99/70309/6 which was upheld in favour of Wokingham District Council I visited your Planning Services offices to peruse the current application referred to above alongside the notes and objections raised at that appeal. It was noted that all matters raised at that appeal have now been correctly addressed and in some instances exceed those required within the report.

For several years this particular and site has shown remarkable improvements which can be seen and admired when visiting the area and those responsible should be congratulated in achieving these results to date. The current proposal for a new dwelling will no doubt continue to improve the area and village street scene and I am pleased to be associated in giving this application my full support.

Yours faithfully,

C.W. BARKER.

TO

WOKINGHAM COUNCIL
SHUTE END
WOKINGHAM
BERKS.

Mr. - Mrs N. ALLEN
10 HART DYKE CL.,
WOKINGHAM,
BERKSHIRE,
RG41 2HQ.

Date:- 25th APRIL, 2001.
Reference:- F/2001/3616.

To Whom it may concern.

I am writing with reference to F/2001/3616.

Following a review of the proposed future dwelling I feel I must put pen to paper to confirm to you my feelings and view that the property fits well with the existing surroundings and adds to the character of the immediate area. Therefore, I would like you to officially record my opinion that planning should be granted in full.

PLANNING SERVICES	HPT
POL	TLS
DC AMO	ENF
APP	
CS OBS	
27 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Regards.

Mr. N.D. Allen.

F/2001/3616.

82 Skelmerdale Way
Earley
Reading
RG6 7YB
Tel: 0118 377 6982

Dear Mr Mitchell

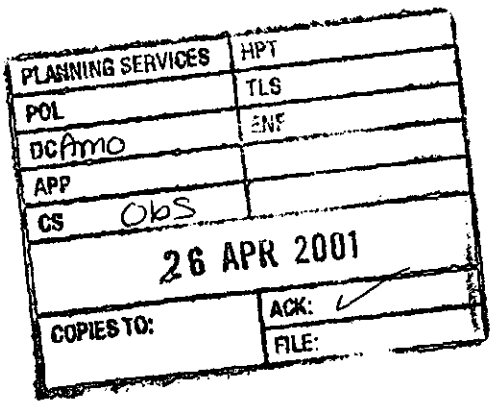
Thank you for your letter with regard to the proposed dwelling on the Orchard Cottage, Finchampstead site.

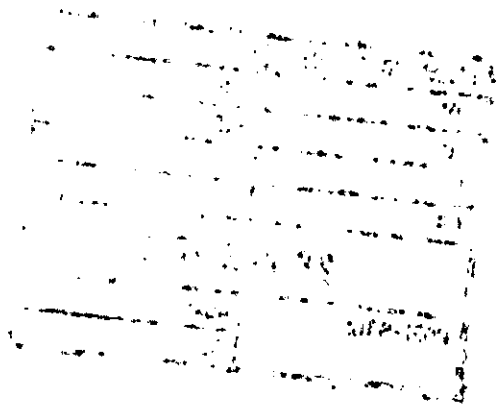
My only comment on this matter would be that I consider the builder, having made a superb job of the house he has already built there and bearing in mind that he sympathetically updated the original cottage would continue to improve that part of the village. I have heard many positive remarks on how attractive he has made the area and could only agree.

Yours sincerely

P. Martin

Mrs P M Martin





'Heatherside',
4, Waverley way,
Finchampstead,
Wokingham,
Berkshire.
RG40 4YD.

17th April, 2001.

Mr. John Mitchell,
Development Control Manager
Environmental Services Department,
Planning Services,
P.O. Box 157,
Wokingham,
Berkshire. RG40 1WR.

PLANNING SERVICES	HPT
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23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir,

Application Number: F/2001/3616.

Site Address: Land adjacent to Orchard Cottage, The Village, Finchampstead.

Proposal: Proposed erection of detached dwelling.

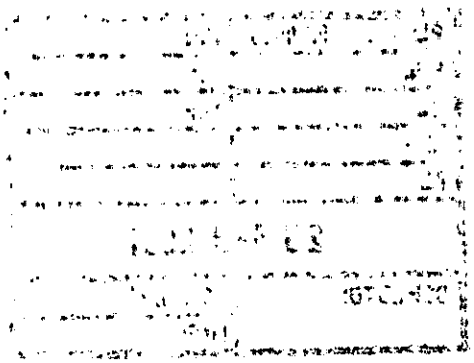
I acknowledge receipt of your letter dated 3rd April, 2001, bearing the above references addressed to the undersigned.

From plans and details inspected at your Offices and a visit to the Finchampstead site I have no hesitation in unreservedly supporting this application.

The site on which the dwelling is proposed comes within the Councils existing Development area and in my opinion will not only enhance and round off the surrounds but compliment the existing dwellings and neatly complete this part of the village scene.

Yours faithfully,

B.M. Barker.



82 Skelmerdale Way
Earley
Reading
RG6 7YB
Tel: 0118 377 6982

Ref F/2001/3616

Dear Mr Mitchell

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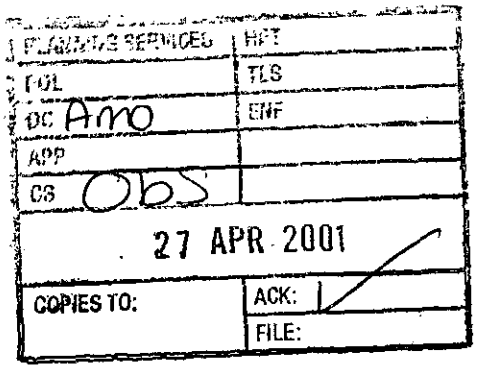
Yours sincerely

P M Martin

Mrs P M Martin



APPLICATION NUMBER F/2001/3616

A0

Wokingham District Council
Planning Application

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3616
Proposal: Proposed erection of detached dwelling.
Location: Orchard Cottage The Village Finchampstead Wokingham

This application was advertised in the Wokingham Times newspaper on the 11th April, 2001 for the following reason;

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

This advert was placed in error and the application does not affect the setting of a listed building. The Wokingham District Council apologise for any confusion this may have caused.

Date: 25/04/2001

01242 527151

FAX COVER SHEET

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
TEL: 01242 577151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

SEND TO	From
ANGELA ABELL	ROBIN BRADBEER
Fax number	*Date*
0118 974 6484.	18/4/01

☐ Urgent ☑ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: 2

COMMENTS

Re: F/2001/3616

PLANNING SERVICES	HPT 42326
POL	TLS
DC AO	ENF
APP	
CS	
18 APR 2001	
COPIES TO:	ACK:
	FILE:

IF YOU DO NOT RECECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER
This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.
Registered in England Number: 3372202

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
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E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
Shute End
Wokingham Berkshire RG1 1WR

Ref. No. RWB/344
18 April 2001

For the attention of Mrs A Odell
Development Control

By fax to 0118 974 6484
and first class post

Dear Mrs Odell

SITE : LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD
PROPOSAL : ERECTION OF DETACHED DWELLING

I refer to our telephone conversation on 17 April.

I understand that the recent public notice advertisement which appeared in the local press and claimed that the proposal affected the setting of a listed building was the result of a clerical error.

In order to prevent any prejudicial consequences you agreed to remedy this error by arranging for a further public notice advertisement to be displayed explaining the error and correcting the earlier advertisement. You agreed also not to display the green listed building site notice.

Your co-operation in remedying this error promptly is appreciated.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

344L11

Ian I agree with Robin. B. Please can we have a press notice cancelling the previous press notice.

Thanks.

Ayo.

Ref: F/2001/3616

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
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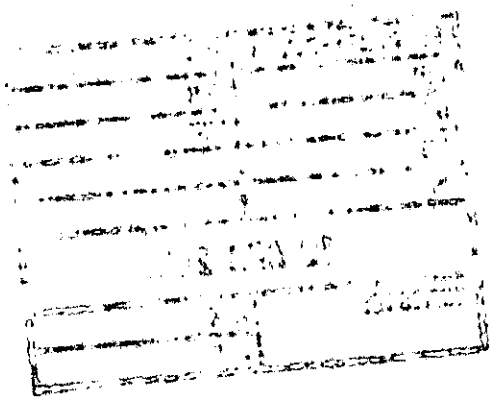
Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

344oc.11



Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3616

Proposal:
Proposed erection of detached dwelling.

Location:
Orchard Cottage The Village Finchampstead Wokingham

cancelled - last subsequent newspaper adverts. green notice not displayed

This application is being advertised in the Wokingham Times newspaper on the 11/04/2001 for the following reason(s);

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

The application can be inspected 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/05/2001**. 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 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.

Date: 11/04/2001

22.MAR2001 * 3616

PLANNING REPORT

SITE : LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD

PROPOSAL : ERECTION OF DETACHED DWELLING

Introduction

1. This report accompanies the application for full planning permission in respect of the above development which is shown on drawing nos. D490 - 02A and D490 - 03A.

The Site

2. The site comprises excess garden land which was formerly within the residential curtilage of The Thatched Cottage and The Forge. The existing access and crossover, driveway, garage and landscaping are evidence of this existing use. Under PPG3 (revised) Annex C the site comprises *previously developed land.*

3. This rectangular shaped plot measures approximately 21m long and 63m wide, has an area of 0.13ha and is similar in size to other plots nearby.

4. The plot boundaries are well defined by existing fencing and hedging. The settlement boundary to the west is plainly defined by a copse protected by a T.P.O.

The Development Plan

5. The South East Area Local Plan defines the application site within the *identified settlement* where Policy STV1 presumes in favour of development subject to the provisions of other local plan polices. The site is also defined within an *Area of Special Landscape Importance* where policy SC3 seeks to control development so that harm is not caused to the landscape qualities of the area. Structure Plan Policy EN1 relates to the quality of development whilst Policy C8 has a similar purpose as Policy SC3.

6. The emerging District Local Plan continues to define the site within the *identified settlement* where Policy WOS2 presumes in favour of development subject to the detailed provisions of

other policies contained in the plan. The plan proposes to exclude the site from the *Area of Special Landscape Importance* but to include the site within an *Area of Special Character* where Policy WHE8 requires new development to respect the historical context of the area.

National Planning Guidance

7. PPG3 (revised) published in March 2000 promotes more sustainable patterns of development and better use of *previously developed land*. Housing development is to be prioritised such that the re-use of previously developed land and buildings within urban areas is at the forefront. Pursuit of the goal of more efficient use of land should not compromise the quality of the environment.

Background

8. The relevant background to this application is the planning appeal decision of 15 February 2000 following refusal of application 99/70309/0. Since that decision the development plan context remains unaltered but PPG5 (revised) post-dates the appeal.

9. The previous application was in outline although siting was <u>not</u> a reserved matter. The submitted illustrative material showed a full 2 storey height dwelling with a maximum ridge height of 8.4m and the frontage width fully developed other than a gap of approximately 1.5m on either side. The dwelling was shown sited in a set back position relative to The Thatched Cottage such that it infringed BRE daylighting standards.

10. The two main issues in the appeal related to the impact of the proposal then under consideration rather than the principle of a dwelling on this site. those issues were:

(i) the effect of the proposal upon the character and appearance of the area, with particular regard to the street scene in The Village,

(ii) the effect of the proposal upon the living conditions of the occupiers of the adjacent property, Orchard Cottage, with particular regard to light and dominance.

11. The Inspector found against the proposal on both counts . On the first issue the Inspector identified the character of the adjacent frontage development as being derived largely from the variety in form of development and space between dwellings. He concluded that the proposed house would be of a significant mass with no variation in height between Orchard Cottage and with inadequate separation.

12. On the second main issue the Inspector noted that the combined effect of the set back and proximity of the proposed dwelling in relation to Orchard Cottage would infringe daylighting standards. The Inspector also considered that the proposal would unduly dominate the outlook from the main lounge window and have an overbearing impact on the rear garden.

13. There was no dispute in the appeal concerning the impact of development upon nearby preserved oak trees, subject to the imposition of conditions recommended by the LPA Senior Arboriculturalist (memo 24/01/00).

The Proposed Development

14. The application follows a fundamental reappraisal of the site taking into account the Inspector's findings. The proposal has comprehensively addressed and satisfied the two main issues which caused the appeal to fail.

15. Most significantly the dwelling now proposed comprises a chalet bungalow with a relatively low eaves line and ridge height. In addition the dwelling has now been moved forward and sited in line with Orchard house. As a consequence the proposal respects the character and appearance of the area by achieving a variation in height and massing by comparison with Orchard Cottage and by avoiding a cramped appearance. The new siting avoids any unsatisfactory amenity relationship between the dwellings.

16. The new material facts relating to this proposal are summarised below:

- Chalet bungalow scale of dwelling instead of full 2 storey height house.
- Maximum-ridge height reduced from 8.4m to 6.4m (by comparison Orchard Cottage ridge height is 8.0m).
- Building width reduced from 12.3m to 10.6m.
- Siting of dwelling moved forward in line with Orchard Cottage.
- Orchard Cottage garden boundary enlarged on west side from 1.5m to 2.0m and at rear by an additional 20m. depth and an additional area to the east.
- Gap between Orchard Cottage and proposed dwelling increased from 3m to 6m.

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
Tel: 01242 577151
Fax: 01242 527151

21 March 2001

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3616 relates.

Address of site ADJ: ORCHARD COTTAGE,

THE VILLAGE FINCHAMPSTEAD W'HAM.

Signed 

Date 10/04/01.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

Received by Wokingham District Council

Application No: F/2001/3616

Proposal:
Proposed erection of detached dwelling.

Location:
Orchard Cottage, The Village, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. 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

03 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 MAR 2001
Officer: AO	Application No. F/2001/3616

Map No. 114 Site 0:14
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: ORCHARD COTTAGE THE VILLAGE.

Parish: FINCHAMPSTEAD Ward: Finch South / 3.4.01 B.

Applicant: MRS J GOUDIE

Fee Received 190-00 (2) 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	Site not outlined in red on new set of plans.		
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 ..... Affects the setting of a listed building

---

Date Site Notice Sent : 3.4.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape - Area of Special Landscape Importance
Trees - TPOs on site .....
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 : .....
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:

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

S/N + see map +

NEIGHBOURS:

The Verge, The Village, Finchampstead ✓
32 Church Horns, Manor Park Drive, Finchampstead
1, Goose Green Cottage, Wick Hill Lane, Finchampstead
4 Waverley Way, Finchampstead
Pye Hill House, Finchampstead ✓
"Heatherside", Waverley Way, Finchampstead
Shield Nationwide Ltd, Milom House, Longwater Lane, ✓
Keynwood, Heath Ride, Finchampstead
82 Skelmersdale Road, Earley
"Robinsmead", The Village, Finchampstead
"Hayling", Dell Road, Finchampstead

Finchampstead.

Note

App no 70309 is not included on History Card.

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168, Cheltenham, GL53 0XX

Telephone	Fax	E-Mail
01242 577151	01242 527151	planning@bradbeer.co.uk

MRS HURST

22.MAR2001 3616

With Compliments

Robin Bradbeer Limited
Planning & Development Consultancy

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Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
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Planning Services
Wokingham District Council
Shute End
Wokingham Berkshire RG1 1WR

Ref. No. RWB/344
23 March 2001

22.MAR.2001 3616

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD
PROPOSAL : ERECTION OF DETACHED DWELLING

In connection with the above application submitted on 21 March I attach 6 copies of the following documentation in substitution of those submitted to you with my earlier letter. Please destroy the earlier versions of this material:

- Drawing D490 -03A
- Planning Report.

Many thanks.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

344oc.10

22 MAR 2001 * 3616

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
Shute End
Wokingham Berkshire RG1 1WR

Ref. No. RWB/344
21 March 2001

For the attention of Mrs A Odell
Development Control

Dear Mrs Odell

SITE : LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD
PROPOSAL : ERECTION OF DETACHED DWELLING

I enclose a completed application for full permission for the above development comprising the following documentation:

- Completed Certificate of Ownership and Agricultural Holdings Certificate.
- Six copies of the completed Part 1 Application Form.
- Six copies of each of the following drawings:
  D490 - 02A *Plans and elevations*
  D490 - 30A Location plan, site plan and street scene
- Six copies of the letter form Stuart Harris Tree Care Service dated 30/07/00.
- Six copies of the Planning Statement prepared by myself.
- Cheque in the sum of £190 in payment of the statutory application fee.

As you are aware this application has been the subject of pre-application correspondence comprising my letter of 17/01/01 and 02/02/01 with enclosures and your reply of 01/03/01. Further to your informal comments the submitted plans have been revised by omission of the double garage in favour of a parking area and by softening the ridge line by incorporating half hips.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

Stuart Harris

Tree Care Services

National Diploma Arboriculture
National Certificate Horticulture
Ex. Royal Botanic Gardens Kew

22.MAR.2001 3616

Mr Buzz Goudie
Orchard Cottage
The Village
Finchampstead
Wokingham
Berks RG40 4JN

30 July 2000

Dear Mr Goudie

Re: Trees on boundary of Orchard Cottage, Finchampstead Village.

Further to our recent site visit I am writing to confirm the matters we discussed with reference to the likely effect a proposed development on this site may have on adjacent trees.

The site inspection was of a preliminary nature and no measurements or soil investigations were made.

The indicated siting of the proposed development is some distance from any trees, the nearest being a mature Oak which is exhibiting strong vigour and is showing no signs of stress. Any excavations would cause negligible disruption to the periphery of the functional root system of this tree.

So long as simple precautions are taken during construction there should be no adverse reaction from any trees on, or adjacent to this site. It is my opinion that considering the information at my disposal there is no Arboricultural reason why a planning application should be refused.

Should you require further advice please contact me.

Yours sincerely

Stuart Harris

East Lodge Cottage, Aysgarth, Bracknell, Berkshire, RG12 8SE. Tel. 01344 489275.

1789/a

SECTION 66 CERTIFICATE

Application No.

22.MAR2001* 5616

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) . . . . . .

. . . . . .

- 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

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 . . . . MR & MRS B GOUDIE . . . . . .

Date . . . . 21 MARCH 2001 . . . . . .

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

1933

ORCHARD COTTAGE

ADDRESS LAND ADJOINING THATCHED **PARISH** FINCHAMPSTEAD.

PLOT No. COTTAGE. THE VILLAGE. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67710/A	W/D			
98/67711/F	W/D			
99/68964/F	MR & MRS A.E. GOUDIE.	ERECTION OF DET. dwelling + garage.	24/3/99	REF
99/68965/LA				
99/69545/F	"	Erect Det Dwelling & Garage	9/6/99	C/A
A199/0186.	Greenfields Construction Ltd	One dwelling	28/6/99	App
C/69545/02	Mr & Mrs A.E. Goudie.	Comply with cond. 02 of consent 99/69545/F for app. of materials.		
C/69545/10	"	Cond'n 10 of 99/69545/F for app. visitor pkng provisions.	3/9/99	App
C/69545/06	c/o Colin Dawson + Assoc's.	Cond'n 06 of 99/69545/F for app. of slab levels.	3/9/99	App
C/69545/16	"	D. & C. - Cond 16 of 69545 for Appl of Landscaping	13/9/99	App

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

22 [illegible] 3516

1.	APPLICANT'S NAME	MR & MRS B GOUDIE
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	LAND ADJOINING ORCHARD COTTAGE THE VILLAGE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF DETACHED DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.13
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	D490 - 02A ; D490 - 03A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

REFER TO DRAWING NO. D490 - 02A

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 HEDGING AND FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO MAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

EXISTING ACCESS AND CROSSOVER TO BE RETAINED

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	1 / 6 *	/ *	/ *
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?

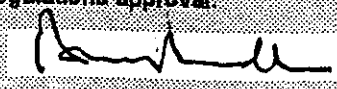
~~YES~~/NO

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

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  ON BEHALF OF MR & MRS B GOUDIE DATE 21 MARCH 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".