APPLICATION NO:
F/2002/5801

LOCATION:
High Ground Jubilee Road, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Gent C/O PHD Associates

PROPOSAL:
Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

EARLIEST DATE FOR DECISION: **15/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

CASE OFFICER: **Natalie Brown**

APPROVED

921

D4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gent
C/O PHD Associates
Braemar House
Water Lane
Stanstead
Essex
CM24 8BJ

Application Number: F/2002/5801

Parish: **FINCHAMPSTEAD**

Location: **High Ground, Jubilee Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.**

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

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

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

Condition
3. 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 additional windows or similar openings shall be constructed in the first floor or above north-east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower.

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
12. The existing dwelling (including attached garage) shall be completely demolished and all demolished materials removed from the site before the dwelling hereby approved is occupied.

Condition
13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development

hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

Reason
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
7. To ensure that the proposed development is built as shown on the approved drawings, or lower, in the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. To safeguard the character and amenities of the area.

Reason
13. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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 C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

Informative
2. In connection with Condition No. 2, the external materials for the walls of the proposed dwelling should not include any rendered finish.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5801

Applicant : Mr/Mrs Gent C/O PHD Associates.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposal : Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3

Date Registered : 14/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 11/04/2002. 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 :

Highways: comments as pe appn 4293.
Env. Health: no objection
F'stead PC : no objections
Env. Design.

Planning Issues :

Application Number: F/2002/5801

Appraisal :

See attached sheet

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

Application Number F/2002/5801
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As application F/2001/4293. (attached)

RECORD OF SITE VISIT

SITE ADDRESS: High Ground Jubilee Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5801

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at front of site

2. DESCRIPTION OF SURROUNDINGS
Rural a-
dw. adj. main rd.

3. DESCRIPTION OF SITE/BUILDING
lawn surrounding house with planted area + trees.
brick paved path around dw.
fields surrounding

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached – see plan.

5. SITE CONSTRAINTS

TREES various within site.

ACCESS/PARKING

LEVELS bar of dw. above ground level. ground slopes away ~~towards~~ Manor Farm

BOUNDARY TREATMENT 1.8m fencing with The Rectory
hedging (lower?) with road

OTHERS

NB: Existing replacement dw. appn on site
This is an amendment appn

Application Number: F/2002/5801 – High Ground, Jubilee Road

Appraisal:

Development

Proposed replacement dwelling – amendment to consent F/2001/4293. The site is located within an area designated as rural and Area of Special Landscape Importance (ASLI).

The principle of a replacement dwelling within the countryside has already been established by application F/2001/4293 (see attached report).

This application revises the previous application by way of alterations to windows in the ground floor elevations and an increase in the ridge height of 0.6m (240mm and reduction of the ground level by 360mm - see agents letter dated 21 January 2002).

Relevant Policies

Berkshire Structure Plan: C2, C8
Wokingham District Local Plan (Deposit Draft): STV2, SC3, SC18
South East Area Local Plan: WCC1, WCC7, WLL2

1. Impact upon neighbouring properties (No letters of representation received)
   It is not considered that the proposed changes would have any additional adverse impact upon neighbouring properties (compared to the original application) that could reasonably warrant refusal.

2. Impact upon the character of the area
   The Landscape Architect says that the 0.6m increase in the height of the building will have an additional impact upon the ASLI, particularly when viewed from Lower Sandhurst Road to the south, but this would be minimal.

   It is considered that because the increase in height of the building will partly be accommodated by a decrease in the ground level of the dwelling that it would not be reasonable to refuse this application.

   However, it is recommended that a condition be added to ensure that the dwelling be built in accordance with the ground levels specified on the drawings.

3. Impact upon highway safety (parking provision)
   The Highways Officer has no objection to the proposed amendment subject to the inclusion of conditions as per application F/2001/4293, relating to parking and turning.

Approval: ✓ ~~**Refusal:**~~

Application Number: F/2001/4293

Appraisal :

1) Effect on character and appearance of area.

Site is outside settlement boundary and in ASLI and adjacent to Area of Sp. Character. Main policies are SC18 + aims of WCC7 which restrict size etc. of replacement dwellings. Existing dwelling has already been extended. On the basis of calculating 'usable' floorspace upstairs, I estimate the following floorspace:

Existing dwelling = 367 m² (excluding attached double garage)

Proposed dwelling = 355 m².

i.e. replacement floorspace will be same as existing. On this point proposal complies with SEALD Policy SC18(c) re. floorspace.

Re: height. The proposal dwelling would be about 0.3m higher at ridge height compared with comparable datum level (see drawing No. 033/PL/CS/01) However, ~~the~~ as the proposed dwelling would be positioned generally in a slightly ~~southwards~~ south-west wards location, the actual height from ~~ground~~ ground level (average) to ridge height would be about 1.1m. higher. The proposed dwelling would be approx. square shaped and less sprawling. Whilst the ridge height would be approx. the same, the extra depth of the proposed dwelling would result in the perception of a taller dwelling.

Re: longer views from Lower Sandhurst Road – see notes of site visit 16/7. Consider acceptable effect, subject to provisos re: materials referred to. However, a recent appeal decision at the Bungalow, Cricket Hill was allowed for a replacement dwelling. This also maintained the existing ridge height but dug out the ground so as to provide an extra floor, also in ASLI. The current application does not require a significant digging out of ground, and not at all but more prominent ~~side~~ south-east + part south west sides. In view of all this, consider the proposal would not be contrary to Policy SC18.

~~Cons~~ Conditions should require all existing building to be demolished (northern part of it would not be rebuilt over). Also take away p.d. rights for extensions and outbuildings (including garages)

Re: trees. discussed landscape officer's comments with Neil Etherington who advised that as the proposed dwelling is on site of existing, and where not would not affect trees, can be covered by a tree protection & retention condition.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Effect on neighbours

Only neighbour affected is The Rectory to the north east. As there would be only 2 bathroom windows this side on first floor, and proposed dwelling would ~~be~~ removed the northern bit of the existing dwelling, and these windows would be about 11½ m. from boundary with trees on boundary, consider acceptable effect on The Rectory, subject to a condition re: bathroom windows being obscure glazed and non-opening.

re. garden wall: this is on the site of an existing garden wall.

Tel: (0118) 974 6492

Date: 3/4/02

My ref: F/2002/5801

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2002/5801
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

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 15/4/02

Yours faithfully

Principal Development Control Officer

As this application expires on 11/4/02, I would be grateful if you could return the listing form to me by 10/4/02.
Thanks.
Natalie Brown

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5801**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6492

Date: 3/4/02

My ref: F/2002/5801

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2002/5801
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

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 15/4/02

Yours faithfully

Principal Development Control Officer

As this application expires on 11/4/02, I would be grateful if you could return the listing form to me by 10/4/02.
Thanks, Natalie Brown.

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5801**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

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

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gent
C/O PHD Associates
Braemar House
Water Lane
Stansted
Essex
CM24 8BJ

Application Number: F/2001/4293

Parish:	**FINCHAMPSTEAD**
Location:	**High Ground, Jubilee Road, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of a replacement dwelling. Demolition of existing dwelling.**

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

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

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

Condition
3. 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 additional windows or similar openings shall be constructed in the first floor or above north-east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower.

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
12. The existing dwelling (including attached garage) shall be completely demolished and all demolished materials removed from the site before the dwelling hereby approved is occupied.

Condition
13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

Reason
5. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
7. To ensure that the proposed development is built as shown on the approved drawings, or lower, in the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. To safeguard the character and amenities of the area.

Reason
13. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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 C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

Informative
2. In connection with Condition No. 2, the external materials for the walls of the proposed dwelling should not include any rendered finish.

Anna Cronin
Head of Planning & Transportation
Date: 30/07/2001

Notice checked by: _____

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

LISTING FORM

Rec'd 1.55pm 4.4.02

Case officer: **Natalie Brown** Application Number: **F/2002/5801**

High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 4.3.02

Councillor M Long

PLANNING SERVICES	PPT
POL	TLS
DC	
APP	
CS	
04 APR 2002	
COPIES TO	ACK
	FILE

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

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 11 March 2002

Location:	High Ground, Jubilee Road, Finchampstead
Proposal:	Proposed erection of replacement dwelling. Amendment to consent F/2001/4293.
Application Number:	F/2002/5801

In response to your consultation dated 19 February 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside, which is designated as an ASLI.

It is noted that the height of the building will increase by 0.6m. This in part will be accommodated by a further decrease in ground levels in the location of the proposed house and an increase in ridge height above the ground. Although this is a replacement dwelling and the proposal is now for a slightly larger dwelling than the approved dwelling, there will be an additional visual impact of the property from the ASLI especially from Lower Sandhurst Road to the south. The impact will be marginal and could be minimised in part by additional planting on the south eastern boundary of the site, however the cumulative impact of further changes should be considered in this countryside location.

The applicant will need to submit a plan showing existing and proposed levels across the site and how these relate the levels around the existing trees. If the applicant is planning to use some of the excavated soil on site, details of soil mounding proposals will need to be submitted so that they can be considered in relation to the proposed house, the location of existing trees and the wider landscape.

In order to safeguard the setting of the dwelling within the site the trees will need to be protected during construction in accordance with BS 5837, where the applicant will need to submit details of tree protection measures before work starts on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

DATE: 19 February 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

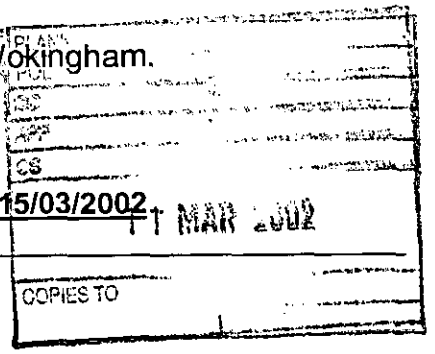
Application Number: F/2002/5801

Proposal: Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293..

Site Address: High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant: Mr/Mrs Gent C/O PHD Associates.

Your observations are required in respect of this application **by 15/03/2002**



The Parish Council has no objections to this application.

SIGNED: C.S.O.

DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: John Mullaney
Sent: 22 February 2002 10:10
To: Natalie Brown
Subject: High Ground Jubilee Road, Wokingham

5801.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition CO70 regarding hours of work is applied should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 19 February 2002

Application Number: F/2002/5801

Proposal: Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant:
Mr/Mrs Gent C/O PHD Associates.

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).

Comments as per application 4293.

Signed: _____ **Print name:** Adam Coggins 20/02/02

Application Number : F/2002/5801	**Map No :** 106
Case Officer : NAB	**Site Area :** 0·39
Valid Date : 14 FEB 2002	**Received Date: 01/02/2002**

Level : Delegated Application

Description : Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 19/2/02 -B.

Applicant : Mr/Mrs Gent C/O PHD Associates.

Fee Required: £0 **Fee Received: £0** Resubmission

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	N/A		
ELEVATION PLANS	- Landing window shown on front elevation, not on floor plan. - Bay window added to matter	11/2	14/2
FLOOR PLANS	bedroom not shown on NE elevation. - Only one chimney shown on each of the side elevations.		
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 19/2/02 JB

Building Control

Heritage (Harold Sanders)

Landscape Area of Special Landscape Importance

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

Rural Area
Countryside

NEIGHBOURS

S/N + See map

(+ See attached list of names & addresses)

+ Site inside red line

No new pre-apps

Applicationo	Name & Address
F/2001/4293	Charles and Shelagh Parnell The Manor Farm Longwater Road Finchampstead Wokingham Berks RG11 3SE
F/2001/4293	Alan Taylor and Associates ltd. Carriage Drive House 235 Richmond Road Kingston Upon Thames Surrey KT2 5DH
Application approved	Letter sent: 16/08/01

HP

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 February, 2002
My ref. AO/F/2001/4293
Your ref. 0033/181201/WDC/SHD

14.FEB.2002* 5801

PHD Associates
Braemar House
Water Lane
Stanstead, Essex
CM24 8BJ

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

Dear Mr. Howard-Dobson

PLANNING APPLICATION F/2001/4293
PROPOSED ERECTION OF A REPLACEMENT DWELLING AT HIGH GROUND, JUBILLEE ROAD, FINCHAMPSTEAD.

Thank you for your letter of 21 January and enclosed drawing 0033/PL/MA/01. I advise you that the proposed increased depth of kitchen window on the south-west elevation is accepted as a minor amendment. However, the other alterations are not accepted as a minor amendment to the above permission (increased roof overhang on south-west elevation, alterations to door and windows on north-east elevation, bay window to master bedroom and increased size of lobby/wc). These should be considered as part of the planning application, for which I presume you are now aware I am not the case officer.

I trust this advice is clear, but if you wish to discuss the matter further please contact the case officer.

Yours sincerely

MRS A ODELL
Senior Planner

Please pass this
to case officer
for new applicant.

PHD ASSOCIATES
BRAEMAR HOUSE,
WATER LANE
STANSTED
ESSEX CM24 8BJ

Tel: (01279) 306066
Fax: (01279) 306068
E-mail: phd@phdassociates.co.uk

14.FEB.2002 5803

14 FEB 2002

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The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 0033/130202/WDC/SHD

Your Ref: F/2002/5801

Date: 13th February 2002

Dear Sirs,

Proposed Replacement Dwelling - Amendment to consent F/2001/4293.

Please find enclosed amended drawings for the above application as requested in your letter of 11th February.

I have to say I was surprised to have these drawings returned as they are essentially the same drawings as approved under the previous reference and there seemed to be no difficulty with them then!

✓ No fee on resubmission

I also note that whilst you have returned all the drawings and forms you have not returned the fee cheque. Since this is the case could you not have simply retained all the drawings and requested only the amendments you required or returned only the defaulting drawings thus saving your authority and ourselves a considerable amount of postage?

I trust you now have all the information you require and that the application can now be registered. If there are any other questions arising please let me know and I will deal with it forthwith.

Yours sincerely,

Simon Howard-Dobson
(simondobson@phdassociates.co.uk)

14.Feb.2002 RECEIVED 13 FEB 2002

Tel. (0118) 974 6429 or 6433

Date: 11 February 2002

Your Ref:

My Ref: F/2002/5801

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs Gent
C/O PHD Associates
Braemar House
Water Lane
Stanstead
Essex
CM24 8BJ

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 Sir/Madam

Reference Number: 2002/5801

Site Address: High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposal: Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The landing window is shown on the front elevation, but not on the floor plan. Which is correct.

The bay window added to the master bedroom is not shown on the NE elevation.

Only one chimney is shown on each of the side elevations. Please amend.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

ADDRESS HIGH GROUND JUBILEE ROAD PARISH LINCH.

PLOT No.

ORD. SHEET No.

BUILDER 110/50 - SIR. C. CORFIELD GARAGE & GARDEN SHED 10 - 450 APP APP

Plan No. R/223/69	Applicant	Description of Development	Date of Decision	Decision C/A
GR 16523	MR. G. CLARKE	REBUILD CONSERVATORY	9.4.81	REF. N/A
27786	"	REPL. GARAGE / 1ST FLOOR OVER	12.6.87	C/A
GRA 3689	"	" "	~~19.10.87~~ 5.11.87	~~REF~~ APP
97/65295/A	APPEAL A.R NEELY + LILAWATI NEELY	C of U Res to B1 OFFICE		R.
F/2001/4293	Mr. & Mrs Gent	dem. of existing dwelling & erection of new dwelling	30.7.01	C/A
F/2002/5610				

APP/X0330/[illegible]/10226423 - E.N. Appeals on ground are allowed but Enforc. notice upheld 22/10/99

MINISTRY DECISION 65295 - APPEAL DISMISSED - 5.3.98

SPECIAL ORDERS PO Eng - development - Mr Ainslie - 25.09.00

DRAINAGE

091074

5801

PHD ASSOCIATES
BRAEMAR HOUSE,
WATER LANE
STANSTED
ESSEX CM24 8BJ

Tel: (01279) 306066
Fax: (01279) 306068
E-mail: phd@phdassociates.co.uk

14.FEB.2002* 5801

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The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 0033/210102/WDC/SHD

Your Ref: F/2001/4293

Date: 21st January 2002

FAO: Mrs A O'Dell

Dear Sirs,

Proposed Minor Amendments to Approved Replacement Dwelling, Highground, Jubilee Road, Finchampstead, Nr Wokingham, Berkshire.

Further to my telephone conversation with Mrs O'Dell, please find herewith my corrected drawings with the proposed amendments indicated on the elevations as approved under the above reference, which I understand should be acceptable.

Also enclosed herewith is our application for planning approval for virtually the same house, but with the height of the first floor increased to allow more vertical walling in the bedrooms before the sloping ceiling starts. As agreed with Mrs O'Dell, in order to prevent the ridge height being greatly increased over that approved, I have increased the ridge height by 240mm and reduced the ground level by 360mm. This is indicated on the elevations of the house and the comparative section through the site. Such an increase in ridge height is minimal and would be impossible to detect from any distance, I do not believe therefore that your policies to protect the landscape in this area would be under threat from such a change and trust we can look forward to a consent in due course.

We also discussed the possibility of eliminating the flat roof area on the house, which is a concealed area within the main roof and liable to trapping leaves etc., and our client had hoped you would be sympathetic to this, but Mrs O'Dell was concerned that this would be a step too far, being concerned about the impact on the rural setting, especially when viewed from Lower Sandhurst Lane. I would ask if this could be reviewed as I have reappraised our photographs and do not believe that the new house, even with a heightened roof element would be any more visible than the existing. I enclose copies of these photographs, taken at natural and zoom settings, for your perusal. If you do find on re-examination that it would be possible to eliminate the flat roof, as indicated on the drawings I have already submitted to you, I would be pleased to amend the enclosed planning application to show it.

I understand our application for garages has been registered and allocated to a colleague. There was a question raised regarding the first floor area. This is intended for use as a hayloft and hence access is provided by a door located above the central garage bay. There is no internal staircase. The dormers would be either glazed or fitted with louvre vents.

14.FEB.2002 5801

If you have any questions regarding the above I will be pleased to assist.

Yours sincerely,

Simon Howard-Dobson
(simondobson@phdassociates.co.uk)

PHD ASSOCIATES
BRAEMAR HOUSE,
WATER LANE
STANSTED
ESSEX CM24 8BJ

Tel: (01279) 306066
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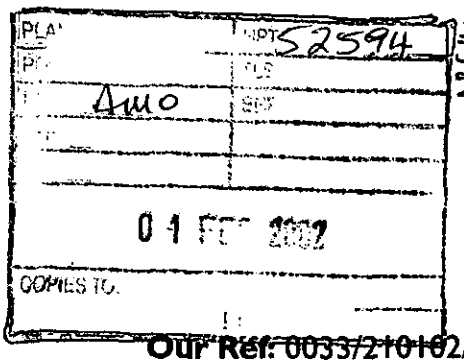

ARCHITECTURE • ENGINEERING • TOWN PLANNING

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 0033/210102/WDC/SHD

Your Ref: F/2001/4293

Date: 21st January 2002

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If you have any questions regarding the above I will be pleased to assist.

Yours sincerely,

Simon Howard-Dobson
(simondobson@phdassociates.co.uk)

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION 14. FEB. 2002 PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR & MRS A. GENT
	ADDRESS	4 WIMBUSHES, FINCHAMPSTEAD NR WOKINGHAM, BERKSHIRE
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHD ASSOCIATES
	ADDRESS	BRAEMAR HOUSE, WATER LANE, STANSTEAD ESSEX
	POST CODE	CM24 8BJ PHONE 01279-306066
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HIGHGROUND, JUBILEE ROAD FINCHAMPSTEAD, NR WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT DWELLING ~ REVISED SCHEME TO THAT GRANTED UNDER F/2001/4293
5. Give the area in hectares or part of a hectare	AREA OF SITE	3951 M²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	0033/PL/OSP/1 & 2 0033/PL2/01 0033/PL2/SP/02 0033/PL2/S/01

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

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

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED STOCK BRICKWORK TO PLINTHS & INFILL PANELS
DARK OAK STAINED TIMBER TO FRAME ETC
RED PLAIN CLAY TILES TO ROOFS

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

EXISTING MATURE HEDGING WITH NEW 1-8 FENCES &
BRICK WALLS WITHIN SITE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

PUBLIC SW SEWER IN JUBILEE ROAD

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING BUT WITH BRICK PIERS & GATES AS
INDICATED ON PLANS

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	1 / 9 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

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

~~YES~~/NO — If YES, complete Part 2 of the form

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

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

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

SIGNED [signature] ON BEHALF OF MR & MRS A. GOUT DATE 21st JAN 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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

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

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

the (c) . . . . . .

on (d) . . . . . .

(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).

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 MR & MRS A. GENT

Date 21 JANUARY 2002

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

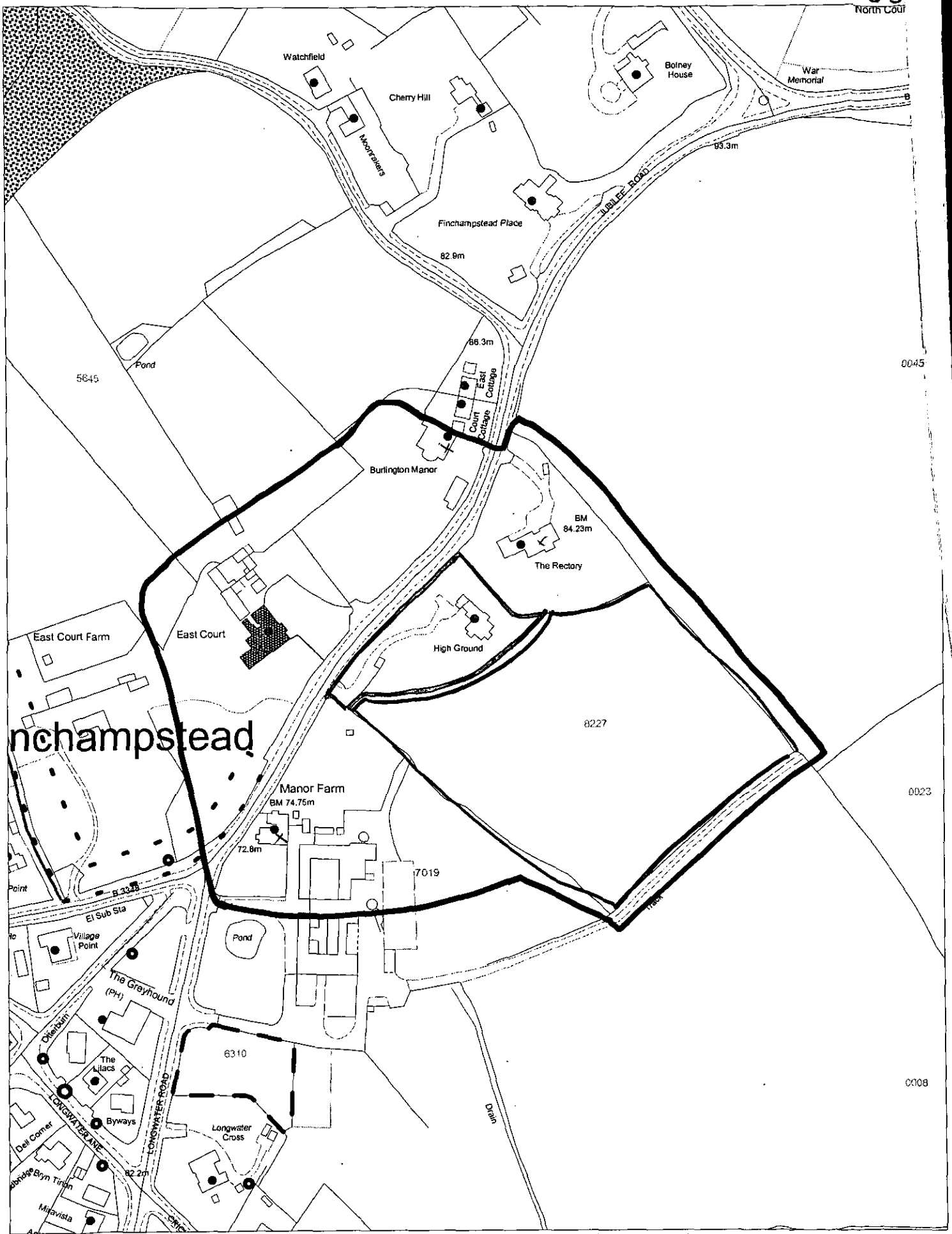
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

14.FEB.2002 * 580



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Development Control Section, Environmental Services, Wokingham District Council.

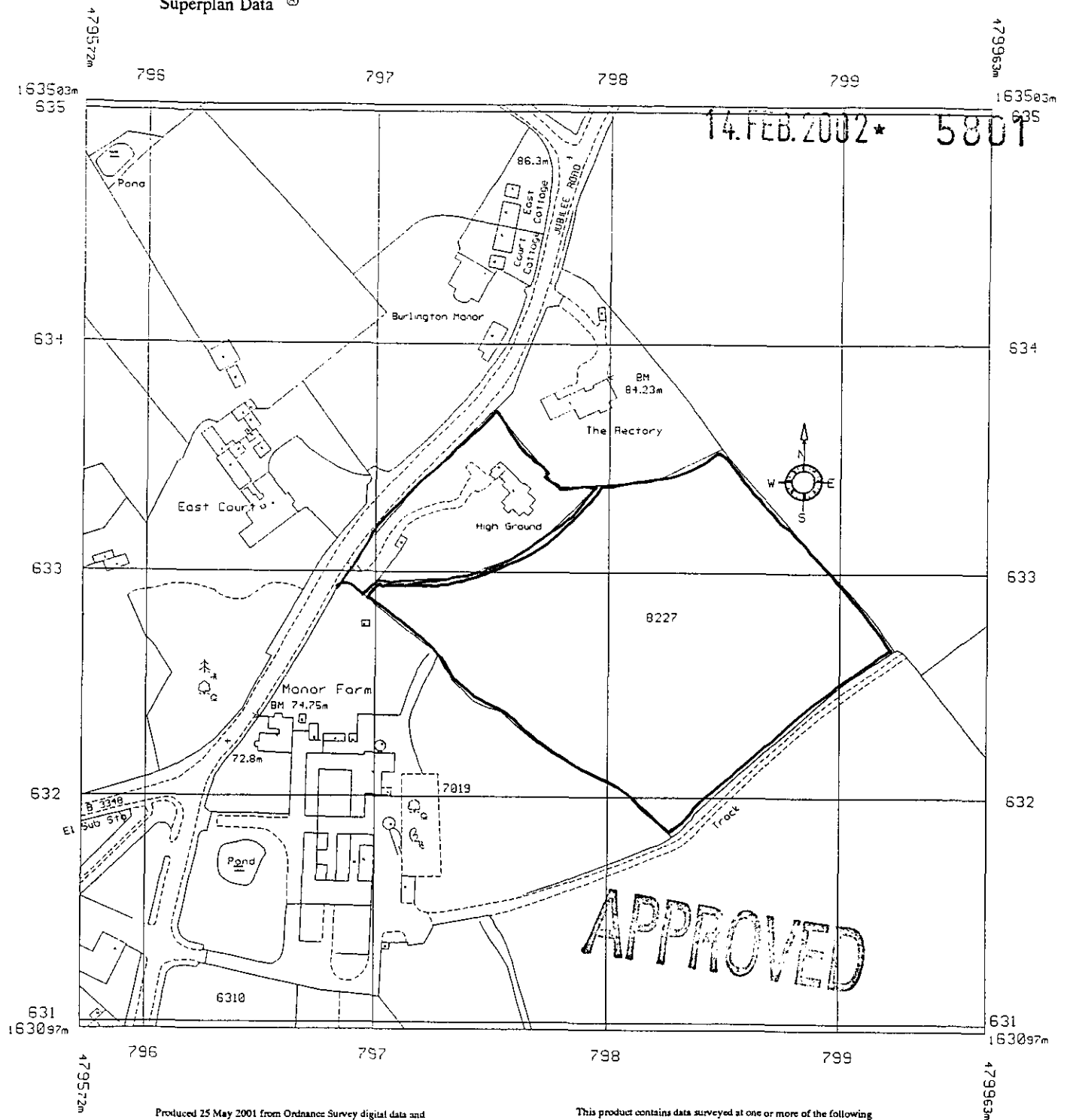
4 February 2002 Scale: 1 : 2500

N W E S

Do not scale from this drawing, if in doubt please ASK!

Ordnance Survey® Superplan Data ©

Option 1 Site Centred



14.FEB.2002* 5801

APPROVED

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This product contains data surveyed at one or more of the following scales: 1:1250, 1:1250 & 1:10,000

National Grid sheet reference at centre of this Superplan: TQ3773NE
The representation of a road, track or path is no evidence of a right of way.
Heights are given in metres above Datum.
The alignment of tunnels is approximate.

Centre Coordinates: 537742 173926
Supplied by: Trident, Dunstable
Serial Number: 07123418

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Email: PHDassocs@aol.com

Project: "Highground", Jubilee Road, Finchampstead, Berkshire.
Proposed Garages & Stables

Drawing: Site Location Plan
Ordnance Survey Extract

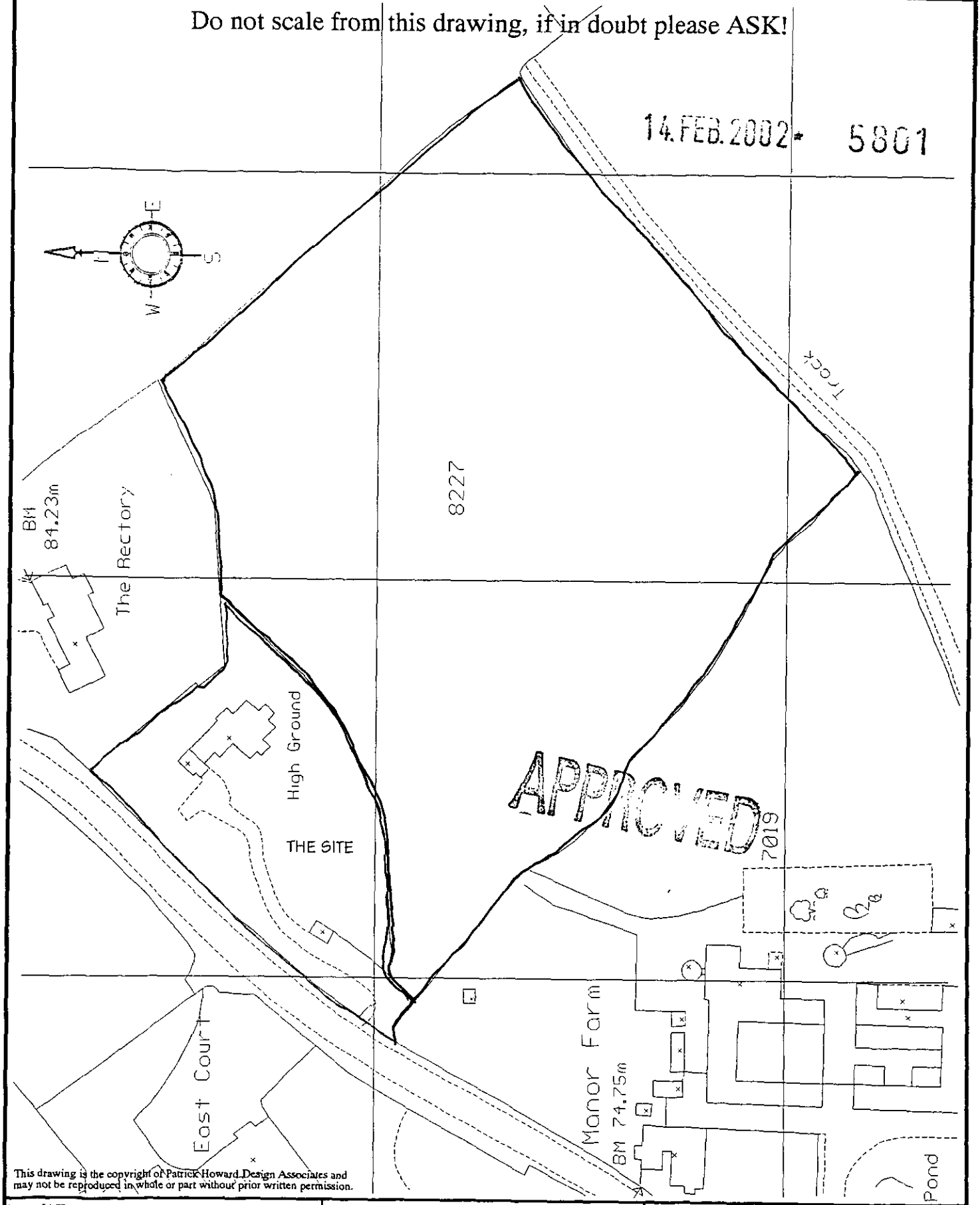
Date: 28th May 2001

Drawn By: SPH-D

Scale: 1:2500

Drawing Number: 0033/PL/OSP/1

Do not scale from this drawing, if in doubt please ASK!



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Project	"Highground", Jubilee Road, Finchampstead, Berkshire. Proposed Garages & Stables
Drawing	Site Plan Ordnance Survey Extract
Date	28th May 2001
Drawn By	SPH-D
Scale	1:1250
Drawing Number	0033/PL/OSP/2

14.FEB.2002 5821

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PHD



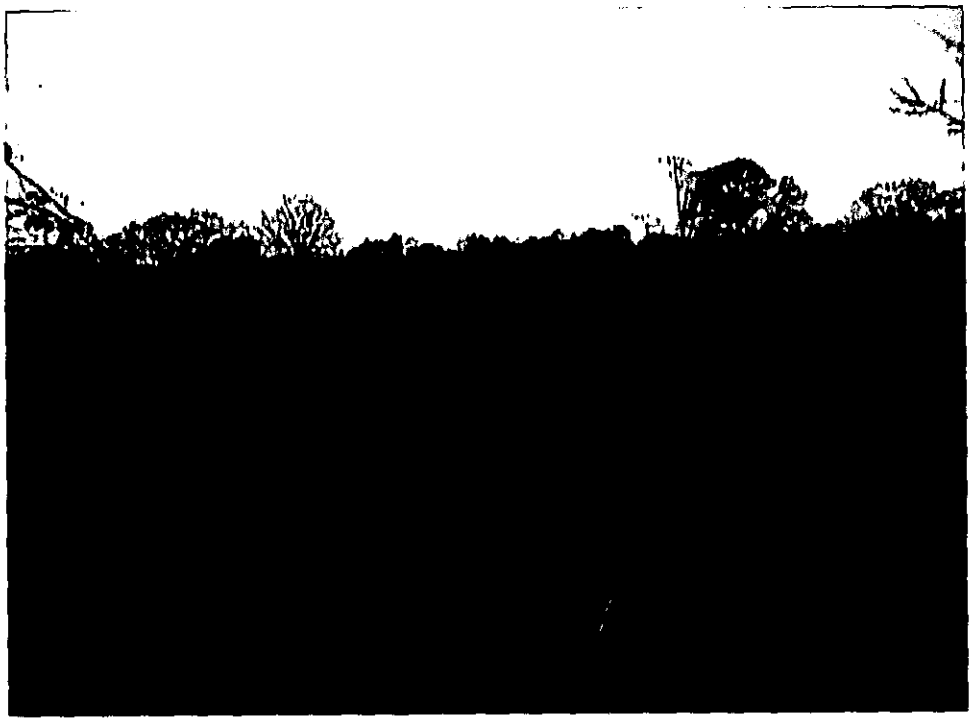
High Ground viewed from Sandhurst Lane. House not visible.

APPROVED



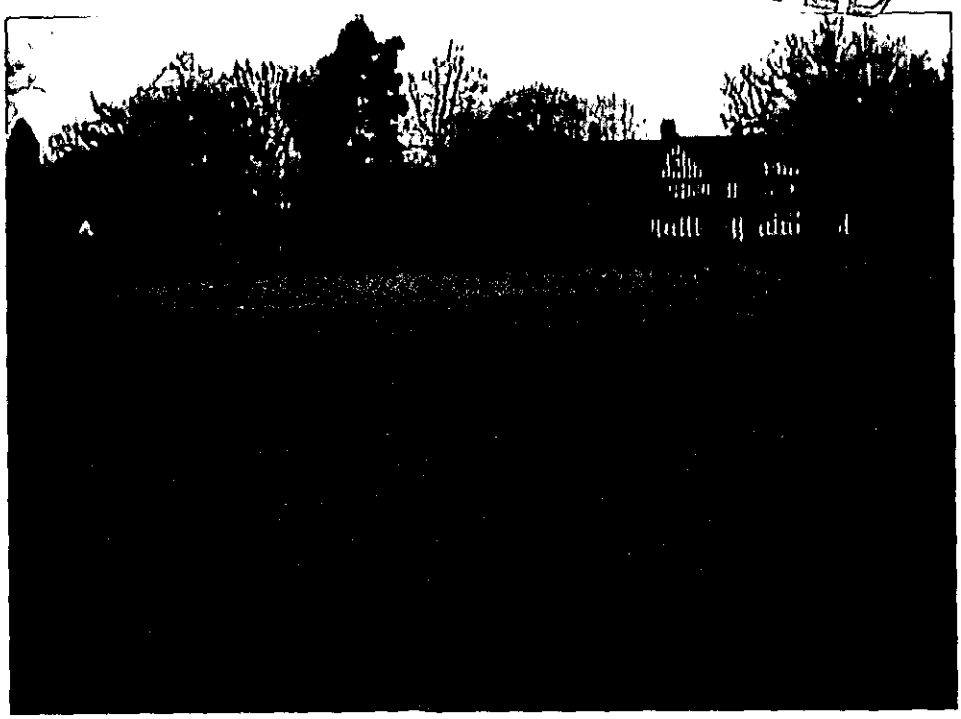
Highground from same point as above. Only Old Vicarage is visible.

14.FEB.2002 5861



Looking towards Highground from Sandhurst Lane. Natural View.

APPROVED



Zoom View from position as above. Note that Old Vicarage is most visible.