SOUTHPORT U.
LONDON OFFIC

< SYSTEMS LTD

APPLICATION NO:
O/2001/3418

LOCATION:
34 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mrs Heywood C/O Roger Pring And Sons

PROPOSAL:
Outline application for demolition of existing dwelling and erection of 2 dwellings.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Martin Durkan**

APPROVED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Heywood
C/O Roger Pring and Sons
278 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 3NT

Application Number: O/2001/3418

Parish: **FINCHAMPSTEAD**

Location: **34 Nash Grove Lane, Finchampstead, Wokingham**

Proposal: **Outline application for demolition of existing dwelling and erection of 2 dwellings.**

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. a) Approval of the details of the siting, design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), the means of access thereto and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number P/00/304/5A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. The dwellings 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.

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

Reason
2. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. 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 LD3, LD5, EN1
South East Area Local Plan Policies STV1, SH3, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

John Mitchell
Development Control Manager
Date: 01/05/2001

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.

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Heywood
C/O Roger Pring and Sons
278 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 3NT

Application Number: O/2001/3418

Parish: **FINCHAMPSTEAD**

Location: **34 Nash Grove Lane, Finchampstead, Wokingham**

Proposal: **Outline application for demolition of existing dwelling and erection of 2 dwellings.**

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Condition

6. The dwellings 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.

Reason

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

Reason

2. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason

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Reason

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

Informative
1. 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 LD3, LD5, EN1
South East Area Local Plan Policies STV1, SH3, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

John Mitchell
Development Control Manager
Date: 01/05/2001

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.

Received by Wokingham District Council

Application No: O/2001/3418

Proposal:
Outline application for demolition of existing dwelling and erection of 2 dwellings.

Location:
34, Nash Grove Lane, 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

01 March 2001

Date: 23 January 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: O/2001/3418

Location: 34, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Outline application for demolition of existing dwelling and erection of 2 dwellings.

Applicant: Mrs Heywood C/O Roger Pring And Sons.

Case Officer: JENI JACKSON

The new plans show the following: Condition 3 - boundary treatment. Drawing no: CGNW/8A.

Comments are required by 02/02/2004.

Should you have any queries regarding this application please contact the case officer JENI JACKSON on 0118 974 6444.

(RING ONE)

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

App. No. D/2001/3418 Date Rec. 24/12/03.

Location: 34 Nash Grove Lane, Wokingham.

Parish:

Applicant: Cox Dev's.

Description of attached plans:
Condition 3 - boundary treatment

Drawing No's: CGNW/8A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

N/A

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

NEIGHBOURS: N/A

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jeni Jackson

Consultations Sent by Admin. on 23.01.04

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. P/2001/3418 Date Rec. 24/12/03.

Location: 34 Nash Grove Lane, Wokingham

Parish:

Applicant: Cox Dev's.

Description of attached plans:
Condition 3 - boundary treatment

Drawing No's: CGNW/8A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

N/A

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

NEIGHBOURS: N/A

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jeni Jackson

Consultations Sent by Admin. on 23.01.04

Yellow - Case Officer Copy
Green - Part One Copy

PLANS TO MEET CONDITIONS

F-3418

G. Cox
DEVELOPMENTS LTD

2nd Floor, Mulberry House, Osborne Road, Wokingham, Berks. RG40 1TL

Tel: 0118 912 4444
E-mail: gcoxdevelopmentsltd@foundationland.com

75686

PLANNING SERVICES HPT
POL TLS
DC AO ENF RL
APP
CS
24 DEC 2003
COPIES TO: FOX FILE

22 December 2003

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Our Ref: 1007/JRB/2b

Dear Sir/ Madam

DEVELOPMENT AT 34 NASH GROVE LANE WOKINGHAM Application No F/2001/3418

Further to receipt of a letter from Mr Lettin, I enclose six copy of the site plan drawing No. CGNW/8A for your information and approval.

You will note that we propose to retain the existing mature foliage on the northern boundary, to remove this and replace with a close boarded fence would be detrimental to the nature within the garden and will provide a hard edge to the this boundary.

I trust this is satisfactory and will discharge condition No 3.

Yours Sincerely,

Jeff Brown
For and on behalf of G Cox developments Ltd
Cc Mr Lettin

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 16th February 2004
My ref: O/2001/3418
Your ref:
File ref:

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

G. Cox Developments Ltd.
2nd Floor, Mulberry House
Osbourne Road
Wokingham
Berks. RG40 1TL

For the attention of Mr. Jeff Brown

Dear Mr Brown,

OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DWELLINGS

34 NASH GROVE LANE, FINCHAMPSTED, WOKINGHAM

I refer to your letter received 24th December 2003 and drawing (numbered CGNW/08A) with regard to the submission of boundary treatment measures as required by Condition 3 of outline planning permission O/2001/3418 for the above development.

I confirm that the proposed boundary treatment measures are considered acceptable. However, as a part of the boundary treatment adjacent to Nash Grove Lane, it would be preferable to see further planting along this boundary to integrate the proposed dwellings into the streetscene.

Yours sincerely,

Duncan Carty
Consultant Planner

TO: **DEVELOPMENT CONTROL**
Jeni Jackson

FROM: Environmental Design

DATE: 3 February 2004

Location:	34 Nash Grove Lane, Finchampstead
Proposal:	Outline application for demolition of existing dwelling and erection of 2 dwellings.
Application Number:	O/2001/3418

In response to your consultation dated 23 January 2004 for the above application, the landscape comments are as follows:

I have no objection to the boundary details as shown on drawing no. CGNW/08A. However as part of the boundary treatment adjacent to Nash Grove Lane it would be preferable to see additional planting along this boundary to help integrate the new dwellings into the existing leafy character of Nash Grove Lane.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANS TO MEET CONDITIONS

F-3418

G. Cox
DEVELOPMENTS LTD

2nd Floor, Mulberry House, Osborne Road, Wokingham, Berks. RG40 1TL

Tel: 0118 912 4444
E-mail: gcoxdevelopmentsltd@foundationland.com

75686

PLANNING SERVICES	HPT
POL	TLS
DC AO.	ENF RL
APP	
CS	
24 DEC 2003	
COPIES TO:	AGR:
	FILE:

22 December 2003

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Our Ref: 1007/JRB/2b

Dear Sir/ Madam

DEVELOPMENT AT 34 NASH GROVE LANE WOKINGHAM Application No F/2001/3418

Further to receipt of a letter from Mr Lettin, I enclose six copy of the site plan drawing No. CGNW/8A for your information and approval.

You will note that we propose to retain the existing mature foliage on the northern boundary, to remove this and replace with a close boarded fence would be detrimental to the nature within the garden and will provide a hard edge to the this boundary.

I trust this is satisfactory and will discharge condition No 3.

Yours Sincerely,

Jeff Brown
For and on behalf of G Cox developments Ltd
Cc Mr Lettin

WORK SHEET FOR : Martin Durkan

Application Number : O/2001/3418

Applicant : Mrs Heywood C/O Roger Pring And Sons.

Location : 34, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Outline application for demolition of existing dwelling and erection of 2 dwellings.

Site Notice Displayed ? : YES [✓] NO [ ] DATE [15/03/01]

Date of Neighbour Notifications : .....

Date of Site Visit : 15/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 25/03/2001

Latest Consultation Date/Site Notice Expiry Date : 25/03/2001

This application will have expired on: 16/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

1) FINCHAMPSTEAD P.C. – OBJECTS : OVERDEVELOPMENT.
2) ENV. HEALTH – NO OBJECTIONS SUBJECT TO CONDITION.
3) LANDSCAPE ARCHITECT – NO OBJECTION IN PRINCIPLE; TREES IN FRONT OF AND WITHIN THE SITE SHOULD BE PROTECTED.
4) HIGHWAYS – RECOMMEND APPROVAL SUBJECT TO CONDITIONS
5) NEIGHBOUR – NO OBJECTION SUBJECT TO TREES BEING RETAINED.

Planning Issues :

SITE DESIGNATION :
IDENTIFIED SETTLEMENT (SEALP – STV1; WDLP – WOS2)

MAIN ISSUES :

1. IMPACT ON THE STREET SCENE AND THE CHARACTER OF THE AREA.
2. IMPACT ON THE ADJOINING PROPERTIES.
3. ACCESS

Application Number: O/2001/3418

Appraisal:

1. Impact on the street scene and the character of the area

The existing detached house on the site is single storey with rooms in the roof space. The site is approximately 24 metres wide, which is wider than that of other dwellings in the immediate area. Each of the proposed two dwellings would be set within a curtailage approximately 12 metres wide. The curtailage width of the two adjoining properties is approximately 15 metres wide. However, many of the other dwellings on both sides of Nash Grove Road have curtailages 11 or 12 metres wide. The length of the site is the same as that of neighbouring properties. It is therefore not considered that the proposed sub-division of the site to provide two detached dwellings would be out of character with other development in the area or would have an adverse impact on the street scene.

2. Impact on the adjoining properties

Although the application does not seek approval for the design of the proposed dwellings at this stage, drawings have been submitted showing the anticipated appearance and layout the dwellings on the site and it seems likely that approval will be sought for this scheme should outline planning permission be granted. Assessment of the impact of the proposed siting of the dwellings on the adjoining properties has therefore been made on that basis.

The adjoining property to the south of the site (32 Nash Grove Road) is a single-storey bungalow. This property has two windows in its northern flank wall facing the site. One of these is a bedroom window, which would be approximately 2.5 metres from the southern flank wall of the proposed single-storey bungalow. There is currently no boundary wall or fence between no.32 and the application site and the windows in its flank wall are exposed to open view.

The illustrative drawings for the proposed bungalow show two bedroom windows in the southern flank wall facing no.32. There is therefore concern about potential loss of privacy, daylight and outlook for the occupants of both no.32 and the proposed bungalow.

According to the illustrative drawings, the flank wall of the proposed bungalow would be approximately 2.3 metres high, which is about the same height as the flank wall of no.32. The windows in both walls would therefore be low level and a standard 2 metre boundary fence between them would safeguard the privacy of both sets of occupants.

So far as loss of daylight is concerned, the proposed bungalow is shown as having a hipped roof sloping away from no.32. The flank wall would be only slightly higher than a standard 2 metre boundary fence. It is therefore considered that there would be no significant reduction of daylight entering the flank wall windows of no.32 that would justify refusal of planning permission.

There would be some loss of outlook for the occupants of no.32 given that there is the presently a gap of some 9 metres between that property and the existing dwelling at no.34. However, much of that open outlook is achieved as a result of the absence of any boundary fence between the two properties. In normal circumstances, with a dividing fence between the two properties, the loss of outlook resulting from the development would be minimal. It is therefore not considered that this provides any grounds for refusal of planning permission.

The property to the north of the site (no.36) is a single-storey bungalow with additional accommodation in the roofspace. There are no habitable room windows along its southern flank wall facing the site. However, there is one small window that provides light to the garage at no.36. This window is currently unobstructed since the existing dwelling at no.34 is set back from no.36.

Under the proposals, the chalet bungalow would be sited 2.3 metres forward of the existing dwelling on the site with the result that it would be directly in front of this window. However, there would be a one metre gap either side of the common boundary. The flank wall of the new dwelling would also be only 2.3 metres high, which is about the same as the flank wall of no.36. It would then have a hipped roof sloping away from no.36. The garage window would therefore still receive adequate daylight and the issues of loss of privacy or outlook do not arise.

3. Access

There is an existing vehicular access to the site from Nash Grove Lane. Highways are satisfied with amended plans that propose suitable visibility splays to the access and recommend approval subject to conditions.

Conclusion

It is considered that the proposed development would not adversely affect the street scene, the general character of the area or the amenity of adjoining occupiers. The access arrangements are also now considered to be satisfactory by Highways. It is therefore recommended that outline planning permission should be granted for the proposed dwellings in respect of siting and access.

Recommendation: Approval. ✓ ~~Refusal~~

Application Number: O/2001/3418
Conditions

No	Std Con	Std Reas	Non Std Conditions
1	*C001*	*R001*	-
2	*C002*	*R002*	-
3	*C017*	*R017*	-
4	~~*C125*~~ C126	*R125*	- CR/126 Drawing No P/00/304/5A
5	*C049*	*R049*	- - highway comments confirmed OK with Steve Austin 1/5/01.
6	*C137*	*R137*	*Insert: 'dwellings'*
~~7~~	~~*C126*~~	~~*R126*~~	~~*Insert: 'P/00/304/5A'*~~

Informative for approvals

N16

SEALP: STV1, SH3, SBE1, SBE2

WDLP: WOS2, WOS3, WBE1

BSP: LD3, LD5, EN1

RECOMMENDATION AND CONDITIONS/REASONS AGREED Ian Mitchell
(Development Control Manager)

Date 1/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 34 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: O/2001/3418

OFFICER: Martin Durkan

DATE OF SITE VISIT: 15/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
RESIDENTIAL : DETACHED DWELLINGS OF VARYING DESIGN AND TYPE.

3. DESCRIPTION OF SITE/BUILDING
SINGLE STOREY DWELLING WITH ADDITIONAL ACCOMMODATION IN THE ROOFSPACE. SIDE GARAGE. WIDE CURTAILAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
EXISTING DWELLING ADJOINS THE BOUNDARY WITH NO. 36 AND IS SEPARATED FROM THE BOUNDARY WITH NO. 32 BY A 9M GAP.

5. SITE CONSTRAINTS

TREES ALONG FRONT BOUNDARY AND IN FRONT GARDEN.

ACCESS/PARKING EXISTING ACCESS AND PARKING ON SITE

LEVELS EVEN

BOUNDARY TREATMENT PLANTING AT FRONT & REAR. FENCE ALONG NO. 36; OPEN BOUNDARY ALONG NO. 32.

OTHERS

Tel: (0118) 974 6446

Date:

My ref: O/2001/3418

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: O/2001/3418
34, Nash Grove Lane, Finchampstead, Wokingham.
Outline application for demolition of existing dwelling and erection of 2 dwellings.

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 **Martin Durkan** on **(0118) 974 6446**. 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 27TH APRIL 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **O/2001/3418**
34, Nash Grove Lane, Finchampstead, Wokingham.
Outline application for demolition of existing dwelling and erection of 2 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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 6446

Date:

My ref: O/2001/3418

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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: O/2001/3418
34, Nash Grove Lane, Finchampstead, Wokingham.
Outline application for demolition of existing dwelling and erection of 2 dwellings.

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. 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 27TH APRIL 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **O/2001/3418**
34, Nash Grove Lane, Finchampstead, Wokingham.
Outline application for demolition of existing dwelling and erection of 2 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 19 April 2001

Location:	34 Nash Grove Lane, Finchampstead, Wokingham
Proposal:	Outline application for demolition of existing dwelling and erection of 2 dwellings.
Application Number:	O/2001/3418

In response to your consultation dated 4 April 2001 for the above application, the landscape comments are as follows:

The revised drawing, P/00/304/3A showing the amended hardstanding area is now acceptable, as there is sufficient distance between the edge of the parking area and the base of the oak trees to minimise any damage that may occur to the tree roots.

The applicant will need to submit details of the tree protection during construction on the site in accordance with BS 5837. Any heavy plant or materials storage should not be placed in these protected zones.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 14 March 2001

Location:	34 Nash Grove Lane, Finchampstead, Wokingham
Proposal:	Outline application for demolition of existing dwelling and erection of 2 dwellings.
Application Number:	O/2001/3418

In response to your consultation dated 1 March 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle. The trees at the front of the site should be retained as part of the development as they form part of the well-treed character of the road. The trees need to be accurately plotted on the plan in relation to the proposed parking area. The extent of the parking area outside the front of the bungalow is unacceptable due to the close proximity of the drive to the trunk of a large oak tree near to the boundary with no. 32 Nash Grove Lane. The present layout will cause damage to the tree roots. The applicant will need to redesign the parking layout in accordance with the guidance given in BS 5837, Trees in relation to Construction so as to avoid or limit damage to the tree caused by construction of the driveway.

The trees will also need to be protected during construction by protective fencing, minimum distances are found in BS 5837.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Development Control

Your Ref: O/2001/3418

Date. March 7, 2001

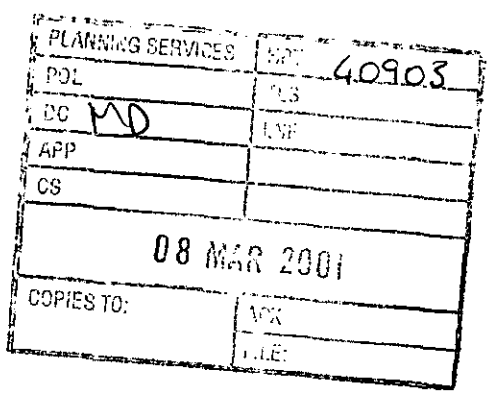
PROPOSED: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 DWELLINGS

LOCATION: 34 NASH GROVE LANE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following planning condition be attached should consent be granted:

Standard planning condition C070 regarding hours of constuction.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



FROM: Martin Durkan

DATE: 01 March 2001

DELIVERED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2001/3418

Proposal: Outline application for demolition of existing dwelling and erection of 2 dwellings..

Site Address: 34, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mrs Heywood C/O Roger Pring And Sons.

Your observations are required in respect of this application **by 25/03/2001** .

Objection on the grounds of over development of the site.

PLANNING SERVICES	APT
POL	LLS
DC	SCF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clk

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

Date: 04 April 2001

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: O/2001/3418

Location: 34, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Outline application for demolition of existing dwelling and erection of 2 dwellings.

Applicant: Mrs Heywood C/O Roger Pring And Sons.

Case Officer: Martin Durkan

The new plans show the following: Visbility splays added; hardstanding amended to safeguard oak tree. Drawing nos P/00/304/3A, P/00/304/5A.

Comments are required by 14/04/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

(RING ONE)

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

App No. 0/2001/ (Planaps) / (Ludhouse) 3418 Date Rec. 29/03/01

Location: 34 NASH GROVE LANE Parish Finchampstead.

Applicant:

Description of attached plans VISIBILITY SPLAYS ADDED; HARDSTANDING AMENDED TO SAFEGUARD OAK TREE

Drawing No's: P/00/304/3A, P/00/304/5A & LETTER DATED 27/03/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER MD

Consultations Sent by Admin. on 04.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 01 March 2001

Application Number: O/2001/3418

Proposal: Outline application for demolition of existing dwelling and erection of 2 dwellings.

Parish: FINCHAMPSTEAD PARISH

Site Address:
34, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Mrs Heywood C/O Roger Pring And Sons.

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).

Comment.

Please could highways have a revised plan showing visibility splays of 2.4m x 90m from the access onto Nashgrove Lane. The area of land within the sightline must be either highway land or land within the applicants control.

Providing this can be achieved, the highway authority have no objections to the proposals in principle, subject to conditions.

Signed: _____ **Print name:** Adam Coggins 12/03/01

Date: 04 April 2001

To: Highways

We have received Minor Amendments for the following planning application:

Application Number: O/2001/3418

Location: 34, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Outline application for demolition of existing dwelling and erection of 2 dwellings.

Applicant: Mrs Heywood C/O Roger Pring And Sons.

Case Officer: Martin Durkan

The new plans show the following: Visbility splays added; hardstanding amended to safeguard oak tree. Drawing nos P/00/304/3A, P/00/304/5A.

Comments are required by 14/04/2001.

Should you have any queries regarding this application please contact the case officer Martin Durkan on (0118) 974 6446.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.
C137 (INSERT : dwellings), R137.
C126 (INSERT : drg.no. P/00/304/5A), R126.

Adam Coggins. 03/04/01

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 March 2001 16:59
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

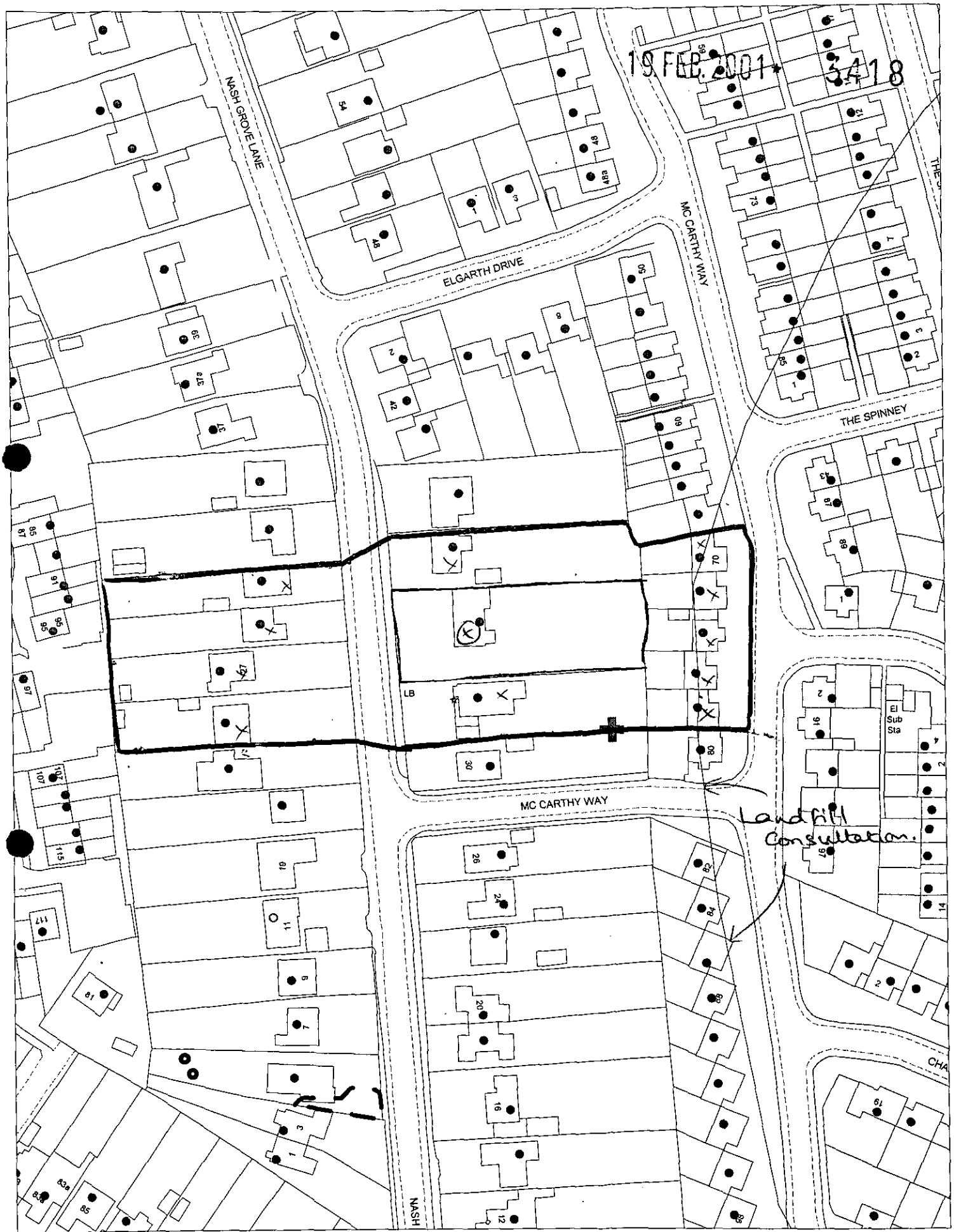
****

NatureofEmail: Comment
ApplicationNumber: 0/2001/3418
Correspondent_FullName: Keith Parker
Correspondent_StreetAddress: 4 Elgarth Drive
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 4HH
Correspondent_Telephone: 01189734355
Correspondent_Email:

MD
065
ACK:
FILE:

Comments:

I have no objection to the replacement of the property with 2 reasonabley well spaced family properties.
But please can the trees and large bushes be left alone so as not to break up what is a well established road front .Also trees at the rear need to be preserved to keep the area from becoming a concrete jungle (not quite but i am sure you know what i mean)
Thank you



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2001

Scale: 1 : 1250

N
W E
S

MD.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2001/3418 relates.

Address of site 34 Nash Grove Lane, Fenhampstead, Wokingham

Signed [signature]

Date 6/03/03

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



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) 2 x PRE-APPS ATTACHED (*)

Start date: 19 FEB 2001	
Officer: MD	Application No. 0/2001/3418

Map No. 98 **Site** 0.15
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(9) OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 DWELLINGS

Location: 34 NASH GROVE LANE

Parish: FINCHAMPSTEAD ~~WOKINGHAM WITHOUT~~

Ward: Finch North. 1-3-01-B

Applicant: MRS HEYWOOD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(9)
Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1.3.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

.....
.....
..... 2 x pre-apps attached. .....

NEIGHBOURS:

..... S/N + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

MINOR AMENDMENTS

3418

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Mr. M. Durkan,
Planning Officer,
Environmental Services Department,
Po Box 157,
Wokingham District council,
Shute End,
Wokinghan,
Berkshire,
RG40 1WR.

Your Ref. 0/2001/3418
My Ref. RP/304

41726

MD

COPIES TO:

27 March 2001

Dear Mr Durkan,

Re. Application No. 0/2001/3418
34, Nash Grove Lane, Wokingham, Berkshire, RG40 4HD.
Outline Planning application for the replacement of the existing detached chalet bungalow and double garage with a chalet bungalow and a bungalow.

Below are my responses to the 4 queries you raised by telephone earlier today.

1/ Details of visibility splays have been added to drawing no. P/00/304/5A 4 copies of which are attached hereto. Details of street furniture have been shown and dimensionally located. I hope this is sufficient for your needs.

2/ The hard surfacing shown to the front garden of the bungalow plot has been amended on drawing no. P/00/304/3A to take account of the proximity of the oak tree. 4 copies of this drawing are attached. (I was unable to talk to Cathryn Brimble as she is on holiday this week).

3/ I have spoken to my Client's Solicitor, who after reference to the deeds and other documents in his possession, is unable to give a definitive answer to boundary fence responsibilities. I would point out, however, that this may not be relevant as it is understood that my Client would be at liberty to erect a 2 metre high fence to the flank and rear boundaries provided they were on her property.

4/ Enclosed is a corrected copy of my submission letter of the 15 February 2001.

It is hoped the foregoing will enable you to process the application to a satisfactory conclusion, If this is not the case please contact me again.

Yours sincerely,



Roger Pring.

c/c Mrs. J. Heywood.

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

MINOR AMENDMENTS
3418

Miss Elaine Connor,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

February 15, 2001

Dear Miss Connor,

Re; Outline Planning application for the replacement of the existing detached chalet bungalow and double garage with a chalet bungalow and a bungalow, 34, Nash Grove Lane, Wokingham, Berkshire, RG40 4HD.

Enclosed herewith, are 6 copies of Part 1 of the Planning Application form, duly completed and signed, together with 6 sets of drawings nos. 00/304/3, 4 & 5 and my cheque, made payable to Wokingham District Council for the sum of ££380.00p.00p, in respect of the application fee.

The application drawings take into account the pre-application comments contained in your letter of the 25th October 2000 in as much as the scale of the proposals has been reduced ie the house has been replaced by a chalet bungalow and the chalet bungalow has been replaced by a bungalow. The impact on the property to the south of the proposed bungalow has been improved A/ by proposing a bungalow instead of a chalet bungalow adjacent to no 32 and B/ by increasing the distance of the proposed bungalow from the boundary from 1000mm to 1500mm. The proposals are also to the **north** of no. 32 and therefore will not affect its sunlight, etc.

In view of our compliance with your comments we do not anticipate any problems with the application and look forward to hearing from you shortly. In the unlikely event that the proposals require further amendment to gain an approval please contact me.

Yours faithfully,

(27 March 2001 correction shown **bold**)'

Roger Pring.
C/C Mrs. J. Heywood.

REGISTERED NO. 2284491

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NG.
Telephone no.; 0118 973 3502
Facsimile no.; 0118 973 6290.

19 FEB 2001 * 3418

ARCHITECTURAL & SURVEYING CONSULTANTS

Miss Elaine Connor,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

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In view of our compliance with your comments we do not anticipate any problems with the application and look forward to hearing from you shortly. In the unlikely event that the proposals require further amendment to gain an approval please contact me.

Yours faithfully,

Roger Pring.
C/C Mrs. J. Heywood.

REGISTERED NO. 2284491

1789/a

SECTION 66 CERTIFICATE

Application No.

19.FEB.2001* 3418

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . J. HEYWOOD

On behalf of . . . . MRS J. HEYWOOD

Date . . . . . 6th FEBRUARY 01

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

ADDRESS HAFNIA 34 NASH GROVE LANE

PARISH FINCHAMPSTEAD ~~Wokingham U.D.C.~~

PLOT No.

ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
145/58	MR. R. CHANEY	DETACHED HOUSE	1.8.58	APP. C/A
PO/291/61	MR. D HEYWOOD	GARAGE	13.7.61	APP. N/R
360/71	"	GARAGE & CONSERVATORY	13.5.71	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - replace existing w 2 dwellings - Mr Puig - 15.09.00

DRAINAGE PD enq - Erect 2 dwell, dem of Bungalow - Mr Pring 25.10.00

091074

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

19.FEB.2001* 3418

1.	APPLICANT'S NAME	MRS. J. HEYWOOD
	ADDRESS	34, NASH GROVE LANE WOKINGHAM, BERKSHIRE
	POST CODE	RG40 4HD PHONE 0118 9734634
2. If the applicant has an agent, all *correspondence will be sent to* the agent	AGENT'S NAME	ROGER PRING & SONS
	ADDRESS	278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 3NT PHONE 0118 973 3502
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	34, NASH GROVE LANE, WOKINGHAM, BERKS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING CHALET BUNGALOW & REPLACEMENT WITH 1 No. 3 BED BUNGALOW & 1 No. 4 BED. CHALET BUNGALOW.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·1494 m^2
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRGS Nos. P/00/304/3, 4 & 5.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

EXTERNAL APPEARANCE	☐	SITING	☑
MEANS OF ACCESS	☑	DESIGN	☐
		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.

ONLY SITING & MEANS OF ACCESS TO BE CONSIDERED ALTHOUGH ANTICIPATED APPEARANCE & LAYOUT INDICATED

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.

1·8M HIGH PANEL FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXG. SYSTEM

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

AS EXG. IE COMBINED PEDESTRIAN/VEHICULAR APPROX 4·8M.

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
BUNGALOW ~~HOUSE~~	1 14 *	+ *	+ *
CHALET BUNGALOW	1 17 *	0 10 *	1 16 *
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.

£380-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MRS. J HEYWOOD DATE 14th FEBRUARY 01.

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".