EX SYSTEMS LTD

APPLICATION NO:
F/2000/1882

LOCATION:
North Court Farm Wick Hill, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs M Verstringhe C/O Martin Lloyd Associates

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **31/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Verstringhe
C/O Martin Lloyd Associates
Holly House
3 Lock Mead
Maidenhead
Berkshire
SL6 8HF

Application Number: F/2000/1882

Parish: **FINCHAMPSTEAD**

Location: **North Court Farm, Wick Hill, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached double garage.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. It is considered that the proposed double garage, due to siting, scale and massing would be obtrusive development which would be out of character and would have an adverse impact upon the area of special landscape importance.

As such the development is contrary to policies OS1 and C8 of the Berkshire Structure Plan. Policies STV1, SBE1, SBE2 and SC3 of the South East Area Local Plan and Policies WOS2, WOS3, WBE1 and WLL2 of Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 14/09/2000

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.

03 JUL 2000

MLA DESIGN
HOLLY HOUSE, 3 LOCK MEAD, MAIDENHEAD, BERKS SL6 8HF Telephone 0628 38176
MARTIN LLOYD ASSOCIATES

TRANSMITTAL

We transmit herewith data listed below with action as indicated.

Telephone 01628 638176
Fax 01628 780035

03.JUL.2000* 1882

To MRS HURST
PLANNING DEPT.
WOKINGHAM DIST COUNCIL.

Date 29.06.00

Job NORTH COURT FARM.

Reference

Re

We transmit ☑ Herewith ☐ Under separate cover ☐ Via

DEAR MRS HURST.

Following our phonecon. today I enclose an A4 copy marked up in Red & blue for the site area & adjoining land.

Thank you for your help.

(But – the strange thing is – I remember marking up the plans with red & blue, and I went back to hatch in the garage also. The Wokingham poltergeist must be at work.

Yours sincerely.

Martin Lloyd.

Copies To File. with encl.

By

Received by Wokingham District Council

Application No: F/2000/1882

Proposal:
Proposed erection of detached double garage.

Location:
North Court Farm, Wick Hill, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/07/2000. 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

07 July 2000

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

Tel: (0118) 974 6451

Date: **07 July 2000**

My ref: F/2000/1882

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/2000/1882
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1882**
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **07 July 2000**

My ref: F/2000/1882

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1882**
North Court Farm, Wick Hill, Finchampstead, Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

MARTIN LLOYD ASSOCIATES
Holly House, 3 Lock Mead, Maidenhead, Berks. SL6 8HF
ARCHITECTURE, INTERIOR DESIGN
Telephone: 0628 38176
01628 638176
Fax.01628 780035

PLANNING SERVICES	31372
POL	TLS
DC EC	SNF
APP	
CS	
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

RR

99/168/ML
3rd.July 2000

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

NORTH COURT FARM, FINCHAMPSTEAD.

Following your approval of the Planning application no.F/2000/0361 I enclose 2 copies of revised drawings D·08A, 0·9A, 0·10A, 0·11A.

These drawings show revisions to the single storey extension forming the sun room, utility room and breakfast area.

Could you please let me know if the revisions can be treated as minor amendments to the approval.

Please let me know if you require any further information or wish to discuss any points.

Yours faithfully,

Martin Lloyd.

MLA DESIGN
11 Briar Dene, Pinkneys Green, Maidenhead, Berks. SL6 6SF. Telephone: 0628 38176
MARTIN LLOYD ASSOCIATES

PROJECT		JOB NO.	99 / 168
NORTH COURT FARM FINCHAMPSTEAD		DATE OF ISSUE	
SHEET NO.	1	DAY	30 / 3
DATE OF RECEIPT		MONTH	06 / 07
		YEAR	00 / 00

DRAWING TITLE	CAD REF	DWG NO.	AMENDMENTS			
			PLANNING (EXCLUDING GARAGE)	TENDER ISSUE	BUILDING REGULATIONS	BUILDER (CONTRACT WORKS)
FRONT PIECE		D·01	✓	A		
LOCATION PLAN		D·02	✓	A		
SITE PLAN		D·03	✓	A		
EXISTING GROUND FLOOR		D·04	✓			
" FIRST FLOOR		D·05	✓			
" ELEVATIONS		D·06	✓			
" ELEVATIONS		D·07	✓			
PROPOSED GROUND FLOOR		D·08	✓	A		A
" FIRST FLOOR		D·09	✓	A		A
" ELEVATIONS		D·10	✓	A		A
" ELEVATIONS		D·11	✓	A		A
GROUND FLOOR PLAN (START)		F·01		✓		
" " " "		F·02		✓		
FIRST FLOOR PLAN		F·03		✓		
SECTIONS. A-A		F·04		✓		
" BB CC		F·05		✓		
" DD, EE, FF, GG.		F·06		✓		
TYPICAL DETAILS.		F·07		✓		
SPECIFICATION CLAUSES. B.REGS.		1 — 9	✓			
" " TENDER		10 — 14	✓			

DISTRIBUTION						
CLIENT.			1	1		
WOKINGHAM DISTRICT COUNCIL.			5			2
BUILDER (S).				1		
TOTAL NO. OF PRINTS ISSUED						

Application Number F/2000/1882
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It is considered that the proposed double garage, due to siting, scale & massing would be obtrusive development which would be out of character with the ~~surrounding area & would have an adverse impact upon the sun~~ & would have an adverse impact upon the area of special landscape importance.
			As such the development is contrary to policies OS1 & C8 of the BSP, policies STV1, SBE1, SBE2 & SC3 of the SEALP & policies of WOS2, WOS3, WBE1 & WLL2 of the WDLP (D.O).

John Mitchell
14/9/00

RECORD OF SITE VISIT

SITE ADDRESS: North Court Farm
Wick Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1882

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
countryside area

3. DESCRIPTION OF SITE/BUILDING
lge 2 st. detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A
laurel hedging along front boundary with sthy to prop. garage - some views through when approaching from South
private access lane - not built up frontage. - dwelling set back.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1882

Applicant : Mr & Mrs M Verstringhe C/O Martin Lloyd Associates.

Location : North Court Farm, Wick Hill, Finchampstead, Wokingham.

Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.8.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2000

Earliest Date for Decision : 31/07/2000

Latest Consultation Date/Site Notice Expiry Date : 31/07/2000

This application will have expired on: 28/08/2000. 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 :
P. COUNCIL - No obj.

LANDSCAPE - No obj.

Planning Issues : AREA OF SPECIAL LANDSCAPE IMPORTANCE.
* Impact Upon Char. of area.

POLICIES : BSP : OS1, C8
SEALP : STV1, SBE1, SBE2 & SC3
WDLP : WOS2, WOS3, WBE1, WLL2

Application Number: F/2000/1882
PROP : DETACHED GARAGE.
Appraisal :

IMPACT UPON CHAR. OF AREA:

Planning History:
Planning permission was granted on 28th April this year for a 2 st. rear extension & 1.5 st. rear extension with greenhouse. The original scheme submitted included a detached double garage built forward of the building line adjacent to the highway. The plans were revised to omit the proposed garage as it was considered unacceptable development in this area.

A scheme for a similar garage is the subject of this application.
The proposed garage is to be located forward of the main dwelling approx. 8m from the adjacent highway. The garage will be approx. 5.6m wide by 6.4m long, with a height of 4.8m to the ridge, with a partially hipped roof design.
Although the prop. garage is set back from the highway by approx 8m, it is forward of the main house. A laurel hedge exists along the boundary fronting the prop. garage with shrubs along the S. boundary of the site. However it is considered that the garage will still be visible & will appear as bulky & obtrusive development in a largely unbuilt frontage. It is considered that the prop. development would be out of character & would have a negative impact upon this area of special landscape importance.
As such the prop. is contrary to policies OS1 & C8 of BSP, policies STV1, SBE1, SBE2 & SC3 of the SEALP & policies WOS2, WOS3, WBE1 & WLL2 of WDLP

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 07 July 2000

Application Number: F/2000/1882

Proposal: Proposed erection of detached double garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
North Court Farm, Wick Hill, Finchampstead, Wokingham.

Applicant:
Mr & Mrs M Verstringhe C/O Martin Lloyd Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (INSERT: Garaging & Parking & Turning)

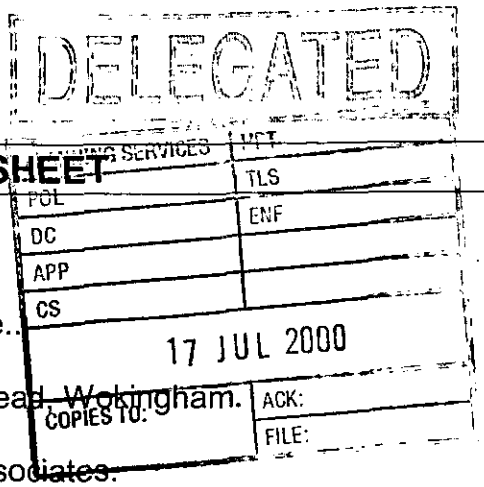
SR: 06

Signed: _____ **Print name:** Stephanie Knowles

24/07/00.

FROM: Elaine Connor

DATE: 07 July 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1882

Proposal: Proposed erection of detached double garage..

Site Address: North Court Farm, Wick Hill, Finchampstead, Wokingham.

Applicant: Mr & Mrs M Verstringhe C/O Martin Lloyd Associates.

Your observations are required in respect of this application **by 31/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE:

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 13 July 2000

Location:	North Court Farm, Wick Hill, Finchampstead
Proposal:	PROPOSED ERECTION OF DETACHED DOUBLE GARAGE
Application Number:	F/2000/1882

In response to your consultation dated 7 July 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals. The site is reasonably well contained by existing vegetation to the north, west and south so that views into the site from within the ASLI to the south, and Setting of Settlements to the North are restricted.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~28 JUN 2000~~ Valid 03 JUL 2000

Officer: EC | Application No. F/2000/1882

Map No. 115 Site 0-35

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: NORTH COURT FARM ← WICK HILL, ~~THE RIDGES~~

Parish: FINCHAMPSTEAD Ward: Finch South

7.7.2000. 10/7

Applicant: MR/MRS VERSTRINGHE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement (1) 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	Red line?	phoned 29/6	6/7/00
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.7.2004 ✓10/7

Parish Council Informed - YES / NO ✓10/7

INTERNAL CONSULTATIONS

Building Control .....

Landscape ✓ Area of Special Landscape Importance 10/7

Trees ✓10/7

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 (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services ✓.....

Highways ✓10/7 .....

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: (Rural Area)

.....

.....

.....No new pre-apps.....

NEIGHBOURS: ✓

.....10/7..... S/N + North Court Farm, Wick Hill ✓.....

..... The Coach House, North Court, The Ridges.....

..... Clarion Training Ltd, North Court, The Ridges

.....

.....

.....

.....

.....

.....

North Court Farm
ADDRESS THE RIDGES PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8063(115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/102/62	Mr E G L Howitt	res dev	17.5.62	N/A Ref
1400/71	"	"	6.1.72	Ref
549/72	"	"	6.7.72	R
F/2000/0361	Mr & Mrs M Verstringhe	2/st rear ext. s/st rear ext: Greenhouse: double garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 03/WL/2000* 1682

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS. M. VERSTRAETE
	Address and postcode	MEADOW HOUSE
		217 FINCHAMPSTEAD ROAD
		WOKINGHAM
		RG40 3HS
	Phone number	01189 790344
2	Agent's Name	MARTIN LLOYD ASSOCIATES
	Address and postcode	HOLLY HOUSE
		3 LOCK MEAD
		MAIDENHEAD
		SL6 8HF
	Phone number	01628 638176
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	NORTH COURT FARM WICK HILL FINCHAMPSTEAD RG40 3SN
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DOUBLE GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING ON SITE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? (PERMISSION FOR 5)	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

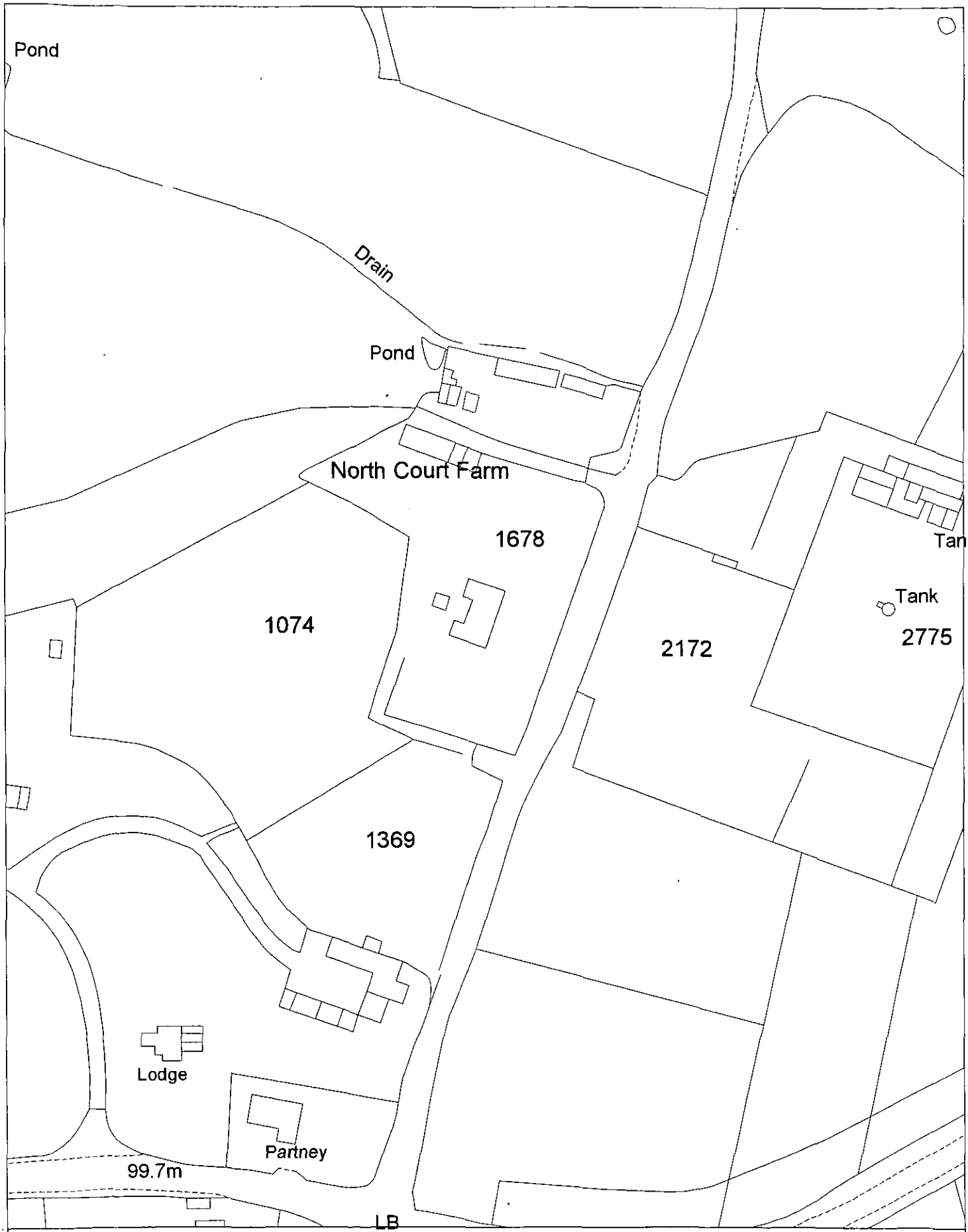
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS M VERSTRAETE

Date 12 JUNE 2007

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 1250

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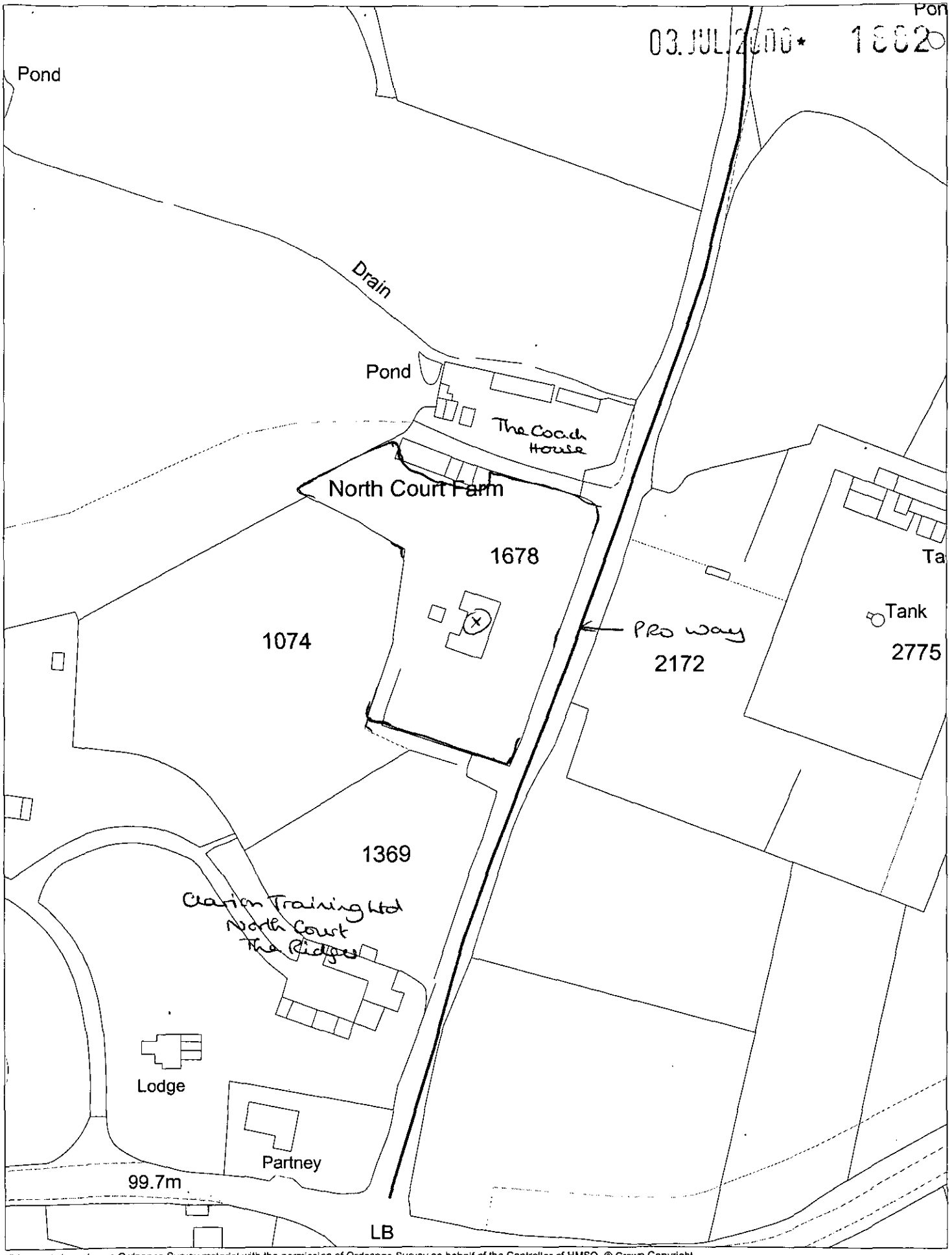
Date: 18 January 2000

N
W E
S



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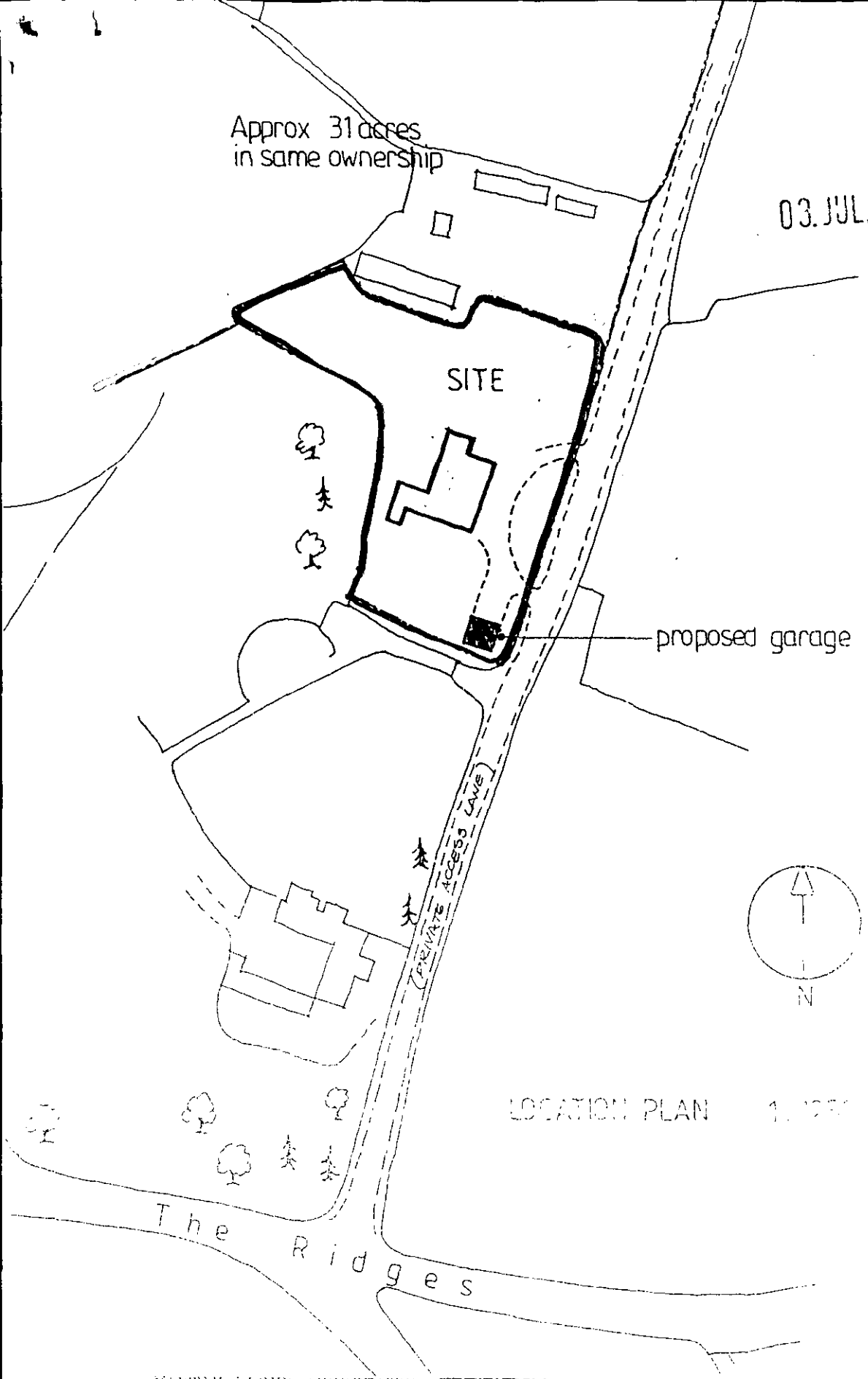
Development Control Section, Environmental Services, Wokingham District Council.
29 June 2000

Scale: 1 : 1250

N
W E
S



03.JUL.2000* 1882

LOCATION PLAN 1:1250

MARTIN LLOYD ASSOCIATES
Holly House, 3 Lock Mead, Maidenhead, Berkshire SL6 8HF
Tel: 01628 [illegible]
Fax: 01628 7[illegible]

Project

[illegible]

PROPOSED NEW GARAGE.

Title

[illegible]

Scale [illegible] No. [illegible]

Date [illegible] Dwg. D.02

Rev. A