SYSTEMS LTD

APPLICATION NO:
F/2000/2818

LOCATION:
White Lodge The Ridges, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs White Vincent Edberg Architects

PROPOSAL:
Proposed erection of replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2001

CASE OFFICER: **Elaine Connor**

RAW
94

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs White
Vincent Edberg Architects
28a The Spain
Petersfield
Hants
GU32 3LA

Application Number: F/2000/2818

Parish: **FINCHAMPSTEAD**

Location: **White Lodge, The Ridges, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling and demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council 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. 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 and C 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
4. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

Condition
5. 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
6. The existing dwelling on the site shall be completely demolished and the materials removed from the site within one month of the first occupation of the dwelling hereby approved.

Condition
7. No part of any building(s) 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
8. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
9. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
10. 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.

John Mitchell

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

Notice checked by: _____

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

Ordnance Survey

14.NOV.2000 * 28 18

Siteplan

1:2500 Scale



30 0 30 60 90 120 150 180

Metres

Produced 19 Jul 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 480968mE 163934mN

National Grid sheet reference at centre of this Siteplan: SU8063NE.

Supplied by : Gormans, Southampton
Serial Number : 4084

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	— · — ·
District/London Borough Boundary	— —
Parish/Community Boundary	· · · · · ·
Electoral Division/Ward Boundary	– – – –
Parliamentary Constituency or Euro Const Boundary	– – – –
Boundary Mereing Change Symbol	o—o
Boundary Post, Boundary Stone (BP, BS)	•

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	△
Pylon/Flare Stack/ Lighting Tower	⊠
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

Received by Wokingham District Council

Application No: F/2000/2818

Proposal:
Proposed erection of replacement dwelling and demolition of existing dwelling.

Location:
White Lodge, The Ridges, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

22 November 2000

Tel: (0118) 974 6451

Date: 4.5.01

My ref: F/2000/2818

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/2818
White Lodge, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14.5.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2818**
White Lodge, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing 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.

Tel: (0118) 974 6451

Date: 4.5.01

My ref: F/2000/2818

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/2000/2818
White Lodge, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing dwelling.

I write to let you know that the above mentioned application has been recommended for

~~APPROVAL:~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14.5.01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2818**
White Lodge, The Ridges, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and demolition of existing 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.

SUPPORTING PLANNING STATEMENT FOR REPLACEMENT DWELLING.

LAND AT WHITE LODGE, THE RIDGES, FINCHAMPSTEAD, WOKINGHAM.

APPRAISAL UNDERTAKEN BY
STEPHEN JUPP MRTPI,
CHARTERED TOWN PLANNER,
348 CHICHESTER ROAD,
BOGNOR REGIS
WEST SUSSEX PO21 5BX

TEL: 01243 822113

STEPHEN JUPP MRTPI
Chartered Town Planner

NOVEMBER 2000

This supporting planning statement relates to the submission of a planning application for a replacement dwelling at White Lodge, The Ridges, Finchampstead. The statement has been based upon drawings 194 - 01 & 02 drawn by Vincent Edburg Architects.

1. The Site.

The site is located at the eastern end of an unmade track which is also a public footpath. The character of residential dwellings in this location is one of a sulvian character with large dwellings set in large and well wooded plots.

The application site comprises approximately 1.4 hectares in area and has thick tree belts on its north, east and south boundaries. These boundaries are contiguous with an extensive area of National Trust land.

As with other properties in the locality, occasional glimpses of the property are afforded from public viewpoints, but due to the well treed nature of the site and the large site area, the site retains the spacious and open feel that is characteristic of the area.

However, whilst the majority of dwellings in the locality are chalet style houses, the existing dwelling on the application site dates from the 1950s and is a poor example of the modern architectural movement at that time. It has mono-pitch roofs and extensive areas of glazing. The internal layout is poor and there is substantial heat loss through extensive areas of glazing. Damp is also a problem.

2.0 The Application Proposal

Due to the unattractive nature of the existing bungalow, the substantial costs involved to bring it up to an acceptable state of repair and the poor internal

layout, it has been concluded that it would be more appropriate to build a replacement dwelling in a more appealing style and demolish the existing bungalow.

The existing bungalow has a footprint of 308 sq m on a single ground floor. The existing bungalow has no garaging. The proposed replacement dwelling would measure 254 sq m on the ground floor (including a triple garage of some 65 sq m) and 162 sq m net (clear floor height internally of 1500mm) for the first floor.

In terms of footprint, there will be 18% less ground coverage. In fact only 1.8% of the site area will be covered with a building. Overall the net increase in floor area will be 32%, although if the integral garage were to be excluded from the calculations the increase would be only 14%.

In terms of overall bulk, the existing bungalow has a mono-pitch roof, which at its eastern end is some 5.5 metres in height. The proposed, dwelling, whilst having a ridge height of 8 metres, will be of a pitch roof which slopes away from view. Additionally, the dense tree cover, whilst screening the dwelling from the majority of viewpoints, will also serve as a backdrop from any views that may exist.

In this respect, it is accepted that localised views will be afforded from the public footpath at its point to the north-east, due to a gap in the tree belt. However from this point, the spread of the trees in the area, mean that views are low level and will be of the walls of the proposed dwelling. It is the applicants intention to plant at low level in this gap. Accordingly, within a short period, no views will be afforded from this point.

The design of the proposed chalet style dwelling will be in keeping with the locality - white rendered walls are common place in the locality, and the use of natural slate will compliment the overall appearance of the dwelling.

3.0 Relevant Planning History

Planning application 33486 was permitted on 13th October 1989 for a 4 bedroomed dwelling to replace the existing gardeners cottage on the adjacent property, now known as Squirrels Leap. The original cottage stood on a narrow plot, only 30 metres wide and 0.3 of a hectare in area, and provided only 67 sq m

of floor area. Accordingly the replacement dwelling, which measured 175 sq m (with a footprint of 105 sq m) involved an increase in floor area of some 161%. Even the footprint increased by some 57%. These figures exclude the attached double garage. The replacement dwelling has a ridge height of 8.3m (0.3m higher than the application proposal for White Lodge).

The planning officer appraisal for this proposal states:

> *"The site is outside the built-up boundary of a settlement in the SE Area Local Plan in the Blackwater Special Landscape Area. The dwelling will be well-screened by existing trees and bushes. The size and design of the proposed chalet bungalow are considered acceptable, as is the re-siting as it will involve minimal tree loss and provide more space at the rear of the property."*

It is therefore clear from this permission that the replacement of bungalows with chalet bungalows is acceptable. Additionally, as with the present application, this permission involved the re-siting of the dwelling, and demolition of the original bungalow was secured by way of legal agreement. Such a method of securing demolition of the existing bungalow is acceptable to the applicants.

1. PLANNING POLICY CONTEXT AND ANALYSIS

A Introduction

Policies relevant to the determination of the application proposal are set out in material national planning policy guidance and the draft Wokingham District Local Plan 1999. These documents are explored in the following paragraphs of the appraisal, together with an analysis of the application proposal's compliance with the same.

B National Planning Policy Guidance

PPG1 - General Policies and Principles

PPG1 was published in 1997 and sets out the general policies and principles under which the planning system should operate.

Paragraphs 13 to 20 and Annex A give guidance on design issues. Paragraph 13 states that the appearance of proposed development and is relationship to its surroundings are material considerations. Paragraph 14 states that the appearance and treatment of spaces between and around buildings is often of comparable importance to the design of the buildings themselves - landscape design is an integral part of design. Paragraph 17 states that Councils should reject poor designs, such as where the development is clearly out of scale or incompatible with their surroundings.

It is considered that the submitted scheme accords with tis advice. In particular the scheme will result in a visual improvement on the present dwelling, it will fully integrate with its landscaped setting, and it retains the space around the dwelling. Additionally the design has been undertaken by an experienced architect and it is a good quality design which is not out of scale nor is it incompatible with its surroundings.

PPG7 - The Countryside - Environmental Quality and Economic and Social Development - February 1997

PPG7 was published in 1997 and sets out Government Guidance on planning objectives for rural areas. Paragraph 2.3 of the PPG confirms the guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. The paragraph continues by stating that rural areas can accommodate many forms of development without detriment, if its location and design is handled with sensitivity, and if it is appropriately related to existing settlement patterns and to historic and landscape resources. These matters are reiterated in paragraph 2.8 of the PPG, where it is stated that development plan policies should be framed to achieve (amongst other matters) protection of landscape and historic features and the strengthening of rural communities by encouraging economic development and an adequate supply of housing.

Paragraphs 3.18 to 3.22 of the PPG deal with planning for housing in the countryside. Paragraph 3.18 of the PPG confirms that the Government policies for meeting the need for new housing are based on making the best use of existing housing; making the best use of previously developed land which can also occur in the countryside. Indeed, the application proposals receive support from advice set out in paragraph 3.19. This recognises that new housing will continue to be required in rural areas to sustain healthy social and economic activity and the viability of village communities. Indeed, the paragraph rightly confirms that many rural areas can accommodate modest development without damage to their character in the countryside.

The application proposal relates to land which already has a dwelling in existence. There is no intention to erect an additionally dwelling. In terms of activity, there will be no change. In terms of the effect of the dwelling on its surroundings, the replacement of the alien 1950s style dwelling with a traditionally designed chalet bungalow, will result in a net benefit to the character and appearance of the locality.

C Local Planning Policy Context

Draft Wokingham District Local Plan 1999

The Draft Wokingham District Local Plan, is set out in the consolidated document November 1999. Policies contained within the Plan, which are relevant to the proposed development, are explored in the following paragraphs of this Statement.

The site lies within the rural area as it is outside the built-up boundary of a settlement. In this respect, for the most part, existing uses of land and buildings should remain the same. Policy WOS2 'General development Principles' states there is a presumption against new residential development except in exceptional circumstances. All new development outside of the Green Belt will be controlled through policy C2

Policy WOS3 sets out general development control policies. It states, inter alia:

"The Council will require all development proposals that are acceptable in principle when assessed against other policies of this plan to:

a. be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers;

b. have no significant detrimental impact upon important man-made, landscape and nature conservation features and provide for further landscape treatment where relevant to the type of development and/or the protection of local visual amenity;

f) be of high quality design that respects the local context by virtue of siting, layout, massing, materials, colour and texture."

It is considered that the application proposal fulfils all three of the relevant criteria from this policy. In particular, the proposed dwelling will fully integrate into its landscape setting without harm arising; there will be no harm to local landscape and nature conservation interests and additional planting is proposed in the one small gap in the wooded tree belt; and, the scheme is of a high quality design that respects local context. In this respect it is considered that chalet bungalows with white walls are commonplace in The Ridges. The siting, layout, massing, materials, colour and texture are all appropriate to the sites location.

Policy WOS9 seeks to ensure that energy efficiency is included in the design of new development. The application proposal will meet the goals of this policy. In particular the insulation values will meet, if not exceed, current building regulation

standards; there will be efficient under floor heating; and, the use of the existing tree cover will ensure an increase in summer shading and reduce heat loss in winter.

Policy WCC1 sets out the acceptable parameters for development in the countryside (outside the Metropolitan Green Belt). One acceptable form of development is the redevelopment of sites in the countryside. The application proposal comprises the redevelopment of a substandard dwelling and therefore accords with the exceptions for countryside development.

There is no policy specific to replacement dwellings in the countryside. However guidance can be sought from Policy WCC7 which relates to 'Extensions to dwellings in the countryside'. This allows such proposals provided:

a. there is no adverse visual, physical or ecological impacts on the undeveloped character of the surrounding countryside;
b. there is no significant alteration to the scale of the dwelling and the scale of development on the site; and,
c. the design respects the context of the development, including local or regional building traditions and materials.

The application accords with these general parameters. Additionally, as detailed in section 3 a replacement dwelling has been permitted, and constructed, on the adjacent plot. The height of the application proposal, and the overall difference in bulk between the existing and the replacement dwelling will be far less in the current application proposal than has been permitted on the adjacent plot. More significantly the height of the replacement dwelling at Squirrels Leap is 0.3m higher than the ridge of the application proposal. Additionally, due to the ground slope, the application dwelling, will be visualised some 2-3m lower than that dwelling.

Policy WLL2 relates to 'Areas of Special Landscape Importance' within which the application site lies. The policy states:

> *"Within the defined Areas of Special Landscape Importance, as defined on the proposals map, land uses or built development will not be permitted that would have a detrimental impact on the open countryside character, or special landscape qualities of the area.*

This includes any development that results in the removal or erosion of landscape features such as ponds, chalk outcrops, woodland, copses and hedgerows."

Again, the application proposal accords with this policy. The development will not have an adverse impact on the open countryside character as it involves a sympathetic replacement dwelling. Additionally, landscaping will be carried out and this will contribute to a positive enhancement of the locality.

Finally, Policy WLL7 relates to 'Landscape and Development'. It requires all new development to respect the landscape character of the area, and where appropriate compliment it with additionally planting. This will occur in the application proposal. The replacement dwelling will integrate more appropriate within its landscaped setting and include additional appropriate low level planting in the northeast corner of the site.

1. Conclusions.

The provisions of the Development Plan provide a clear presumption in favour of replacement dwellings in the countryside. Therefore since s55 of the 1990 Town and Country Planning Act dictates "decisions should be in accordance with the provisions of the Development plan unless material considerations dictate otherwise" the application proposal should be permitted.

The siting, design, appearance, materials and setting within its existing landscaped framework have all been carefully considered and selected by an experienced architect.

As a result, the application proposal will result in a visual improvement in the locality by removing an incongruously styled dwelling in an Area of Special Landscape Importance.

The dwelling will be lower, and result in less of an overall increase in massing, than the development that has been permitted and built on the adjacent plot, Squirrels Leap.

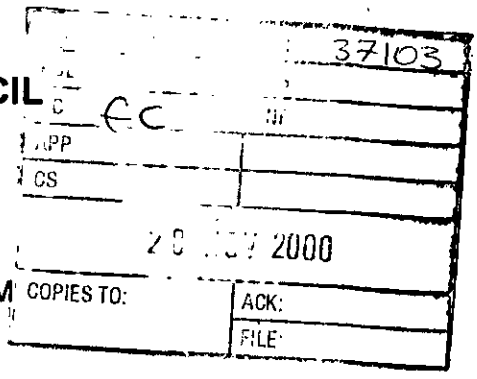
The proposed dwelling is appropriate to, and will compliment, the sites mature

landscape setting and the carrying out of additional planting will ensure that a positive contribution to the landscape is made.

Steve Jupp

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning

Your Ref: F/2000/2818

Date. November 27, 2000

PROPOSED: ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING

LOCATION: WHITE LODGE, THE RIDGES, FINCHAMPSTEAD.

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

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Elaine Connor

DATE: 22 November 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2818

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling..

Site Address: White Lodge, The Ridges, Finchampstead, Wokingham.

ACK:

FILE:

Applicant: Mr & Mrs White Vincent Edberg Architects.

Your observations are required in respect of this application **by 16/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 22 November 2000

Application Number: F/2000/2818

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
White Lodge, The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs White Vincent Edberg Architects.

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).

C122, R122.
C135, R135.
C138, R138.

Signed: _____ **Print name:** Adam Coggins.
4/12/00

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 16th February 2001

Location: White Lodge, The Ridges, Finchampstead.

Proposal: Erection of replacement dwelling and demolition of existing dwelling.

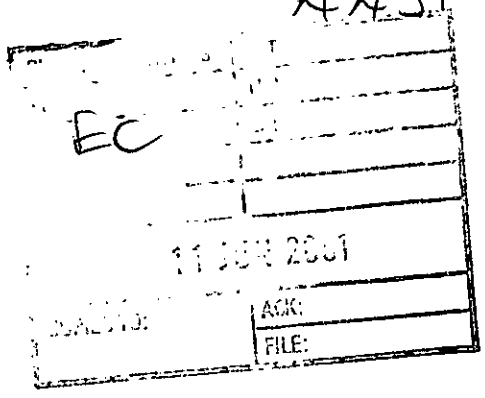
Application Number: F/2000/2818

In response to your consultation dated 22 November 2001 for the above application, the arboricultural comments are as follows:

Many trees surround the property and the proposals will therefore have little impact on the surrounding landscape.

Neil Etherington
Senior Arboriculturist

EC 44571



White Lodge
The Ridges
Finchampstead
Berkshire
RG40 3SU

8-June-01

Planning ApplicationF/2000/2818

Dear Elaine,

At the last development committee meeting where the above application was discussed, the committee asked about the National Trust view on the proposed application. I have enclosed a letter from the National Trust Chairman, confirming that the Trust has no objections, and I would like this to be kept on file and raised at the next Development Committee meeting on the 20th June 01.

Yours sincerely

David White

THE NATIONAL TRUST

- For places of Historic Interest or Natural Beauty -

FINCHAMPSTEAD RIDGES LOCAL COMMITTEE

Heathercot
Hollybush Ride
Wokingham
Berkshire
RG40 3QP
01344 772687

7th June 2001

Mr David White
White Lodge
The Ridges
Finchampstead
Wokingham
Berkshire

Dear Mr White

Please be advised that in relation to your Planning Application No. F/2000/2818 there are no known objections to the application from any members of our Committee.

Yours sincerely

Peter Jourdan

Chairman

DGG

PLANNING (WOKINGHAM) LIMITED

Tel: 0118 977 6212
Fax: 0118 977 0961
anthony.glenister@ntlworld.com
ianlasseter@dggplanning.totalserve.co.uk

Ms. E. Connor,
Environmental Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

Reply Req

PLANNING SERVICES	HPT
POL	TLS 39028
DC EC	ENF
APP	
CS	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Date: 22.1.2001

Our Ref: AKG/JSG/D2865

Dear Ms. Connor,

Re: **Proposed Replacement Dwelling - White Lodge, The Ridges, Finchampstead.**

I thank you for meeting my clients, their architects and myself on Friday 19th January, to discuss the development of this site. At the meeting you confirmed there was no objection in principle to the erection of a replacement dwelling here, but expressed concern regarding the size of the new dwelling. Indeed you advised the proposals are contrary to policies in both the Adopted and Draft Local Plan, in that the dwelling would represent an unacceptable increase on the size of the original dwelling.

In particular, you indicated the proposals were contrary to policies SC19 of the South East Local Plan and WCC7 of Draft Wokingham District Local Plan, both of which seek to limit the size of extensions to dwellings when compared against the size of the original dwelling.

Indeed you pointed out the dwelling as erected in 1957, was extended significantly following the grant of planning permission in 1979 and you therefore felt there should not be any further increase in the size of the dwelling on this site. The new dwelling however, would be 32% larger. As such therefore, you felt the proposed dwelling should be reduced and suggested consideration be given to deleting the triple garage.

On the other hand, I am aware policy SC18 of the South East Local Plan permits the erection of replacement dwellings in the Rural Areas, provided, inter alia, the size and design of the dwelling has only a minimum impact on the area and its size will not significantly exceed the existing property both in height and floor area. The implication being some increase is acceptable.

Similarly, policy WCC4 of the Draft Wokingham District Local Plan recognises new buildings may be erected outside the settlement, provided inter alia:-

> "Any new building is well sited, designed and integrated with its surroundings, so as to have no adverse visual, physical or ecological impact upon the countryside."

You will appreciate, as set out in the appraisal submitted in support of my clients proposals, the replacement dwelling will have a smaller footprint than the existing dwelling and the increase primarily results from the inclusion of a triple garage.

I understand the overall increase is in the order of 32%, but you will be aware, the existing dwelling is single storey and clearly the inclusion of any accommodation in the roof space would inevitably significantly increase floor space. As such therefore, unless the replacement dwelling was also single storey, any proposals would be contrary to policy.

You indicated however, there would be no objection to the erection of a replacement dwelling of the same size as the existing dwelling, whether single or two storey, and accepted, subject to certain criteria being met, it would also be possible to construct a separate triple garage within the curtilage.

That is important because in overall terms, the size of development would then be no different to that now proposed and providing any further development could be satisfactorily controlled, the integrity of the Development Plan policy would be preserved. Moreover, my clients pointed out the site slopes towards The Ridges and advantage could be taken of ground levels to reduce the apparent height of the dwelling.

In the circumstances therefore, you helpfully suggested consideration should be given to effectively reducing the height of the building and acknowledged the benefits of a condition removing permitted development rights. My client had no objection to such a condition, but you also agreed to discuss the position with your colleagues and indicated you should be able to revert to me on Friday 26th January and I look forward to hearing from you accordingly.

In the meantime however, may I enclose copy plans showing how the effective height of the building will be reduced, by taking advantage of the changing ground levels, together with copy letter received from my client's Architects, which I trust you will find self explanatory.

Yours sincerely,

A K Glenister
DGG PLANNING (WOKINGHAM) LTD

cc
D. White
V. Edberg

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 16th February 2001

Location: White Lodge, The Ridges; Finchampstead.

Proposal: Erection of replacement dwelling and demolition of existing dwelling.

Application Number: F/2000/2818

In response to your consultation dated 22 November 2001 for the above application, the arboricultural comments are as follows:

Many trees surround the property and the proposals will therefore have little impact on the surrounding landscape.

Neil Etherington
Senior Arboriculturist

Vincent Edberg Architects

28a The Spain, Petersfield, Hampshire, GU32 3LA
Tel: 01730-264499, Fax: 01730-231694, Email: vincent@edbergarchitects.co.uk

37746

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APP	
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14 DEC 2000	
COPIES TO:	ACK:
	FILE:

12 December 2000

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref: F/2000/2818

Dear Sir,

Replacement Dwelling, White Lodge, The Ridges, Finchampstead, RG40 3SU

Please find for your attention and enclosed two copies of statement by Stephen Jupp MRTPI supporting submitted planning application. Hopefully this will further clarify the intentions of our clients Mr & Mrs D White.

I trust you will let me know if further copies are required.

Yours sincerely

Vincent Edberg
BA DipArch RIBA

Vincent Edberg Architects

28a The Spain, Petersfield, Hampshire, GU32 3LA
Tel: 01730-264499, Fax: 01730-231694, Email: vincent@edbergarchitects.co.uk

22 January 2001

A K Glenister, Director
DGG Planning Ltd.
Kingswood House
12 Shute End
Wokingham
Berkshire RG11 1BJ

Dear Mr Glenister,

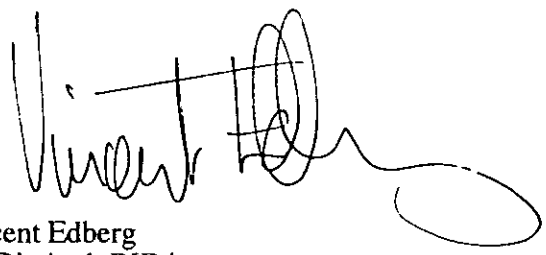
Replacement Dwelling, White Lodge, Wokingham

Please find enclosed five copies of new drawing No. 194 - 03 showing proposed dweling in context of the site and in realtion to existing White Lodge and also Squirrel's Leap next door. I assume that planning will require four copies while one can be retained by you on file.

I believe this drawing clearly illustrates that the proposed building will blend in well and that fears of overpowering scale of the building are exaggerated. It may be useful to note some of the site levels that are relevant to this discussion. Assuming that the ground floor level of the replacement dwelling is +/- 0 then the ground floor level of the existing White Lodge will be approximately +0.6M above that and the graound level at Squirrel's Leap approximately + 2.5M above. You will see that the ridge of Squirrel's Leap is significantly higher than that of the new White Lodge. The ridge of Squirrel's Leap is hence 2.9M above that of replacement White Lodge. This information has been derived from my site survey levels.

I hope this is helpful and trust you will not hestitate to telephone if further information is required.

Yours sincerely



Vincent Edberg
BA DipArch RIBA

cc: D A White, White Lodge

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.

336. APPLICATION NO: 2001/2818, PROPOSED ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING, WHITE LODGE THE RIDGES FINCHAMPSTEAD, FOR MR & MRS WHITE

The Committee considered a report on this application set out on Agenda pages 3532 to 3537.

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

RESOLVED: That Application No: 2001/2818 be deferred to enable a site visit to be undertaken.

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/2818	14/11/00		Cockroft

Applicant: Mr & Mrs White
Location : White Lodge, The Ridges, Finchampstead
Proposal : Propose erection of replacement dwelling and demolition of existing dwelling

1. **Planning History** – The application site is 1.5 hectares in size and is located outside the settlement boundary in an area of Finchampstead designated as one of Special Landscape Importance. At present the site consists of a detached mono pitch bungalow, set in an extensive, maturely landscaped garden.

   The existing dwelling at White Lodge was given planning consent in 1957. Since its construction the dwelling has been extended three times in order to provide additional accommodation and garaging.

2. **Proposal** - This application proposes replacing the existing dwelling with a larger two storey chalet style house, located slightly south west of the existing dwelling.

   The application has been listed by Cllr Cockroft in order to seek clarification of the Council's policy for replacement dwellings, in particular the reasoning behind going back to look at the size of the original dwelling.

3. **Consultations** -
   - ***Environmental Health*** – no objection
   - ***Finchampstead Parish Council*** – no objection
   - ***Highways Authority*** – no objection subject to conditions
   - ***Environmental Design*** – no objection

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of neighbouring dwellings (policies SBE1 and SBE2 of the SEALP and policies WBE1 of the WDLPDD)

   B. Impact upon the character and amenities of the surrounding area (policies STV2 and SC18 of the SEALP and policies WOS2, WOS3 and WCC7 of the WDLPDD)

A. Impact upon the residential amenity of neighbouring dwellings
The application site is located along The Ridges, in Finchampstead in an area of existing sporadic residential development in the countryside. To the west of the site is located a detached chalet style dwelling, 'Squirrel's Leap.' This property is approximately 5m away from the side boundary of White Lodge. Given the distance of the proposed replacement dwelling from this property and the mature planting along the boundary it is not considered that the development would have an adverse impact upon the living conditions of the residents.

B. Impact upon the Character and Amenity of the surrounding area

The application site is located outside the settlement boundary in an area designated as Special Landscape Importance. Policy SC18 of the adopted South East Area Local Plan allows replacement dwellings in rural areas, in principle but requires that they have a minimum impact upon the rural environment and that the size of the new dwelling does not exceed that of the existing property both in height and floor area. The text to policy SC18 explains that this is in order to prevent replacement dwellings having significant impact on the open or rural character of the area by increased visual presence etc and to maintain a range of dwelling types and sizes in rural areas.

The existing dwelling on site has a total floor area of approximately 308m^2 and stands at approximately 5.5m (to the highest point). However, the original dwelling had a floor area of approximately 158m^2 and has had additions amounting to 150m^2 over time. The proposed development would result in an additional 108m^2 in floor area and a height increase of approximately 2.5m. This amounts to an increase of 163% of the original dwelling.

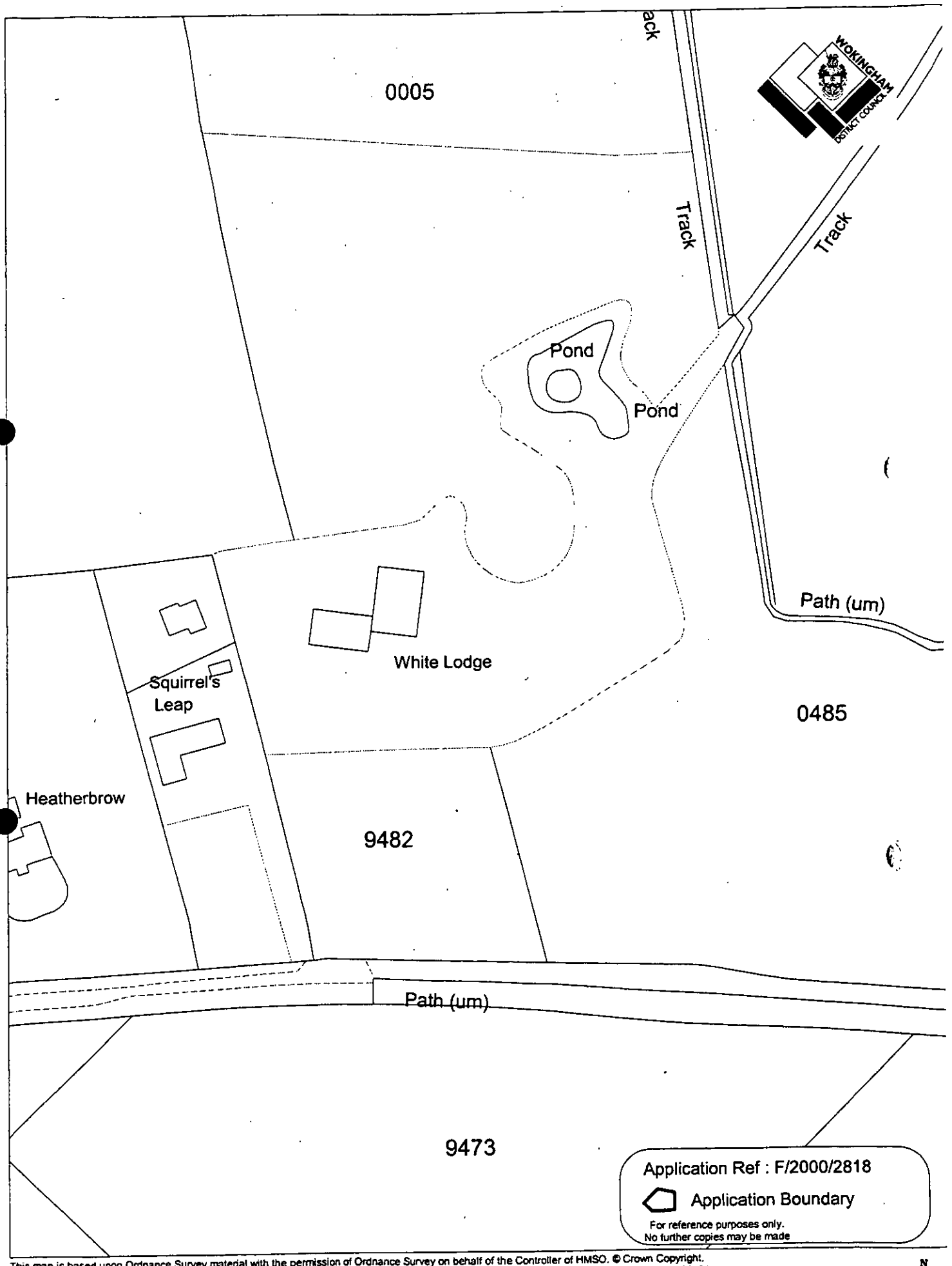
It is therefore considered that the proposed replacement dwelling would represent an increase in built form, which would have an urbanising impact upon the character of the surrounding area.

5. **Conclusion** – It is considered that the proposed replacement dwelling is of a scale which is unacceptable outside the built up settlement boundary, as it is likely to have an adverse impact upon the character of the surrounding area, contrary to Policy SC18 of the South East Area Local Plan and the aims of Policy WCC7.

6. **Recommendation** – to REFUSE planning permission for the following reason:

   1. The site is outside the settlement boundary in an area designated as Special Landscape Importance. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore, be contrary to the South East Area Local Plan policy SC18 and the aims of Wokingham District Local Plan (Deposit draft) policy WCC7.

Elaine Connor



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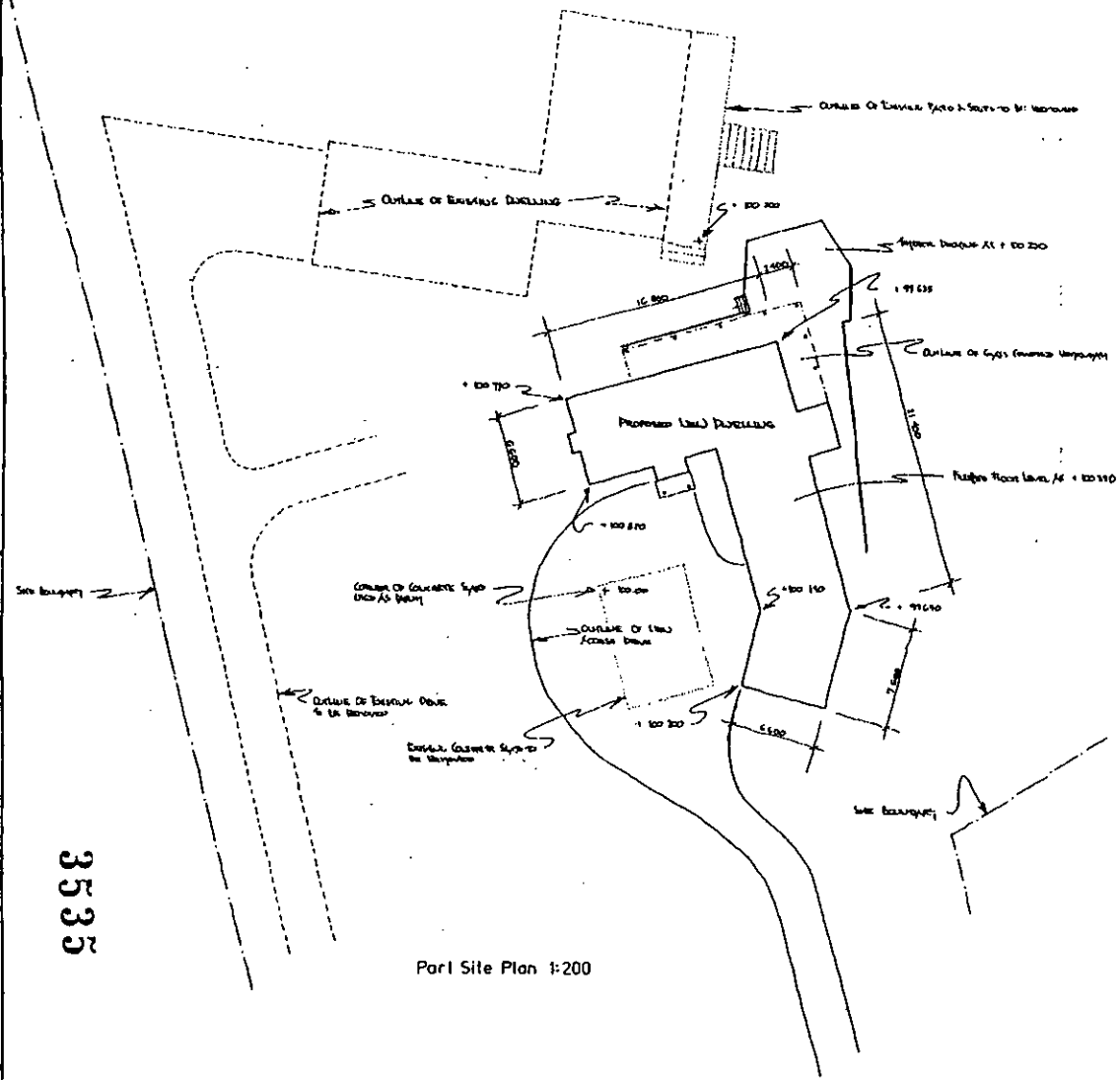
Development Control Section, Environmental Services, Wokingham District Council.
23rd May 2001

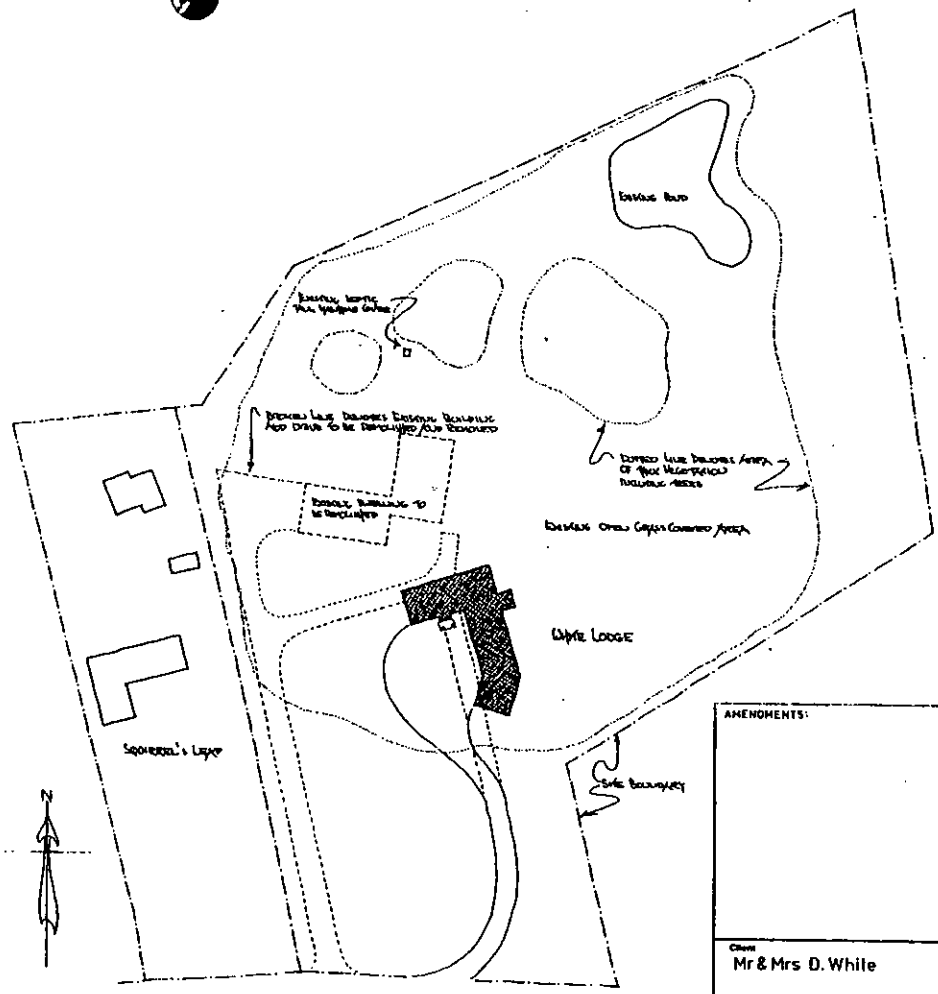
Scale: 1 : 1250

3534

PART 1 REGISTER



Part Site Plan 1:200



Site Plan 1:500

3535

AMENDMENTS:

Client
Mr & Mrs D. White

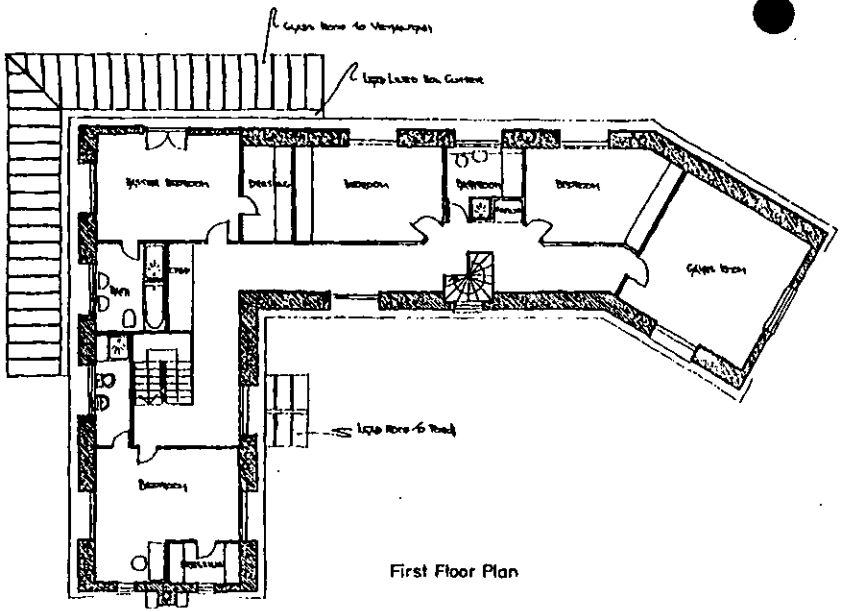
Job title
Replacement Dwelling
White Lodge
The Ridges
Finchampstead
Berkshire
RG40 3SU

Drawing title
Site Plans

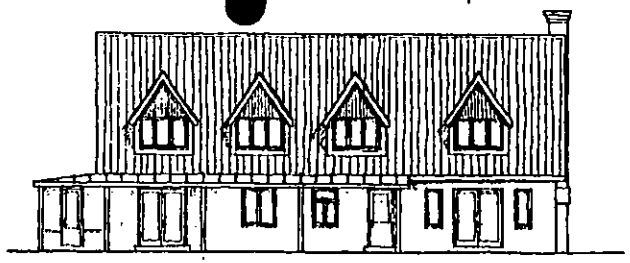
Scale 1:200 1:500 | Date 6 NOV. 2000 | Drawn

Vincent Gilloway Architects
Chartered Architects
28a The Spain, Petersfield
Hants GU32 3LA
Tel: 01730 264499

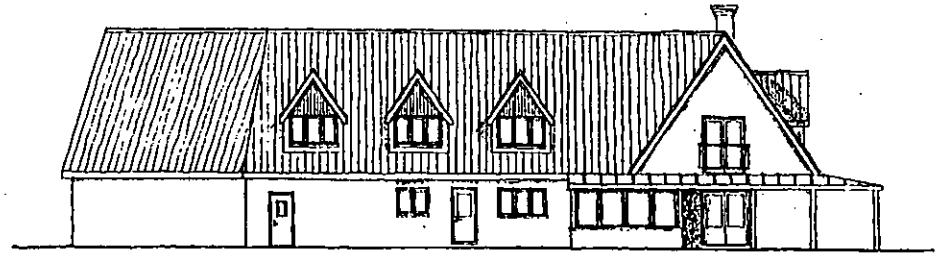
194 01



First Floor Plan



North Elevation



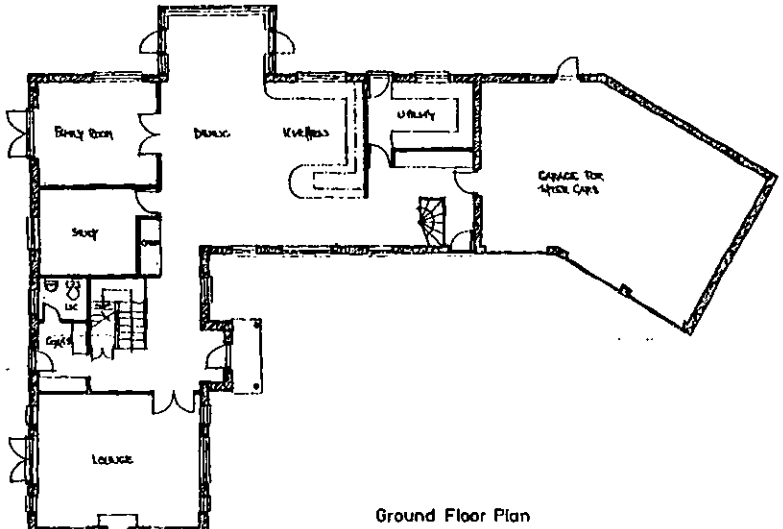
East Elevation

Schedule of External Materials

- Lime Render to External Walls
- Grey Slate Roof Covering
- Painted Timber Frame Windows
- Stained Timber Bargeing to Dormer Gable Ends
- Lead Cover to Porch Roof
- Vinyl-Dry Roof to Glass
- Roof Pitch to be 55 Degrees



West Elevation



Ground Floor Plan



South Elevation & Section

3536

NOTES 14 NOV 2000 281

- All Dimensions in mm
- Do Not Scale Drawing for Planning Purposes
- Use Only Figured Dimensions for Construction

AMENDMENTS:

Client
Mr & Mrs D. White

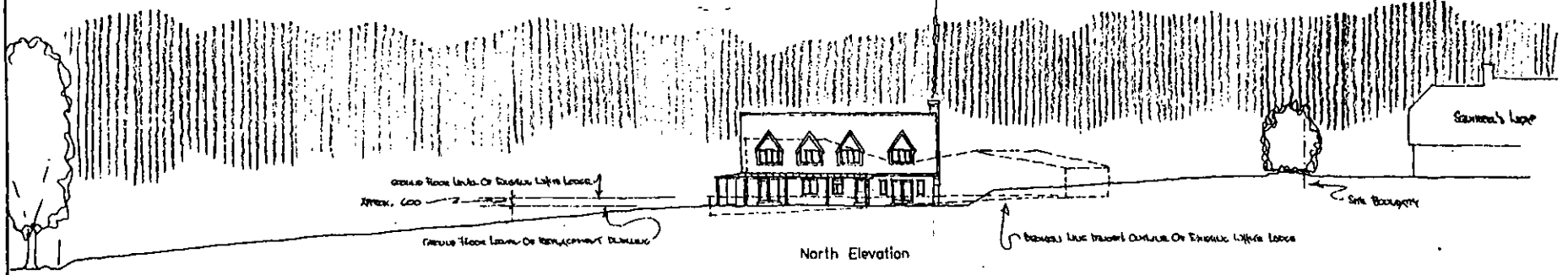
Job Title
Replacement Dwelling
White Lodge
The Ridges
Finchampstead

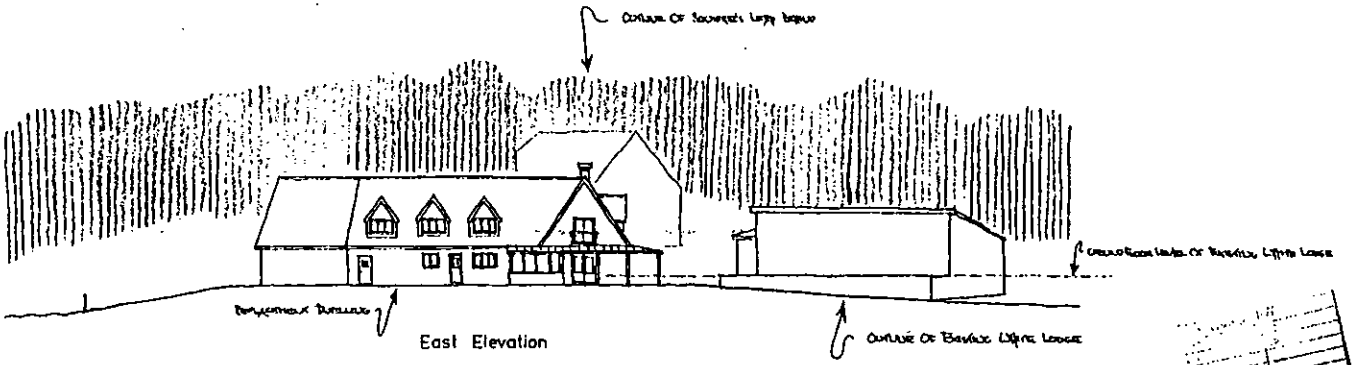
Drawing Title
Floor Plans
Elevations
Typical Section

Scale	Date	Drawn
1:100	6 NOV 2000	

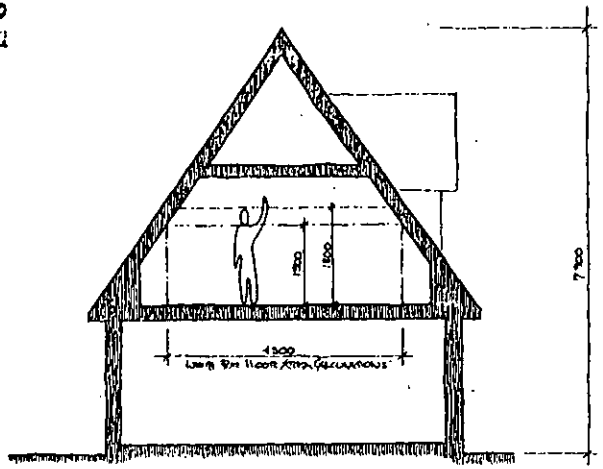
Vincent Edberg Architects
Chartered Architects
28a The Spain, Petersfield
Hants GU32 3LA
Tel: 01730 264499

194_02





3537



Notes

- All Dimensions to mm
- Do Not Scale Drawing For Planning Purposes
- Use Only Figured Dimensions For Construction

24 JAN 2001

Client
Mr & Mrs D. White

Job title
Replacement Dwelling
White Lodge
The Ridges
Finchampstead

Drawing title
Site Sections
Typical Section

Scale 1:50 1:200 | Date 23 JAN 2001 | Drawn

Vincent Edberg Architects
Chartered Architects
284 The Square, Petersfield
Hants GU32 3LA
Tel: 01730 264498

194 03

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.

12. APPLICATION NO: 2000/2818, PROPOSED ERECTION OF REPLACMENT DWELLING AND DEMOLITION OF EXISITING DWELLING, WHITE LODGE THE RIDGES FINCHAMPSTEAD, FOR MR & MRS WHITE

The Committee considered a report about this application set out on Agenda pages 61 to 68.

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.

In explaining the report, the Head of Planning & Transportation informed Members that since the dispatch of the Agenda, a letter had been received from the National Trust making no objection to the proposed development.

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

During the debate on the proposal, Members commented on the perceived unsightly nature of the existing dwelling, landscaping issues and the height of the proposed dwelling.

Members also commented on the proximity of the proposed development to land owned by the National Trust, but noted that no objection had been made to the proposed development.

RESOLVED: That Application No: 2000/2818 be approved subject to the following conditions;

1) A condition to restrict future rights under permitted development;

2) A condition requiring the submission to, and agreement of the Local Planning Authority of materials and slab levels;

3) A condition requiring the submission to, and agreement of the Local Planning Authority of an appropriate landscaping scheme in keeping with adjacent National Trust Land;

4) A condition relating to access points to the development;

5) A condition requiring the demolition of the existing development.

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/2818	14/11/00		Cockroft

Applicant: Mr & Mrs White
Location : White Lodge, The Ridges, Finchampstead
Proposal : Proposed erection of replacement dwelling and demolition of Existing dwelling

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

2. **Recommendation**- to REFUSE planning permission for the following reason:

   The site is outside the settlement boundary in an area designated as Special Landscape Importance. Due to its size, scale and height, the proposed dwelling would be excessive in size for a replacement dwelling and would have a detrimental effect on the character and appearance of the area. The proposal would therefore, be contrary to the South East Area Local Plan policy SC18 and the aims of Wokingham District Local Plan (Deposit draft) policy WCC7.

Elaine Connor

Application No.	Received	Finchampstead	Listed by Cllr
F/2000/2818	14/11/00		Cockroft

Applicant: **Mr & Mrs White**
Location : **White Lodge, The Ridges, Finchampstead**
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Elaine Connor

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F/2000/2818	14/11/00		Cockroft

Applicant: **Mr & Mrs White**
Location : **White Lodge, The Ridges, Finchampstead**
Proposal : **Propose erection of replacement dwelling and demolition of existing dwelling**

1. **Planning History** – The application site is 1.5 hectares in size and is located outside the settlement boundary in an area of Finchampstead designated as one of Special Landscape Importance. At present the site consists of a detached mono pitch bungalow, set in an extensive, maturely landscaped garden.

   The existing dwelling at White Lodge was given planning consent in 1957. Since its construction the dwelling has been extended three times in order to provide additional accommodation and garaging.

2. **Proposal** - This application proposes replacing the existing dwelling with a larger two storey chalet style house, located slightly south west of the existing dwelling.

   The application has been listed by Cllr Cockroft in order to seek clarification of the Council's policy for replacement dwellings, in particular the reasoning behind going back to look at the size of the original dwelling.

3. **Consultations** -
   - ***Environmental Health*** – no objection
   - ***Finchampstead Parish Council*** – no objection
   - ***Highways Authority*** – no objection subject to conditions
   - ***Environmental Design*** – no objection

4. **Appraisal** – The main issues are:

   A. Impact upon the residential amenity of neighbouring dwellings (policies SBE1 and SBE2 of the SEALP and policies WBE1 of the WDLPDD)

   B. Impact upon the character and amenities of the surrounding area (policies STV2 and SC18 of the SEALP and policies WOS2, WOS3 and WCC7 of the WDLPDD)

A. Impact upon the residential amenity of neighbouring dwellings
The application site is located along The Ridges, in Finchampstead in an area of existing sporadic residential development in the countryside. To the west of the site is located a detached chalet style dwelling, 'Squirrel's Leap.' This property is approximately 5m away from the side boundary of White Lodge. Given the distance of the proposed replacement dwelling from this property and the mature planting along the boundary it is not considered that the development would have an adverse impact upon the living conditions of the residents.

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The application site is located outside the settlement boundary in an area designated as Special Landscape Importance. Policy SC18 of the adopted South East Area Local Plan allows replacement dwellings in rural areas, in principle but requires that they have a minimum impact upon the rural environment and that the size of the new dwelling does not exceed that of the existing property both in height and floor area. The text to policy SC18 explains that this is in order to prevent replacement dwellings having significant impact on the open or rural character of the area by increased visual presence etc and to maintain a range of dwelling types and sizes in rural areas.

The existing dwelling on site has a total floor area of approximately 308m^2 and stands at approximately 5.5m (to the highest point). However, the original dwelling had a floor area of approximately 158m^2 and has had additions amounting to 150m^2 over time. The proposed development would result in an additional 108m^2 in floor area and a height increase of approximately 2.5m. This amounts to an increase of 163% of the original dwelling.

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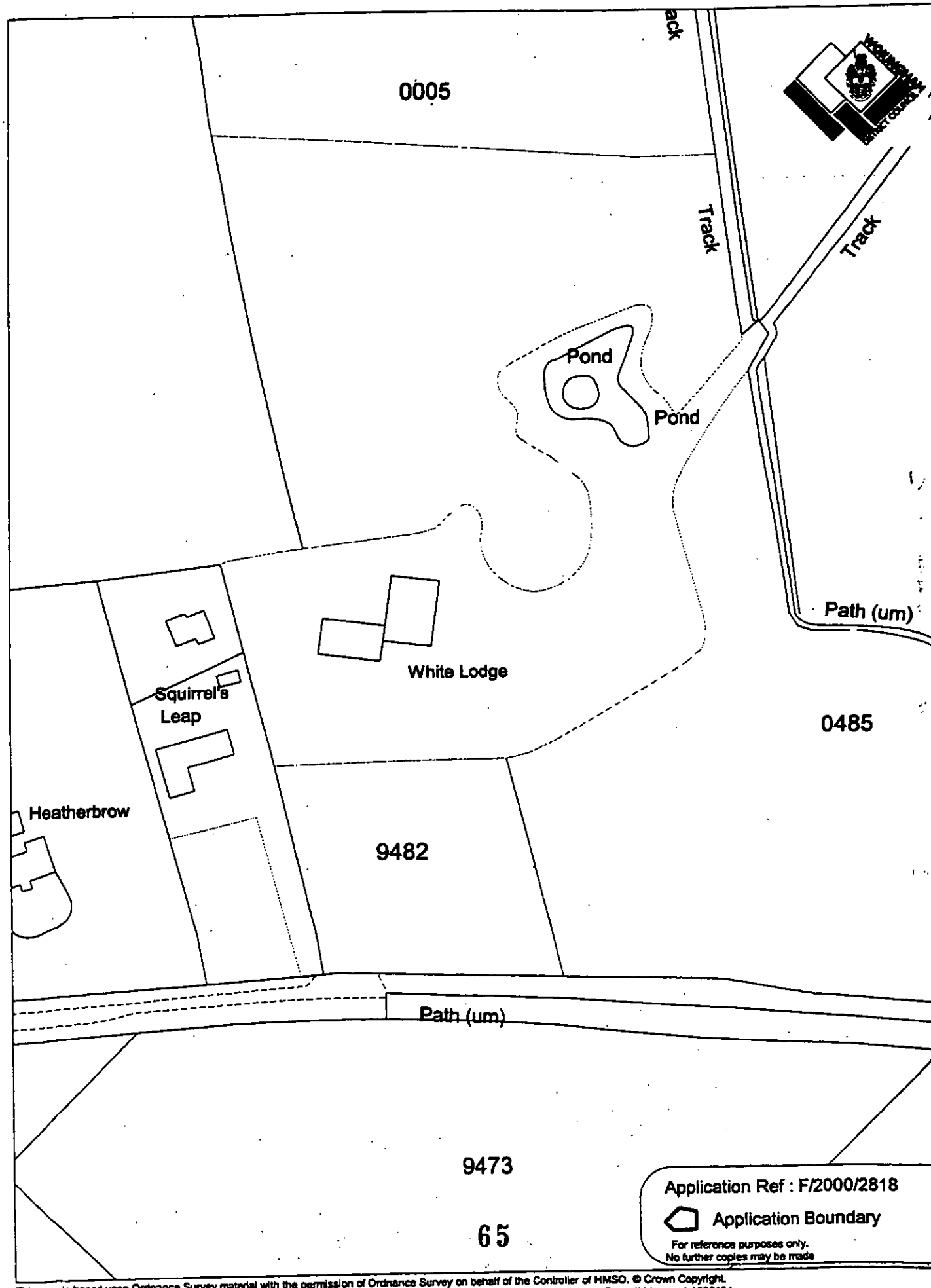
Elaine Connor



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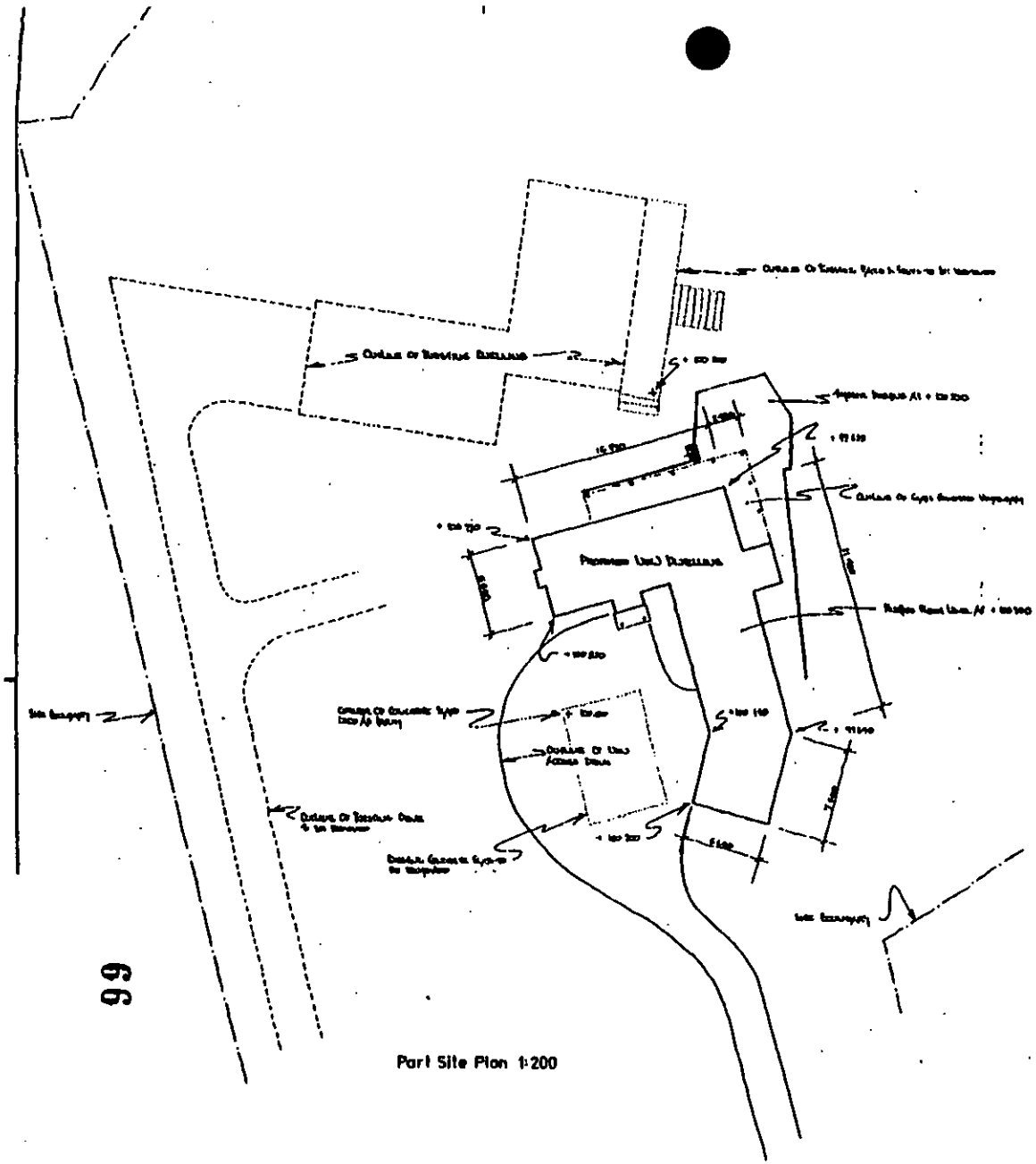
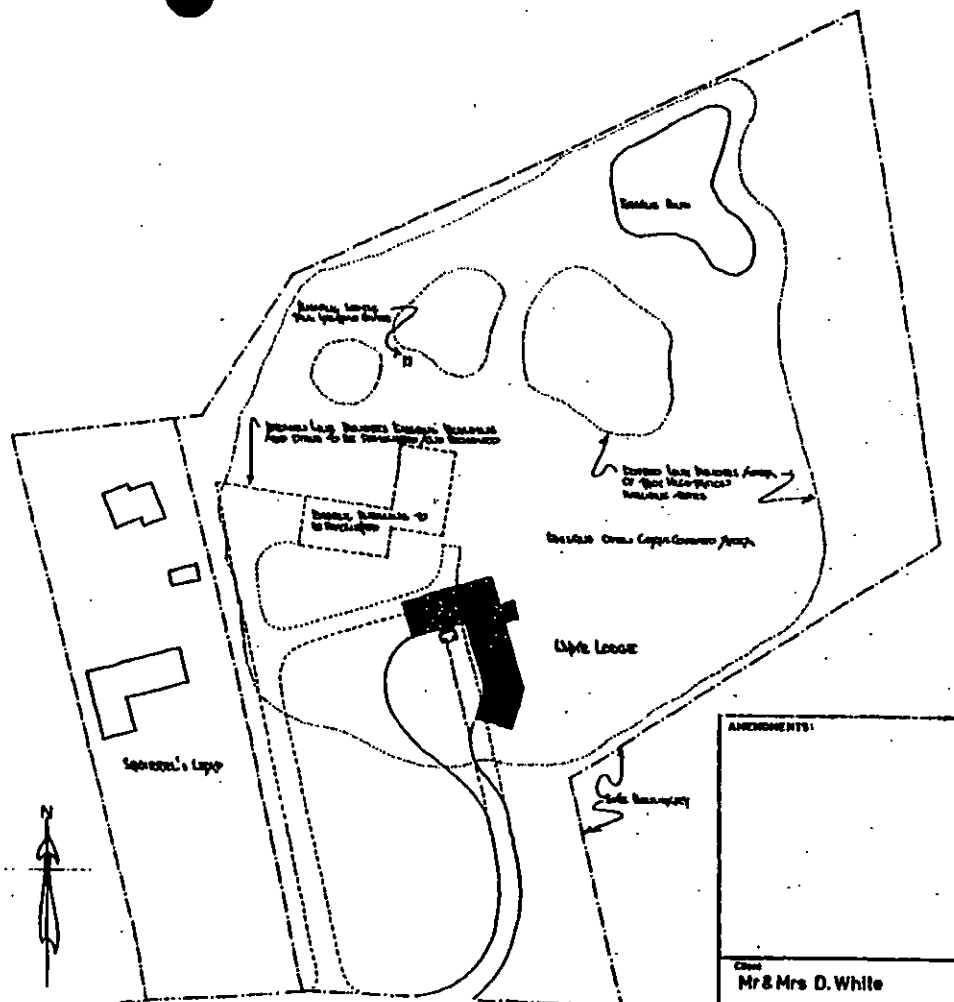
Development Control Section, Environmental Services, Wokingham District Council.
23rd May 2001
Scale: 1 : 1250



Part Site Plan 1:200



Site Plan 1:500

AMENDMENTS:

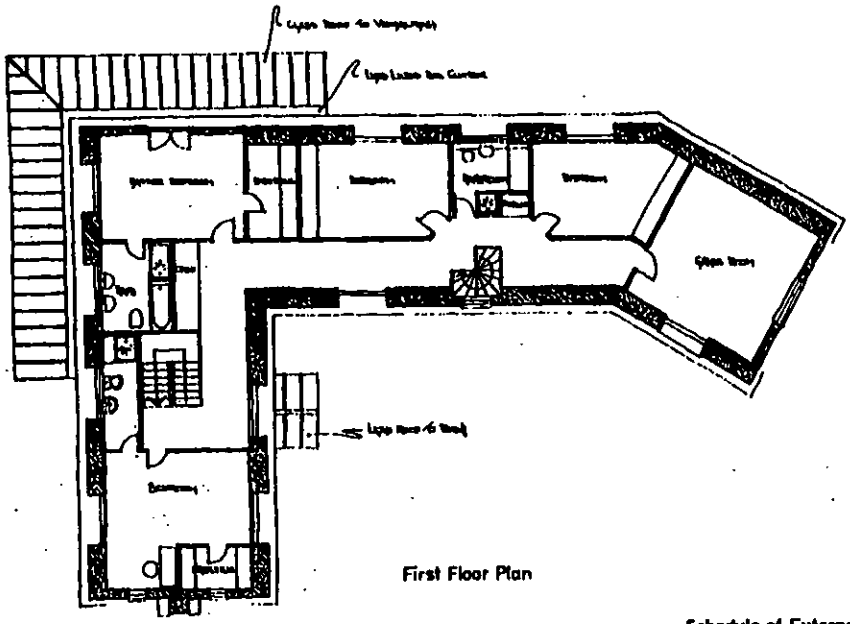
Client
Mr & Mrs D. White

Job title
Replacement Dwelling
White Lodge
The Ridges
Finchampstead
Berkshire
RG40 3SU

Drawing title
Site Plans

194 -01

99



First Floor Plan



North Elevation

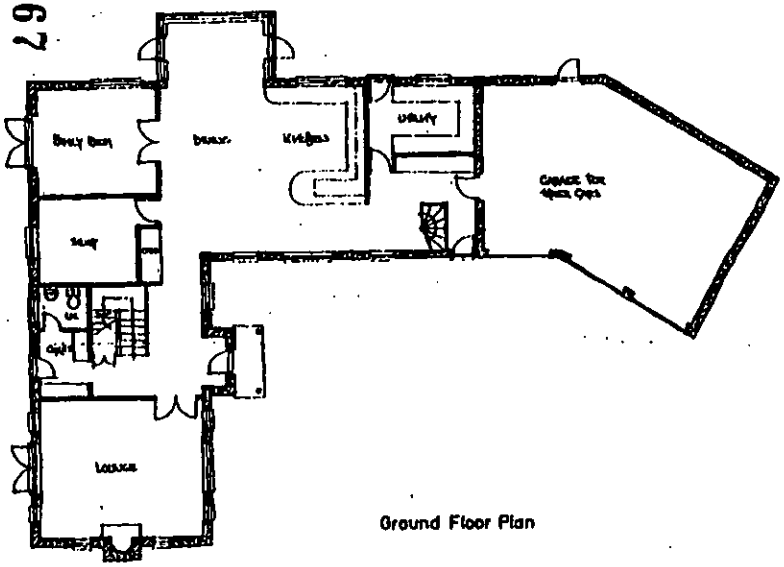


East Elevation

Schedule of External Materials



West Elevation



Ground Floor Plan



South Elevation & Section

NOTES 14 NOV 2000 281

AMENDMENTS:

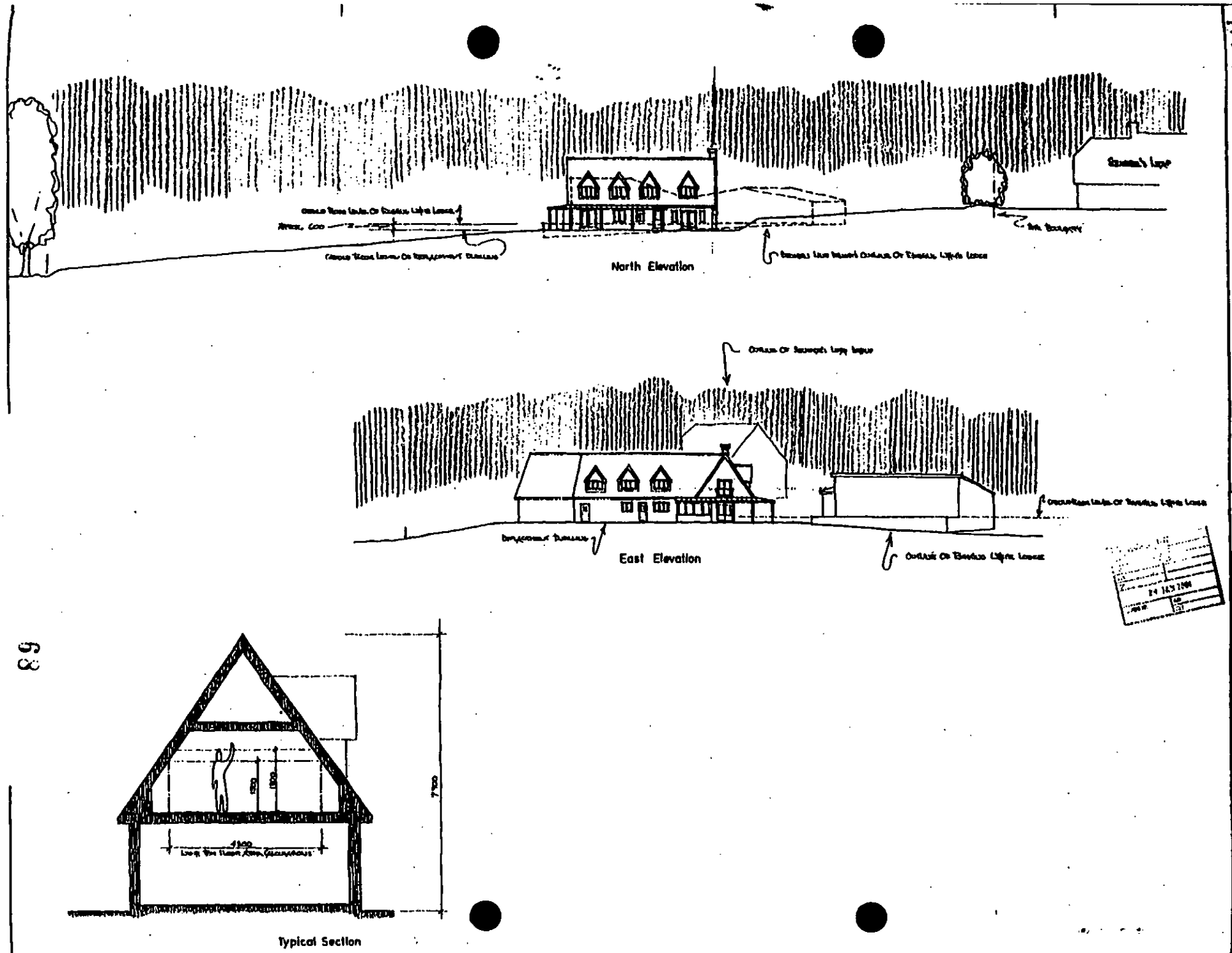
Client
Mr & Mrs D. White

Job Title
Replacement Dwelling
White Lodge
The Ridges
Finchampstead

Drawing Title
Floor Plans
Elevations
Typical Section

Scale 1:100 | Date 8 NOV 2000 | Drawn

67


North Elevation
East Elevation
Typical Section
Notes
Mr & Mrs D. White
Replacement Dwelling
White Lodge
The Ridges
Finchampstead
Site Sections
Typical Section
194 03

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2818

Applicant : Mr & Mrs White Vincent Edberg Architects.

Location : White Lodge, The Ridges, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 09/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ENV. DESIGN - no objection
HIGHWAYS - recommend cond. C122 (R122), C135 (R135), C138 (R138).

FINCH P. COUNCIL - no objection.
ENV. HEALTH - no objection.

Planning Issues :
AREA OF SPECIAL LANDSCAPE IMPORTANCE.
POLICIES:
BSP : OS1,
SEALP : STV2, SC3 & SC18
WDLP : WOS2, WOS3, WBE1, WLL2, WCC4.

Application Number F/2000/2818

Appraisal:

The site, which is the subject of this application, is located outside the settlement boundary in an area designated as one of Special Landscape Importance in the local development plan. The application proposes to replace the existing flat roof, single storey dwelling with a larger two storey, chalet style dwelling.

Principle of Development

The existing dwelling at White Lodge was given planning consent in 1957. Since its construction the dwelling has been extended three times in order to provide additional accommodation and garaging. The current application proposes replacing the existing dwelling with a larger two storey chalet style house.

Policy SC18 of the South East Area Local Plan states that the replacement of existing dwellings in rural areas may be permitted provided that any redevelopment does not occupy a larger area of site, nor exceed the height of the existing buildings. Therefore the size of the replacement dwelling should not significantly exceed that of the existing property.

As well as being located outside the settlement boundary, the application site also lies within an area of Special Landscape Importance. Within such areas land uses or built development will not be permitted that would have a detrimental impact on the open countryside, or special landscape qualities of the area.

Impact upon the character of the area

The existing dwelling on site has a total floor area of approximately 308m^2 and stands at approximately 5.5m to the highest point. Originally the dwelling had a floor area of approximately 158m^2 and had additions amounting to 150m^2 over time. The proposed development would result in an additional 108m^2 in floor area and a height increase of approximately 2.5m.

It is considered that the replacement dwelling would represent an increase in built form, which would be unsuitable in this area and does not conform to the policies, which seek to protect this area. Although the Council accepts that the site is well screened by mature landscaping and will not be easily viewed from outside the site this in itself is a sufficient reason to allow such development.

Conclusion

It is considered that although the site in question is well screened the proposed residential development will result in an unacceptable increase in built form in the countryside that would be contrary to the policies which seek to protect the character of the surrounding area. As such the proposed replacement dwelling is contrary to policies, STV2, SC3 and SC18 of the South East Area Local Plan, policies WOS2, WOS3, WBE1, WLL2, WCC4 of the Wokingham District Local Plan (Deposit Draft).

CA at Committee 20/6/01

1. C001 / R001

2. C012 / R012.

3. C041 / ~~R041 (for reason: delete~~
Reason: To ~~protect~~ safeguard the character and appearance of the area.

4. C042
Reason – as for (3) above.

5. C100 / R100

6. ~~The existing~~ ~~All the~~ The existing ~~building~~ dwelling on the site shall be completely demolished within one month of the first occupation of the dwelling hereby approved, ~~and all demolished~~ and the materials removed from the site

Reason: as for (3) above.

7. C122 / R122

8. C135 / R135

9. C138 / R138.

10. C150 / R150

11. ~~C151 / R~~ C151 / R151

SV.1

WHITE LODGE – p.61

Letter from National Trust – stating there are no known objections to the application from any members of their Committee.

Rec. Refusal for reason given

Application Number F/2000/2818
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It is considered that the proposed re-placement dwelling due its height & massing & the increase in floor area would have a be inappropriate development in this area ~~which would~~ to the detriment of its appearance + character. As such the proposal would be contrary to policies OS1 & C2 & C8 of the BSD policies STV2, SC3 & SC18 of the SEALP & policies WOS2, WOS3, WBE1, WLL2 & WC4 of WDLP (Deposit Draft).

RECORD OF SITE VISIT

SITE ADDRESS: White Lodge The Ridges Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2818

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes @ front of site

2. DESCRIPTION OF SURROUNDINGS

rural, countryside area.

3. DESCRIPTION OF SITE/BUILDING

extensive site, well landscaped with mature planting

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 NOV 2000
Officer: EC	Application No. F/2000/2818

Map No. 115 Site 1:41
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING

Location: WHITE COTE THE RIDGES

Parish: FINCHAMPSTEAD Ward: Finch South
22.11.2000 →

Applicant: MR/MRS WHITE

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q.19 - Yes it does.		
4	Correct S 66 certificate	None provided ✓		
5	Elevation plans	Do we need full South elevation or is the Section OK?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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:

Pre-app attached.
.....
Rural Area

NEIGHBOURS:

S/N + Squirrels Leap & Springdale & The Ridges ✓

Vincent Edberg Architects

28a The Spain, Petersfield, Hampshire, GU32 3LA
Tel: 01730-264499, Fax: 01730-231694, Email: vincent@edbergarchitects.co.uk

PLANNING SERVICES	HPT 36637
POL	TLS
DC	ENF
APP	
CS CH	
16 NOV 2000	
COPIES TO:	FILE:

14 November 2000

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

14.NOV.2000* 2[illegible]8

Dear Sir,

Replacement Dwelling, White Lodge, The Ridges, Finchampstead, RG40 3SU

Could you please add the two enclosed documents being Certificate A and sixth copy of O.S. location plan, scale 1:2500, to the recently submitted planning application for replacement dwelling at White Lodge, The Ridges. They should have been included within the planning application package but must have drifted back into my file of some unexplainable reason. I suppose that that is life.

Yours sincerely

Vincent Edberg
BA DipArch RIBA

Vincent Edberg Architects

14 NOV 2000 2918

28a The Spain, Petersfield, Hampshire, GU32 3LA
Tel: 01730-264499, Fax: 01730-231694, Email: vincent@edbergarchitects.co.uk

10 November 2000

Planning Department
Wokingham District Council
PO Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

Replacement Dwelling, White Lodge, The Ridges, Finchampstead, RG40 3SU

Please find enclosed documents for a full planning application for demolishing the existing White Lodge and replacing with new in a slightly altered position.

The following documents are enclosed for your attention:

1. Six copies of completed application form.
2. Certificate A.
3. Six copies of drawings no.194 - 01 & 02.
4. Six copies of Location Plan with site area outlined in red.
5. A cheque covering the total amount of £190.

Yours sincerely

Vincent Edberg
BA DipArch RIBA

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

14.NOV.2000* 2318

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

on (d) . . . . . .

(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).

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . Vincent Fell . . . . . .

On behalf of . . Mr & Mrs D. WHITE . . . . . .

Date . . . . 10 November 2000 . . . . . .

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

White Lodge
ADDRESS THE RIDGES PARISH FINCHAMPSTEAD E

PLOT No. ORD. SHEET No. SU 8063 (115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
445/48 548/48	H.E de Lutte esq	Electric plant house & stables	9.11.48	APP	C/A
10/53	Mr J W Edwards	DEPARTMENT VALUE 50 caravans	2.1.53	N/A	REF
899/56	Mr R E Brookes	OA dwelling & garage	8.1.57	N/A	C/A
270/57	"	dwelling	14.5.57	APP	APP
658/57	"	" (supercedes 270/57)	20.9.57	APP	APP
08861	TRUSTEES OF MR. R. BROOKS	O/APP DWELLING & GARAGE (ON PART)	3.8.78	N/A	REF.
12567	MR R. BRAMISS	GROUND FLOOR EXT. WITH GARAGES	14.2.80	N/A	REF
BR 13509	"	Granny annexe & garage	1.5.80	App	N/A
13309	"	1/ST. EXTENSION (GRANNY FLAT)	5.6.80	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1509/ab

PLANNING APPLICATION PART 1

14.NOV.2000 2818

WOKINGHAM DISTRICT COUNCIL

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

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

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

For office use only
Application No.

1.	YOUR NAME	Mr & Mrs D. WHITE
	ADDRESS	WHITE LODGE, THE RIDGES
		FINCHAMPSTEAD
	POST CODE	BERKS RG40 3SU Tel No. 01189-736593
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	VINCENT EDBERG ARCHITECTS
	ADDRESS	28A THE SPAIN
		PETERSFIELD
	POST CODE	HANTS GU32 3LA Tel No. 01730-264999
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	WHITE LODGE, THE RIDGES
		FINCHAMPSTEAD
		BERKS RG40 3SU
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.5 Hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EXISTING WHITE LODGE AND REPLACE WITH NEW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOFING SLATE
WHITE RENDER
STAINED TIMBER FRAME WINDOWS

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

~~YES~~ / NO

NEW SOAKAWAY

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

YES / ~~NO~~

EXISTING SEPTIC TANK

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

NO CHANGE TO PUBLIC FOOTPATH

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

~~YES~~ / NO

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

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

YES / ~~NO~~

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

YES / ~~NO~~

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / ~~NO~~

23. THE FEE ENCLOSED IS £190-00

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

SIGNED [signature] ON BEHALF OF Mr John D. WHITE DATE 9 Nov. 2000

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.