APPLICATION NO:
F/2002/8098

LOCATION:
Land Rear Of 97 & 97b Barkham Ride, Finchampstead Wokingham.

APPLICANT:
K B And Sons Ltd C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **29/12/2002**

APPLICATION WILL HAVE EXPIRED ON 23/01/2003

CASE OFFICER: **Kerrin Lithgow**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

K B and Sons Ltd
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: F/2002/8098

Parish: **FINCHAMPSTEAD**

Location: **Land Rear of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one 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.

Conditions

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

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.

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

4. 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.

5. 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.

6. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number AH/H/279. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

7. 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 5 metres measured from the carriageway edge.

8. No building shall be occupied until the access has been constructed in accordance with the approved plans.

9. The dwelling shall not be occupied until visibility splays of 2 metres by 2 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree protection measures in respect of the oak tree located along the boundary of Nash Grove Lane. These details shall identify measures for the tree's protection in the course of development. The tree protection measures approved shall remain in place until the completion of the construction period.

Reasons

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

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

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

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

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

6. In the interests of highway safety and convenience.

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

8. In the interests of highway safety and convenience.

9. In the interests of highway safety and convenience.

10. The oak tree represents an important visual amenity to the area which should be retained.

Informatives

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. This approval is in respect of the Ordnance Survey Site Location Plan and Plan No. AH/H/279, received by the Local Planning Authority on 28 November 2002.

3. 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 OS1 and EN1.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6, WT7 and WBE11.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/06/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

01453 889103

pl. file

8098

Steepways Farm
Nether Lypiatt
Stroud
Glos. GL6 7LS
Phone: 01453 889102
Fax: 01453 889103
Email : planning@bradbeer.co.uk

Robin Bradbeer Limited

74623

KL

17 NOV 2003

Fax

To: KERRIN LITHGOW. **From:** Robin Bradbeer

Fax: 0118 974 6484. **Date:** 15/11/03.

Pages: 2. **CC:**

Re: F/2002/8098.

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

Comments:

Please note that this firm is no longer involved in this site.

Kind Regards.

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION OR ANY OF THE SHEETS ARE MISSING RING 01453 889102
This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged Unless you are the named addressee you may neither copy nor use nor disclose it to anyone else If you have received it in error please notify us immediately so that we can arrange for its return Thank you
Registered in England Number 3372202

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 12 November, 2003
My ref. BC/DC/F/2002/8098
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

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

K B & Sons Ltd
C/o Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
STROUD
Glos. GL6 7LS

Dear Sirs

PLANNING PERMISSION F/2002/8098
SITE: LAND REAR OF 97 AND 97B BARKHAM RIDE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number F/2002/8098 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

pp. KERRIN LITHGOW
Principal Planning Officer

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 12 November, 2003
My ref. BC/DC/F/2002/8098
Your ref.

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

K B & Sons Ltd
C/o Robin Bradbeer Ltd
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STROUD
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Dear Sirs

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SITE: LAND REAR OF 97 AND 97B BARKHAM RIDE, FINCHAMPSTEAD

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

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

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

Yours faithfully

KERRIN LITHGOW
Principal Planning Officer

Tel: (0118) 974 6487 (Direct Line)
Email: Trevor.Watson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 7 October 2003
My ref: TGW/KL/SB/F/2002/8098
Your ref:
File ref:Yardley Builders 7Oct03.doc

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

Mr M Yardley
Yardley Builders
The Firs
Carters Hill
ARBORFIELD
RG2 9JJ

FIRST CLASS

Dear Mr Yardley,

PROPOSED ERECTION OF 1 NO. DWELLING ON LAND TO THE REAR OF 97 AND 97B BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM APPLICATION NO. F/2002/8098/KL

I refer to the above and our telephone conversation of today's date.

Further to this I can confirm that the Disemple Balmoral brick samples that you submitted are acceptable in compliance with the terms of Condition 2 of the above planning permission dated 26 June 2003.

Please accept my apologies for the delay in response and for any inconvenience caused.

Yours sincerely,

TGW

TREVOR WATSON
Development Control Manager

Planning Message Pad

Message To: Trev

Caller: Melvin Yardley

Tel No: 07836 266120

Of: Yardley Builders

☑ Please Phone today ☐ Will Call Back

● ☑ URGENT ☑ Has Called Before yesterday & twice last week ☑ Is Upset/Angry

Application Reference/Site: 1A Nash Grove Lane. Site in Nash Grove Lane

☐ General ☐ Pre-App Enquiry ☐ App in Progress ☐ Post-App Enquiry

☑ Complaint ☐ Duty ☐ Enforcement ☐ Other

Message: left brick samples with Kerrin for approval 5-6 wks ago. Not heard anything Simple yes/no answer needed so he can order the bricks - 3/4 wks delivery time ● wants approval so he can get on and order. Can't wait for Kerrin's return.

PTO

Message Taken By: Sandra

Time: 10.05 Date: 7/10

Dis

Disemple Balmoral

The Firs

Carter Hill

Arlonfield

RG2 9JJ

Spoke to Mr Yardley

7/10/03 - debates

agreed.

Planning Message Pad

Message To: TREVOR.

Caller: Kelvin Yardley

Tel No: 07836 266120

Of: Yardley Builders

☑ Please Phone ☐ Will Call Back

☑ URGENT ☐ Has Called Before ☑ Is Upset/Angry

Land R/O 974 976 Bankham Ride

Application Reference/Site: F/2002/8098

☐ General ☐ Pre-App Enquiry ☐ App in Progress ☐ Post-App Enquiry

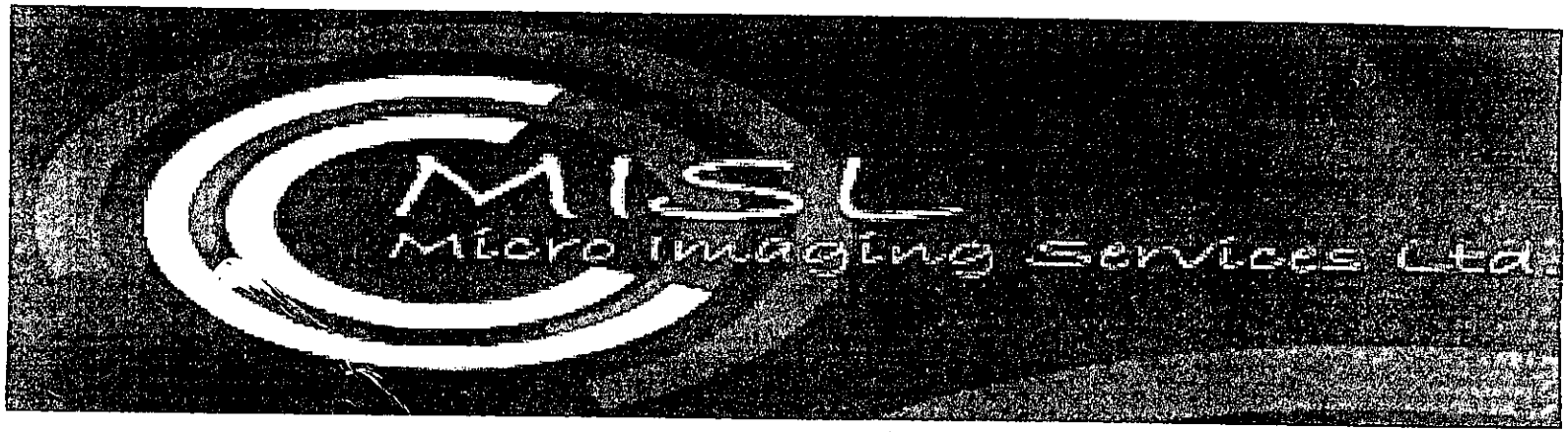
☐ Complaint ☐ Duty ☐ Enforcement ☐ Other

Message: Re: Kelvin's application.
Had sent in brick samples for his approval 5 weeks ago.
Has not yet had a reply & would like to talk to you as no one else is available from the team either in the whole of this week

Message Taken By: Shobana.

Time: 11.35 Date: 6/10

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	8098 KL
BUILDING CONTROL NUMBER.	FP/2003/1602 Brian
APPLICANT/AGENT	YARDLEY BUILDERS
ADDRESS OF SITE Land rear of 97+97B Barkham Rde	~~HARDEN GROVE Land~~ Finchampstead
DESCRIPTION OF PROPOSED WORK	New Dwelling

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	03-T101-3	~~AH/H/279.~~
ELEVATIONS	03-T101-2	— "
FLOOR PLANS	03-T101-1	"

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	~~26/09/03~~	
APPLIC.RECEIVED & APPROVED	26/6/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/9/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/8098

Applicant : K B And Sons Ltd C/O Robin Bradbeer Ltd.

Location : Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/12/2002.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/2002.

Date Registered : 28/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 23/01/2003. 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 :

* Neighbours : 95 Barkham Ride - concerns re : loss of privacy, proximity of dwelling, not in keeping to character of area
* Senior Environmental Health : Planning condition re: noise should be attached
* Thames Water : No objection
* Highways : No objection, subject to conditions.
* Finch. Parish Council : Objection that the proposed dwelling is overdevelopment of the site and would be too close to junction of Nash Gr. Lane with Barkham Ride.
* Trees : Proposal will result in the loss of three birch trees - not suitable for TPO, no objection to them being removed. Relationship between dwelling and Oak acceptable. If permission granted, details to be supplied of how the tree is to be protected.

Planning Issues :

* Effect on character of area / streetscene / layout.

* Effect on neighbouring dwellings - in particular 95 Barkham Ride.

Application Number: F/2002/8098

Appraisal :

The dwelling is proposed to be sited within a triangular piece of land to the rear of 97 and 97b Barkham Ride, with access to Nashgrove Lane. The dwelling is of two storeys, and 6·9 metres in height, with three bedrooms at first floor and living and ground floor. No garage is proposed, but there will be two off-street car parking spaces.

(1) Effect on streetscene / character of the area

Whilst the plot is quite small and irregular shaped, the siting of the dwelling will not be any further forward of the building line than number 97 b Barkham Ride and will therefore not be out of character. The boundary of 97b (on Nashgrove Lane) and the boundary of the subject site is also quite heavily vegetated and will provide a good amount of screening for the infill dwelling.

(2) Effect on neighbouring dwellings

(1) Effect on no. 95 ~~Barkham~~ Barkham Ride.

The proposed dwelling will be set forward some 3·5 metres to the rear of 95 Barkham Ride, which has recently had a simple ground floor extension constructed (see attached photo). However, no window will be located on this flank elevation, the roof will be pitched so as to ensure minimal daylight loss to the neighbouring dwelling ~~in particular~~ and it is ~~felt~~ considered that ~~the most~~ due to the ~~existing~~ extension to the rear of no 95, minimal daylight will be lost to the habitable room within.

(2) Effect on 97 and 97b Barkham Ride.

The proposed dwelling will be located 11 metres to the rear of 97 Barkham Ride. One window is proposed in the facing elevation, although this will serve a bathroom and can be obscurely glazed so as to ensure no loss of privacy. It is considered that the location, and design, of the building will ensure minimal loss of amenity to no. 97 Barkham Ride.

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

(tick appropriate box)

Application Number F/2002/8098
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	Full permission - 5 years.
2.	C012	R012	External materials.
3.	C045	R045	Obscure glazing.
			Insert: Bathroom
			Insert: Rear.
4.	C070	R070	Hours of construction.
5.	C122	R122	Parking and turning before occupation.
6.	C126	R126	Approved vehicular access and vis. splays. insert: AH/H/279
7.	C140	R140	Surfacing of access. insert: 5m.
8.	C132	R132	access before occupation.
9.	C128	R128.	Visibility splays for private drives
			amend: 2m by 2m.
10.			No development shall take place until there has
			been submitted to and approved in writing by
			the Local Planning Authority a scheme of tree
			protection measures in respect to the
			oak tree located along the boundary of
			Nash Grove Lane. These details shall
			identify measures for the tree's protection in
			the course of development. The tree
			protection measures approved shall remain
			in place until the completion of the
			construction period.
			Reason: The oak tree represents an important visual amenity
			to the area which should be retained.

Informative for approvals NO. 7.

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WT6, WT7, WBE11.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 24/6/03

NB For Decision: This permission is in respect of the OSSNP & Plan No AH/H/279 received on 28/11/02

RECORD OF SITE VISIT

Site Address: Land rear of 97 & 97b Barkham Ride, Finch.
Application Number: F/2002/8098
Officer: KL.
Date of Site Visit: 10/12/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
Semi-detached bungalows.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbouring building two stories, no windows on side elevation. (Windows on rear elevation through c. 3m in from dwelling).

5. SITE CONSTRAINTS

TREES Oak tree. Two silver birches also along boundary - birch to rear of existing house. (Check as Neil).

ACCESS/PARKING To be formed - new accts. Hedge along boundary

LEVELS flat.

BOUNDARY TREATMENT

OTHERS

See Part One Plans.

3 Birch

To:
Landscape and Trees

From: Kerrin Lithgow

Date: 05 December 2002 06 DEC 2002

Application Number: F/2002/8098

Proposal: Proposed erection of one dwelling..

Site Address:
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

Applicant:
K B And Sons Ltd C/O Robin Bradbeer Ltd.

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

The proposal will result in the loss of 3 Birch trees not shown on the plans. These trees are not suitable for including in a TPO and I therefore have no objection to them being removed.

The relationship between the dwelling and the Oak shown to be retained is acceptable. If planning permission is granted details should be submitted showing how this tree will be protected during site clearance and development.

Neil Ethersington
16/1/03

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

769a

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

26 NOV 2002 8098

28 NOV 2002

1.	APPLICANT'S NAME	KB & SONS LTD
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to agent	AGENT'S NAME	ROBIN BRADBEER LIMITED
	ADDRESS	STEEPWAYS FARM NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
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	LAND REAR OF 97 AND 97b BARKHAM RIDE FINCHAMPSTEAD RG40 4HB
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF ONE DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. [illegible] all the plans and drawings submitted [illegible] the application	PLANS/DRAWINGS	OS PLAN DRAWING NO. AH/H/279

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.

REFER TO DRAWING

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 & PROPOSED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

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

REFER TO DRAWING

NEW VEHICULAR ACCESS TO BE FORMED FROM NASH GROVE LANE

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	1 / 5 *	/ *	/ *
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.

£220

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

GNED [signature] ON BEHALF OF KB & SONS LTD DATE 27 NOVEMBER 2002

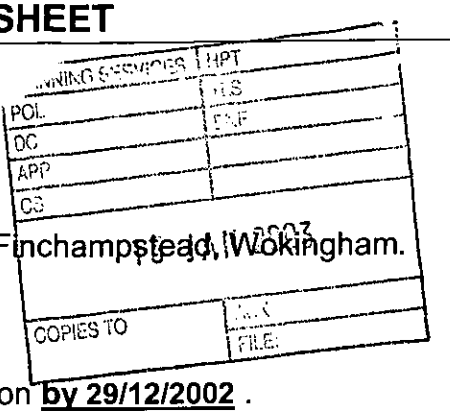
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

FROM: Kerrin Lithgow

DATE: 05 December 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET



Application Number: F/2002/8098

Proposal: Proposed erection of one dwelling..

Site Address: Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

Applicant: K B And Sons Ltd C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 29/12/2002** .

Objection on the grounds that the proposed dwelling is overdevelopment of the site and would be established too close to the busy junction of Nash Grove Lane with Barkham Ride.

SIGNED: C.S. Cl

DATE: 10 JAN 2003

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 05 December 2002

Application Number: F/2002/8098

Proposal: Proposed erection of one dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

Applicant:
K B And Sons Ltd C/O Robin Bradbeer 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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122
C126 (AH/H/279), R126
C140 (INSERT : 5m), R140
C132, R132.
C128 (AMEND : 2m by 2m), R128

NOT.

Signed: _____ **Print name:** AE 19/12/02

Our Ref. **15725**
Your Ref. F/2002/8098
Date. 12 December 2002

64259
KL
13 DEC 2002

FAO Kerrin Lithgow
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Land r/o 97 & 97B Barkham Ride, Finchampstead
Wokingham

I refer to your consultation received in this office on 05/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

Kerrin Lithgow

From: John Mullaney
Sent: 09 December 2002 11:54
To: Kerrin Lithgow
Subject: Rear of 97 and 97b Barkham Ride, Finchampstead

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Kerrin Lithgow

From: Naomi D'Arcy [naomi.darcy@oracle.com]
Sent: 30 December 2002 13:16
To: kerrin.lithgow@wokingham.gov.uk
Subject: Application Number F/2002/8098



Card for Naomi D'Arcy

Land Rear of 97 & 97B Barkham Ride

Dear Kerrin

Following my visit to your offices on 24th December where I had the opportunity to review plans for the proposed development, I have the following comments.

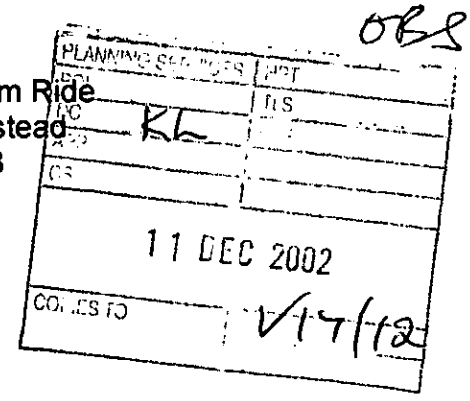
I live at 95 Barkham Ride (next door). Looking at the proposed plans, I can only assume as the proposed building is very close to mine, taking out most of 97's garden, that they will be removing the trees in their garden which provide screening from noise and privacy. I have a concern, that, as the trees are quite close to my property, not only will I lose the above, it may disturb the foundations of my house if they are removed (once the roots start to shrink).

I bought my property only a few months ago and was pleased with the area, the houses are set a distance apart, with large gardens and trees. I am concerned the proposed request is not in keeping with the area in general on this basis. It will be crammed into a very small space, very close to my house and the other two with no gardens in all three properties. It is already a very noisy road with cars speeding up and down, this will cause more strain and in my opinion spoil the area around us by over populating an already busy area.

Regards
Naomi D'Arcy

95 Barkham Ride
Finchampstead
RG40 4HB

95 Barkham Ride
Finchampstead
RG40 4HB



Wokingham Unitary
Development Control Office
Environmental Service Department
PO Box 157
Shute End
Wokingham
RG40 1WR

8th December 2002

Dear Sirs

Application Number:	F/2002/8098
Site Address:	Rear of 97 & 97b Barkham Ride Finchampstead
Proposal:	Erection of one dwelling
Contact:	Kerrin Lithgow

Thank you for your letter of 5th December regarding the above. I am unable to visit your offices to view the plans due to work commitments, can you please therefore kindly send me a copy. Upon receipt I will complete your comments sheet if applicable.

Thank you in advance.

Yours faithfully

Naomi D'Arcy

Home Tel 0118 932 8795
Work Tel 0118 934 8316
Email naomi.darcy@oracle.com

(*) PRE-APP ATTACHED (*)

28 NOV 2002

Application Number : F/2002/8098	Map No : 08
Case Officer : KL	Site Area : 0 02
Valid Date : 28.11.02.	Received Date : 28.11.2002

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed erection of one dwelling.

Location : Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

Parish : ~~BA~~ Finchampstead Ward : ~~BAR~~ + Finch North.

Applicant : K B And Sons Ltd C/O Robin Bradbeer Ltd.

Fee Required: £220 Fee Received: £220 (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
		97BARKHAM RIDEWOKINGHAM	RG40 4HB
		95BARKHAM RIDEWOKINGHAM	RG40 4HB
	97B	97BBARKHAM RIDEWOKINGHAM	RG40 4HB
		12NASH GROVE LANEWOKINGHAM	RG40 4HD
		4NASH GROVE LANEWOKINGHAM	RG40 4HD
		6NASH GROVE LANEWOKINGHAM	RG40 4HD
		1NASH GROVE LANEWOKINGHAM	RG40 4HE
		3NASH GROVE LANEWOKINGHAM	RG40 4HE
		8NASH GROVE LANEWOKINGHAM	RG40 4HD
		10NASH GROVE LANEWOKINGHAM	RG40 4HD
LONDIS SUPERMARKET		93BARKHAM RIDEWOKINGHAM	RG40 4HB

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

Tel: (0118) 974 6441

Date: 05 December 2002

My ref: F/2002/8098

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/8098
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of one dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/8098**
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of one dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton
**********FILE COPY**********

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

Tel: (0118) 974 6441

Date: 05 December 2002

My ref: F/2002/8098

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2002/8098
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of one dwelling.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Kerrin Lithgow** Application Number: **F/2002/8098**
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.
Proposed erection of one dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/8098

Proposal:
Proposed erection of one dwelling.

Location:
Land Rear Of 97 & 97b, Barkham Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8098 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

05 December 2002

26 NOV 2002 8098

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Mr Peter Watson
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

28 NOV 2002

8098

Our ref. RWB/313
27 November 2002

Dear Mr Watson

SITE : LAND REAR OF 97 AND 97b BARKHAM RIDE FINCHAMPSTEAD
DEVELOPMENT : ERECTION OF ONE DWELLING

I enclose the following documentation relating to this application for full permission.

- Ownership Certificate
- 6 copies of Part 1 application form
- 6 copies of the following plans:
  - OS plan 1:2500
  - drawing no. AH/H/279
- Cheque no. 007708 in the sum of £220

The site comprises residential curtilage land attached to the two host properties and has a 31m length of frontage to Nash Grove Lane.

The proposed dwelling has been purpose designed for this infill site and comprises a two storey chalet style bungalow which reflects the local context. The siting would not intrude upon the line of development in Nash Grove Lane nor would it have any harmful impact upon the living conditions of the occupiers of neighbouring dwellings. The design safeguards the privacy of occupiers of the neighbouring dwellings by avoiding any windows at first floor level on the NW elevation and by installing one obscure glazed window only on the SW elevation at first floor level. The proposed dwelling and both host properties will have adequate private outdoor amenity space.

The proposed dwelling will be served by a new access from Nash Grove Lane as shown on the submitted plan. The access will provide a 2m x 120m visibility splay to the N and full visibility to the S as far as the junction with Barkham Ride.

Registered in England Number: 3372202

This infill proposal upon previously developed land within this identified settlement is in accordance with the following policies:

BSP	: H5
SEALP	: STV1, SH1, SBE1
DDWDLP (deposit draft)	: WOS1, WOS2, WH1, WBE1, WBE2
PPG3	

If your Officers wish to discuss this application they are invited to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) Chartered Town Planner

Enc.

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 28 NOV 2002 8698

28 NOV 2002

1. APPLICANT'S NAME: KB & SONS LTD
ADDRESS: C/O AGENT
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ROBIN BRADBEER LIMITED
ADDRESS: STEEPWAYS FARM
NETHER LYPIATT STROUD GLOS.
POST CODE: GL6 7LS PHONE: 01453 889102

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: LAND REAR OF 97 AND 97b BARKHAM RIDE FINCHAMPSTEAD RG40 4HB

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
ERECTION OF ONE DWELLING

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.03

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: OS PLAN DRAWING NO. AH/H/279

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.

REFER TO DRAWING

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 & PROPOSED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

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

REFER TO DRAWING

NEW VEHICULAR ACCESS TO BE FORMED FROM NASH GROVE LANE

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	1 / 5 *	/ *	/ *
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.

£220

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 KB & SONS LTD DATE 27 NOVEMBER 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".

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

28 MAR 2003

Application No.

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

CERTIFICATE A

28.JN.2002 8093

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR K H KIRBY	97 BARKHAM RIDE FINCHAMPSTEAD RG40 4HB	27 NOVEMBER 2002
MR C D SELLWOOD	97b BARKHAM RIDE FINCHAMPSTEAD RG40 4HB	27 NOVEMBER 2002

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

○ I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66 [illegible] accompanying application.

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

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 KB & SONS LTD

Date 27 NOVEMBER 2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLOT No.

ORD. SHEET No. SU 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
785/56	Mr R Dewey	OA pair semi-det bungs	5·10·56	N/A ref
197/57	"	OA 2 dwellings	9 5 57	N/A c/A
306/57	"	semi-det bungalow	23·5 57	APP c/A
R/34/58	"	garage & access.	21·4·58	APP c/A
F/2002/8098	K.B. and Sons Ltd.	Erect 1 dwelling		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Twin Pines

ADDRESS 97b BARKHAM RIDE PC 0203/807

PARISH ~~BARKHAM~~ FINCHAMPST. 1-96

PLOT No.

ORD. SHEET No. SU 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
785/56	Mr R Dewey	OA pair semi-det bungalows	5·10·56	N/A
197/57	"	OA 2 dwellings	9 5 57	N/A c/A
306/57	"	semi-det bungalow	23·5·57	APP c/A
938/72	Mr C P Selwood	rebld - 2 bedrooms	8·6·72	APP c/A
F/2002/8098	K.B. & Sons Ltd.	Erect 1 dwelling	24.6.03	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074