SN NDSN 6/2 - NDSN SN Sent to applicant 7/2.

APPLICATION NO:
F/2002/5753

LOCATION:
7 Tomlinson Drive, Finchampstead Wokingham.

APPLICANT:
Mr D Rogers C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **22/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/03/2002

CASE OFFICER: **Natalie Brown**

REFUSED

02

861

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Rogers
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5753

Parish: **FINCHAMPSTEAD**

Location: **7, Tomlinson Drive, Finchampstead, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its location and size would be overbearing and cause overlooking to adjacent residential properties, to the detriment of the residential amenity. As such, the development would be contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SEB2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 07/03/2002

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.

Appeal Decision

Hearing held on 27 November 2002
Site visit made on 27 November 2002

by R E Wilson BA DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
20 DEC 2002

Appeal Ref: APP/X0360/A/02/1089842
7 Tomlinson Drive, Finchampstead, Wokingham RG40 3NZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Rogers against the decision of Wokingham District Council.
- The application (Ref. F/2002/5753.) dated 23 January 2002, was refused by notice dated 7 March 2002.
- The development proposed is the erection of a three-bedroom chalet bungalow.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. At the Hearing an application for costs was made by the appellant against Local Planning Authority This application is the subject of a separate Decision.

Main Issue

2. I consider the main issue in this case to be whether the proposed dwelling would cause unacceptable overlooking of adjoining properties, have an overbearing presence and adversely affect the character of the area.

Planning Policy

3. The development plan is the Berkshire Structure Plan (BSP) and the South East Area Local Plan (SEALP). The council relies on Policies EN1 and LD3 of the BSP and Policies SBE1 and SBE2 of the SEALP. The council also refers to Policies WOS3 and WBE1 of the Draft Deposit Wokingham District Local Plan (WDLP).

Reasons

4. The council's decision notice indicates that it was opposed to the proposed development on the grounds of its overbearing effect on adjoining properties and unacceptable overlooking. It subsequently granted planning permission for the erection of a bungalow on the appeal site and notified the appellant and the Planning Inspectorate on the 6 September 2002 that it had withdrawn its objection to the appeal proposal having an overbearing effect on neighbours, contrary to what it had argued in its statement of case, dated 24 June 2002. Consequently, at the hearing the council's sole objection was that the proposed chalet bungalow caused unacceptable overlooking over part of the garden of one of the adjoining houses, No.9 Tomlinson Drive.

5. In another recent decision, the council granted planning permission for the erection of a chalet bungalow to replace the existing bungalow at 261A Nine Mile Ride, the property immediately to the west of the appeal site. The occupant of that property does not share the council's view that the appeal proposal does not have an overbearing effect on his property. Some of the residents in Tomlinson Drive raise other matters, including overlooking, the additional use of the private driveway and the effect of an additional house on the character of the area. Although these objections go beyond the council's sole objection, they are material considerations in my determining this appeal.

6. The proposed chalet bungalow would have one window in the front elevation, serving bedroom 2, facing towards part of the rear garden of No.9 Tomlinson Drive. The window would be about 5m from the common boundary, which is marked by a fence about 1.8m high. There are mature trees behind the fence in the adjoining garden that even in the period when the trees are not in leaf significantly reduce the view into this adjoining garden. Furthermore, there is no overlooking of the adjoining house, the rear elevation of which faces away from the appeal site. Consequently, the council's only remaining objection to the proposed development is not a valid reason to withhold planning permission, since the effect on adjoining residents would be very small.

7. The appellant indicated his willingness to alter the position of the bedroom window and move it to the side elevation. I accept his argument that this could be done by way of a condition but in view of my conclusions in the preceding paragraph about the effect this window, such a change to the external appearance of the proposed bungalow is not necessary.

8. The side wall of the proposed chalet bungalow would be about 3m from the boundary with 261A Nine Mile Drive, the bungalow that is sited about 3m from the common boundary, which is marked by a 2m brick wall. Part of the side elevation of the proposed dwelling is directly opposite the southern half of the elevation of the adjoining bungalow that faces towards the appeal site. The outlook from the kitchen and utility windows of this adjoining bungalow would be primarily affected by the appeal proposal. However, the effect on the occupants of this adjoining property would be the same, whether the chalet bungalow that is the subject of this appeal or the bungalow that was permitted by the council were built. This is because the eaves height and the height and angle of the roof are almost the same in each scheme. In these circumstances, the proposed chalet bungalow would not have an overbearing effect on this adjoining property.

9. The situation is not changed to any material extent by the grant of planning permission for a new chalet bungalow to replace the existing bungalow. Only one side window to the proposed living room in the new property would face towards the chalet bungalow on the appeal site and the relationship of the two dwellings would be little different to that between the existing bungalow and the appeal proposal.

10. A number of residents of Tomlinson Drive expressed opposition to the proposed development in writing and at the hearing. As I indicated at the hearing, arguments about the right to use the shared driveway and to connect to the private sewerage pumping system are not material considerations in this appeal. The proposed dwelling would be nearly 11m from the side boundary of the rear end of the garden of No. 3 Tomlinson Drive. As a result, it would be sufficiently far away so as not to cause unacceptable overlooking of the garden of that property.

11. Some local residents are opposed to the principle of development on this land, an argument that is not shared by the council. I share the council's view that the curtilage of the appellant's property is sufficiently large to accommodate a new dwelling, subject to detailed considerations regarding its siting and its relationship to adjoining properties. The proposed development provides sufficient space for the parking and turning of vehicles, both for the proposed dwelling and for the existing property, thereby providing vehicles with the opportunity to enter and leave the site in a forward gear and not to have to reverse along the private drive that serves as the access to the adjoining dwellings.

12. In summary, the proposed development meets the broad objectives that are set out in Policies EN1 and LD3 of the BSP. It is also consistent with Policies SBE1 and SBE2 of the SEALP, particularly as its scale, form and massing are acceptable in this location. By the same token, it is also consistent with criterion (F) of Policy WOS3 of the WDLP. In contrast, little weight should be placed on Policy WBE1 of that plan, since the Inspector who considered objections to the local plan has recommended a fundamental redrafting of that policy.

Conditions

13. The council put forward a schedule of nine conditions that it would wish to see imposed if the appeal is allowed. The appellant indicated his acceptance of seven of these conditions. I share his view that conditions 3 amd 5 are not necessary. The former relates to ground levels but there is no indication that these will change. Condition 5 seeks to limit the use of the garage to the parking of vehicles. As the appellant argues, the proposed development meets the parking requirements, without the imposition of condition 5, which I regard as being unnecessary in this case. In some cases I have made minor changes to the wording of the proposed conditions and have amalgamated conditions 6 and 7 that were proposed by the council.

Conclusions

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a three-bedroom chalet bungalow at 7 Tomlinson Drive, Finchampstead, Wokingham in accordance with the terms of the application Ref.F/2002/5753 dated 23 January 2002 , and the plans submitted therewith, subject to the following conditions:

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

15/5/03 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between 0800 and 1700 hours Monday to Friday and 0800 and 1330 hours on Saturdays.

4) No part of the dwelling hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided to enable vehicles to enter and leave the site in a forward gear. The vehicle parking and turning space shall thereafter be retained for this purpose.

5) Prior to the commencement of the development hereby permitted, construction details relating to a "no dig" solution for the drive and services to the property shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

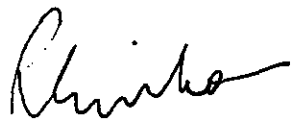
6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the roof space of the side elevation facing 261A Nine Mile Drive.

Information

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

17. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

18. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.



INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Miss N Brown	Planning Officer, Wokingham D C

FOR THE APPELLANT:

Mr A Glenister Dip TP MRTPI	DGG Planning Ltd
He called	Mr D Rogers- the appellant

INTERESTED PERSONS:

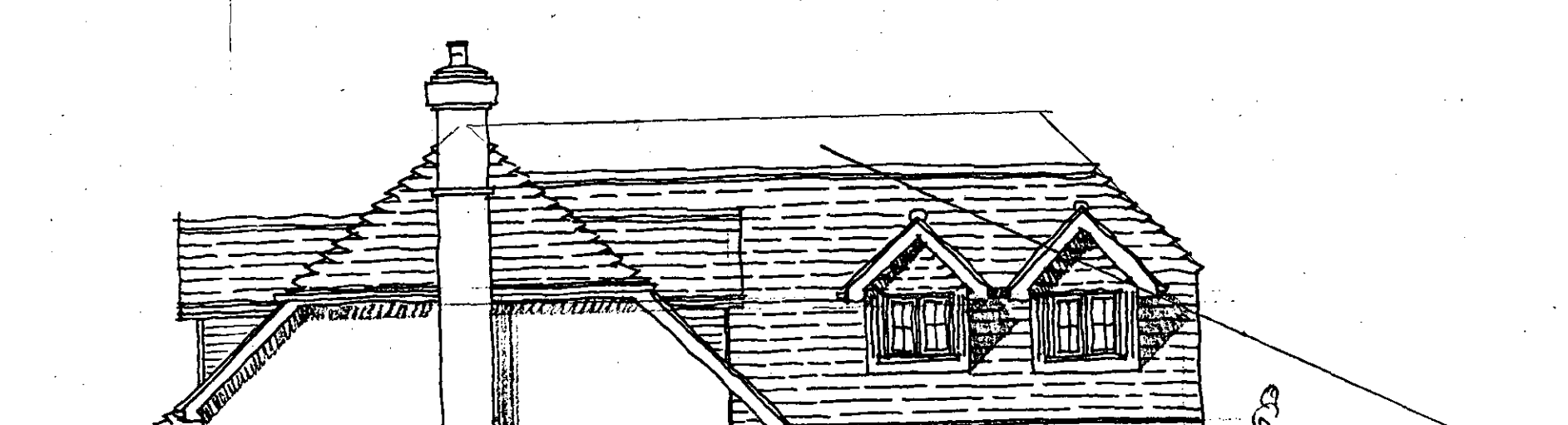
Mr J Longley	261A Nine Mile Ride
Mr & Mrs M Collins	11Tomlinson Drive

DOCUMENTS

Document	1	List of persons present at the inquiry
Document	2	Council's notification of hearing to residents
Document	3	Replies received (in red folder)
Document	4	Letter dated 21/11/02 re. amended plans
Document	5	Letter dated 06/09/02 withdrawing objection re. overbearing

PLANS

Plan	A1-A3	Application plans
Plan	B	Original sketch scheme for house on appeal site
Plan	C	Plan showing alternative window position
Plan	D1-D2	Approved plans for bungalow
Plan	E	Cross-section showing approved dwelling on site of 261A Nine Mile Ride, in relation to appeal site.



FRONT ELEVATION

EXISTING
FACE BE

261 A.

Tel. 0118 974 6441 (Direct Line)

Fax. 0118 9746484

Email. kerrin.lithgow@wokingham.gov.uk

Date. September 27th 2002

My ref. F/2002/5753

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

Mr D. Rogers
7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ

Dear Mr Rogers

APPLICATION NO: F/2002/5753
SITE ADDRESS: 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I refer to the above application, and the letter from your agent dated 23rd September 2002. I have recently reviewed the files, and have the following comments to make on the two applications and appeal.

It would appear that the only outstanding matter to be resolved is that in relation to overlooking. As you may recall the second application presented some difficulties with regards to the front elevation and its overlooking effect on the rear garden of number 9 Tomlinson Drive.

It is considered that the revised plans which you have submitted for consideration, including the removal of the bedroom window to the flank eastern roofslope and the installation of velux windows (set at a level between 1.6 – 1.8m above the internal floor level), would satisfactorily resolve the outstanding issue with regards to daylighting.

May I therefore suggest that you put in a fresh planning application to vary F/2002/6138. You could then either choose to request from the Planning Inspectorate that the hearing on F/2002/5753 be put on hold until the situation has been resolved through this revised application, or else continue to hold the hearing for F/2002/5753.

Please note that the above is given without prejudice to any planning application.

Should you have any queries as to the above, please do not hesitate to contact myself or Natalie Brown on her return.

Yours sincerely

K Lithgow

Kerrin Lithgow

Senior Planner (South East Area)

facsimile transmittal

To:	Mr Rogers	**Fax:**	0118 932 8243
From:	Kerrin Lithgow	**Date:**	27/09/02
Re:	7 Tomlinson Drive, Finch	**Pages:**	2
CC:			

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

See attached letter, as discussed.

URGENT FAX

2 pages

POL
DC NAB
APP
CS
19 SEP 2002
COPIES TO
FILE

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ

17th September 2002

Ms N Brown
Development Control Officer

Dear Ms. Brown,

Re: Appeal Ref: F/2002/5753 - 7 Tomlinson Drive, Finchampstead

I am in receipt your letter 6th September to Planning Inspectorate withdrawing the Council's objection in relation to overbearing. As you know we made our original application based on feedback from the pre-app. I made an appointment to meet with you when the consultation period ended so we could discuss any amendments you would like to see. We met on 7th March in the offices at Shute End and arranged for our architect to be present so we could amend the drawings if necessary.

However, this was in vain as the meeting lasted less than 5 minutes. At the start of the meeting you announced that the application would be refused on the basis of overbearing and overlooking. We offered to changed the orientation of the window you considered created an overlooking issue, but you refused to entertain any amendments as you said "***although overlooking can be overcome by moving the window to the side, the scheme is overbearing and that cannot be overcome by an amendment.***" You informed us that you would not accept amended drawings and that our only option was to withdraw or receive a refusal.

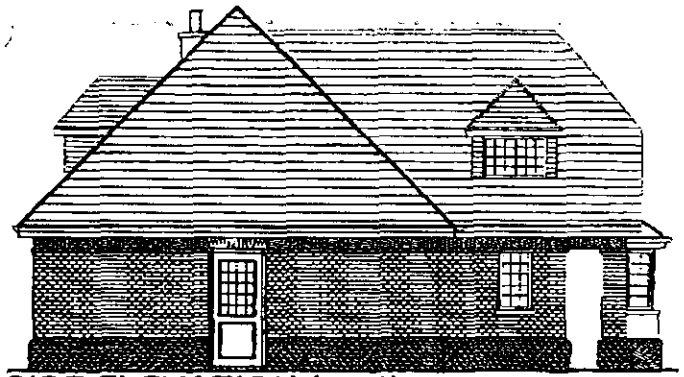
Since then we have prepared for appeal as we believed the grounds for refusal were not justified. In doing so we have incurred considerable costs both from architects and planning consultants. It now appears that you accept the original design was not overbearing and we should have been able to amend the drawings to move the window orientation in order to gain approval.

Whilst we have since received approval for a bungalow we would still like to use the roof space. I have attached a drawing showing the desired windows in the roof space. If we are to avoid going to appeal we will need to gain approval for the amendments by 30th September or I will incur further cost from the consultant and will need to go through with the appeal in order to recover costs. How should we proceed?

Yours faithfully

D. Rogers

SUGGESTED ELEVATIONS



SIDE ELEVATION (east)
1:100



FRONT ELEVATION (north)

SCHEDULE OF FINISHES

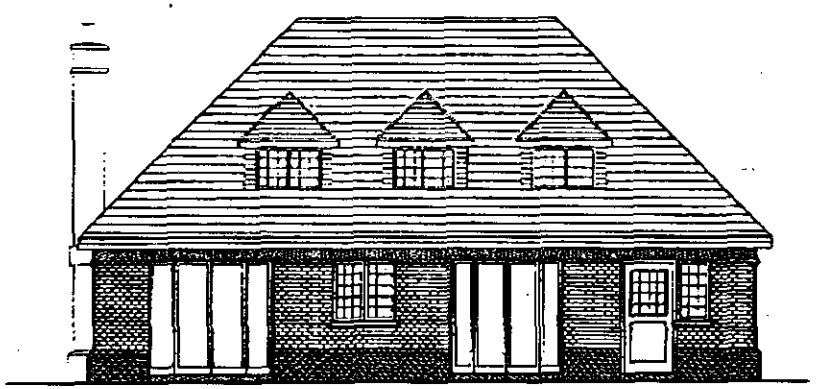
ROOF- PLAIN CONCRETE TILES WITH BONNET HIP TILES TO BE AGREED

WALLS- BUFF FACE BRICKWORK WITH PLINTH, LINTELS & STRING COURSES TO BE AGREED. WHITE RENDER & MOCK TUDOR TIMBER FRAMEWORK TO HALF GABLE.

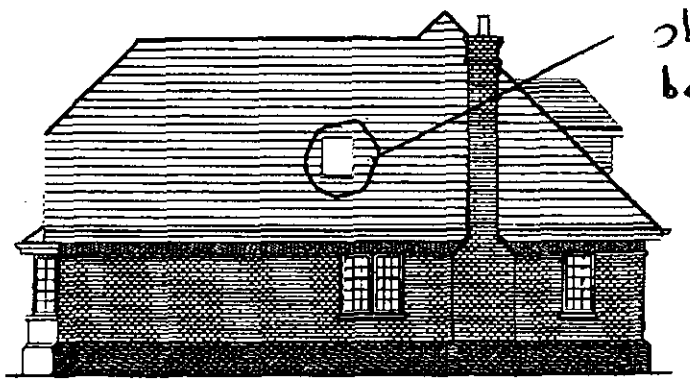
WINDOWS & DOORS- STAINED DEAL WINDOWS WITH SQUARE LEADED LIGHT DOUBLE GLAZING TO BE AGREED

BARGEBOARD, FASCIA & SOFFIT- STAINED REDWOOD TO BE AGREED

RAINWATER GOODS- BLACK PVC OGEE SECTION TO BE AGREED



REAR ELEVATION (south)



obscured glass for bathroom.

SIDE ELEVATION (west)



SITE SECTION
1:200

busby K associates

PROPOSED ROOF CONVERSION TO BUNGALOW
TOMLINSON DRIVE, FINCHAMPSTEAD

SUGGESTED ELEVATIONS & SITE SECTION

Dwg no. ROG02/21/106 Rev:
Scale: 1:100 & 200 Date: 23 AUG 02

Received by Wokingham District Council

Application No: F/2002/5753

Proposal:
Proposed erection of one dwelling.

Location:
7, Tomlinson Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5753 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

30 January 2002

Tel: (0118) 974 6296 (Direct Line)
Email: daniel.gigg@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20 June 2005
My ref: F/2002/5753
Your ref:
File ref:F/2002/5753

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

Mr. F. Higgs
28 New Lane Hill
Tilehurst
Reading RG30 4JP

Dear Mr. Higgs,

F/2002/5753
PLANNING CONSENT FOR THE ERECTION OF A DWELLING AT 7A, TOMLINSON DRIVE, FINCHAMPSTEAD
MINOR AMENDMENT

I refer you to your letter of 7 December 2004 regarding the above-mentioned planning consent.

I can confirm that the Block Plan showing the as-built situation in terms of the hardstanding to the front of the dwelling is a minor amendment for which a new planning application will not be required.

I trust this letter is satisfactory for your client's records. Should you wish to discuss this matter further, please do not hesitate to contact me on 0118 974 6296.

Yours sincerely,

Daniel Gigg
Planning Officer – Southern Team Parishes

~~NATALIE~~ DANIEL

98152

FRED HIGGS
FBIM MInstBM MIWSc TecRICS

28 New Lane Hill
Tilehurst
Reading
RG30 4JP

BUILDING SURVEYOR-CONSULTANT

Tel/Fax 0118 9428580
Mobile 07721 618221
Email;fredhiggs@newlanehill.freeserve.co.uk

PLANNING SERVICES HPT
POL FLS
DC SNT RL
APP
CS
07 DEC 2004
IACL
FILE

Attn Richard Lettin Esq.
Planning Enforcement Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

5th December 2004
Your Ref;RFS/2004/00762/RAL

Re; 7A Tomlinson Drive-Finchampstead-Wokingham

Dear Mr.Lettin

I wish to acknowledge receipt of your letter dated 1st December to Mr Pocock, the contents of which have noted and I enclose 4 copies of our revised 1:200 Block Plan which reflects "as built" development which should enable you deal with it as a minor amendment

Should you require any further information please do not hesitate to contact me.

Many thanks for your assistance

Yours Faithfully

F R Higgs
FBIM MIWSc MIBM TecRICS

Copies; W Pocock & Sons

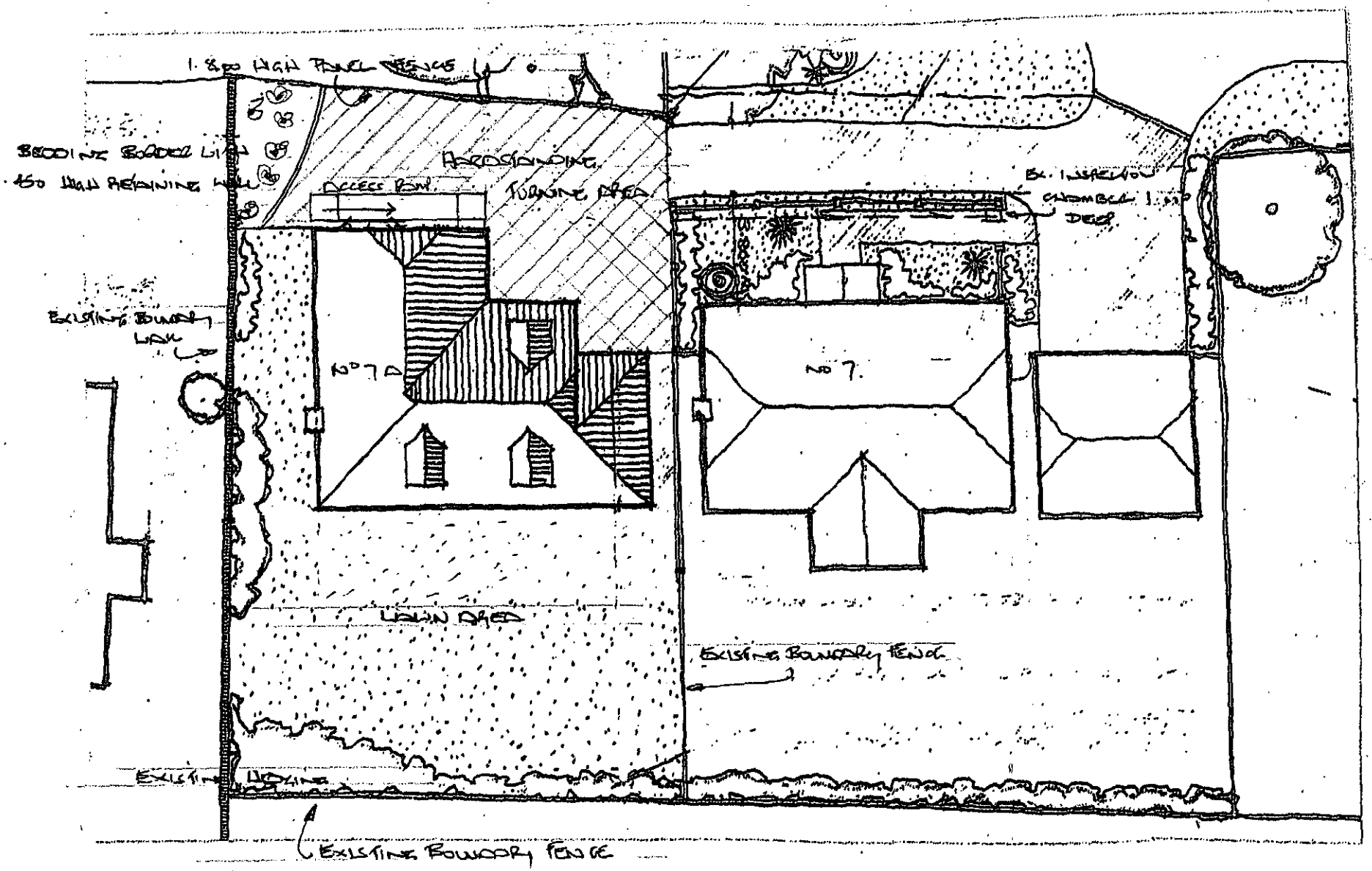
Noted.
R. Lettin
07.12.04.

Daniel,

Can you have a look at this minor amendment.

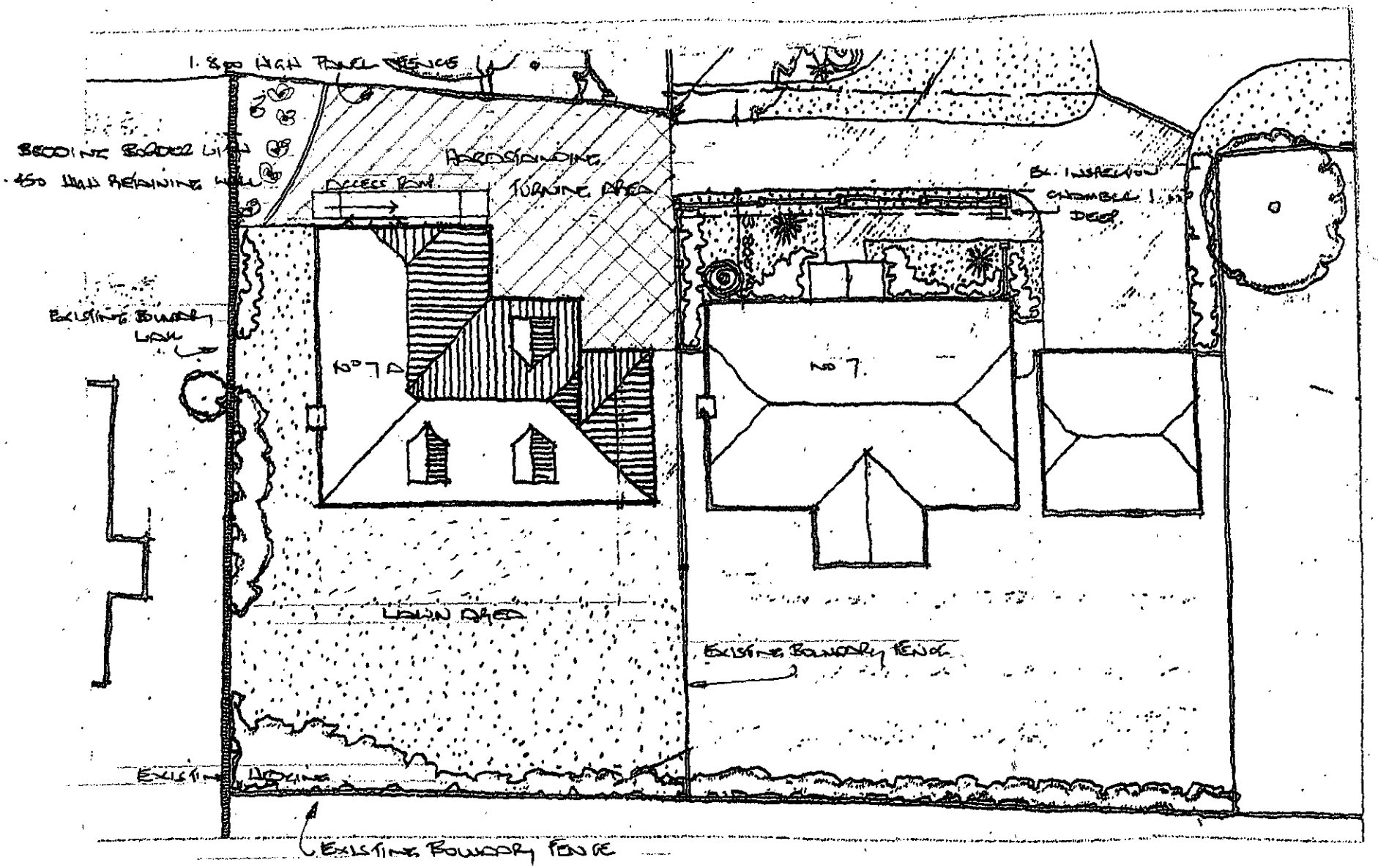
Regards

Ade.



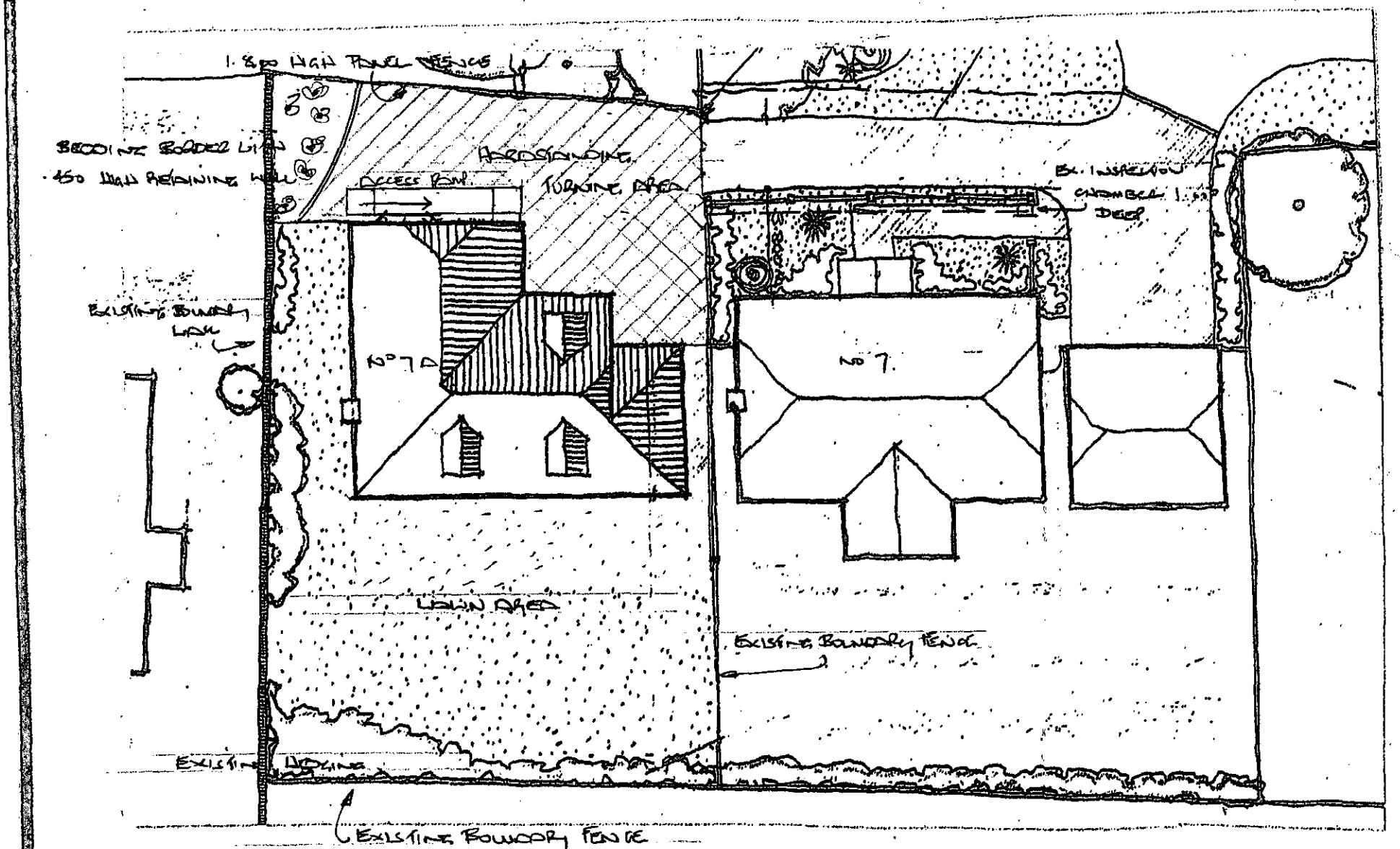
1:200 BLOCK PLAN

7A TOMLINSON DRIVE
FINCHAMPSTEAD
WOKINGHAM
"OF BUILT"



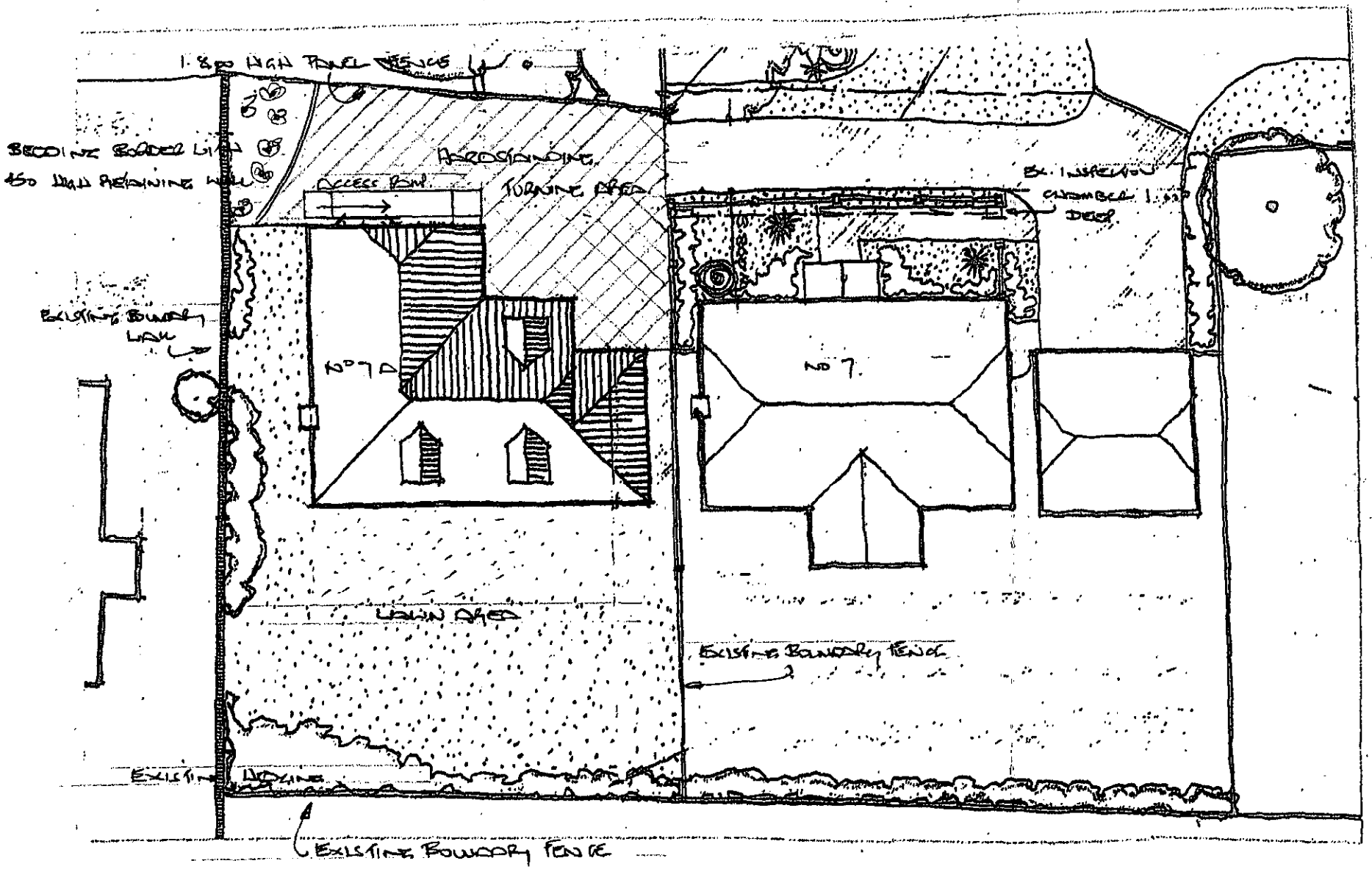
1:200 BLOCK PLAN

7A TOMLINSON DRIVE
FINCHAMPSTEAD
WOKINGHAM
"OF BUILT"



1:200 BLOCK PLAN

7A TOMLINSON DRIVE
FINCHAMPSTEAD
WOKINGHAM
"DE BUILT"



1:200 BLOCK PLAN

7A TOMLINSON DRIVE
FINCHAMPSTEAD
WOKINGHAM
"AS BUILT"

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 7 July 2004
My ref: NB/F/2002/5753
Your ref:

Mr W Pocock
W Pocock & Sons Ltd
Oak Glade
New Lane Hill
Tilehurst
Reading, Berkshire
RG30 4JJ

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

Dear Mr Pocock,

APPLICATION: F/2003/5753 – PROPOSED ERECTION ONE DWELLING
SITE: 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I refer to your letter received on the 7 July 2004 with reference to the above application.

I can confirm that the details you have supplied satisfy condition 05 of the above consent in relation to a no dig solution of the construction of the drive and services to the property.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Landscape & Trees
From: Natalie Brown, Development Control
Tel: x. 6492
Date: 7 July 2004
Subject: 7 Tomlinson Drive, Finchampstead
App No.: F/2002/5753, condition 05

Please find attached details sent in relating to condition 05 of the above consent (attached)

Please can I have your comments on the acceptability of the proposals within the next 14 days i.e. by 21 July 2004.

Thanks,
Natalie

Natalie Brown
Planning Officer

Proposals are acceptable. I am happy for condition 5 to be discharged.

Neil Ethersington
7th July 2004

MEMO

WOKINGHAM DISTRICT COUNCIL

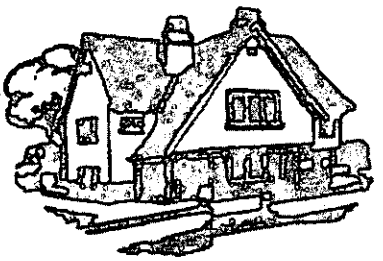
To: Landscape & Trees
From: Natalie Brown, Development Control
Tel: x. 6492
Date: 7 July 2004
Subject: 7 Tomlinson Drive, Finchampstead
App No.: F/2002/5753, condition 05

Please find attached details sent in relating to condition 05 of the above consent (attached)

Please can I have your comments on the acceptability of the proposals within the next 14 days i.e. by 21 July 2004.

NMR

Natalie Brown
Planning Officer



W. POCOCK & Sons Ltd.

BUILDERS and DEVELOPERS

"OAK GLADE"
NEW LANE HILL · TILEHURST · READING
BERKSHIRE RG30 4JJ
Telephone / Fax: (0118) 943 1010

VAT Reg. No. 292 5135 55

80416

NAB

07 JUL 2004

COPIES TO: ACK: FILE:

Attention of Natalie Brown
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

6th July 2004

Dear Madam,

Reference Planning Application F/2002/5753
Site: 7,Tomlinson Drive, Finchampstead

I refer to planning condition 05.
I have spoken to your landscape development who have recommended the following:

The service trench will be excavated by hand, and any roots of trees uncovered will be left untouched.

The driveway will not need to be excavated, as its existing levels are already at the correct level, ready for the drive.

The drive will be constructed by laying a hoggin base, then sharp sand, and finished with Block Paving.

The edge of the drive will be formed by bedding the Block Pavers in sand and cement.

The excavation of the drive is scheduled for the 26th July, therefore I would be pleased to receive your reply as soon as possible. Thank you.

Yours faithfully,

W. Pocock on behalf of W.Pocock & Sons Ltd

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 May 2003
My ref: NB/F/202/5753

W. Pocock & Sons
Oak Glade
New Lane Hill
Tilehurst
Reading
Berkshire
RG30 4JJ

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

Dear Sirs,

APPLICATION: F/2002/5753
SITE: 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I refer to your material samples received on the 30 April 2003 with reference to the above planning application.

I can confirm that the following samples satisfy condition 02 on the above consent:

Bricks: Dorking Red
Tiles: Antique Brown

Please note that condition 05 (relating to a no dig solution for the driveway and services to the property) is still outstanding. Details need to be submitted to and approved in writing by this Council prior to the commencement of the development on site.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours faithfully

NAB

Natalie Brown
Planning Officer

15/5/03
surrounding mix
brick - ready/orangey/
dark brown brown tiles
∴ samples
OK

68667 / NAB

30 APR 2003

W. POCOCK & Sons



BUILDERS and DEVELOPERS

"OAK GLADE"
NEW LANE HILL · TILEHURST · READING
BERKSHIRE RG30 4JJ
Telephone / Fax: (0118) 943 1010

30/4/03

VAT Reg. No. 292 5135 55

WORINGHAM DISTRICT COUNCIL.

BRICK AND TILE SAMPLE, FOR NEW HOUSE ADJOINING
7 TOMLINSON DRIVE FINCHAMPSTEAD.
APPLICATION NO. F 2002/5753.

with compliments

BRICK. DORKING RED - TILE ANTIQUE BROWN.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5753	NB
BUILDING CONTROL NUMBER.	FX 2003/3839	Brian
~~APPLICANT~~/AGENT	Fred Higgs for W. Pocock & Sons Ltd.	
ADDRESS OF SITE	7 Tomlinson Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	erect one detached dwelling ~~one dwelling consent~~ ~~F/2002/6138 with the addition of~~ Edwards Irish Partnership	

DRAWING NUMBERS	Fred Higgs BC	DC
BLOCK PLAN	C 334/2	1485 03
ELEVATIONS	C 334	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED on Appeal	20/12/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	BC plans match exactly DC plans for F/2002/5753	
DATE	21/1/03.	

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	

OBS

263a Nine Mile Ride
Finchampstead
Wokingham.
RG40 3NS.
0118 9730108.

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
17 DEC 2002	
COPIES TO	ACK ✓ 23/12
	FILE:

Received after appx determined.
CLA
Refused on 7/3/02
Dear Sirs

14/12/02 -

Planning Application
F/2002/5753.

7 TOMLINSON DRIVE.

I understand the above application has been granted on appeal, and whilst I had no objection to a bungalow being built behind my back garden, I certainly strongly object to the granted bungalow becoming a "house" with windows overlooking my property.

Neither I nor my "bungalow" neighbours have been informed of the application being changed.

Yours faithfully,

[signature]

25.JAN.2002 5753

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

24 January 2002

Ref: PHE/FJ/1485

Dear Sirs,

RE: PROPOSED CHALET BUNGALOW – 7 TOMLINSON DRIVE – FINCHAMPSTEAD.

Please find enclosed on behalf of my client, the application for a three-bedroom chalet bungalow adjacent to the above property.

Pre-application discussions were held with Mrs Odell of your department and her comments regarding the size and scale of the building have been incorporated in the design of this bungalow.

There is no overlooking into neighbouring properties to cause loss of privacy and the building has been positioned to have a minimal impact on No 261A, Nine Mile Ride. The new bungalow has the pitched roof raking away from the adjacent bungalow and the only window of consideration of loss of daylight is a non-habitable room being the kitchen.

The application consists of the following documentation: -

- Six copies of drawing No: 1485/03
- Application forms
- Certificate A

cont/.

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

25 JAN 2002 5753

- A cheque made out for £190.00 being the appropriate fee

Should you wish to discuss the application in further detail or require any further information, then please do not hesitate to contact me?

Yours faithfully

Paul Edwards
Partner

Encs.

1509/ab

25.JAN.2002 5753

PLANNING APPLICATION PART 1

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. D. ROGERS
	ADDRESS	7 TOMLINSON DRIVE
		FINCHAMPSTEAD WOKINGHAM
	POST CODE	RG40 3NZ Tel No. 973 7909
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM
	POST CODE	RG40 2BT Tel No. 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	7 TOMLINSON DRIVE
		FINCHAMPSTEAD
		WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.04 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF 3 BEDROOM
		CHALET BUNGALOW
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.

PLAIN TILES TO BE AGREED
FACE BRICKWORK TO BE AGREED

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~~

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~~

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

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	1
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	1

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 H Edwards ON BEHALF OF Mr. D. Rogers DATE 23:1:2002.

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.

FROM: Natalie Brown

DELEGATED

DATE: 30 January 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5753

Proposal: Proposed erection of one dwelling..

Site Address: 7, Tomlinson Drive, Finchampstead, Wokingham.

Applicant: Mr D Rogers C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 22/02/2002**.

PLANNING SERVICES	HPT
	TLS
CC	SJF
AF	
OS	

18 FEB 2002

COPIES TO	ACK:
	FILE:

Parish Council has no objections.

SIGNED: _____ DATE: 15.2.02

for Clerk To Finchampstead Parish/Town Council.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5753

Applicant : Mr D Rogers C/O The Edwards Irish Partnership.

Location : 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal : Proposed erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	6/2

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 6/2 .....

Date Registered : 25/01/2002

Earliest Date for Decision : 22/02/2002

Latest Consultation Date/Site Notice Expiry Date : 22/02/2002

This application will have expired on: 22/03/2002. 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 :

Parish Council - no objection

Env. Health: no objection, rec. condition

Highways - no objection, rec. conds.

Letters of rep - Nos 5, 11, 15 concerns re additional cars onto private drive
highways issues
Sewage system

No 26a - concerned re proximity to property - light & overbearing
overlooking

Landscape - concerns re trees.

Planning Issues :

Application Number: F/2002/5753

Appraisal :

See attached sheet

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

Application Number F/2002/5753
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its location + size would be overbearing and cause overlooking to adjacent residential properties, to the detriment of the residential amenity.
			As such, the development would be contrary to the following policies
			BSP : ENV
			WDLP(DD) : WOS3, WBE1
			SEALP : SBE1, SBE2

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ——

SOUTH-EAST AREA LOCAL PLAN POLICIES: ENV, SBE1, SBE2, ST5

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WT6

GREEN BELT LOCAL PLAN POLICIES: ——

BERKSHIRE STRUCTURE PLAN POLICIES: ENV, LD3

MINERALS LOCAL PLAN POLICIES: ——

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

Date: 7/3/02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Tomlinson Drive Finchampstead Wokingham. APPLICATION NUMBER: F/2002/5753	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Res.

Sett.

3. DESCRIPTION OF SITE/BUILDING

bwn of No 7.

flower beds + shrubs along boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No windows in side No 7

No 261a → bungalow - windows in side elev.

↳ check Ng history.

105 - bung. velux in side roof.

103/107 - 2s chalet

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m wall with 261a.

1.8m fencing elsewhere

OTHERS

Application Number: F/2002/5753 – 7 Tomlinson Drive

Appraisal:

Development
For the proposed erection of one detached dwelling to be in the side garden area of 7 Tomlinson Drive. It is proposed to be chalet style 3 bedroom house single side integral garage. The site is located within the identified settlement of Finchampstead, along a private drive.

Relevant Policies
BSP: EN1, LD3
WDLP: WOS2, WOS3, WBE1, WT6
SEALP: STV1, SBE1, SBE2, ST5

1) Impact upon neighbouring properties
The issues to consider are overlooking, overbearing and overshadowing to neighbouring properties, those being No. 261a (to the side/west of the site and is a bungalow), No. 9 Tomlinson Drive (to the north/front of the site) and No. 1 Tomlinson Drive (whose rear garden is to the south/rear of the site), and No. 7 (to the side/east of the site).

Due to the orientation of the proposed development in relation to neighbouring properties, it is not considered that there would be any issue of the proposed dwelling causing overshadowing.

There are no windows in the side elevation of No. 7. The only window to face No. 7 would be a ground floor window in the side elevation for a hall window which would be set away from the boundary. It is not considered that the proposed development would cause overlooking or be overbearing to No. 7.

The proposed dwelling would be 10.7m (figure shown on 1:200 site plan) from the rear boundary with No. 1. It is not considered that the proposed development would be overbearing to the amenity area of this property. There would be two bedroom windows (beds 1 & 3) in the rear elevation which would be approx 11.5m from the rear boundary. This is on the limit of acceptability, and it is therefore considered that there would be no significant overlooking with respect to this property that could warrant refusal.

The proposed dwelling would be a min of 3m (1:200 site plan) from the brick wall boundary with No. 261a. 261a is a bungalow with a sole kitchen window in its side elevation. It is considered that the proximity of the chalet bungalow to the boundary together with height would be overbearing to No.261a, and warrants the refusal of the application. Two ground floor windows are proposed to face this property which are considered not to be overlooking and a velux window for a bathroom.

The proposed dwelling would be 4.5-5m from the boundary with No.9. There is proposed to be a bedroom window (bed 2) in this front elevation, and it is considered

that the proximity of this habitable room window to No. 9 would cause overlooking of their side amenity area. At such a distance, the proposed dwelling could also be overbearing to this property.

It is therefore considered that due to the proximity to neighbouring properties, the proposed dwelling would be overbearing and additionally result in direct overlooking to neighbouring properties.

2) Impact upon the character of the streetscene
The proposed dwelling whilst being chalet in style, and therefore be smaller compared to the other dwellings which are two-storey, and having lower ridge height is quite large for the location. A bungalow would be more appropriate than a chalet style dwelling.

The landscape department raised concerns over the proximity of the driveway to the tree in the adjacent garden. It would be within 4m of the tree where as guidelines contained with BS 5837 state 6m as the minimum distance. The distance can be reduced on one side, provided that the corresponding distance is available in all other directions, however an existing garage has already restricted the trees rooting zone. Therefore, as the construction of the drive could cause further damage to the tree, it is advised by the landscape department that the application would need to submit construction details relating to a no dig solution for the drive and the service routes to be on the far side of the drive.

3) Impact upon highway safety (parking provision)
The proposed three-bedroom dwelling would require 2 off-road parking spaces in order to comply with Council parking standards. Provided that the garaging be retained, along with the parking and turning space, and that the dwelling is not occupied until the turning has been provided, the Highways department would have no objection to the proposed development.

4) Letters of representation
3 Letters of representation have been received from Tomlinson Drive, raising the following issues:

further + plus petition of 25 signatures relating to NOT allowing a further house on sewage system

- The existing properties are on a privately maintained sewage system and they would not allow permission for a further property to have access to this system
- The access would be via a private road and the residents would not allow another property access, and concerns re. Construction vehicles etc
- Size of the plot inadequate, and would not provide enough parking/turning
- Not in keeping with surrounding development

& from No.261a:

↓ NOT planning issue.

- Concerns re. Overlooking
- 'Proposed dwelling would be close to boundary – overbearing

- Concerns that if there application (F/2001/4838) is allowed on appeal that the proposed dwelling would impact upon their one.

The privately maintained sewage system is not a planning issue. Planning permission is also not required in this case for the etc dwelling to have access onto the private driveway. The highway department have no objection to the proposed development in terms of parking/turning. The issues of overlooking, overbearing and being out of keeping have been addressed above.

~~**Approval:**~~ **Refusal: ✓**

Tel: (0118) 974 6492

Date: 25 February 2002

My ref: F/2002/5753

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2002/5753
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of one 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 **Natalie Brown** on **(0118) 974 6492**. 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 6 March 2002

7/3 - no reply rec'd

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5753**
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of one dwelling.

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 6492

Date: 25 February 2002

My ref: F/2002/5753

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2002/5753
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of one 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 **Natalie Brown** on **(0118) 974 6492**. 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~~ 6 March 2002.

Yours faithfully

M Thorn

Principal Development Control Officer

7/3 - no reply recd.

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5753**
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of one dwelling.

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.

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/5753	**Map No : 99**
Case Officer : NAB	**Site Area : 0.04**
Valid Date : 25/01/02	**Received Date: 25/01/2002**

Level : Delegated Application

Description : Proposed erection of one dwelling.

Location : 7, Tomlinson Drive, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr D Rogers C/O The Edwards Irish Partnership.

Fee Required: £190 Fee Received: £190 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓ Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N + See map.

.....

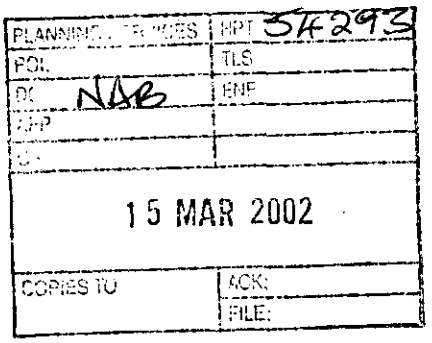
.....

Pre-app attached.

Our Ref : SP/2002/005242-1/1
Your Ref : F/2002/5753

Date : 13 March 2002

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



rec'd after decision issued please file

Dear Natalie Brown

ERECTION OF ONE DWELLING AT 7 TOMLINSON DRIVE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 30 January 2002, received on 31 January 2002. Please quote the following reference in any correspondence: SU86NW/1/30. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfills

Landfill Gas Risk
According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

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

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

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

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: The Edwards Irish Partnership

8B8

Ian Jordan

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20 FEB 2002	
COPIES TO	ACK ✓
	FILE:

From: WebComments@wokingham.gov.uk
Sent: 20 February 2002 13:11
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5753
Correspondent_FullName: David Bedser
Correspondent_StreetAddress: 4 Tomlinson Drive
Correspondent_Address2:
Correspondent_Town: WOKINGHAM
Correspondent_County: Berks
Correspondent_PostCode: RG40 3NZ
Correspondent_Telephone: 0118 973 4918
Correspondent_Email: dave.bedser@amsjv.com

Comments:

I object to this application for the following reasons:-

There is insufficient room on the plot to build another house that will be in keeping with the rest of the development.

The original developer was not allowed to over-develop the plot and that decision should remain.

This particular part of Tomlinson Drive already has a narrow access road. There will not be sufficient parking space available and additional cars parked on the road will be a nuisance and a potential hazard.

Tomlinson Drive has its own sewage pump which is jointly owned by all the residents. This is prone to becoming blocked and additional load on the system can only aggravate the problem. Consequently it is not likely that existing residents will give permission for another dwelling to be connected to it.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 February 2002 21:00
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES	HPT
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21 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

NatureofEmail: Object
ApplicationNumber: 5753
Correspondent_FullName: Christine and David Cox
Correspondent_StreetAddress: 6 Tomlinson Drive
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3 NZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

PLANNING APPLICATION NO. F/2002/5753 (25/01/02)

We wish to object to the above Planning Application for the following reasons:

Density of development.

The density of this development (distances between the proposed and existing buildings) is too high therefore is out of keeping with surrounding area and housing layout already in existence.

Although not depicted on the plan, the existing bungalow next door to the proposed development currently has a planning application for redevelopment into a house thus already increasing the housing density.

Appearance - Area

It is proposed that a partition fence be erected in front of No 7 Tomlinson Drive, this is out of keeping with the open plan appearance of Tomlinson Drive.

Appearance – Development

The proposed house does not conform to the style of other housing in this part of Tomlinson Drive.

Access/Safety

Access to the proposed development will be along a single width private access road currently used by Nos. 7 – 15 Tomlinson Drive. The proposed development will increase the vehicular access requirements beyond the capacity of the single access road. There is insufficient space to provide a turning area, commercial vehicles already have to reverse along this road as do vehicles trying to locate houses in Tomlinson Drive. As the development will increase this practice it is considered that this will increase the danger to children playing in the area.

Drainage

The lower part of Tomlinson Drive is subject to repeated flooding at times of heavy rainfall. This development will increase the surface run-off area hence add to the water flow down Tomlinson Drive thereby increasing the risk to houses at the bottom of Tomlinson Drive.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 19 February 2002

Location:	7 Tomlinson Drive, Finchampstead
Proposal:	Proposed erection of one dwelling.
Application Number:	F/2002/5753

In response to your consultation dated 30 January 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposals. However the proposed drive into the site will come within approximately 4m of the trees in the garden of the adjacent property (No.9). The minimum distance required in order to avoid damage to the trees in accordance with BS 5837 is 6m, so therefore the construction of the drive will cause damage to the trees. This distance can be reduced by one third on one side only provided that the corresponding distance is available in other directions. An existing garage has already restricted one of the tree's rooting zone and therefore the construction of the drive could cause further damage to this tree.

The applicant will need to submit construction details of the following:
(a) A no dig solution for the drive to lessen damage to the tree
(b) The service routes to the property, which should be on the far side of the drive towards the existing dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect





PLANNING SERVICES	HPT
PO:	TLS
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11 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

FAO Natalie Brown
Planning Services
PO Box 157
Shute End,
Wokingham
Berkshire RG40 1WR

February 7 2002

Dear Ms Brown,

PLANNING APPLICATION REF: F/2002/5753

I would like to present my objections to the proposed addition of a dwelling in the garden of 7 Tomlinson drive and feel that the plan is not viable and will ruin the privacy and day lighting of our property.

a) The proposed property would have a ridge height of approximately seven metres and be situated very close to the boundary wall. As the building would be to the East of our house we would lose an unacceptable amount of light, which would be exacerbated during winter months.

b) The windows for the living room and dining room would severely overlook our house, especially our bedroom and kitchen.

c) The bathroom window would also overlook our house

d) The front facing bedroom 2 window would obliquely overlook our rear garden, further reducing privacy.

e) The sheer scale and bulk of the proposed dwelling situated so close to the boundary wall would have a very detrimental impact upon our house and I would consider this as overbearing.

f) We have a planning appeal in progress (previous application 2001/F4838), should this appeal be successful our new property will be situated closer to the existing boundary wall and be impacted more severely by this application than our existing house. I enclose the cross sectional diagram A-A with our new property shown to scale. The 25 degree line is shown to intersect at an approximate height of 3 metres.

The houses within Tomlinson drive were built upon a smallholding lined with oak trees, most of which have now been removed, however the properties were situated far enough away from existing houses as to not impede upon daylight and privacy.

The last of the oak trees within the garden of 7 Tomlinson drive have now been cut down prior to this application being lodged and we feel that this application will further detriment the outlook from our house and surrounding neighbourhood.

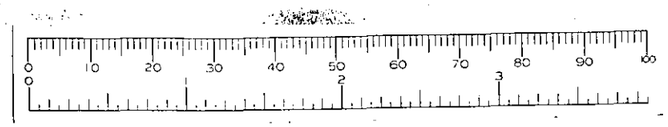
I would respectfully ask that you refuse this application based upon unsuitable scale, overbearing impact, loss of light and overlooking towards our property.

Sincerely,

J. A Longley

Jason Longley

Encl : Scale diagram of section A-A with replacement dwelling at 261A Nine Mile Ride.



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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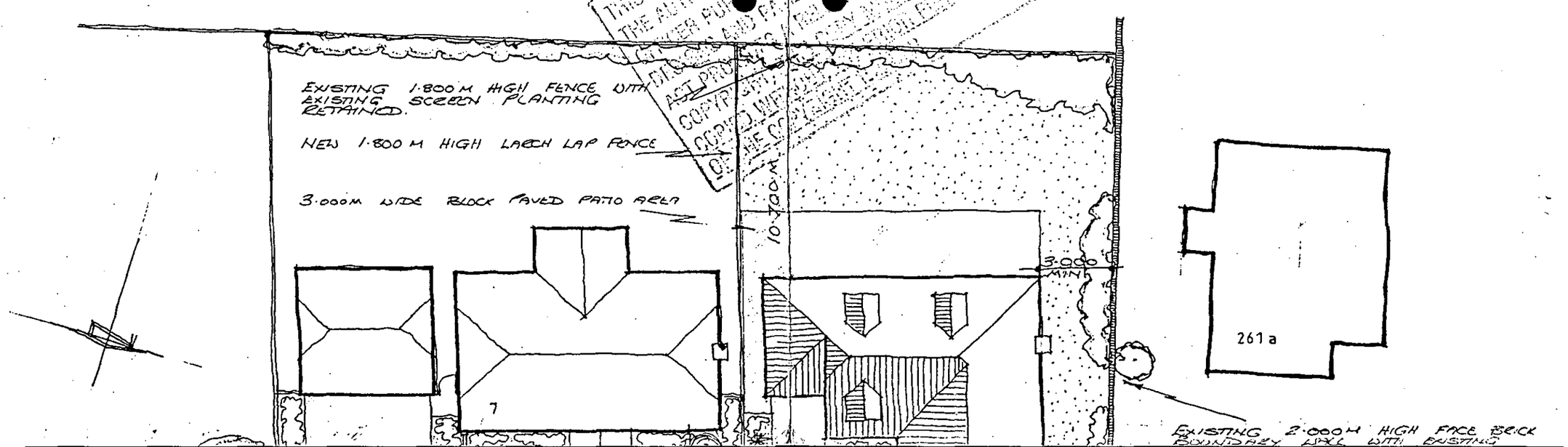
SITE SECTION A-A



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To:	Natalie Brown, Development Control	Your Ref:	F/2002/5753
From:	John Mullaney, Environmental Health	My Ref:	20016882
		Date:	4/02/02

PROPOSED PROPOSED ERECTION OF ONE DWELLING

7 TOMLINSON DRIVE, FINCHAMPSTEAD

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name
SU 802 650	130 metres	Foxcote

In view of distance and nature of waste it is unlikely that landfill gas will present a risk to this proposal.

I would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 30 January 2002

Application Number: F/2002/5753

Proposal: Proposed erection of one dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
7, Tomlinson Drive, Finchampstead, Wokingham.

Applicant:
Mr D Rogers C/O The Edwards Irish Partnership.

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).

C04, R04.

C22, R22.

C37 (INSERT: dwelling), R37.

Signed: _____ **Print name:** ADAM 1/2/02

1509/ab

25 JAN 2002 5753

PLANNING APPLICATION PART 1

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. D. ROGERS
	ADDRESS	7 TOMLINSON DRIVE
		FINCHAMPSTEAD WOKINGHAM
	POST CODE	RG40 3NZ Tel No. 973 7909
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM
	POST CODE	RG40 2BT Tel No. 983 4403
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	7 TOMLINSON DRIVE
		FINCHAMPSTEAD
		WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.04 Ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF 3 BEDROOM CHALET BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

RECEIVED

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 ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

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 ☐
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- 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 ☐
- MEANS OF ACCESS ☐
- SITING ☐
- 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.

PLAIN TILES TO BE AGREED
FACE BRICKWORK TO BE AGREED

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~~

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~~

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

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	1
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	1

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.

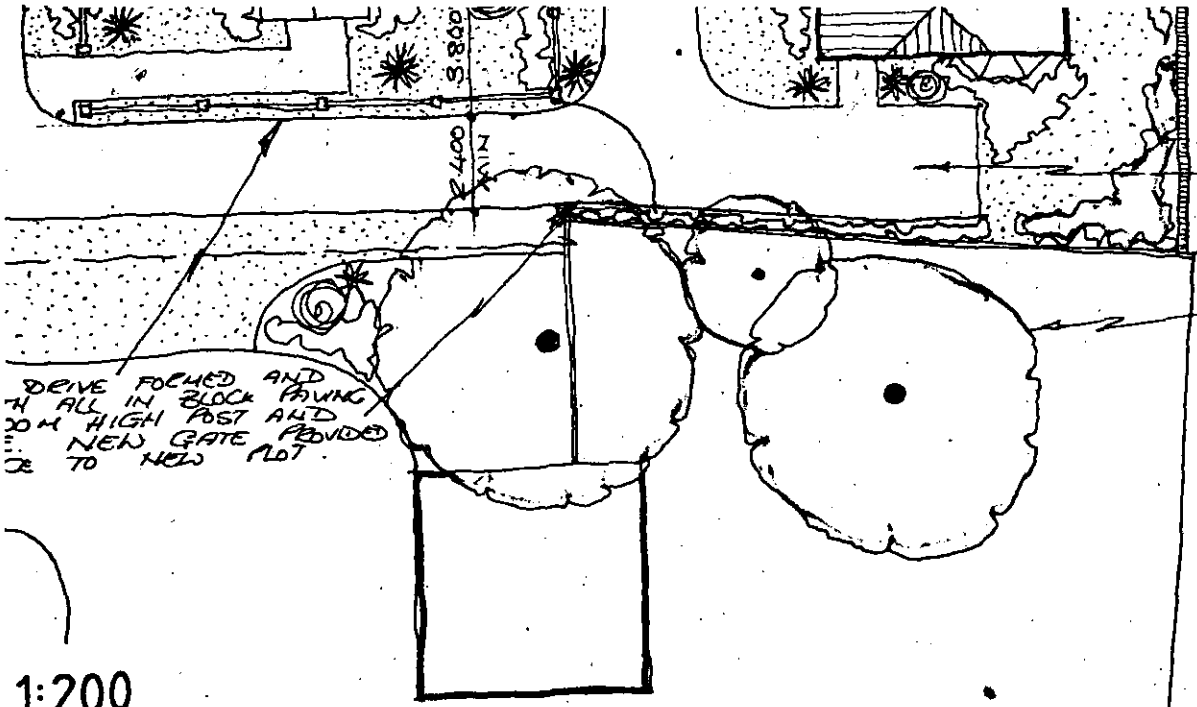
~~YES~~ / NO

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 H Edwards ON BEHALF OF Mr. D. Rogers DATE 23:1:2002

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.



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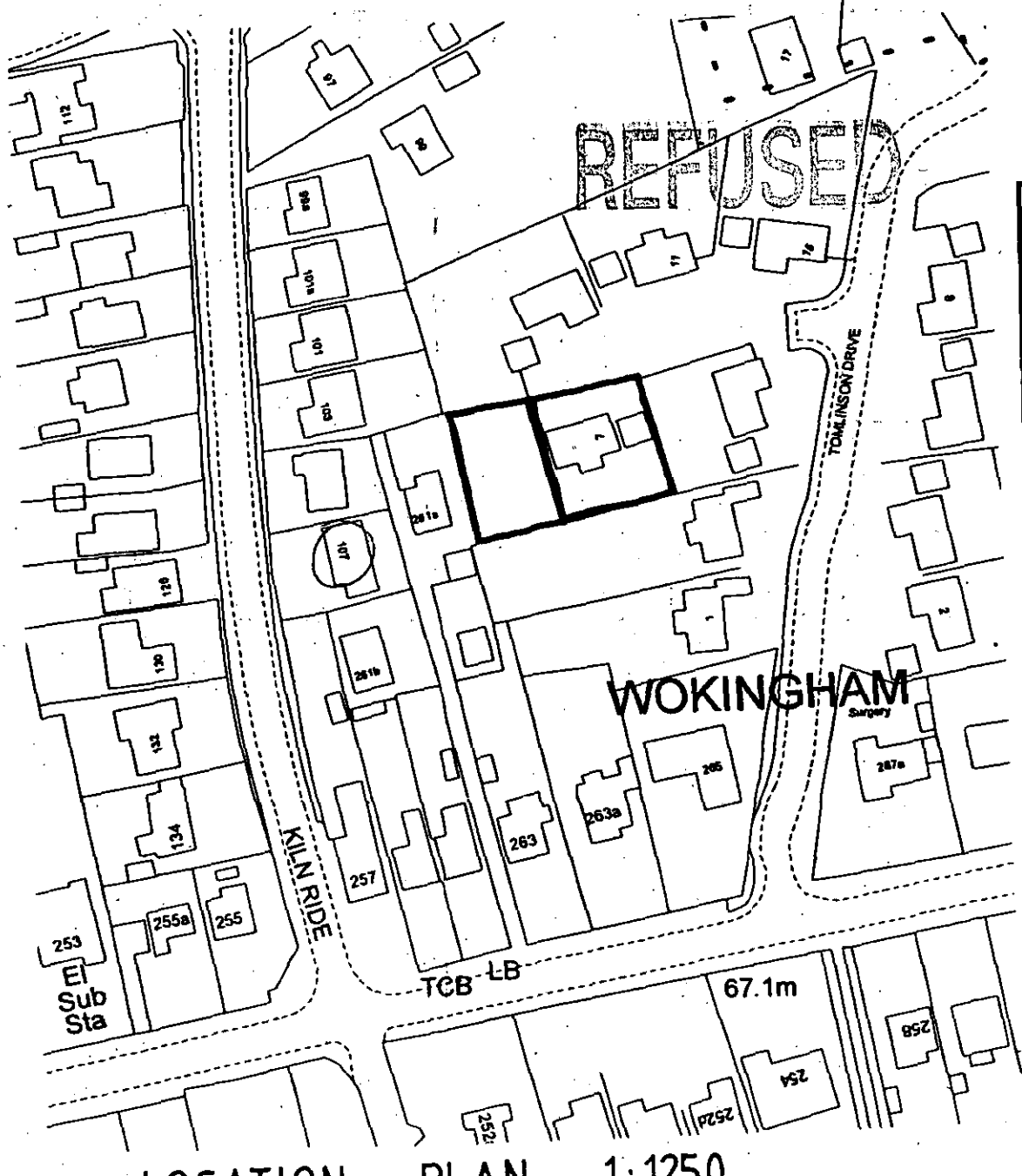

LOCATION PLAN 1:1250

Project Propos
7 Tor
Finch
WOKI
Client Berk
Mr ar

Drawing PLAI

Scale 1:100

The
36 Lang
Tel: 0118-989

Job 14

1789/a

SECTION 66 CERTIFICATE

Application No. 25.JAN.2002 5753

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . P Edwards . . . . . .

On behalf of . . . . . Mr. D. Eggers . . . . . .

Date . . . . . 23 : 1 : 2002 . . . . . .

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

ADDRESS 7 Tomlinson Drive PARISH Lyncham[illegible]

PLOT No. 2 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
20819	LHC DEVS.	O/L.	9.2.84	L
25420	MCMANUS "	DET. HOUSE & GARAGE	24.6.86	C
BRA1083	MODSON HOMES	"	8.7.86	APP

DATE OF COMPLETION

MINISTRY DECISION 20819 - APPEAL GRANTED - 29.1.85

SPECIAL ORDERS PD Enq - French Windows - 22/6/01 Mr Rogers (Y)

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2001

Scale: 1 : 500

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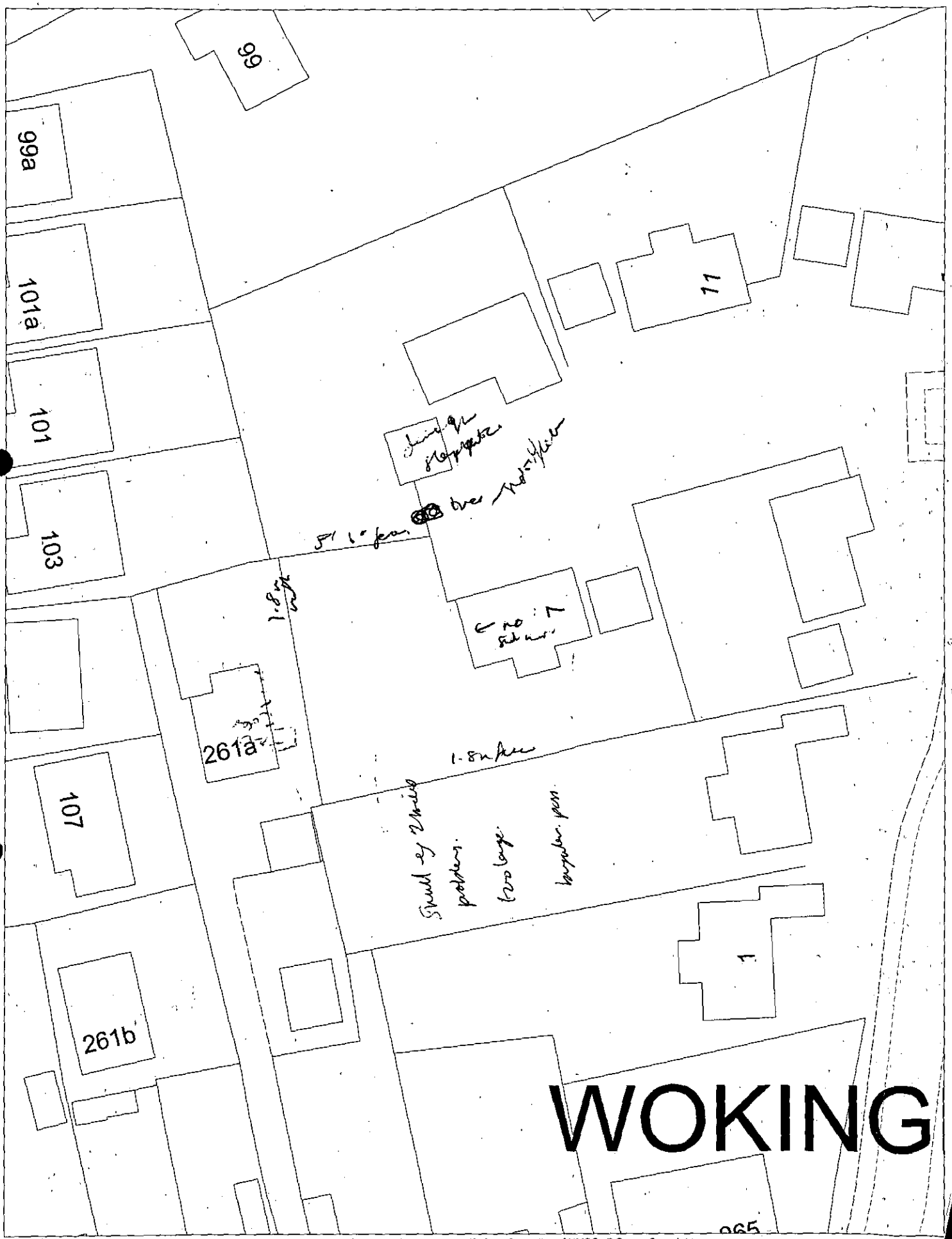

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Development Control Section, Environmental Services, Wokingham District Council.

12 November 2001

Scale: 1 : 500

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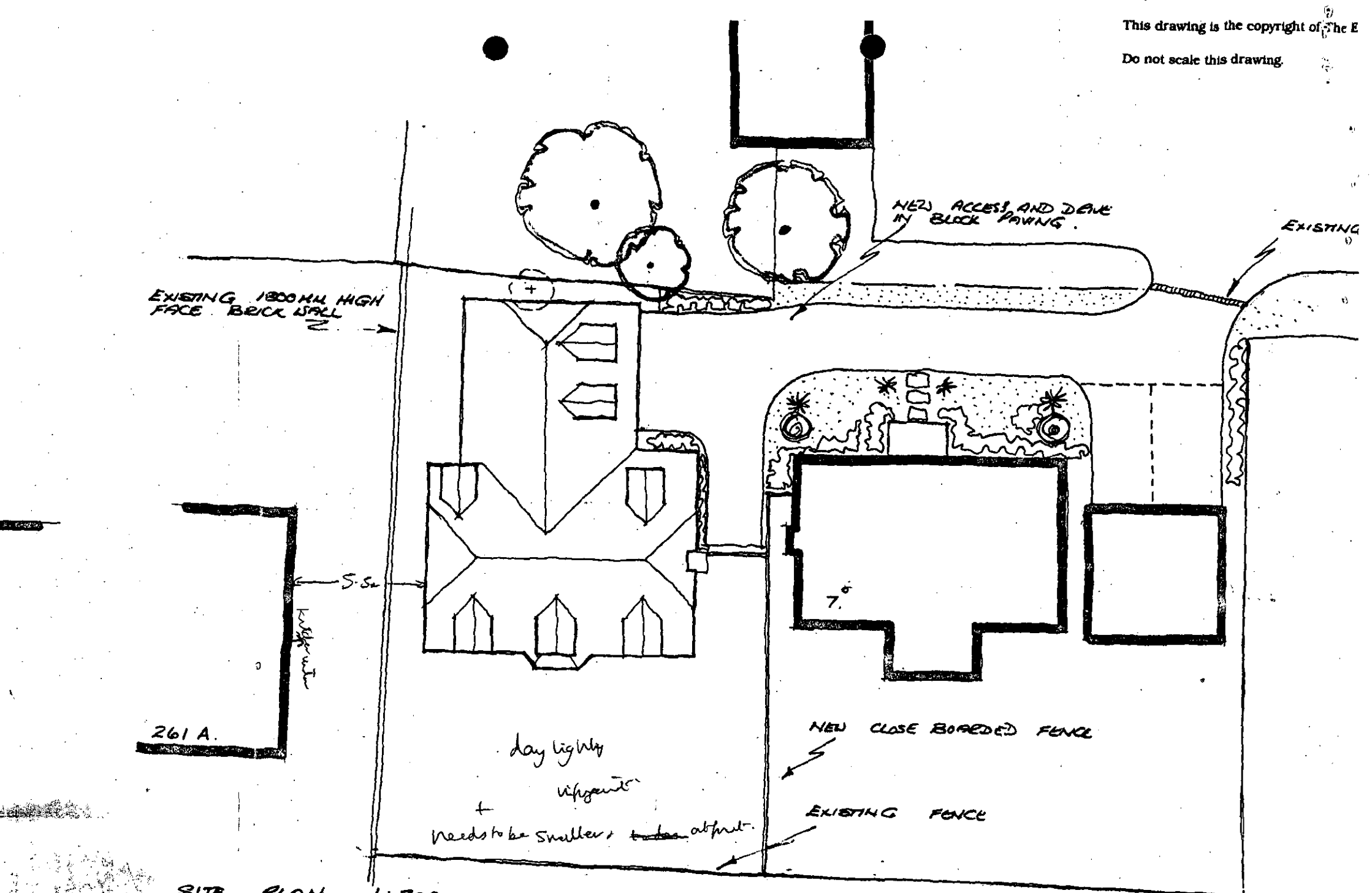

SITE PLAN 1:200



busby & associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
11 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
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PROPOSED DORMER BUNGALOW TO
TOMLINSON DRIVE, WOKINGHAM CHAMPSTEAD

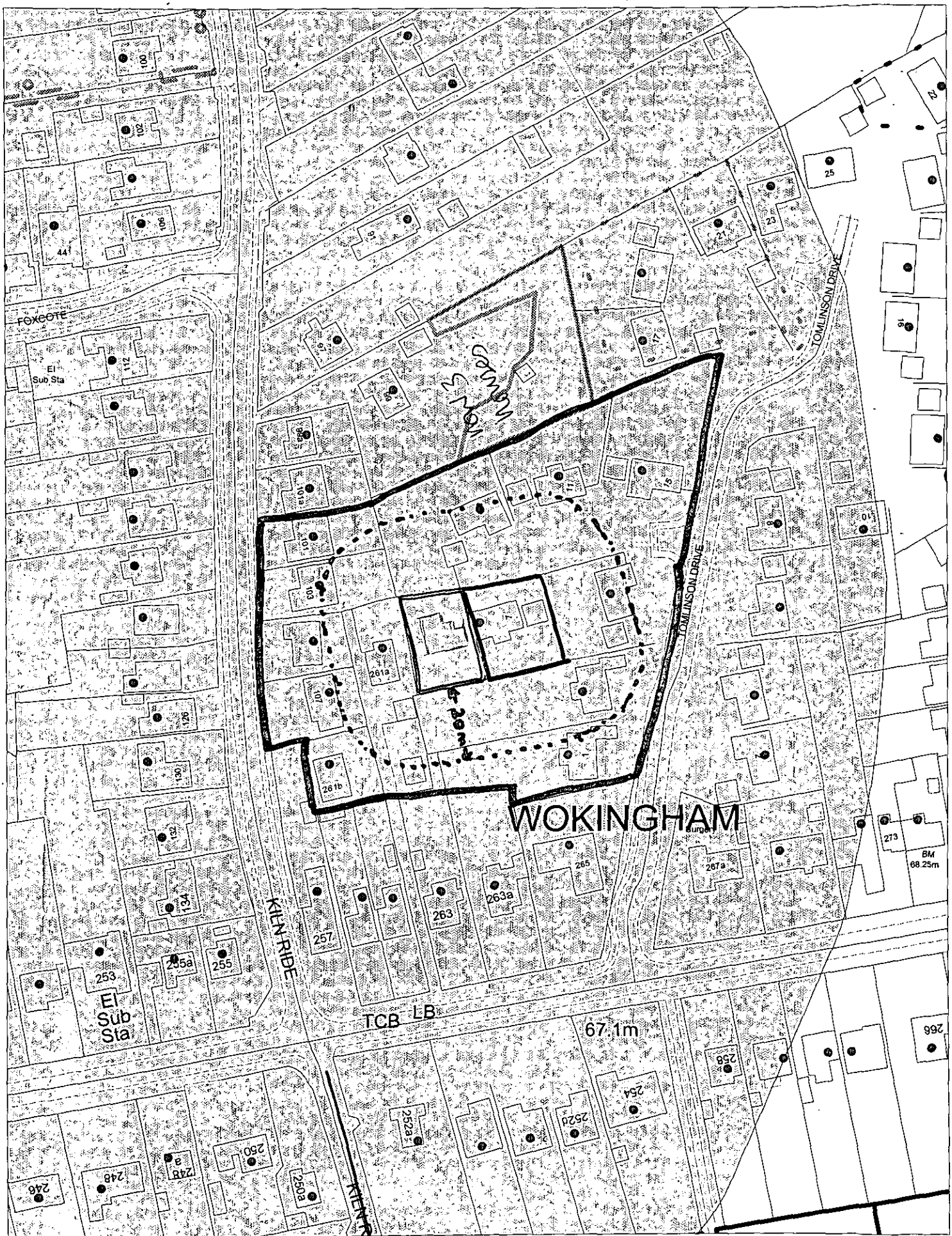
SITE LOCATION

SUCCESSFUL

Drawing No. ROG02/21/10 Rev:

Scale: 1:1250 Date: 9 APRIL 2002

25.JAN.2002* 5753



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Development Control Section, Environmental Services, Wokingham District Council.
29 January 2002 Scale: 1 : 1250