SV to Bowgreen 1pm 22/1

APPLICATION NO:
F/2000/3100 ✓

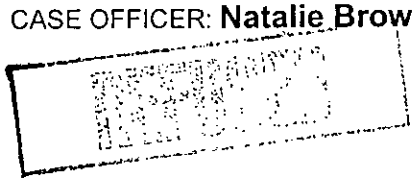
LOCATION:
Oakridge House Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Mr K Saunders C/O Heritage (SE) Ltd

PROPOSAL:
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

EARLIEST DATE FOR DECISION: **12/02/2001**
28 day exp: 06/02/01
APPLICATION WILL HAVE EXPIRED ON:
21/02/2001

CASE OFFICER: **Natalie Brown**



RAILEX
Marbleboard

EASIFILE EB7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Saunders
C/O Heritage (SE) Ltd
Coldharbour Studio
Woods Corner
Dallington
East Sussex
TN21 9LQ

Application Number: F/2000/3100

Parish:	**FINCHAMPSTEAD**
Location:	**Oakridge House, Longwater Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.**

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

Reason

1. The proposed development by virtue of its siting, scale, form and massing would result in a cramped form of development to the detriment of the streetscene. The proposed development is therefore considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and to policies SBE1 and SBE2 of the South East Area Local Plan.

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 EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SC3 and SC4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WLL2 and WLL3.

John Mitchell
Development Control Manager
Date: 13/02/2001

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.

REFUSAL OF PLANNING
PERMISSION

P
AW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: CASTLE PROPERTIES LIMITED
THE POPLARS
TERRACE ROAD NORTH
BINFIELD, BERKSHIRE
RG12 5JA

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 30106 (F)

Proposal:
ERECTION OF CHALET BUNGALOW
SITE ADJOINING CHINA COTTAGE LONGWATER LANE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to a policy relating to this type of development contained in the South-East Area Local Plan - Approved Development Control Draft, which states that:-

01 Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.(WBE2)

02 The proposal represents an overdevelopment of the site out of keeping with the general scale and character of the existing properties in the vicinity. It would result in a development of comparatively cramped appearance and would thus detract from the visual amenity of the area and would have a detrimental effect on the street scene at this point. Only a single-storey bungalow would be an appropriate development of the site.(3584)

03 The proposal will result in the loss of trees on the site which the District Planning Authority consider should be retained and which at present enhance the visual amenity of the area.(R97)

Date 5 MAY 1988

K F Nelson
Planning Officer

N.B. A statement of the applicant's rights is attached

Department of the Environment and
Department of Transport
Common Services
Room1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272 218 927
Switchboard 0272 218811

D/1082/KSM/

Mrs J Dale BSc DipTP MRTPI
Whin Cottage
Shrubbs Hill Lane
Sunningdale
ASCOT
Berks SL5 OLD

Your reference

Our reference T/APP/H0330/A/88/100299/P4

Date

Madam

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY: CASTLE PROPERTIES LIMITED
APPLICATION NO:- 30106

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse planning permission for the erection of a chalet bungalow on a site adjoining China Cottage, Longwater Lane, Finchampstead. I have considered the written representations made by you and by the council and also those made by interested persons. I inspected the site on 14 November 1988.

2. From my view of the site and its surroundings and my reading of the written representations, I consider that the decision turns on whether the proposed dwelling would have a materially adverse effect on the character and appearance of the area.

3. The site is near the central part of the small group of development which comprises the settlement of Finchampstead in the local plan of 1985 for the south east area of the district. It is about ¼ acre of land, with a frontage of some 45 m to the north side of Longwater Lane, and a depth of some 23 m. It has tall hedges around much of its boundaries, and several trees on it, included in a Tree Preservation Order. There is a timber garage at the eastern side. The adjoining dwellings are, to the west: China Cottage, a substantial 2/3 storey house: to the north, ie to the rear of the site, with a driveway from Longwater Lane a 2 storey cottage called Fair Green; and to the east a 2 storey chalet house Cornerways. The dwellings opposite are, in the main, bungalows. The lane has no pavements but has grass verges, and with the hedges and trees retains its original impression of a rural lane which has had frontage residential development.

4. Permission in outline for a dwelling on the site was given in 1983 and 1987, and the latter had a condition specifying that it should be single storey. The details of a bungalow were approved in August 1987. I do not have those details, but the present proposal appears to be materially larger in width, depth and height. The previous proposal would have affected some of the trees on the site, and those additional trees which would have been affected by this enlarged building have been subject to storm damage, which makes the third reason for refusal inappropriate.

5. The council regards the character and appearance of the area around the site to be a most important consideration, and the present proposal as being an over-development of the site with a comparatively cramped appearance, detracting from the visual amenity of the area and having an inappropriate relationship with the

general scale and character of the existing property in the area and with adjoining sites and buildings.

6. You maintain that the plot is larger than many others nearby, with greater frontage and distances to adjoining properties which, together with the detailed design of the dwelling, prevents overlooking; and a 2 storey detached dwelling of traditional materials would not be cramped and would be as much in character as any others in the area.

7. I consider that the increased size of the proposal is more than marginal, and that there is, in any particular case, a size of building which can be regarded as an over-development. However, I do not consider that the council has clearly shown how this proposal is inappropriate and why a single storey building is the only solution. The proposal does not appear to me to be much larger than China Cottage, and the adjoining dwellings are 2 storey. The front of the building is near the lane, but would not seem to me to be so massive or bulky as to be an obtrusive feature in the street scene. It is likely to be prominent, but its impact would be lessened by the retention of the hedges and trees, which you intend to do, and by a careful selection of the external materials to be used. The dwelling has been designed to avoid overlooking of the adjoining dwellings, with the velux roof lights in the rear, to which the occupier of Fair Green objects, giving light to the landing and stairwell.

8. With regard to the conditions which the council suggest should be imposed were the appeal to be allowed, the application is not in outline and therefore the first one is inappropriate. However, I am of the view that the details of the external materials, and the landscaping of the site including the protection of the trees, should be further considered. The demolition of the existing timber garage is not, to my mind, a necessary requirement of a permission, and I regard the control of the times of construction so as to avoid nuisance as being covered by other legislation. The plan shows the provision of car parking, and in the absence of further information it would appear to me to be adequate for a single dwelling.

9. I have considered all the other matters raised but have found nothing as cogent as the issues that have led to my decision.

10. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the erection of a chalet bungalow on a site adjoining China Cottage, Longwater Lane, Finchampstead in accordance with the terms of the application (No 30106) dated 22 February 1988 and the plans submitted therewith subject to the following conditions:

1. The development hereby permitted shall be begun on or before 5 years from the date of this letter.

2. Written approval of the details of the external materials and finishes shall be obtained from the local planning authority before the development commences.

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

11. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal

to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

12. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Madam
Your obedient Servant

E Salusbury

E SALUSBURY BA FRTPI
Inspector

05/01/01 Natalie Brown

PARISH: FINCHAMPSTEAD
Application Number : F/2000/3094
Officer : NATALIE BROWN
Determination period end date : 16/February/2001

Applicant (and agent, if any):
Mr G Bridge
C/O Greg Farrell
43
Wendover Way
Tilehurst
Berkshire
RG30 4RU

Site Location; Kingfishers Covert , Hollybush Ride, Finchampstead, Wokingham

Proposal : Proposed single storey rear extension to dwelling to form conservatory.

PARISH: FINCHAMPSTEAD
Application Number : F/2000/3100
Officer : NATALIE BROWN
Determination period end date : 21/February/2001

Applicant (and agent, if any):
Mr K Saunders
C/O Heritage (SE) Ltd
Coldharbour Studio
Woods Corner
Dallington
East Sussex
TN21 9LQ

Site Location; Oakridge House , Longwater Lane, Finchampstead, Wokingham

Proposal : Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

Natalie
I know you are going to see the site - I feel that the plan may not give the true picture of the space available - there is a history to the house (under previous owners) of felling of rees & not entirely correct behaviour - Can you let me know what you find
Muriel Long

PARISH: REMENHAM
Application Number : F/2000/3099
Officer : GEORGE ALLPRESS
Determination period end date : 21/February/2001

Applicant (and agent, if any):
Mr & Mrs J Yolland
C/O Burton J Helling
Woodend
Kingswood Lane
Kingswood
Bucks
HP18 0RH

P.S. It is another case of the house being restricted to size because it was a very controversial application in the first place.

Site Location; 29 , Aston Lane, Remenham, Henley-On-Thames

Proposal : Proposed first floor front extension to dwelling plus conversion of garage to habitable room.

Phoned cur long sp 4.55 @ 24/1
She said if the app were to be approved she would prob like it listed for committee
MAB

Received by Wokingham District Council

Application No: F/2000/3100

Proposal:
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

Location:
Oakridge House, Longwater Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 January 2001

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **09 January 2001**

My ref: F/2000/3100

CONFIDENTIAL

Councillor 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/2000/3100
Oakridge House, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3100**
Oakridge House, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **09 January 2001**

My ref: F/2000/3100

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/3100
Oakridge House, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3100**
Oakridge House, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********



ENGLISH HERITAGE BUILDINGS
South East



Coldharbour Studio Woods Corner East Sussex TN21 9LQ
Telephone 01424 838123 Facsimile 01424 838500

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

21st December 2000

Our ref: Saun2043/MH/001

27 DEC 2000* 3:00

Dear Sir/Madam,

Re: Oak Ridge House, Long Water Lane, Finchampstead.

In respect of the Planning Application for the erection of an outbuilding at the above address please find enclosed herewith:-

A. Completed Application forms.

B. 1:1250 location plans.

C. 1:100 site plans.

D. Plan and elevational drawings.

E. Cheque, in the sum of £95.00.

I trust the enclosed are suitable for your requirements, although should you require any further information or assistance then please do not hesitate to contact me.

Yours faithfully,

Mike Hearn.
Building Surveyor.

Encs.

1327

WOKINGHAM DISTRICT COUNCIL

To

Date 16/3 Time 11.25

WHILE YOU WERE OUT

Name Mike Hearn.

Of Oakridge English Heritage

Phone No. 01424 838123. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Oakridge House.

games room + isolate garage fly shed

20/3: spoke to Mike T

If gap between existing shed/garage maintained + no significant increase in size would be more appropriate

Best to send in a plan prior to making an application.

20/3 10.10am - phoned Mike Hearn & told him the above

Signed

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 21/2 Time 9.45.

WHILE YOU WERE OUT

Name Mike Hearn

Of Eng. Her. Buildings (Agents)

Phone No. 01424 838 123 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2000/3100 - refusal.

23/1 3.45pm → Wants to see if there is anyway to overcome refusal.

→ I explained there had already been a discouraging pre-app for a simila form of d'ment.

→ Said I would look into application & get back to him on Tues.

P.T.O

Signed Jan

27/2/3.00

→ basically need to retain gap.

would maybe consider a slight inc in width of garage if shed removed

→ prob best to appeal.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3100

Applicant : Mr K Saunders C/O Heritage (SE) Ltd.

Location : Oakridge House, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

Site Notice Displayed ? : YES ✓ NO DATE 15/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 27/12/2000

Earliest Date for Decision : 02/02/2001

Latest Consultation Date/Site Notice Expiry Date : 02/02/2001

This application will have expired on: 21/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

f'stead PC : no objection.

L'scape/trees - no objections as no additional harm to the tree.

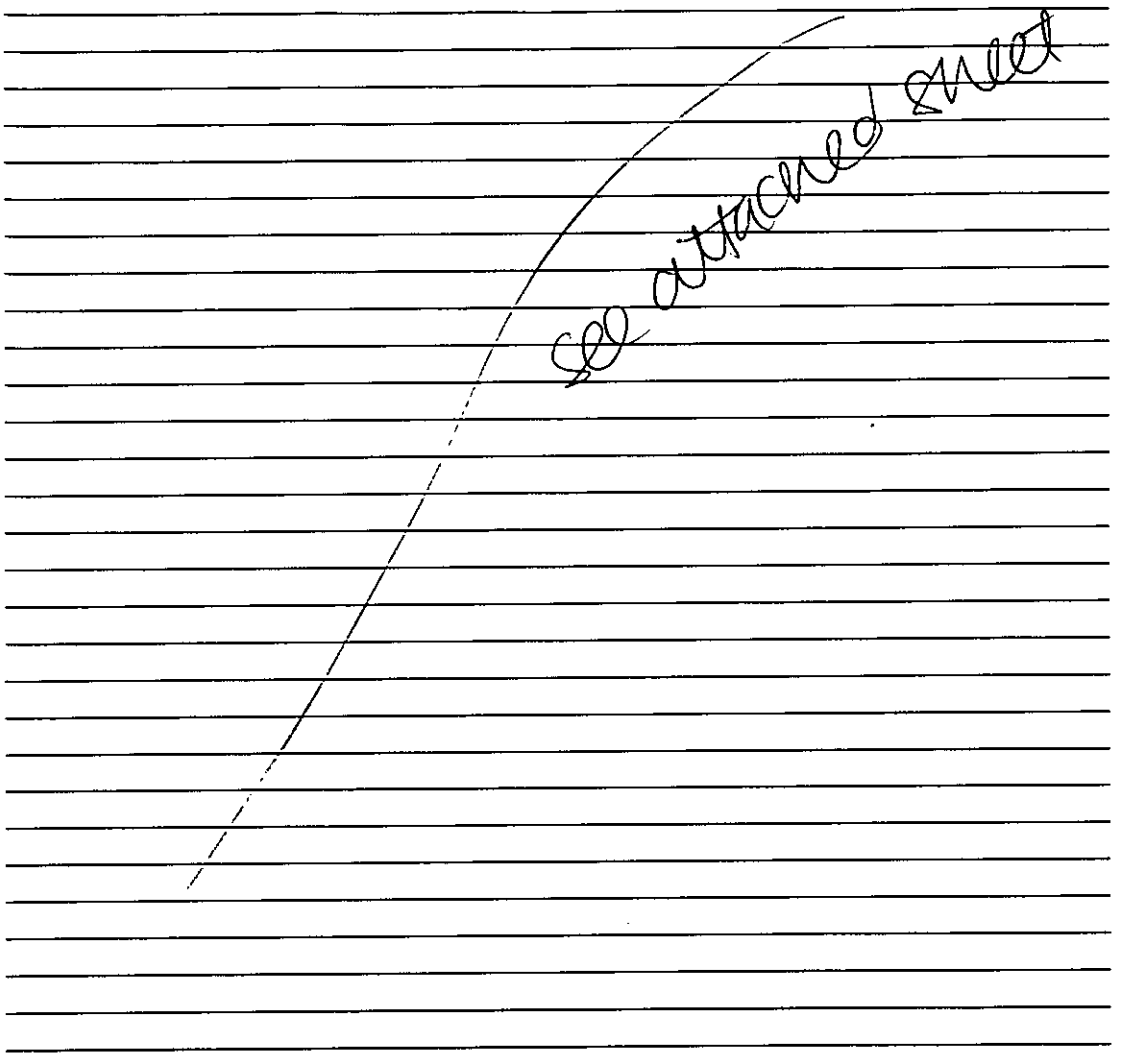
Highways - CIA

letters : fairgreen (by letter + e-mail) - re/ overlook, noise, bad, vehicular access

Planning Issues : SCALP: ASLI, 10'd sett
WOAP: ASLI, 100 sett

Application Number: F/2000/3100

Appraisal :



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

Application Number F/2000/3100
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its siting, scale, form + massing would result in a cramped form of development to the detriment of the streetscene the proposed development is therefore considered to be contrary to polices GN1 of BSP WOS3 + WBE1 of WDLP (DD) SBE1, SBE2 of SEALP.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV1, SBE1, SBE2, SC3, SC4
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WU2, WU3
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	GN1
MINERALS LOCAL PLAN POLICIES:	

18/2/01

fairgreen.

- size.
- front of house not visible from road.
- boundary not parallel on corner.
  walnut not cash tree in wrong side.
  - hedging on wrong side.

- overlooking - gable end - window.
  ↳ would like no window.

opening window on other boundary (Miriam House)

Nature conservancy council - bats in garden + tree.
↳ (0733 40345).

RECORD OF SITE VISIT

SITE ADDRESS: Oakridge House
Longwater Lane Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/3100

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS ASLI
ID'd Sett
large detached dwellings.

3. DESCRIPTION OF SITE/BUILDING
TWO site accesses.
Existing timber pitched roof outbuilding (gable end facing road + fairgreen) flush along fairgreen's boundary - separated from other boundary shed former outbuilding side boundary with fairgreen.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/3100

Appraisal:

Development

For a detached outbuilding forming a garage, games and store.

The site lies within the identified settlement of Finchampstead and is located within an Area of Special Landscape Importance. The existing dwelling and detached garage were built under consent 30106 (which was refused by the Council and then allowed on Appeal).

The existing garage is 11.5m in length and 3.5m width (40.25m^2 floor area) and lies along the boundary with Fairgreen. There is also a large shed between the existing garage and access to Fairgreen.

The proposed outbuilding would necessitate the removal of the existing garage and shed. The overall length of the garage would be 10.6m and its width 9.5m (excluding the entrance by the games room), and would cover 77.13m^2 floor area.

1. Impact upon neighbouring properties

   The proposed development would be approximately 1m from the rear boundary with Fairgreen, with part of the proposal being set back 2.3m from the boundary.

   There would be a velux window in the hipped end of the store, which would face Fairgreen, this would be 2.6m above ground level. The width of development facing Fairgreen would be increased from the existing, as at the moment there is a garage along the boundary, a gap and then the shed, the eaves height of the development facing this boundary would 1.3m for the store and 1.1m for the garage. It is not considered that the velux roof light would cause any over looking.

   (Re. Bats, an informative would be added to the effect that is any Bats are found, English Nature should be consulted and all works stop immediately)

2. Impact upon the character of the area

   The proposed development would replace the existing garage and a shed, and whilst would be comparable to overall width of these structures would be infilling the space that currently exists between them, and so would appear (and actually is) to be larger than the two existing structures. It is therefore considered that the proposal would result in a cramped form of development, and its scale form and massing would be of detriment to the streetscene.

   (NB: the landscape/trees department have no objection to the proposal)

3. Impact upon highway safety (parking provision)

   The highways department have no objection to the planning application subject to conditions ensuring that parking, garaging and turning remain.

~~**Approval:**~~ **Refusal: ✓**

Applicationo	Name & Address
F/2000/3100	D & C Whistler Fair Green Longwater lane Finchampstead RG40 4NR

App. refused
Letter sent 20/02/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 DEC 2000	
Officer: NAB	Application No: F/2000/3100

Map No. 114 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding

Location: Oak Ridge House Longwater Lane

Parish: Finchampstead Ward: FINCHAMPSTEAD SOUTH
09.01.01

Applicant:
Mr K. Saunders

Fee (3) Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~1:100~~ Need parking layout.	09.01.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Will new building affect oak tree with T.P.O. (Shown on site plan).		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 08.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of special landscape importance
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:

..... Pre-app attached
Will building affect oak tree with TPO - shown on site map

NEIGHBOURS:

..... Site notice and see map ✓

(Received after file given to DCM)

ED 5

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	NB
14 FEB 2001	
COPIES TO:	ACK:
	FILE:

Natalie Brown
Environmental Planning services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Fair Green
Longwater Lane
Finchampstead
Wokingham
Berkshire
RG40 4NR

12th February 2001

Re. Planning Application F/2000/3100 Oakridge House Finchampstead.

Dear Natalie Brown

Further to our letter of 18th January, a further serious objection to the above development has manifested itself.

The heavy rain of the last few weeks has caused the level of the water table around our cottage to rise alarmingly. The water has also stayed as surface flooding, especially in the area to the north of the proposed development, which is our front garden. We enclose a photograph showing this high level of standing water taken at 10am on the 8th February 2001. This water naturally drains to the south, as there is a slope to the land, which meets Longwater Lane, and continues to the south. When Oakridge House was built, the drainage ditch along Longwater Lane was piped and filled in. We have experienced much more standing water in our garden since this happened.

Fairgreen is one of Finchampstead's oldest buildings, being essentially 300 to 400 years old. This means that the foundations are very shallow, and all the rooms facing the front garden have floor bases beneath ground level. Air breathing access has been provided by airbricks installed at (or actually below) ground level in the 1950s. This means that Fairgreen is very susceptible to rises in ground water levels.

At the moment, there is a very fine balance between the standing ground water level and the drainage to the south. We have lived at Fairgreen for over 26 years, and during that time the balance has worked, and no flooding has occurred. But any change in this balance will potentially cause flooding to the ground floor rooms of Fairgreen that face the front garden. The proposed development would effectively block the natural flow of ground water to the south, and would allow the standing water to rise in level enough to reach the house.

We ask that you take this evidence into account, and that you recommend that the application be refused.

Yours faithfully

D P & C F Whistler

Picture of Fair Green, Longwater Lane, Finchampstead. Front Garden Looking South. Taken Thursday 8th February 10am

This picture shows the standing water on the land immediately to the north of the proposed development. This water normally drains away under the fence shown to the south. The proposed development would be built alongside this fence and effectively block the water drainage to the south.



FROM: Natalie Brown

DATE: 09 January 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3100

Proposal: Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding..

Site Address: Oakridge House, Longwater Lane, Finchampstead, Wokingham.

Applicant: Mr K Saunders C/O Heritage (SE) Ltd.

POL	
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 02/02/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: Andy Glencross
Sent: 29 January 2001 16:45
To: Natalie Brown
Subject: RE: Oakridge House in Longwater Lane, Finchampstead

Hi Natalie

The designation "area used by bats" is a new one to me. I am sure it is not a statutory designation. However it is an offence to kill injure or disturb a bat or its habitat.

The standard informative that I suggest refers to sites where buildings are being demolished or trees felled and is as follows

If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

However they are not likely to encounter bats when they are only constructing a garage.

If you want any more advice on this then please do not hesitate to contact me.

Cheers

Andy

-----Original Message-----
From: Natalie Brown
Sent: 26 January 2001 11:29
To: Andy Glencross
Subject:

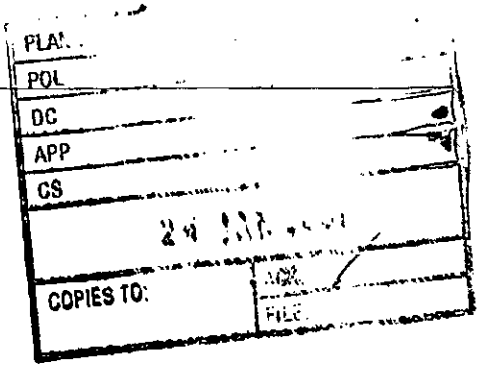
Hi,

I have a planning application at Oakridge House in Longwater Lane, Finchampstead for a detached garage. Apparentley the neighbours at the rear of the site at 'Fairgreen' have their front garden designated by the Nature Conservancy Council as an area used by bats.

Mike Thorp said I should check with you whether or not some form of informative should be added with regard to bats on adjoining sites. If so what should it be?!!

Natalie

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 22 January 2001 13:53
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/3100
Correspondent_FullName: D P & C F Whistler
Correspondent_StreetAddress: Fair Green
Correspondent_Address2: Longwater Lane
Correspondent_Town: Finchampstead
Correspondent_County: Berks
Correspondent_PostCode: RG40 4NR
Correspondent_Telephone:
Correspondent_Email: david@fairfin.ftech.co.uk

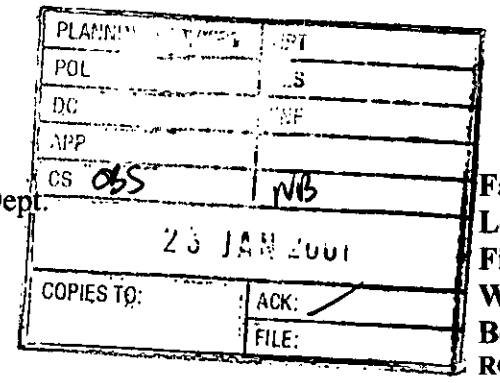
OBJ
2000/3100
NB

Comments:

We wish to object to the above planning application on the following grounds:

1) This development would constitute a gross over-development of a small site. The site already has a large house, which has recently been extended, and further development of the size proposed is out of keeping with surrounding properties. The application plan does not show the true relationship of the proposed building and the existing boundary. We feel that a garage of reasonable size is acceptable.
2) The entrance directly in front of the position proposed for the garage section was the subject of legal action between the builder of Oakridge House and ourselves. Our property and a protected oak tree restrict the width of this entrance, and our property has been damaged by the present use of this entrance for vehicular access. The intended access is to the other side of the oak tree.
3) This development would have a tremendous impact on our property, shutting off our view of the road and dominating the area. We also feel that allowing unseen access to the front of our house would compromise our security.
4) The structure proposed is of wood, and planned as a games room. A wooden structure acts like a drum and would cause us unacceptable levels of noise. We already have a problem with the Baptist church on the other side of our property, which is used as an after-school club.
5) The area directly overlooked by the north facing elevation of the proposed development is designated by the Nature Conservancy Council as an 'area used by bats which are protected by law'. Bats use the hollow Yew tree in this area, and our house, to roost. There are bats present now that we can demonstrate. The proposed development has a skylight window in the elevation that overlooks this area, and light spill from this will affect the bats. We ask that this skylight not be allowed. Any disturbance that affects the bats or their roost has to be cleared with the NCC. We also feel that this window is an unacceptable visual intrusion to the front aspect of our property.
6) MOST importantly, we cannot tolerate any more windows overlooking our property. We ask that any development allowed has a restriction placed upon it that prevents ANY windows being installed that overlook our property. The applicant has a history of ignoring planning regulations, and has recently installed two windows (that do overlook our property) without planning permission. One of these windows became the subject of an enforcement order when treated as a 'minor amendment'. We are still waiting for Mr Wratten (senior enforcement officer), who promised us in writing that the enforcement would be made, to carry this out. The second window has been allowed to remain without planning permission. Finally, a perverse decision by unacceptable levels of stress and ill health.the council concerning Milam House has already deprived us of privacy to the back of our house, and has caused us

Rec by hand on site 22/1



Natalie Brown
Environmental Services Dept.
Planning services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Fair Green
Longwater Lane
Finchampstead
Wokingham
Berkshire
RG40 4NR

18th January 2001

Re. Planning Application F/2000/3100 Oakridge House Finchampstead.

Dear Natalie Brown

We wish to object to the above planning application on the following grounds:

1) This development would constitute a gross **over-development** of a small site. The site already has a large house, which has recently been extended, and further development of the size proposed is out of keeping with surrounding properties. The application plan does not show the true relationship of the proposed building and the existing boundary. We feel that a garage of reasonable size is acceptable.

2) The entrance directly in front of the position proposed for the garage section was the subject of legal action between the builder of Oakridge House and ourselves. Our property and a protected oak tree restrict the width of this entrance, and our property has been damaged by the present use of this entrance for **vehicular access**. The intended access is to the other side of the oak tree.

3) This development would have a tremendous impact on our property, shutting off our view of the road and dominating the area. We also feel that allowing unseen access to the front of our house would compromise **our security**.

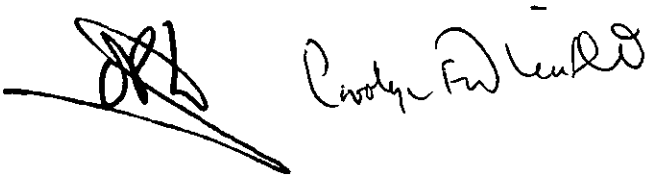
4) The structure proposed is of wood, and planned as a games room. A wooden structure acts like a drum and would cause us **unacceptable levels of noise**. We already have a problem with the Baptist church on the other side of our property, which is used as an after-school club.

5) The area directly overlooked by the north facing elevation of the proposed development is designated by the Nature Conservancy Council as an **'area used by bats which are protected by law'**. Bats use the hollow Yew tree in this area, and our house, to roost. There are bats present now that we can demonstrate. The proposed development has a skylight window in the elevation that overlooks this area, and light spill from this will affect the bats. **We ask that this skylight not be allowed.** Any disturbance that affects the bats or their roost has to be cleared with the NCC. We also feel that this window is an unacceptable visual intrusion to the front aspect of our property.

6) **MOST importantly**, we cannot tolerate any more windows overlooking our property. We ask that any development allowed has a restriction placed upon it that prevents **ANY** windows being installed that overlook our property. The applicant has a history of ignoring planning regulations, and has recently installed

two windows (that do overlook our property) without planning permission. One of these windows became the subject of an enforcement order when treated as a 'minor amendment'. We are still waiting for Mr Wratten (senior enforcement officer), who promised us in writing that the enforcement would be made, to carry this out. The second window has been allowed to remain without planning permission. Finally, a perverse decision by the council concerning Milam House has already deprived us of privacy to the back of our house, and has caused us unacceptable levels of stress and ill health.

Yours faithfully



D P & C F Whistler

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 18 January 2001

Location:	Oakridge House, Longwater Lane, Finchampstead, Wokingham
Proposal:	Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.
Application Number:	F/2000/3100

In response to your consultation dated 9 January 2001 for the above application, the landscape comments are as follows:

The Oak at the front of the property is protected by a TPO. The proposed outbuilding shown on the site plan is slightly larger than the combined area of the existing outbuilding and shed and of similar construction and it does not come any closer to the Oak, or the Ash to the rear of the site. The Hazels shown to be felled are not particularly large and would have little impact on the street scene if removed. The existing gravel drive extends under the tree at present and there are already two entrances into the site on either side of the Oak. I therefore consider the proposals will not cause any additional harm to the tree and have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

[redacted]GHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 09 January 2001

Application Number: F/2000/3100

Proposal: Proposed erection of outbuilding to form garage, games room and store. Demolition of existing outbuilding.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Oakridge House, Longwater Lane, Finchampstead, Wokingham.

Applicant:
Mr K Saunders C/O Heritage (SE) Ltd.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins 11/01/01

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 bythe Chief Officerresponsible 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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

27 DEC 2000 - 3160

1.	APPLICANT'S NAME	MR K. SAUNDERS
	ADDRESS	OAK RIDGE HOUSE, LONGWATER LANE
		FINCHAMPSTEAD, BERKS
	POST CODE	RG40 4NR PHONE 0118 932 8306
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HERITAGE (SE) LTD
	ADDRESS	COLDHARBOUR STUDIO
		WOODS CORNER, EAST SUSSEX
	POST CODE	TN21 9LQ PHONE 01424 838123.
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	OAK RIDGE HOUSE LONGWATER LANE, FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		GARAGE WITH GAMES ROOM AND STORE TO REPLACE EXISTING BUILDINGS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1 Hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	"K SAUNDERS" & SITE PLAN.

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

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

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

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

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

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

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

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
SOFTWOOD F.E. WEATHERBOARD WALL CLADDING & CLAY TILED ROOF

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.
N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO N/A
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
EXISTING - NO CHANGE

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/
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.
£95.00

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

SIGNED Heritage (SE) Ltd ON BEHALF OF Mr K. Saunders DATE 21 December 2000

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

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
(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".

1789/a

SECTION 66 CERTIFICATE

Application No. 22 Dec 2000* 3160

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . Nidean Heritage (SE) Ltd . . .

On behalf of . . . Mr K Saunders . . . . . .

Date . . . 21st December 2000 . . . . . .

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

ADDRESS OAKRIDGE HOUSE LONGWATER LANE PARISH FINCH

PLOT No. 405. CHINA CRT. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18762	MRS A. RADFORD	O/L. DWELLING	10.2.83	C/A
27024	"	RENEWAL "	22.1.87	C/A
28113	"	BUNGALOW & GARAGE	7.8.87	C/A
30106	CASTLE PROPS. LTD.	HOUSE "	14.4.88	REF
BRA 7141	SALTER & DUNN	"	8.5.89	REF
BRA 7553	"	"	21.6.89	APP
98/68222/F	Mr. & Mrs. K. Saunders	S/St/S ext.	30.9.98	C/A.
FP98/8281	"	"	22.12.98	APP

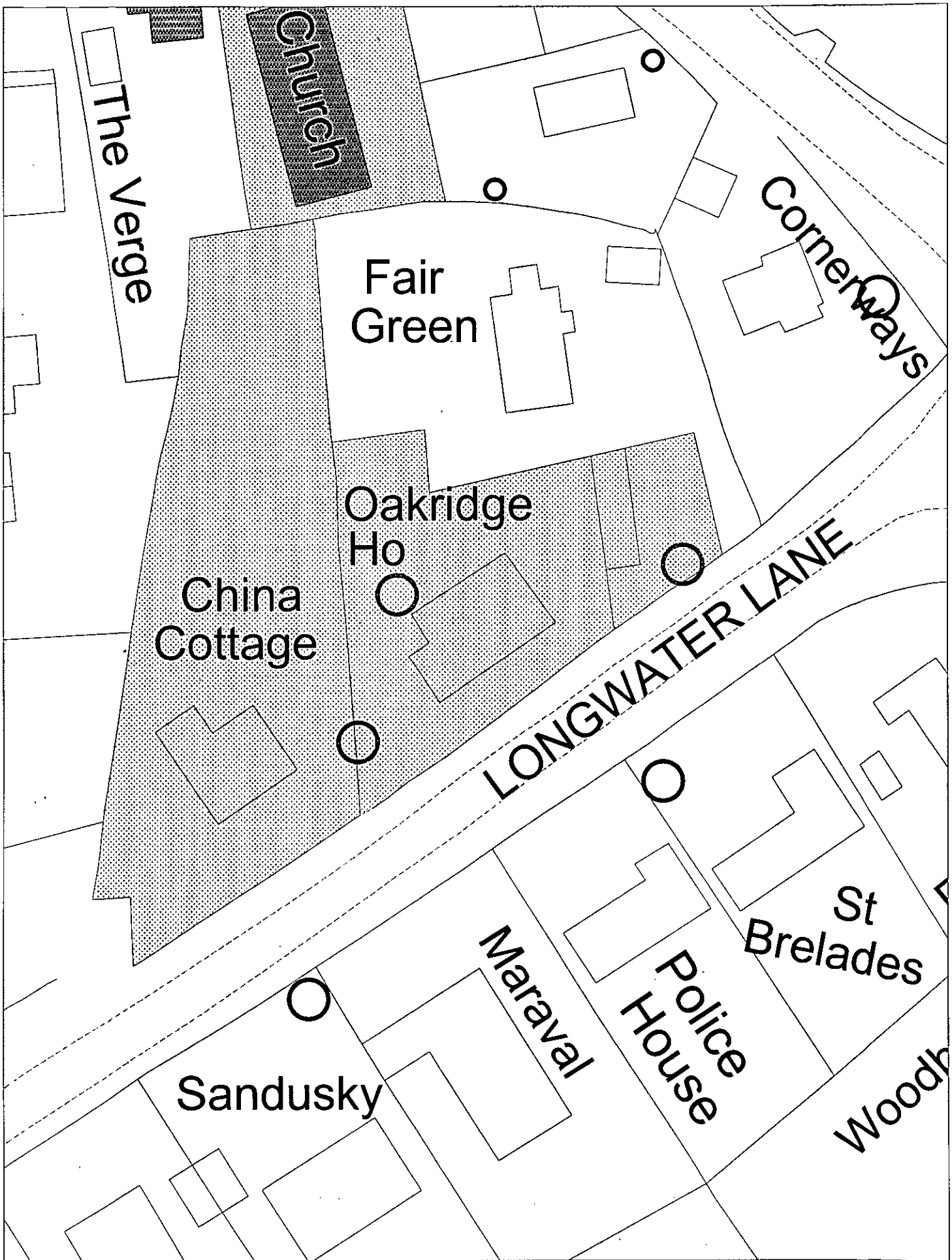
DATE OF COMPLETION

MINISTRY DECISION 30106 - APPEAL GRANTED - 8.11.88

SPECIAL ORDERS TPO 229/83 293/85 DD Enq - S/St ext - Mr. Saunders - 12/8/98

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001

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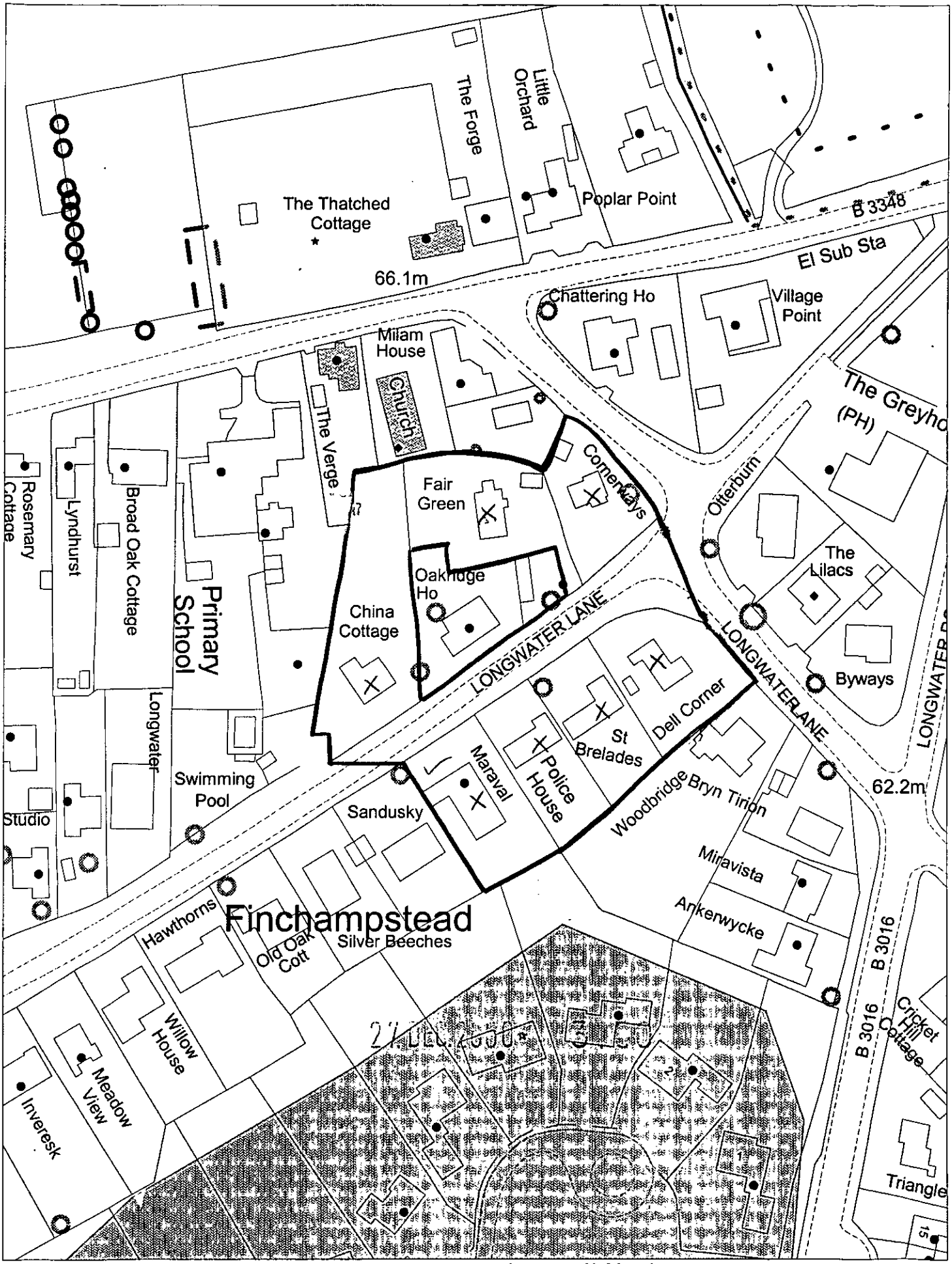

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