APPLICATION NO:
F/2002/5971

LOCATION:
1-9 Eyre Court Finchampstead Road, Wokingham.

APPLICANT:
Millgate Homes C/O Greg Meier

PROPOSAL:
Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights.

EARLIEST DATE FOR DECISION: **04/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2002

CASE OFFICER: **Elaine Vashi**

1088

D3

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O Greg Meier
Terrace Road North
Binfield
Berkshire
RG42 5HZ

Application Number: F/2002/5971

Parish: **WOKINGHAM**

Location: **1-9 Eyre Court, Finchampstead Road, Wokingham.**

Proposal: **Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights.**

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. Those windows hereby approved which are shown on the approved drawing number 101C as having obscured glazing shall be so fitted and be permanently retained as such thereafter.

Reason
1. To safeguard the amenities of the occupiers of neighbouring residential properties.

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 Policy OS1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/05/2002

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.

Applicationo	Name & Address
F/2002/5971	Miss J M Warr Southbrook 68 Finchampstead Road WOKINGHAM. RG40 2NS
Application Approved	Letters sent 03.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Elaine Vashi

Application Number : F/2002/5971

Applicant : Millgate Homes C/O Greg Meier.

Location : 1-9 Eyre Court, Finchampstead Road, , Wokingham.

Proposal : Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights.

Site Notice Displayed ? :	YES	NO	DATE
			25.3.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/03/2002

Earliest Date for Decision : 04/04/2002

Latest Consultation Date/Site Notice Expiry Date : 04/04/2002

This application <u>will have expired on</u>: <u>02/05/2002.</u> 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 :

OBS LETTER : 1 rec. from no. 68, finchamp. Road
CONSERVATION : considers that the proposal does not meet the original design objective to minimise the no. of windows

Planning Issues :
IMPACT UPON NEIGHB. DWELLINGS / RESIDENTS.
IMPACT UPON CHARACTER OF BUILDING.

Application Number: F/2002/5971
PROP: INSERTION OF 2 ADD. SKYLIGHTS
Appraisal :

The application being considered is a retrospective submission for the enlargement of 2 velux windows in the rear elevation of Eyre Court overlooking Finchampstead Road. The velux windows have been made bigger as they form part of the buildings fire escape & needed to comply with current building regulations.

IMPACT UPON NEIGHB. RESIDENTS.
The velux windows which are the subject of this application are located in the rear elevation of Eyre Court, that looks onto the Finchampstead Road. The residents of no. 68 have expressed concern about overlooking onto their property from these windows. The windows serve a communal entrance hallway to the flats on the 2nd floor of Eyre Court, & are obscurely glazed and unopenable, except in an emergency by way of a special locking system. Given this & the level that the windows are positioned ~~to~~ views into no. 68 are restricted. It is therefore considered that the windows being enlarged ~~will~~ do not have an adverse impact upon the residents of no. 68 through overlooking & loss of privacy.

IMPACT UPON CHAR. OF BUILDING
Given that the 2 windows are located ~~on a similar position on either side~~ equidistant from the edge of the building they appear balanced & although slightly larger than the other velux's appear to be in keeping with the character of the building.

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

Application Number F/2002/5971
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			RETROSPECTIVE - NO CONDITION
1		R046.	Those windows hereby approved which
			are shown on the approved drawing no.
			101 C as having Obscured glazing
			shall be so fitted and be permanently
			retained as such thereafter

RECORD OF SITE VISIT

SITE ADDRESS: 1-9 Eyre Court
Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2002/5971

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 25.3.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

Mixed use area.

3. DESCRIPTION OF SITE/BUILDING

new 2st building

4. RELATIONSHIP TO ADJOINING PROPERTIES

to the rear is 66 & 68 Finch Road
no 68 - in residential use

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

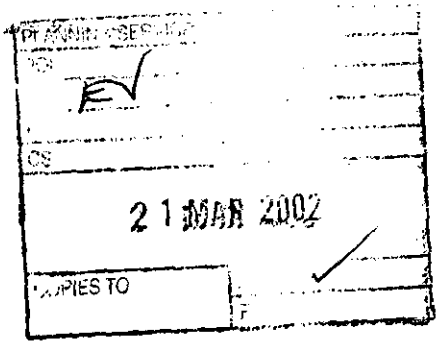
BOUNDARY TREATMENT

OTHERS

SOUTHBROOK
68 Finchampstead Road
Wokingham
Berkshire
RG40 2NS

SMS

Elaine Vashi
Development control Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR



March 19, 2002

Dear Mrs Vashi

Application number: F/2002/5971

Site Address: 1-9 Eyre Court, Finchampstead Road, Wokingham.

Below is the text relating to the previous application made by Millgate Homes relating to the same thing. Our objection to this invasion of our privacy still stands.

I am writing to express my severe objection to this application for more windows overlooking my property. This listed building did not have any windows overlooking it until this development. We were assured that our privacy would be maintained if this development was allowed to go ahead. We returned from our holiday in October to find that the number of skylights had increased from 6 to 12 and that these directly look into one of our bedrooms and over our property. The sash windows were also to be fixed shut and this has not been complied with either. I have rung the Planning enforcement office a number of times since October but had no reply as yet.. I hope you will not let Millgate homes get away with this blatant infringement of the planning application approved by the council and the further invasion of our privacy.

I look forward to hearing from you,

Yours sincerely

Miss. J. M. Warr

Tel: (0118) 974 6451

Date: 6/3/02

My ref: F/2001/5436

PLANNING SERVICES	HPT
POL	TLS
DC EV	ENF
APP	
CS	
20 MAR 2002	
COPIES TO	ACK
	FILE

CONFIDENTIAL

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

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5436
1-9 Eyre Court, Finchampstead Road, , Wokingham.
Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.

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 Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5436**
1-9 Eyre Court, Finchampstead Road, , Wokingham.
Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.

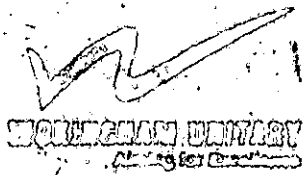
Transfer: Yes ☐ No ☑

Reason for Transfer: Presumably it takes into account objections from neighbours?

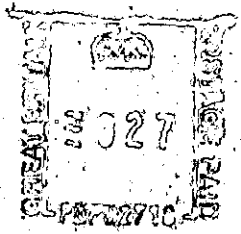
Signed: CWyatt Date: 11/3/02

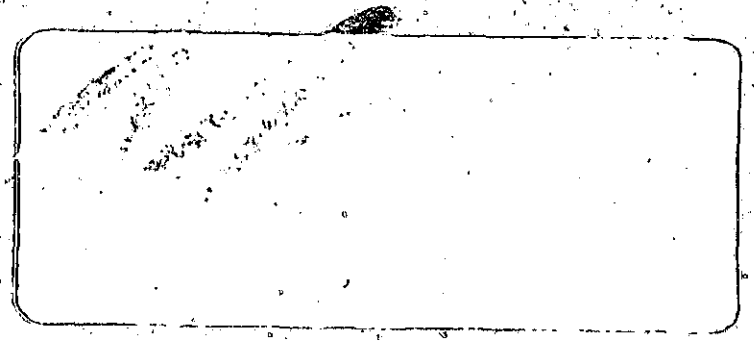
Councillor R Wyatt

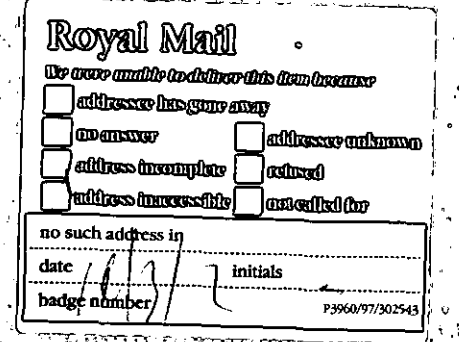
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.










Royal Mail
We were unable to deliver this item because
addressee has gone away
no answer
addressee unknown
address incomplete
refused
address inaccessible
not called for
no such address in
date
initials
badge number
P3960/97/302543

Tel. (0118) 974 6451
Date: 12 March 2002
Your Ref:
My Ref:Elaine Vashi
F/2002/5971

The Owner / Occupier
43
FINCHAMPSTEAD ROAD
WOKINGHAM
RG402NR

PLANNING SERVICES	RPT
POL	T.S.
DC EV	
APP	
CS	
15 MAR 2002	
COPIES TO	

WOKINGHAM UNITARY
~~Aiming for Excellence~~
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 Sir/Madam
Application Number: F/2002/5971
Site Address: 1-9 Eyre Court, Finchampstead Road, Wokingham.
Proposal: Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/5971 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/5971.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Elaine Vashi on (0118) 974 6451.

Yours faithfully,

Elaine Vashi

Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

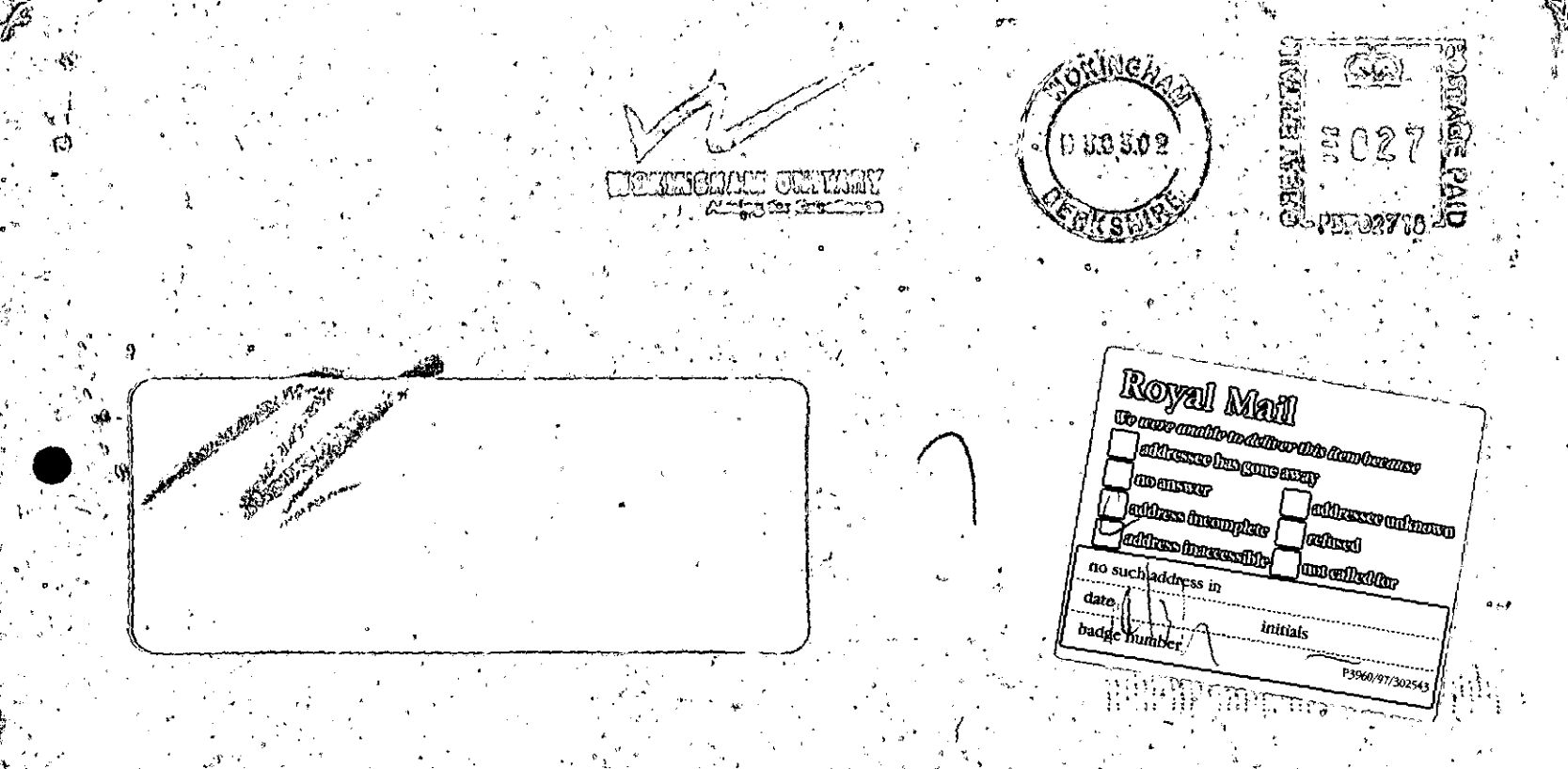
The developer's morals, motives or past record

Possible future development

The fact that the development may have started

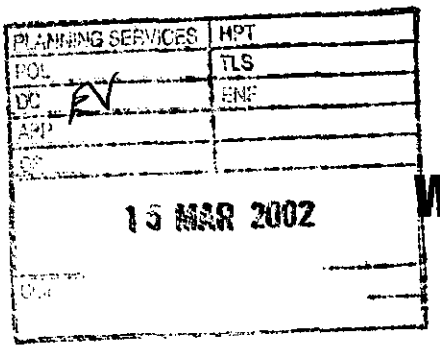
Trade objections based on competition

Moral objections


WOKINGHAM
D 03 5.02
BERKSHIRE
027
POSTAGE PAID
Royal Mail
We were unable to deliver this item because
addressee has gone away
no answer
address incomplete
addressee unknown
address inaccessible
refused
not called for
no such address in
date
initials
badge number
P3960/97/302543

Tel. (0118) 974 6451
Date: 12 March 2002
Your Ref:
My Ref:Elaine Vashi
F/2002/5971

The Owner / Occupier
47
FINCHAMPSTEAD ROAD
WOKINGHAM
RG402NR



WOKINGHAM UNITARY
~~Aiming for Excellence~~
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 Sir/Madam
Application Number: F/2002/5971
Site Address: 1-9 Eyre Court, Finchampstead Road, Wokingham.
Proposal: *Proposed erection of nine flats. Amendment to consent 2001/5436 relating to* installation of larger skylights..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/5971 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/5971.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

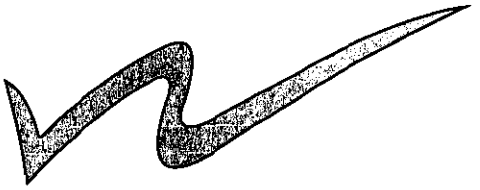
An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Elaine Vashi on (0118) 974 6451.

Yours faithfully,

Elaine Vashi

Development Control Officer



WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

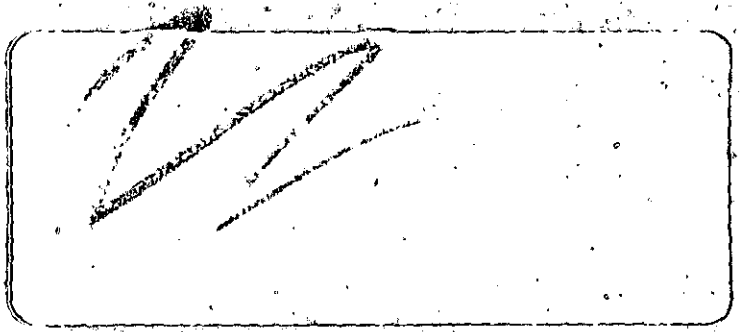
Trade objections based on competition

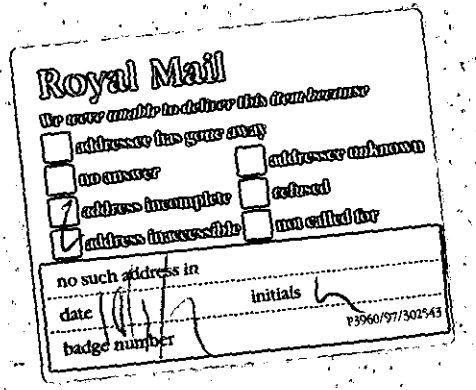
Moral objections










Royal Mail
We were unable to deliver this item because
addressee has gone away
no answer
addressee unknown
address incomplete
refused
address inaccessible
not called for
no such address in
date
initials
badge number
P3960/97/302543

Tel. (0118) 974 6451
Date: 12 March 2002
Your Ref:
My Ref:Elaine Vashi
F/2002/5971

The Owner / Occupier
45
FINCHAMPSTEAD ROAD
WOKINGHAM
RG402NR

PLANNING SERVICES	INIT
POL	TLS
DC EV	ENF
APP	
CS	
15 MAR 2002	
COPIES TO	AUR
	FILE

WOKINGHAM UNITARY
~~Aiming for Excellence~~

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 Sir/Madam
Application Number: F/2002/5971
Site Address: 1-9 Eyre Court, Finchampstead Road, Wokingham.
Proposal: Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/5971 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/5971.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

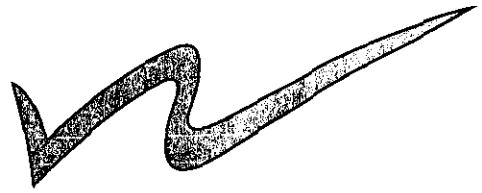
An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Elaine Vashi on (0118) 974 6451.

Yours faithfully,

Elaine Vashi

Development Control Officer



WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 12 March 2002 13 MAR 2002

Application Number: F/2002/5971

Proposal: Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights..

Site Address:
1-9 Eyre Court, Finchampstead Road, , Wokingham.

Applicant:
Millgate Homes C/O Greg Meier.

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

THE ORIGINAL DESIGN OBJECTIVE WAS TO MINIMISE THE NUMBER AND SIZE OF ANY ROOFLIGHTS AT THE REAR CREATING A POSSIBLE OVERLOOKING PROBLEM WITH THE ADJOINING OWNER.

I SEE NO REASON WHY THIS OBJECTIVE SHOULD BE RE-CONSIDERED

Harold Sanders
27-03-02.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 FEB 2002~~ 7/3/02	Map No. 15B Site 0.55
Officer: EV / Application No. F/2002/5971	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF NINE FLATS AMENDMENT TO CONSENT 2001/5436 RELATING TO INSTALLATION OF LARGER SKYLIGHTS

Location: EYRE COURT, FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: 12.3.02 D.

Applicant: MILLGATE HOMES

Fee Received 00-00 Required ~~1710-00~~ Additional ~~fee paid on 2310 decision~~ Refund ~~1/11/00 more than a year ago.~~

check 5436 decision? Going out - with Elaine

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	No red line	phoned 26/2	✓ 7/3
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Affects Setting of LBuildings

Date Site Notice Sent : 12.3.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
SIN + See map.
.....
.....
.....
.....
No pre-apps.
.....
.....

Organisation_Name	Building_Name	address1	Postcode
TOTAL GARAGE	70-74	70-74FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
AMBULANCE HEADQUARTERS	FAIRFIELD HOUSE	FAIRFIELD HOUSECAREY ROADWOKINGHAM	RG402NP
		62FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
		76FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
	76A	76AFINCHAMPSTEAD ROADWOKINGHAM	RG402NS
	76B	76BFINCHAMPSTEAD ROADWOKINGHAM	RG402NS
		68FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
KRONOS SYSTEMS LTD	FAIRFIELD HOUSE	FAIRFIELD HOUSECAREY ROADWOKINGHAM	RG402NP
	UNIT 2A	UNIT 2ABRIDGE RETAIL PARKWOKINGHAM	RG402NU
	UNIT 1	UNIT 1BRIDGE RETAIL PARKWOKINGHAM	RG402NU
	UNIT 2B	UNIT 2BBRIDGE RETAIL PARKWOKINGHAM	RG402NU
		58FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
	58A	58AFINCHAMPSTEAD ROADWOKINGHAM	RG402NS
WARR PHYSIOTHERAPY CLINIC		66FINCHAMPSTEAD ROADWOKINGHAM	RG402NS
	EYRE COURT	EYRE COURTFINCHAMPSTEAD ROADWOKINGHAM	RG402NS
		43FINCHAMPSTEAD ROADWOKINGHAM	RG402NR
		45FINCHAMPSTEAD ROADWOKINGHAM	RG402NR
		47FINCHAMPSTEAD ROADWOKINGHAM	RG402NR
		49FINCHAMPSTEAD ROADWOKINGHAM	RG402NR
ELCAT MARKETING LTD	FAIRFIELD HOUSE	FAIRFIELD HOUSECAREY ROADWOKINGHAM	RG402NP
~~LANDCAT~~			
	EYRE COURT	EYRE COURTFINCHAMPSTEAD ROADWOKINGHAM	

Neighbours Consulted 5971 12.3.

Received by Wokingham District Council

Application No: F/2002/5971

Proposal:
Proposed erection of nine flats. Amendment to consent 2001/5436 relating to installation of larger skylights.

Location:
1-9 Eyre Court, Finchampstead Road, , 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/2002/5971 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2002. 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.

Trevor Watson
Development Control Manager

12 March 2002

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

07 MAR 2002 5971

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/73
20th February 2002

Dear Sirs,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N° F/2000/2310
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Further to our meeting on site with your Mike Thorpe and Emy Circuit on 4th February 2002, we enclose for your approval our planning application for amendments to the above consent.

These amendments consist of two larger skylights over the common stairs to the rear elevation.

With this application we enclose the following information:-

1) Six copies of the application forms with Certificate 66.
2) Six copies of the drawing n°s 1262/O1J, 101C, 102C.
3) Zero fee due to a recent application submitted within 12 months.

We advise that these alterations were necessary to conform to the current Building Regulations for the extraction of smoke within the means of escape stair in the case of a fire within this building. This skylight is only openable via a break glass emergency switch located at ground floor. This is not openable in all other cases.

We also propose to make the glazing obscure from the inside to avoid overlooking adjacent properties.

Should you have any problems or queries with the enclosed, then please do not hesitate to contact me.

Your prompt approval to this application would be greatly appreciated.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
...nts Ltd. Registered in England No. 2229073

44 1344 489 967

MILLGATE HOMES

07 MAR 2002 5971

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ
TEL: 01344 489966 FAX: 01344 489967
www.millgatehomes.co.uk

FACSIMILE TRANSMITTAL SHEET

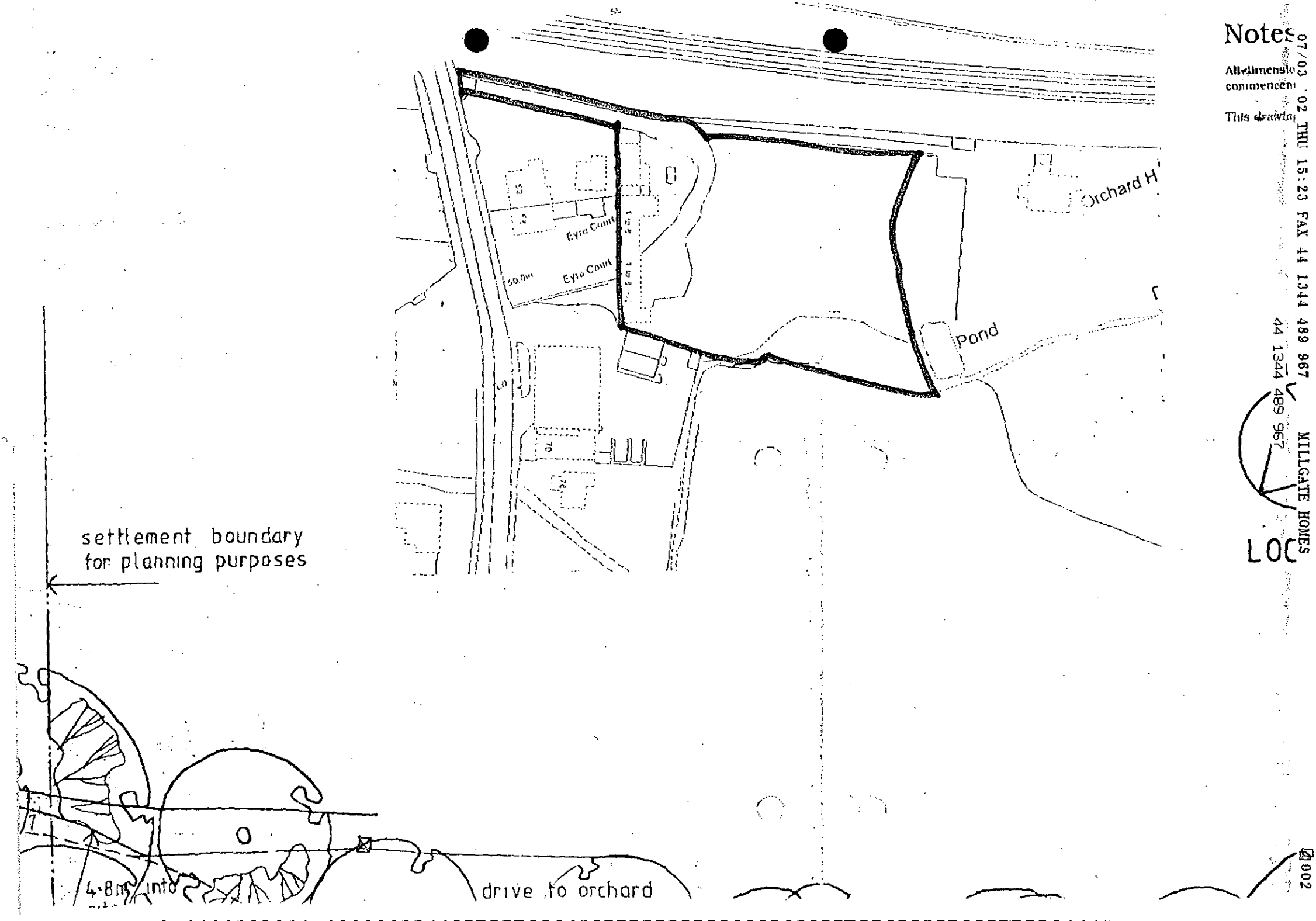
TO: Carer Hurst COMPANY: Wokingham D.C Planning

FROM: Greg Meier EMAIL: gregm@millgatehomes.co.uk

FAX NO: 0118 974 6484 Date: 7/3/02

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: (2)

SUBJECT:- Eyres Court, Wokingham


Notes
All dimensio
commencem
This drawin
07/03 '02 THU 15:23 FAX 44 1344 489 967
MILLGATE HOMES
44 1344 489 967
LOC
Orchard H
Eyre Court
Eyre Court
50.0m
Pond
settlement boundary
for planning purposes
4·8m into
drive to orchard
002

SOUTHBROOK

ADDRESS 68 FINCHAMPSTEAD ROAD & EYRE COURT 1-9 PARISH WOK

PLOT No. (1-52) ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR15924	MR RUMNEY	LOBBY + TOILET	1.12.80	APP N/A
14690	"	"	15.1.81	N/A CIA
F/2000/0518	Millgate Homes	Erect 9 flats + access	12.7.00	C
F/2000/2310	Millgate Homes	Revision of App 0518 for erection of 9 flats revised int. layout + window	1/11/00	C
2001/5436				
F/2002/5971	"	Erect 9 flats - Amendment to 2310 relating to installation of larger skylig		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1509/ab

07 MAR 2002 5971

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	MILLGATE HOMES.
	ADDRESS	TERRACE ROAD NORTH.
		BINFIELD, BERKS.
	POST CODE	RG42 5HZ. Tel No. 01344 489966
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	GREGMEIER
	ADDRESS	as above.
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	EYRE COURT FINCHAMPSTEAD ROAD WOKINGHAM, BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.55 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	VARIATION TO PLANNING CONSENT F/2000/2310 TWO LARGER SKYLIGHTS TO REAR ELEVATION
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS.

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

PLANS/DRAWINGS

~~1:2500~~ 1:1250 Location Plan	✓	1:100 Floor Plan	✓
~~1:500~~ 1:200 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.	n/a.
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
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	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	(YES) NO
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form.	YES (NO)
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.	YES (NO)

23. THE FEE ENCLOSED IS £ ZERO

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

SIGNED [signature] ON BEHALF OF MILLGATE HOMES DATE 18/02/02.

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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

OR

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.

● 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 .....

On behalf of MILLGATE HOMES

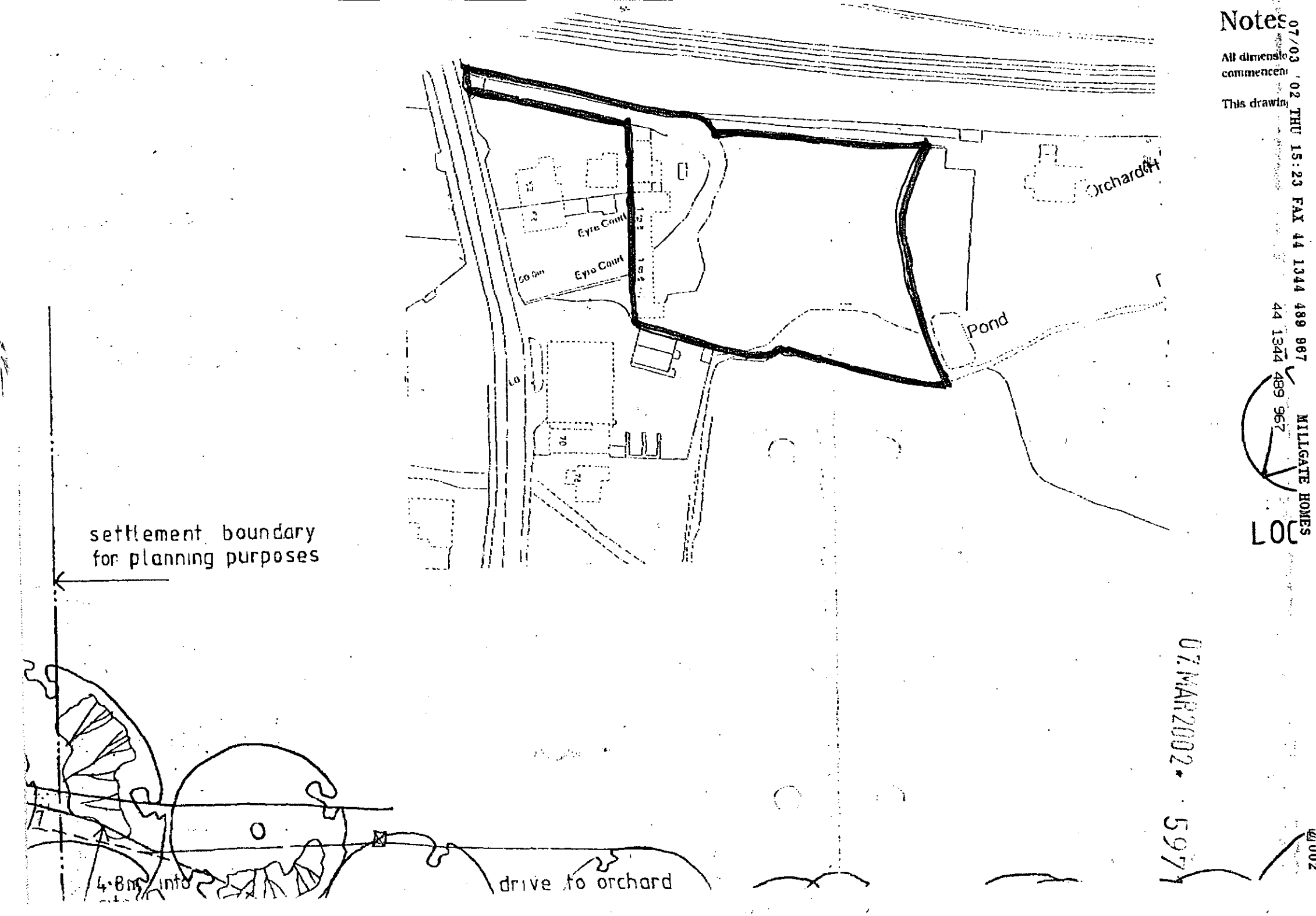
Date 18/02/02

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/5971**
CASE OFFICER: **Elaine Vashi**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

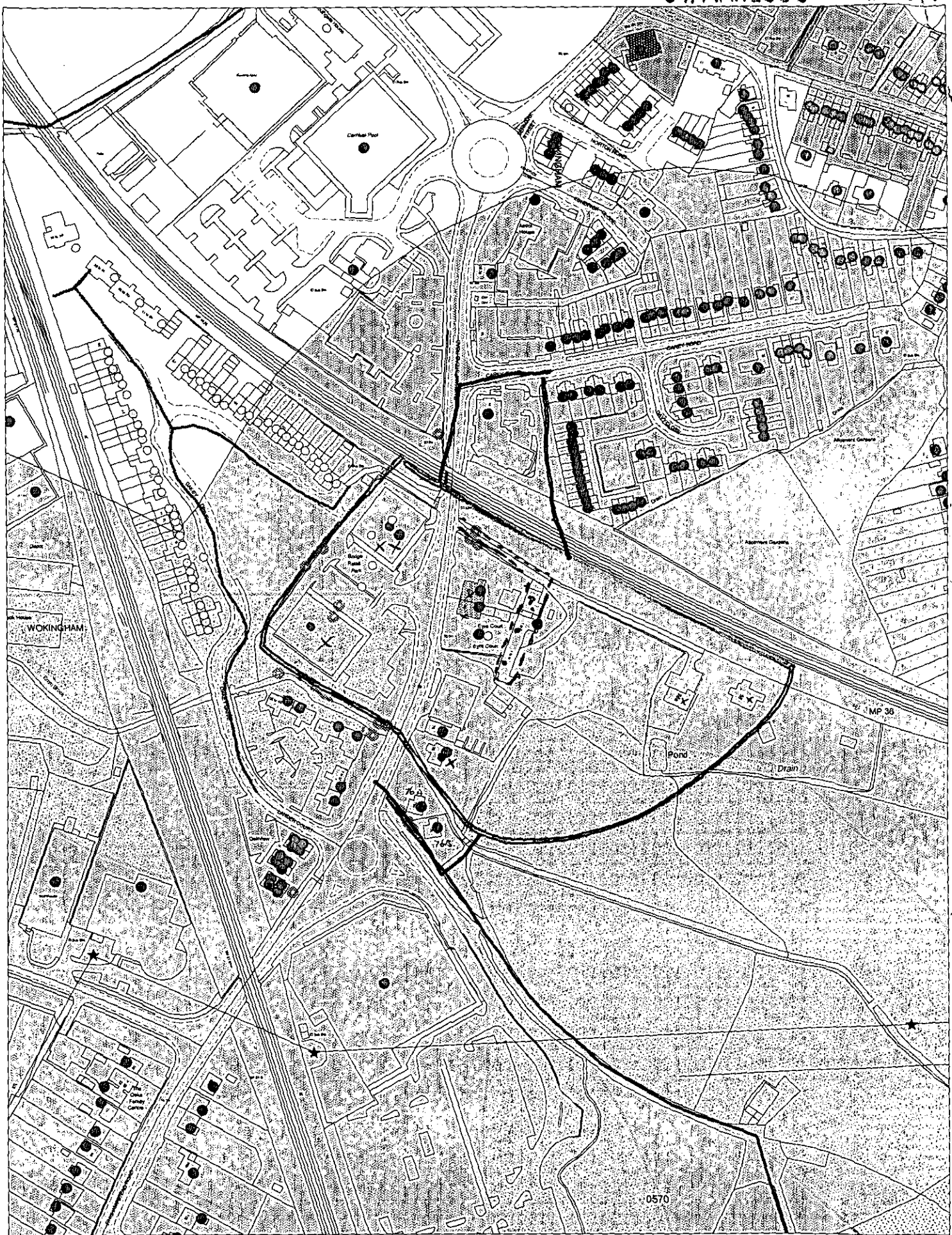

Notes
All dimensio
commencem
This drawin
07/03 '02 THU 15:23 FAX 44 1344 489 967
MILLGATE HOMES
44 1344 489 967
LOC
Orchard
Pond
Eyre Court
Eyre Court
settlement boundary
for planning purposes
drive to orchard
07 MAR 2002
597

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5971
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

07.MAR2002 5971



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
26 February 2002 Scale: 1 : 2500

N
W E
S