APPLICATION NO:
F/2000/0363

LOCATION:
Rubec Cottage Wick Hill Lane Wokingham.

APPLICANT:
Mr F.I Bendle C/O Andesign

PROPOSAL:
Proposed erection of replacement dwelling and garage.

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **09/03/2000**

CASE OFFICER: **Elaine Connor**

Can now be scanned.

Elaine Murphy
01276 454509.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F.I Bendle
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0363

Parish: **FINCHAMPSTEAD**

Location: **Rubec Cottage, Wick Hill Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling and garage.**

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

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

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

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Construction operations for which noise is audible at the site boundary shall only be carried out between 07:30 hrs and 18:00 hrs Monday to Friday and 08:00 hrs to 13:00 hrs on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of residential amenity.

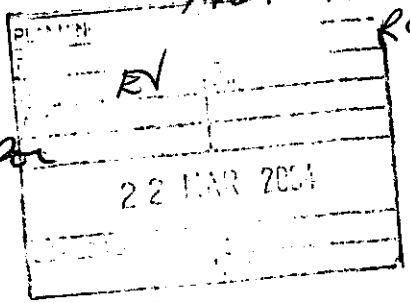
Reason
5. In the interests of the character and amenities of the locality.

Head of Planning and Transportation
Date: 03 March 2000

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

CLUB EXECUTIVE

77891 FRED BENDLE
RG40 3SW



EV

22 MAR 2004

ELAINE VASHI
DEVELOPMENT CONTROL
WDC.
10-3-04

RE RUBEC COTTAGE - FINCHAMPSTEAD.

Dear Mrs Vashi

(1) Would you kindly send me a copy of our planning consent as our builder requires sight of this in order to correctly deal with VAT on the work.

(2) Please find enclosed some estate agents particulars of a house which shows the overall style that we would like to achieve - we would therefore wish to use similar bricks and tiles. Please indicate if this would be acceptable - subject to agreement of samples.

Yrs

Guest Stationary

فندق جميرا بيتش، ص.ب. ١١٤١٦، دبي، الإمارات العربية المتحدة
هاتف: ٩٧١ ٤ ٣٤٨ ٠٠٠٠، خط هاتف مباشر: ٩٧١ ٤ ٤٠٦ ٨٨٦٤، فاكس: ٩٧١ ٤ ٣٤٨ ٢٢٧٣

The Jumeirah Beach Hotel, PO Box 11416, Dubai, United Arab Emirates. Telephone: 971-4-348 0000, Direct: 971-4-406 8864
Fax: 971-4-348 2273, email: clubexecutive@thejumeirahbeachhotel.com www.jumeirahinternational.com

Company with Limited Liability. Registration Number 45069. Share Capital Paid up in full.

Tel: (0118) 974 6451

Date: 21·2·00

My ref: F/2000/0363

CONFIDENTIAL

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

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/2000/0363
Rubec Cottage Wick Hill Lane Finchampstead.
Proposed erection of replacement dwelling and garage.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 2·3·00

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: Elaine Connor Application Number: F/2000/0363
Rubec Cottage Wick Hill Lane ~~Wokingham~~ Finchampstead
Proposed erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Tel: (0118) 974 6451

Date: 21·2·00

My ref: F/2000/0363

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
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This form must be received no later than 2·3·00.

Yours faithfully

Chris Ludlow

Head of Planning and Transportation

LISTING FORM

Case officer: Elaine Connor Application Number: F/2000/0363
Rubec Cottage Wick Hill Lane ~~Wokingham.~~ Finchampstead
Proposed erection of replacement dwelling and garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

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

Received by Wokingham District Council

Application No: F/2000/0363

Proposal:

Proposed erection of replacement dwelling and garage.

Location:

Rubec Cottage Wick Hill Lane Finchampstead.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

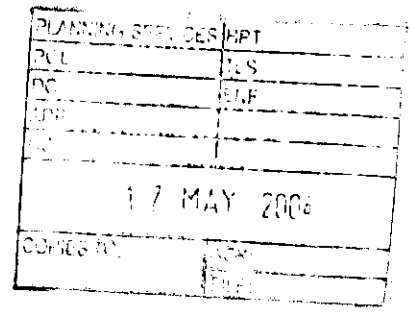
Excel Design

17 Gorse Ride South | Finchampstead
Wokingham | Berkshire | RG40 4EH
Phone: 0118 973 7336 | Fax: 0118 973 4175
www.ExcelDesign.ltd.uk
Enquiries@ExcelDesign.ltd.uk

Directors: G. F. S. Avis (Managing Director)
Associate of the Chartered Institute of Building.
Company Secretary: C. Avis

14th May 2004

Ms E. Vashie
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR



Our ref. 04888
Your ref.

Dear Ms Vashie

Re: Rubec Cottage, Wick Hill, Finchampstead.

Further to our recent telephone conversation please find enclosed our drawings showing the proposed amendment to the external basement staircase and windows; as you will see these have now been positioned in one well at the front of the basement.

Construction has now started; we would therefore be please to receive your comments as soon as possible.

We hope this amendment meets with your approval.

Yours sincerely

George Avis

Enc.
Drawings 04888/1B, 2 and 3

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 4 April, 2000
My ref. BC/DC/2000/0363
Your ref.

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

F I Bendle
C/o Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG40 2TN

Dear Sirs

PLANNING PERMISSION 2000/0363
SITE: RUBEC COTTAGE, WICK HILL LANE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0363 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Elaine Connor

ELAINE CONNOR
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0363	EC
BUILDING CONTROL NUMBER.	FP2000/0455	Brian
APPLICANT/AGENT	Andlangin	
ADDRESS OF SITE	Rubec Cottage Wick Hill The Ridges FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	detached house. (replacement dwelling + garage)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/H/247B	AH/H/247A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	27/3/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0363

Applicant : Mr F.I Bendle C/O Andesign.

Location : Rubec Cottage Wick Hill Lane Finchampstead.
Proposal : Proposed erection of replacement dwelling and garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		2·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 2·2·2000.

Date Registered : 13/01/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 09/03/2000

Consultation Responses :

HIGHWAYS : recommend condition SC23 (SR06) 'Parking & garaging'

Planning Issues :

* IMPACT UPON CHARACTER OF AREA. (SETTING OF SETTLEMENT & EDGE OF CISIDE).
* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/0363

Appraisal:

At present on site is a detached bungalow which has an existing permission for a first floor extension, to create rooms in the roof, therefore, creating a chalet style dwelling. The existing dwelling is located along the northern boundary of the site with a detached garage and carport along the southern boundary.

The application being considered is to demolish the existing dwelling and build a replacement property to occupy a central location on the site, with its frontage adjacent to the highway. The proposed dwelling will have a floor area no greater than the existing dwelling plus the extension allowed in 1998 (re.98/68344).

IMPACT UPON THE CHARACTER OF THE AREA

It is considered that the proposed replacement dwelling in terms of scale, massing and bulk will be no greater in actual or apparent terms both in floor space and bulk than the existing dwelling plus the approved first floor extension. It is also considered that the proposed garage is reasonable development and will replace an existing garage and carport, at present located along the southern boundary. On this basis it is not considered that the proposed development will have an adverse negative impact upon the character of the area as one of 'setting of settlement.' It is considered that the siting and design of the new development has the minimum impact on the rural character of the area. It is therefore considered that that the proposed replacement dwelling is in line with the development plan policies for this area.

IMPACT UPON NEIGHBOURING PROPERTIES

The application site is located between two properties, no.2 Goose Green Cottages and Tudor Cottage. It is considered that the relocation of the existing dwelling away from the northern boundary will enhance the setting and also the living conditions of Tudor Cottage, given that it will be further away from this property (approx. 22m). The proposed development will however be closer to the neighbouring property to the south, no.2 Goose Green Cottages, and will sit forward of this property. Given that the development closest to the boundary with no.2 Goose Green Cottages is single storey with a hipped roof, it is not considered that it will be overbearing upon this property. Therefore it is considered that the proposed development will not have an adverse negative impact upon the neighbouring properties.

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

Application Number F/2000/0363
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12.	
3	SC23	SR06	'Parking & Garaging'
4		SR10.	CONSTRUCTION OPERATIONS FOR WHICH NOISE IS AUDIBLE AT THE SITE BOUNDARY SHALL ONLY BE CARRIED OUT BETWEEN 07.30 HRS & 18.00 HRS Monday to Friday & 08.00 HRS to 13.00 HRS on Saturdays & at no time on Sundays, Bank & Public Hols. without prior ~~the~~ agreement & in writing from the LPA.
5	SC05	SR17	

RECORD OF SITE VISIT

SITE ADDRESS: Rubec Cottage Wick Hill Lane Wokingham.

APPLICATION NUMBER: F/2000/0363

OFFICER: Elaine Connor

DATE OF SITE VISIT: 22 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural, countryside area

3. DESCRIPTION OF SITE/BUILDING
detached bungalow located along N bound
close to adjacent highway
detached gard c part along S boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES
close to TUDOR COTTAGE - views through to
see site plan

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT hedging & mature veg along all boundaries

OTHERS

FROM: Elaine Connor

DATE: 25 January 2000

Finchampstead Parish Council Consultation Sheet

26174

Application Number: F/2000/0363

Proposal: Proposed erection of replacement dwelling and garage..

Site Address: Rubec Cottage Wick Hill Lane Finchampstead.

Applicant: Mr F.I Bendle C/O Andesign.

Your observations are required in respect of this application **by 18/02/2000** .

Objection on the grounds that the proposal would be out of keeping with the surrounding area and would destroy a valuable asset to the local street scene.

SIGNED: C.S.C

DATE: 18-2-00

CLERK TO Finchampstead Parish Council

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 4 February 2000

Location:	Rubec Cottage, Wick Hill Lane, Finchampstead
Proposal:	PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE
Application Number:	F/2000/0363

In response to your consultation dated 25 January 2000 for the above application, *the tree and landscape comments are as follows:*

I have no objections to the proposals. It is not clear from the drawing, no. AH/H/247A, whether the existing hedgerow along the front boundary of the site is to be retained. As the site is fairly constrained it may be impractical to retain this vegetation; therefore the applicants should provide details of replacement planting to enclose the garden.

The trees within the hedgerow are not particularly good specimens as they have been cut back from the telegraph wires in the past. Retention of the trees would be inadvisable in relation to the location of the proposed dwelling, as they would be too close to the property to allow for their future growth.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM Elaine Connor

DATE 25 January 2000

26126

Finchampstead Parish Council Consultation Sheet

Application Number: F/2000/0363

Proposal: Proposed erection of replacement dwelling and garage..

Site Address: Rubec Cottage Wick Hill Lane Finchampstead.

Applicant: Mr F.I Bendle C/O Andesign.

Your observations are required in respect of this application **by 18/02/2000** .

Objection on the grounds that the proposal would be out of keeping with the surrounding area and would destroy a valuable asset to the local street scene.

SIGNED: CSC

DATE: 18-2-00

CLERK TO Finchampstead Parish Council

PLANNING SERVICES	25719
POL	TLS
DC	ENF
CS	
09 FEB 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor

Planning Department

Date: 08/02/2000

REBEC COTTAGE, WICK HILL LANE, FINCHAMPSTEAD.

Having considered the environmental health implications of the above planning application I recommend the following condition be attached should planning consent be granted:

Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

To:
Highways

From: Elaine Connor

Date: 25 January 2000

Application Number: F/2000/0363

Proposal: Proposed erection of replacement dwelling and garage..

Site Address:
Rubec Cottage, Wick Hill Lane, Finchampstead.

Applicant:
Mr F.I Bendle C/O Andesign.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & GARAGING (SR06)

N.S. Tolley
7-2-00

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 JAN 2000	Map No. ..... Site ...0.04..
Officer: EC / Application No. F/2000/0363	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING AND GARAGE

Location: RUBEC COTTAGE WICK HILL LANE THE RIDGES

Parish: FINCHAMPSTEAD Ward: finch sally ✓ 25/01

Applicant: MR BENDLE

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

Enforcement Section (14) 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	Scale? 1:2500		
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 : 25/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) ✓ 25/01
(Trees)	(NK:) ✓ 25/01
Conservation Officer	NK: .....
(Environmental Health)	(NA:) ✓ 25/01
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ 25/01

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

..... 3x Pre-apps attached .....

NEIGHBOURS:

..... SN+ Tudor Cottage, Wick Hill Lane ✓ 25/01 .....

..... Lambda Cottage, " ✓ .....

..... 2 Goose Green Cottages, " ✓ .....

ANDESIGN
BUILDING PLANS

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

Mrs A. O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3653

13.JAN.2000* 0363

12th january 2000

Dear Mrs O'Dell,

re: **Rubec Cottage, Wick Hill, The Ridges, Finchampstead**

Further to the negotiations between my Client Mr F.I. Bendle , your Mr Thorpe and yourself, I am now pleased to enclose a formal Planning application for the replacement dwelling at the above property. In preparing the final design my Client has taken into account all of the observations made during your discussions and I trust therefore will have the benefit of your full support.

Yours faithfully,

A. Hester

1789/a

SECTION 66 CERTIFICATE

13.JAN.2000* 0563

Application No.

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
MR. GRAY	2 GOOSE GREEN COTTAGES WICK HILL, THE RIDGES FINCHAMPSTEAD BERKS RG40 3SW	12/1/2000

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) .....

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (ANDESIGN)

On behalf of . . . . MR. F. I. BENDLE

Date 12/1/2000

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

~~(THE SERVICE COTTAGE) TUNER COTTAGE~~ RUBL-C

ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

~~[illegible]~~ RUBL-C

PLOT No. ORD. SHEET No. SU 8064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36/70	Mrs E M Irvin	conv of existing garage store to s/storey dwelling	18.5.70	C/A
1079/71 BR 5675	Mr M D Irvin	ADD. TO GARAGE garage	25.11.71 4.11.76	APP C/A APP N/A
BR 5856	"	separate septic tank	12.1.77	APP N/A
05619	"	garage	17.2.77	N/A C/A
BR 6353	Mrs J Bruce	bay window	6.4.77	APP N/A
06292	"	"	9.6.77	N/A C/A
22253	MR. M. RUTHERFORD	S/ST. EXTENSION	20.9.84	N/A C/A
22541	CHARLES BRUCE TRUST	NON-COMPLIANCE WITH COND 1 ON 36/70	15.11.84	N/A C/A
26545			3.11.86	C/A
GRA 7509	MR. F. BENDLE	S/ST. EXTENSION	16.9.86	APP
97/65333/F	" "	S/st front ex	13.5.97	C/A
98/68344/F	Mr. F.J. Bendle	F/FL/R + left-foot with F Dormer Roots	5.11.98	C/A
FP 98/8251	"	Bung. to Chalet.	15.12.98	APP

SPECIAL ORDERS

DRAINAGE

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

15.JAN.2000 U363

1.	APPLICANT'S NAME	F.I. BENDLE
	ADDRESS	RUBEC COTTAGE, WICK HILL
		THE RIDGES, FINCHAMPSTEAD, BERKS
	POST CODE	RG40 3SW PHONE 9732376
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM BERKS
	POST CODE	RG41 2TN PHONE 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.04 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/H?247A & O.S. SHEET

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	X
	ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	☐

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

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

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

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

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

RESIDENTIAL

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

YES/~~NO~~ XX

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 XXX

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.

FACING BRICK (SUBJECT TO SAMPLES)
TILING (SUBJECT TO SAMPLES)

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

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details NEW SEPTIC TANK

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

1 No VEHICULAR & 1 No PEDESTRIAN ACCESS
VEHICULAR ACCESS TO BE ENLARGED
PEDESTRIAN ACCESS TO BE CLOSED

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

FULL ACCESS THROUGHOUT GROUND FLOOR

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO XXX

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO XXX

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190

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

SIGNED (ANDESIGN) ON BEHALF OF F.I. BENDLE DATE 12/1/2000

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".