LOCATION:
7 Tomlinson Drive, Finchampstead Wokingham.

APPLICANT:
Mr D Rogers

PROPOSAL:
Proposed erection of detached bungalow.

EARLIEST DATE FOR DECISION: **14/06/2002**
After 30/6/02 - (Parking layout)
APPLICATION WILL HAVE EXPIRED ON:
15/07/2002

CASE OFFICER: **Natalie Brown**

APPROVED

90

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Rogers
7 Tomlinson Drive
Finchampstead
Berks
RG40 3NZ

Application Number: F/2002/6138

Parish: **FINCHAMPSTEAD**

Location: **7, Tomlinson Drive, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached bungalow.**

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

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

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

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Informative
1. This permission relates to the application as amended with revised plans, drawings numbers ROG 02/21/20, ROG 02/21/22 and ROG 02/21/23 submitted to the Local Planning Authority on 20 May 2002 showing plans revised to show a 2-bedroom bungalow with red boundary line corrected, and drawing number ROG 02/21/21A received on 17 June 2002 showing amended parking and turning layout and does not approve the proposals as originally submitted.

Informative
2. 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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/07/2002

Notice checked by: _____

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

URGENT FAX

58431

2 Pages

PLANNING SERVICES	HPT
PSL	TLS
DC NAB	ENF
APP	
GS	

09 JUL 2002

COPIES TO

To: Natalie Brown

From: Danny Rogers

Please find attached the sketch drawing of a bungalow that was submitted during the pre-application. You called me after I dropped this in to say both Angela Odell and Mike gave positive feedback when they saw it and we have based our application on this.

In fact in this design we have gone to great lengths to meet and exceed your requirements: -

- We have incorporated full barn ends to improve the appearance and minimise the impact on sky line. When you compare the angle from the boundary wall of 261a Nine Mile Ride to the highest elevation on the proposed dwelling the angle is greatly reduced on the design you currently have. The pre-app. drawing gave an angle of 55 degrees (excl. chimney) whilst the design you currently have gives an angle of 35 degrees, which greatly reduces the possible impact on 261a.

- If a line is drawn on the horizontal plane from the kitchen window of 261a Nine Mile Ride to the highest roof elevation it falls at 24 degrees (within guidelines). In addition the roof is only visible from 261a at an offset angle of 23 degrees North. There will be a negligible impact on the amenity of 261a.

- The roof height on the pre-app drawing was 6.8 metres whilst the current proposal is 7 metres. We have been told that it is difficult to further reduce the roof height, as this will have an impact on the materials needed for the roof. Apparently we will need to use much larger tiles to ensure water tightness and these will look out of character. In addition they are significantly heavier and will require additional roof support.

Please take some time to review the proposal and pre-application drawing. We are keen to start building so would appreciate your guidance on what is required to obtain approval and we look forward to hearing from you late Thursday morning. If you have any questions in the meantime please do not hesitate to call us on 0118 973 7909.

Thank you and regards,

or 0794 656 4522.

11/7 phoned 11am to say I hadn't been able to talk to DCM. when I said I would get back to them.

11/7 - 1.55pm. she phoned - said DCM still not around. if I don't get back to her today, will phone tomorrow

Re: 6138.. 7 Tonlinson Drive

Fax sent by : CADENCE EUROPE 07/07/02 07:24 Pg: 2

Notes

All dimensions and levels on site are commencement of work.

This drawing is the copyright of The



SITE SECTION A-A 1:200

56238 Reply Rqd
NAB
09 MAY 2002
COPIED
FILE

FAX

To: **Natalie Brown** **2 Pages (including this one)**

From: **Daniel Rogers**

Re: **F/2002/6138 7 Tomlinson Drive**

Message:

I sent the attached letter earlier this week from Germany. I understand from your assistant that you may be available on either 23rd or 24th May for a meeting to discuss the application.

Please confirm what time would be most convenient by telephoning on either 07901 854964 or 0118 973 7909. I look forward to hearing from you.

Thank you.

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
2nd May 2002

09 MAY 2002

Ms N Brown
Development Control Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms. Brown,

Re: Application Number F/2002/6138 - 7 Tomlinson Drive, Finchampstead

I would like to arrange a meeting with you to discuss any concerns and thoughts you may have following the consultation. During the meeting I hope to hear your views and comments so that we may have the opportunity to amend the design if necessary and reach an agreeable conclusion. I have spoken with your assistant and they have suggested you may be available on either 23rd (afternoon) or 24th May.

Also, as we have no agent to represent us, I would like to bring your attention to the following points: -

Please find enclosed some photos of the bungalow next door (261A, Nine Mile Ride). The photos show the windows at the side of the building and the uses of the rooms. The kitchen receives light from window panels facing in a South Easterly direction. I have checked and can confirm that the kitchen windows will continue to benefit from a direct view of the sun should the application be approved. There will be no loss of light to the kitchen area.

The proposed scheme will be sited approx. 7m from 261a Nine Mile Ride with a ridge height of 7m. It is also worth noting that the existing bungalow sits on a site that is approx. ½ metre higher on that side of the wall than on my side. Therefore, the bungalow's vantage point is raised and this reduces the impact of the proposed development on the amenity of 261A Nine Mile Ride. The owners of 261a have submitted an appeal in which they state that their proposal for a chalet bungalow would not have an overbearing effect upon neighbouring properties. "with regard to the issue of overbearing impact, this is far more of a subjective assessment. In my (owner of 261a) opinion, the proposed dwelling will be sited as far away as possible .... With a ridge height of 7m.... Such a dwelling, in this location will not have an overbearing impact upon neighbouring properties." (quote taken from application to appeal for 261a Nine Mile Ride). Clearly, the owners of 261a have accepted a close relationship between properties and in the circumstances, cannot reasonably object to our application.

Please call me on 07901 854964 or 0118 973 7909 to confirm an appointment on either 23rd or 24th May. Thank you.

Yours faithfully

D. Rogers

Fax - Original + Photos to follow in post.
Please confirm time for appointment on 23rd or 24th May. Thank you.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 6 September 2002
My ref: NB/TW/F/2002/6138

Mr D Rogers
7 Tomlinson Drive
Finchampstead
Berks
RG40 3NZ

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

Dear Mr Rogers,

APPLICATION: F/2001/6138
SITE: 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I have reviewed the above application for erection of one detached bungalow in relation to the refused plans on application F/2002/5753, currently at Appeal.

The Council would have no objection to installation of windows in the roof space on application F/2002/6138 provided that they are velux style windows and are set at a level between 1.6-1.8m above the internal floor level. Due to condition 08 of consent F/2002/6138, planning permission would be required for the installation of these windows.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6138

Applicant : Mr D Rogers .

Location : 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/04/2002

Earliest Date for Decision : 18/05/2002

Latest Consultation Date/Site Notice Expiry Date : 18/05/2002

This application will have expired on: 10/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

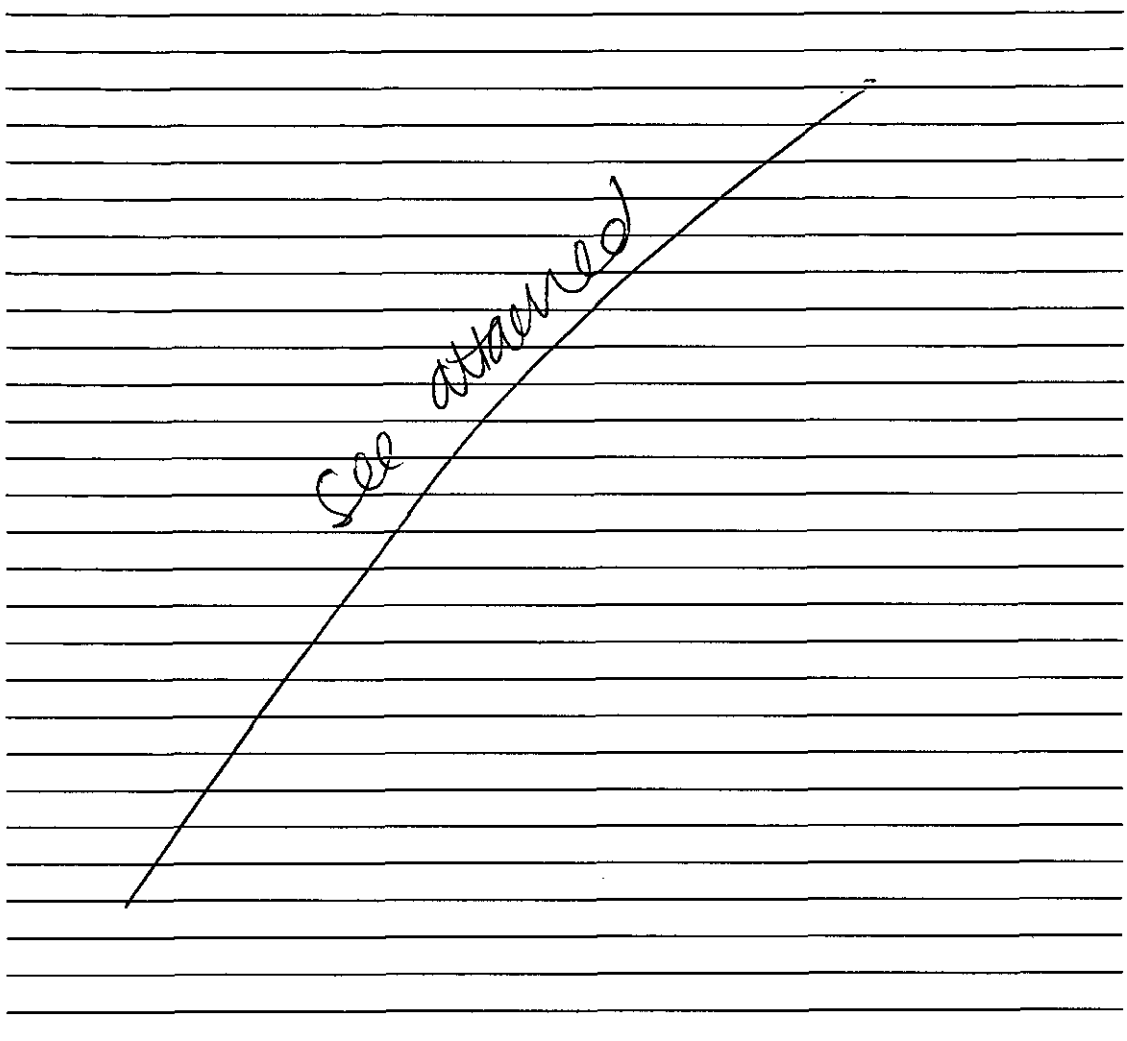
Consultation Responses :

landscape No dig sol^n
Env. Agency: comments as per prev. appr, 5753
Env. Health - no rec. hrs construction cond.
Parish council. no objections.
Highways - conditions.
Thames water - no objection
letters of rep - req access
parking/turning
sewage system
impact req st. scene + trees/neighbouring properties

Planning Issues : 10'd sett

Application Number: F/2002/6138

Appraisal :



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

Application Number F/2002/6138
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 7 Tomlinson Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6138

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

see attached - app^n 5753.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6138 – 7 Tomlinson Drive

Appraisal:

Development
For the proposed erection of one detached 2-bedroom bungalow to be in the side garden area of 7 Tomlinson Drive. The site is located within the identified settlement of Finchampstead, along a private drive– a correct section 66 certificate has been submitted showing that notice has been served to the other owners of the driveway.

On 20 May 2002, revised plans were submitted changing the proposals from a 4-bedroom dwelling to a 2-bedroom bungalow.

The application follows the refusal of application F/2002/5753 for 3-bedroom chalet style dwelling which has subsequently been taken to appeal. Since this current application has been submitted, an appeal for replacement dwelling at 261a Nine Mile Ride has been dismissed. A new application (F/2002/6820) has since been submitted and is yet to be determined.

Relevant Policies
BSP: EN1, LD3
WDLP: WOS2, WOS3, WBE1, WT6
SEALP: STV1, SBE1, SBE2, ST5

1) Impact upon neighbouring properties
The issues to consider are overlooking, overbearing and overshadowing to neighbouring properties, those being No. 261a (to the side/west of the site and is a bungalow), No. 9 Tomlinson Drive (to the north/front of the site) and No. 1 Tomlinson Drive (whose rear garden is to the south/rear of the site), and No. 7 (to the side/east of the site).

Due to the orientation of the proposed development, and its design with hipped roof at the side, it is not considered that there would be any issue of the proposed dwelling causing overshadowing.

It is also considered that the proposed bungalow overcomes the concerns of the previous application is so far as it is not considered to be overlooking to neighbouring properties, as the windows at first floor level have been omitted.

Having discussed the application with the DCM, it is considered that due to the hipped roof design of the proposed bungalow, the fact that there is a 2 metre boundary wall between the two properties and a 7m gap between the proposed dwelling and No.261a, that the proposed bungalow would not be overbearing.

2) Impact upon the character of the streetscene
The proposal for a detached bungalow is considered to fit in with the character of the streetscene. Being a bungalow in its design means that it would not be a dominant feature

within the streetscene. Furthermore, it is set away from both side boundaries meaning a gap is maintained between No. 7 and No. 261a. This helps to ensure that the development would not result in a cramped form of development.

The length of the driveway has been increased to allow adequate room for off-road parking, which brings the driveway to within 4m of the trees in the garden of No. 9. The Landscape Architect has no objection to the proposed development provided that a no dig solution for the drive to lessen the impact of the damage to the tree and the service routes to the property are submitted.

3) Impact upon highway safety (parking provision)
The proposal is for 2-bedroom bungalow, with an integral garage. At the Highway department request, the length of the driveway has been increased to allow adequate room for off-road parking. Subject to the parking, garaging and turning being provided and retained, and provision being made for construction being made for construction vehicles, the Highway Officer has no objection to the proposed development.

4) Letters of representation
A number of letter of objection were received from other residents of Tomlinson Drive about access over the drive, which is a private drive. However, planning permission is not required for the new access to this property and notice has been served to all relevant owners of the road. Issues were also raised over a new dwelling being added to the pump sedge system – again not a planning issue.

Issues were also raised over inadequate turning/parking and trees that have already been cut down on the site. The plans have been amended to increase the size of the parking/turning area – which the Highway Officer has no objection to and the Landscape Architect has no objection (subject to the 'no dig' solution).

Other issues with regards to the dwelling being out of character and impact upon neighbouring properties have been addressed above.

Approval: ✓ **Refusal:**

6138 - 7 Tomlinson Drive

CONDITIONS

C001 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

C012 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.

C100 3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

C070 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

C049 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

C122 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.

C137 6 The **dwelling** shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

C1[illegible] 7 Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

8 Prior to the commencement of the development hereby permitted, construction details relating to a 'no dig solution' for the drive and services routes to the property shall be submitted to and approved ion writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

C044 9 Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above nor in the roof space of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

REASONS

R001 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

R012 2. To ensure that the external appearance of the building is satisfactory.

R100 3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

R070 4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

R049 4 To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

R1[illegible] 5 To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

R137 6 In the interests of highway safety and convenience.

R129 8. To prevent queuing and parking off site, in the interests of highway safety and convenience.

9 In the interests of the future health and amenity value of the trees.

R044 10 To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives

1. **N02**
   Ins: ROG 02/21/20, ROG 02/21/22 & ROG 02/21/23 submitted to the LPA on 20 May 2002 showing plans revised to show a 2-bedroom bungalow with red boundary line corrected, and drawing ROG 02/21/21A received on the 17 June 2002 showing amended parking and turning layout.
2. **N16**
   BSP: EN1, LD3
   WDLP: WOS2, WOS3, WBE1, WT6
   SEALP: STV1, SBE1, SBE2, ST5

RECORD OF SITE VISIT

SITE ADDRESS: 7 Tomlinson Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5753

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? X

2. DESCRIPTION OF SURROUNDINGS

Res.

Sett.

3. DESCRIPTION OF SITE/BUILDING

lawn of No 7.
flower beds + shrubs along boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No windows in side No 7
No 261a → bungalow - windows in side elev.
→ check Ng history.

105 - bung. velux in side roof.
103/107 - 2s chalet

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m wall min 261a.
1.8m fencing elsewhere

OTHERS

PLANNING SE... 57234
POL
DC NAB
APP
CS
2 6 JUN 2002
COPIES TO

Our Ref. **12241**
Your Ref. Natalie Brown/F/2002/6138
Date. 18 June 2002

~~R. F. Wilson~~, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

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

7, Tomlinson Drive
Finchampstead
Wokingham

I refer to your consultation received in this office on 08/05/02

SEWERAGE

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

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that as of Friday 23rd November 2001, Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

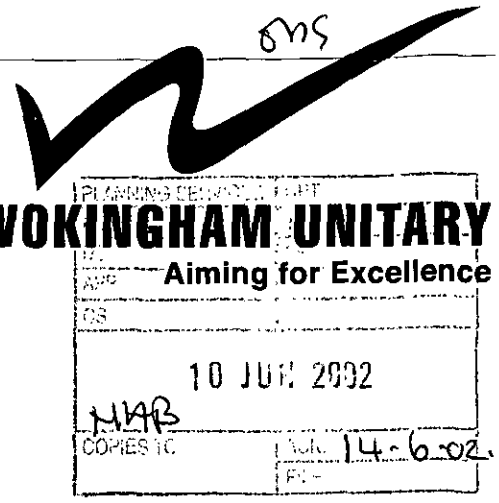
Thames Water
Development Control
Asset Investment Unit
Maple Lodge
Denham Way, Rickmansworth
Herts W33 9SQ

Tel: 01923 898072

RWE GROUP

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 09 June 2002 18:05
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: 6138
Correspondent_FullName: Christine and David Cox
Correspondent_StreetAddress: 6 Tomlinson Drive
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3NZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

PLANNING APPLICATION NO. F/2002/6138 (revised application)

We wish to object to Planning Application F/2002/6138 (revised application) erection of detached bungalow:

Although the plans have now been changed from a house to a bungalow we still consider our objections have not been addressed, viz.:

Our reasons for objecting still stand as being:

Density of Development.

In recent years a bungalow on the boundary of 9 Tomlinson Drive has been demolished and replaced by two houses, additionally a further bungalow on the boundaries of 9 and 11 Tomlinson Drive has been demolished and replaced by three houses. Therefore, the density of the proposed development (distances between the proposed and existing buildings) is too high and would be out of keeping with surrounding area and housing layout already in existence in Tomlinson Drive.

Appearance - Area

It is proposed that a partition fence be erected in front of No 7 Tomlinson Drive, this is out of keeping with the open plan appearance of Tomlinson Drive.

Appearance – Development

A bungalow would not conform to the current appearance of dwellings (houses) in Tomlinson Drive.

Access/Safety

Access to the proposed development will be along a single width private access road currently used by Nos. 7 – 15 Tomlinson Drive. The proposed development will increase the vehicular access requirements beyond the capacity of the single access road. There is insufficient space to provide a turning area, commercial vehicles already have to reverse along this road as do vehicles trying to locate houses in Tomlinson Drive. As the development will increase this practice it is considered that this will increase the danger to children playing in the area.

Additionally the area for vehicle storage at No. 7 has been significantly reduced therefore with both dwellings on the same plot we consider owners will be tempted to keep excess vehicles in the main part of Tomlinson Drive. Apart from heightening the above safety issue this will restrict access to other houses and cause additional traffic congestion already exacerbated by the vehicles that use the Doctor's surgery at the entrance to Tomlinson Drive.

Drainage

The lower part of Tomlinson Drive is subject to repeated flooding at times of heavy rainfall. This development will increase the surface run-off area hence add to the water flow down Tomlinson Drive thereby increasing the risk to houses at the bottom of Tomlinson Drive.

PLANNING SERVICES	HPT 58338
POL	
DC NAB	
APP	
CS	
08 JUL 2002	
COPIES TO	

Our Ref. **12494**
Your Ref. Natalie Brown/F/2002/6138
Date. 05 July 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

~~This matter is being dealt with by -~~
NBOKULI

Dear Sir / Madam

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

7 Tomlinson Drive
Finchampstead
Wokingham

I refer to your consultation received in this office on 27/05/02

SEWERAGE

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

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that as of Friday 23rd November 2001, Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

Thames Water Development Control
Asset Investment Unit
Maple Lodge
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 27 June 2002

Location:	7 Tomlinson Drive, Finchampstead
Proposal:	Proposed erection of detached dwelling.
Application Number:	F/2002/6138

In response to your informal consultation dated 20 June 2002 for the above application, the landscape comments are as follows:

The increased length of the drive shown on the revised plan will bring the construction works closer to a third existing tree on the adjacent property. Please refer to my previous comments as provided below.

I have no objections to the proposals. However the proposed drive into the site will come within approximately 4m of the trees in the garden of the adjacent property (No.9). The minimum distance required in order to avoid damage to the trees in accordance with BS 5837 is 6m, so therefore the construction of the drive will cause damage to the trees. This distance can be reduced by one third on one side only provided that the corresponding distance is available in other directions. An existing garage has already restricted one of the tree's rooting zone and therefore the construction of the drive could cause further damage to this tree.

The applicant will need to submit construction details of the following:
(a) A no dig solution for the drive to lessen damage to the tree
(b) The service routes to the property, which should be on the far side of the drive towards the existing dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT S 7934
POL	TLS
DC NAB	ENF
APP	
CS	
27 JUN 2002	
COPIES TO	ACK: 27th June 2002

Fax

To: Natalie Brown, Planning Officer, WDC

From: Danny Rogers, 7 Tomlinson Drive

Re: Application F/2002/6138

Dear Natalie,

Thanks for your earlier communication with Caroline Busby, whilst I was on holiday, regarding parking considerations. I trust the additional parking space meets with your approval.

Are there any other areas of concern outstanding? Please let me know if you require further changes. If not when should we expect a decision?

Please call me on 07901 854964 or you can send me a fax on 0118 932 8243 to let me know.

Many thanks

D. Rogers

Danny Rogers

Date: 20 June 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6138

Location: 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal: Proposed erection of detached bungalow.

Applicant: Mr D Rogers.

Case Officer: Natalie Brown

The new plans show the following: Off-road parking for 2 vehicles and turning area. Drawing no: ROG/02/21/21A.

Comments are required by 30/06/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1. C049, R049
2. C122, R122
3. C137, R137. (INSERT: dwelling)
4. C129, R129.

AR 21/6/02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/6138

Ext: 6492

To: Catherine Brimble
Landscape Architect

Date: 20/06/02

PROPOSED ERECTION OF DETACHED GARAGE AT 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I have received revised plans to increase the length of the driveway at the request of the Highways department. Can you please advise if your comments have changed. Please find attached previous layout and that now proposed.

Please could I have your comments by 30 June 2002

NAB

Natalie Brown
Planning Officer

Date: 20 June 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6138

Location: 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal: Proposed erection of detached bungalow.

Applicant: Mr D Rogers.

Case Officer: Natalie Brown

The new plans show the following: Off-road parking for 2 vehicles and turning area. Drawing no: ROG/02/21/21A.

Comments are required by 30/06/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. FP/02/6135 - (Planaps) / (Ludhouse) Date Rec. 17 June 2002

Location: 7 Tomlinson Drive

Parish Finchampstead

Applicant:

Description of attached plans Revised parking layout showing off-road parking for 2 vehicles & turning area

Drawing No's: ROG 02/21/21A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As previous plus any objectors

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 20.06.02

Yellow - Part One Copy
Green - Officer's Copy

busby k associates
architects designing for you

Ref: ROG02/21

12 June 2002

PLANNING SERVICES 57555
POL
DC NAB
APP
CS
17 JUN 2002
COPIES TO ACK FILE

Miss Natalie Brown
Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
6138

Dear Natalie

NEW BUNGALOW AT TOMLINSON DRIVE, FINCHAMPSTEAD, WOKINGHAM
FULL PLANNING APPICATION
YOUR REF: F/2001/6138

Further to your fax this afternoon, please find enclosed 6No copies of Dwg No ROG02/21/21A showing changes as requested by Mr Adam Coggins, Highways.

Mr Adams Coggins confirmed that a two-bedroom bungalow requires two parking spaces. This has been provided and shown on the enclosed drawings along with the required turning area.

Please contact me if you have any further queries.

Yours sincerely

Busby

CAROLINE BUSBY

Cc Mr D Rogers, 7 Tomlinson Drive, Finchampstead.

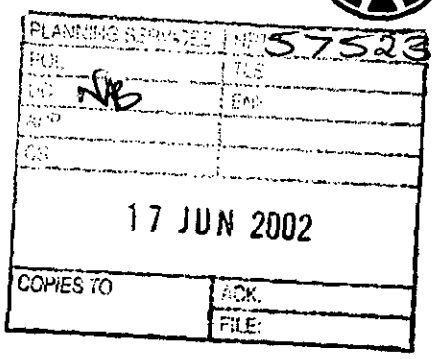
Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

ENVIRONMENT AGENCY

Our Ref : SP/2002/005857-1/1
Your Ref : NB/F/2002/6138

Date : 14 June 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Natalie Brown

Dear Madam

ERECTION OF DETACHED BUNGALOW

7 TOMLINSON DRIVE,FINCHAMPSTEAD,WOKINGHAM

Thank you for your letter dated 27 May 2002, received on 28 May 2002. Please quote the following reference in any correspondence: SU86NW/1/30. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site, as follows:

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Natural Drainage

The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Mr D Rogers

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 14 June 2002

Location:	7 Tomlinson Drive, Finchampstead
Proposal:	Proposed erection of detached dwelling.
Application Number:	F/2002/6138

In response to your consultation dated 27 May 2002 for the above application, the landscape comments are as follows:

I have no additional comments to make on the revised plans, please see my comments dated 29 April 2002 as they still apply.

Catherine Brimble

Catherine Brimble
Landscape Architect

Mr & Mrs Cooper
15 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ
13th May 2002

Dear Natalie Brown
Application F/2002/6138
Site Address 7 Tomlinson Dr
Finchampstead
Proposed erection of one dwelling

With reference to the application to build an extra dwelling at No 7 Tomlinson Drive I strongly object to this.

Reasons are listed:-

a) Since the new owners moved into No7 a large number of trees have been removed which should be checked if this was permissible!

b) As these houses are on 15 years old I can assure you that if it were possible to get another house on that corner without it looking unsightly the builder would have done so.

c) All Tomlinson Drive are on a pump system for sewage and would like to make it quite clear the new dwelling will cause the system to overload.

If you require any more information regarding points raised in this letter please contact me on Telephone No 0118 9328 168.

Yours faithfully

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 12/6/02

TO: Mrs C. Busby

FROM: Natalie Braun **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: (0118) 979 0724

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 7 Tomlinson Drive (F/2002/6138).

NOTES: Please find attached copy of letter I sent to Mr Rogers re his planning application. Since I sent the letter, I have received notification from him that he will be away on business. I am unsure if he received my letter and I understand that you will be dealing with his application in his absence.
Could you please send revised plans within the next 10 days.

Regards

Natalie Braun.

* * * COMMUNICATION RESULT REPORT (12.JUN.2002 15:51) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
361	MEMORY TX		99790724	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

57287

PLANNING SERVICES | HPT
FOL
DO NB
APP
CS
10 JUN 2002
COPIES TO | ACK
FILE:

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
8th June 2002

Ms N Brown
Development Control Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms. Brown,

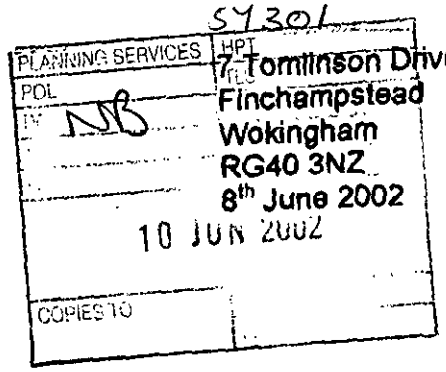
Re: Application Number F/2002/6138 - 7 Tomlinson Drive, Finchampstead

I will be away on business until 24th June. In the meantime if you have any questions or comments following consultation please contact Mrs C Busby on 0118-979 0724. Mrs Busby is authorised to act on my behalf and will be able to contact me if necessary.

Yours faithfully

D. Rogers

S/301



7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ

8th June 2002

Ms N Brown
Development Control Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms. Brown,

Re: Application Number F/2002/6138 - 7 Tomlinson Drive, Finchampstead

I will be away on business until 24th June. In the meantime if you have any questions or comments following consultation please contact Mrs C Busby on 0118-979 0724. Mrs Busby is authorised to act on my behalf and will be able to contact me if necessary.

Yours faithfully

D. Rogers

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 7 June 2002
My ref: NB/F/2002/6138

Mr D. Rogers
7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ

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

Dear Mr Rogers,

APPLICATION: F/2001/6138 – PROPOSED ERECTION OF DWELLING
SITE: 7 TOMLINSON DRIVE, FINCHAMPSTEAD

I refer to the revised plans received on the 20 May 2002, and subsequent re-consultation that has taken place. I have been advised by our Highway Officer that the turning area for the proposed dwelling does not meet our standards. The area must be clear of the parking provision, that is 3 spaces of minimum dimension 2.4m by 4.8m.

Please resubmit revised plans within the next 10 days showing these changes. If you wish to discuss the matter further I suggest you contact the Highway Officer (Adam Coggins) directly on 0118 974 6330.

Yours sincerely

Natalie Brown
Planning Officer

Please read:

Dear Residents

Please be aware that on 24th April 2002 we were obliged to call out Flygt yet again to unblock the pumps at a cost of **£426.53**. The blockage was caused by cloth/debris and while our new pumps are heavy duty they are not designed to be a waste disposal. Please read note below carefully. Please take note of items not only for yourself, but also for all your visitors/cleaners/au pairs and guests.

Our reserves are small – we cannot afford this. **Our monthly payments will have to be increased if Flygt are called out again.**

BLOCKAGE BROADSHEET

The following items **SHOULD NOT** be disposed of through the drainage/pump system. These items will cause pump failure due to blockages, and any site attendance by our engineers as a result will be fully chargeable and could prove very costly.

Disposable nappies, regardless of what they say on the packet.

Sanitary towels/pads due to change in design and materials used, are no longer flushable, and ought to be disposed of in a bin.

Items made of cloth or plastic should not be flushed down the toilet, as again they do not break up in order to be pumped away. The more common items found in cases of blockages along these lines are: J cloths, condoms and cotton buds.

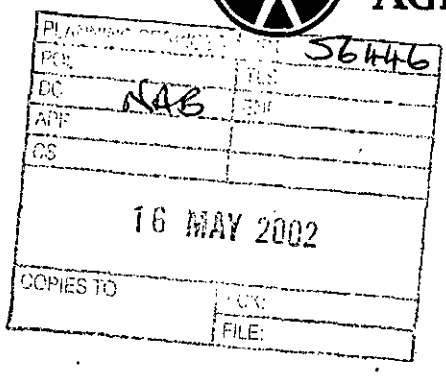
Another problem is fat build up in the sump. If this occurs, and the stop or start floats get stuck, the pump will either, run continuously, which could cause a burn out or it won't run at all. Cooking fat from chip pans etc. should not be tipped down the sink, or the outside drain. As soon as the fat comes into contact with cold water it solidifies, and problems will occur.

In conclusion, Flygt sewage pumps are designed for just that, and any other items should be disposed of in a correct fashion – **in the rubbish bin.**

Sent on behalf of the committee for the Tomlinson Drive Residents Assoc.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005689-1/1
Your Ref : NB/F/2002/6138



Date : 14 May 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Natalie Brown

Dear Madam

ERECTION OF DETACHED DWELLING

7 TOMLINSON DRIVE FINCHAMPSTEAD WOKINGHAM

Thank you for your letter dated 24 April 2002, received on 29 April 2002. Please quote the following reference in any correspondence: SU86NW/1/30. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 13 March 2002 regarding your consultation reference F/2002/5753 of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Mr D Rogers

ENVIRONMENT AGENCY

Our Ref : SP/2002/005242-1/1
Your Ref : F/2002/5753

Date : 13 March 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Natalie Brown

ERECTION OF ONE DWELLING AT 7 TOMLINSON DRIVE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 30 January 2002, received on 31 January 2002. Please quote the following reference in any correspondence: SU86NW/1/30. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfills

Landfill Gas Risk
According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to

consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer
pp Paul Bussing
Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: The Edwards Irish Partnership

Date: 27 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6138

Location: 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal: Proposed erection of detached bungalow.

Applicant: Mr D Rogers.

Case Officer: Natalie Brown

The new plans show the following: 1. Section 66 certificate corrected to show not all land is within applicant's ownership.
2. 1:1250 site plan correction to show application boundary extended to highway.
3. Revised plans - 2 bedroom detached bungalow.
Drawing nos: 1:1250 site plan - ROG 02/21/20, 1:100 & 1:200 elevations & site section - ROG 02/21/23, 1:100 floor plan - ROG 02/21/22 & 1:200 site plan ROG 02/21/21.

Comments are required by 17/06/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 6138 (Planaps) / (Ludhouse) Date Rec. 20 MAY 2002

Location: 7 Tomlinson Drive

Parish Finchampstead.

Applicant:

Description of attached plans 1) Section 66 certificate corrected to show not all land is within applicants ownership
2) 1:1250 site plan correction to show application boundary extended to highway
3) Revised plans - 2 bedroom detached bungalow.

Drawing No's: 1:1250 site plan - ROG 02/21/20
1:100 + 1:200 elevations + site section - ROG 02/21/23
1:100 floor plan - ROG 02/21/22 & 1:200 site plan : ROG 02/21/21

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Env Health
Env Agency
Thames Water - Drainage.

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As on original & all objectors.
Make sure includes 3, 5, 6, 11, 15, 20 Tomlinson Drive + 2619 Nine Mile Ride

Date for Responses 21 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application (Y) / N From → can I have new end date please

New Site Notice (Y) / N

New Description Proposed erection of detached bungalow.

CASE OFFICER NAB.

Consultations Sent by Admin. on 27.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2002/6138

Proposal:
Proposed erection of detached bungalow.

Location:
7, Tomlinson Drive, 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/2002/6138 to enable the library staff to locate the correct information.

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 14/06/2002. 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.

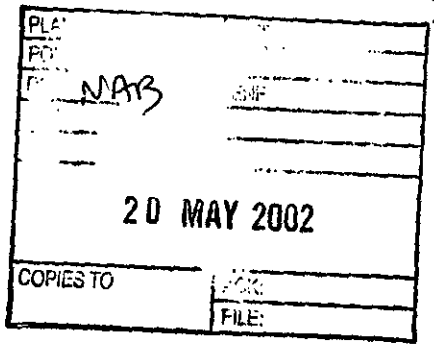
Trevor Watson
Development Control Manager

27 May 2002

Revised Plans

Revised Plans?

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
17th May 2002



Ms N Brown
Development Control Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Ms. Brown,

Re: Application Number F/2002/6138 - 7 Tomlinson Drive, Finchampstead

As discussed please find enclosed amended drawings for a 2-bedroom bungalow. The design incorporates the suggestions made during the pre-app and subsequent conversations: -

- We have ensured continuity of design by including a mock Tudor finish in keeping with the other houses in Tomlinson Drive.
- We have added full hip barn ends.

I trust the changes are to your satisfaction and look forward to hearing from you. Please call me on 07901 854964 or 0118 973 7909 if you have any questions. Thank you.

Yours faithfully

D. Rogers.

D. Rogers

07901 854 964.

REVISED PLAN

6138

Natalie.
Mr Rogers says
he will keep his
site notice up for
another 3 wks. Sue

1509/ab

REVISED PLAN

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No. 6138

1.	YOUR NAME	MR D ROGERS
	ADDRESS	7 TOMLINSON DRIVE FINCHAMPSTEAD WOKINGHAM
	POST CODE	RG40 3NZ Tel No. 0118 9737909
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	TOMLINSON DRIVE FINCHAMPSTEAD WOKINGHAM RG40 3NZ
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.051 HECTARE
5. Give brief details of the proposal	ABOUT THE APPLICATION	NEW BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

1:~~25000~~ 1250 Location Plan	✓	1:100 Floor Plan	✓
1:~~500~~ 200 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.	
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	✓	Go to Question 11.	
TEMPORARY PERMISSION		State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.	
		Details of conditions to be relaxed. Go to Question 11.	

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN CONCRETE TILED ROOF
BUFF / RED FACED BRICK
STAINED TIMBER DOORS / WINDOWS
ROOF TRIMMING TIMBERS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

(YES) / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

(YES) / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	1
	3	
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

23. THE FEE ENCLOSED IS £

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

SIGNED _____ ON BEHALF OF _____ DATE _____

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

REVISED PLAN

Application No. 6138

WOKINGHAM UNITARY
Aiming for Excellence

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
Mr & Mrs R. Skellet	9, Tomlinson Drive	5th Feb 2002
Mr & Mrs M. Collins	11, Tomlinson Drive	5th Feb 2002
Mr & Mrs R. Cooper	15, Tomlinson Drive	5th Feb 2002

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) . . . . . .

. . . . . .

● 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

Agricultural Holdings Certificate

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.

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 . . . . D. Rogers . . . . . .

Date . . . . 18/5/02 . . . . . .

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

Date: 27 May 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6138

Location: 7, Tomlinson Drive, Finchampstead, Wokingham.

Proposal: Proposed erection of detached bungalow.

Applicant: Mr D Rogers.

Case Officer: Natalie Brown

The new plans show the following: 1. Section 66 certificate corrected to show not all land is within applicant's ownership.
2. 1:1250 site plan correction to show application boundary extended to highway.
3. Revised plans - 2 bedroom detached bungalow.
Drawing nos: 1:1250 site plan - ROG 02/21/20, 1:100 & 1:200 elevations & site section - ROG 02/21/23, 1:100 floor plan - ROG 02/21/22 & 1:200 site plan ROG 02/21/21.

Comments are required by 17/06/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous.

TC 30/5.

PLANNING OFFICE | RPT
POL | TLS
ENF
05 JUN 2002
COPIES TO | ACK
FILE

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: F/2002/6138

From: Leanne Parlour
Environmental Health

My Ref: 1080

Date: 31.05.02

PROPOSED ERECTION OF DETACHED BUNGALOW

7 TOMLINSON DRIVE, FINCHAMPSTEAD

I have examined the above revised plans and have no further comments.

Leanne Parlour
Technical Officer
Environmental Protection & Housing

Natalie Brown

From: John Mullaney
Sent: 13 May 2002 15:29
To: Natalie Brown
Subject: F/2002/6138 Erection of detached dwelling-7 TOMLINSON DRIVE

I have no objections to this application but would recommend that standard planning condition C070 regarding hours of construction 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

FROM: Natalie Brown

DATE: 24 April 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 MAY 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/6138

Proposal: Proposed erection of detached dwelling..

Site Address: 7, Tomlinson Drive, Finchampstead, Wokingham.

Applicant: Mr D Rogers .

Your observations are required in respect of this application **by 18/05/2002** .

The Parish Council has no objections to this application.

10 MAY 2002

SIGNED: C.S. Cl

DATE: _____

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 24 April 2002

Application Number: F/2002/6138

Proposal: Proposed erection of detached dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
7, Tomlinson Drive, Finchampstead, Wokingham.

Applicant:
Mr D Rogers .

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).

Comment

Turning area for the proposed dwelling does not meet our standards and therefore highways request a revised plan that addresses our concerns.
This area must be clear of the parking provision (3no. spaces min dimension 4.8m by 2.4m).

Signed: _____ **Print name:** Adams 15/5/02

Natalie Brown

From: Adam Coggins
Sent: 26 April 2002 12:38
To: Natalie Brown
Subject: PA F/2002/6138

Natalie,

Planning Application F/2002/6138 - 7 Tomlinson Drive

Please could i have the file for the previous application (5753) when you return, so i can compare the site layouts.

Cheers, Adam

Regards

Adam Coggins
Wokingham DC
Tel: 0118 9746330

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 29 April 2002

Location:	7 Tomlinson Drive, Finchampstead
Proposal:	Proposed erection of detached dwelling.
Application Number:	F/2002/6138

In response to your consultation dated 24 April 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposals. However the proposed drive into the site will come within approximately 4m of the trees in the garden of the adjacent property (No.9). The minimum distance required in order to avoid damage to the trees in accordance with BS 5837 is 6m, so therefore the construction of the drive will cause damage to the trees. This distance can be reduced by one third on one side only provided that the corresponding distance is available in other directions. An existing garage has already restricted one of the tree's rooting zone and therefore the construction of the drive could cause further damage to this tree.

The applicant will need to submit construction details of the following:
(a) A no dig solution for the drive to lessen damage to the tree
(b) The service routes to the property, which should be on the far side of the drive towards the existing dwelling.

Catherine Brimble

Catherine Brimble
Landscape Architect

Application Number : F/2002/6138	**Map No :** 99
Case Officer : NAB	**Site Area :** 0.04
Valid Date : ~~[illegible]~~ 15/4/02	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed erection of detached dwelling.

Location : 7, Tomlinson Drive, Finchampstead, Wokingham.

Parish : FI **Ward : FIN**

Applicant : Mr D Rogers ~~**C/O Busby K Associates**~~.

Fee Required: £0 **Fee Received: £0** resubmission 5753 refused

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~[illegible]~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE (EAST) ELEVATION ROOF HEIGHT TOO LOW	phoned 28/3	15/4 ~~[illegible]~~
FLOOR PLANS		to amend. all papers returned to	
NO SCALE OR SCALE IS IMPERIAL		applicant 3/4	
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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 ✓

THAMES WATER - DRAINAGE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco ✓

Environment Agency - LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

+ address list attached

OTHERS

No new pre-apps

Organisation_Name	Building_Name	address1	Postcode
		263NINE MILE RIDEWOKINGHAM	RG403NS
		101KILN RIDEWOKINGHAM	RG403PD
		103KILN RIDEWOKINGHAM	RG403PD
		105KILN RIDEWOKINGHAM	RG403PD
		107KILN RIDEWOKINGHAM	RG403PD
		1TOMLINSON DRIVEWOKINGHAM	RG403NZ
		3TOMLINSON DRIVEWOKINGHAM	RG403NZ
		5TOMLINSON DRIVEWOKINGHAM	RG403NZ
		6TOMLINSON DRIVEWOKINGHAM	RG403NZ
		7TOMLINSON DRIVEWOKINGHAM	RG403NZ
		8TOMLINSON DRIVEWOKINGHAM	RG403NZ
		9TOMLINSON DRIVEWOKINGHAM	RG403NZ
		11TOMLINSON DRIVEWOKINGHAM	RG403NZ
		15TOMLINSON DRIVEWOKINGHAM	RG403NZ
	261A	261ANINE MILE RIDEWOKINGHAM	RG403NS
	261B	261BNINE MILE RIDEWOKINGHAM	RG403NS

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

Tel: (0118) 974 6492

Date: 24 April 2002

My ref: F/2002/6138

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2002/6138
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of detached 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6138**
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of detached 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 R Cundy

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

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

Tel: (0118) 974 6492

Date: 24 April 2002

My ref: F/2002/6138

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/2002/6138
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of detached 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6138**
7, Tomlinson Drive, Finchampstead, Wokingham.
Proposed erection of detached 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/2002/6138

Proposal:
Proposed erection of detached dwelling.

Location:
7, Tomlinson Drive, 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/2002/6138 to enable the library staff to locate the correct information.

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 18/05/2002. 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

24 April 2002

ADDRESS 7 TOMLINSON DRIVE PARISH LINCHAMPST

PLOT No. 2 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20819	JKC DEVS.	O/L.	9.2.84	Ref
25420	McMANUS "	DET. HOUSE & GARAGE	24.4.86	C/A
BRA1083	HODSON HOMES	"	11.7.86	APP
F/2002/5753	Mr. D Rogers	Erect 1 dwelling		

DATE OF COMPLETION

MINISTRY DECISION 20819 - APPEAL GRANTED - 29.1.85

SPECIAL ORDERS PD Enq - French Windows - 22/6/01 Mr Rogers (Y)

DRAINAGE

091074

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
12th April 2002

15 APR 2002

District Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
RG40 1WR

15.APR.2002* 6138

Dear Mrs Hurst,

Re: F/2002/6138 7 Tomlinson Drive, Finchampstead

Thank you for allowing me time to correct the drawings and postponing registration.

I have enclosed six copies of all the drawings, forms etc. and a covering letter. The covering letter explains how the design minimises the impact on my neighbours' amenity. I have enclosed six copies of the letter and attached to the Site Location Plan drawing. I would very much appreciate if you could ensure the letters are distributed with the packs and are easily seen when accessing each pack for review.

Once again thank you for all your help and patience.

Yours faithfully,

D. Rogers

Daniel Rogers

Applicant may want to alter plans before re submitting Hold plans until we hear from him – after Easter

Carol
28/3/02

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments Applicant removed all papers 3/4
To resubmit.

7 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ
11th April 2002

District Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

DELEGATED

Dear Sir,

Re: 7 Tomlinson Drive, Finchampstead - Application for erection of one dwelling

I refer to my application dated 12th April 2002, ref. F/2002/6138 and enclose amended drawings as follows:

Drawing number	Subject	Date	Scale
ROG02/21/10	Site Location Plan	9 April 2002	1:1250
ROG02/21/11	Proposed site plan	9 April 2002	1:200
ROG02/21/12	Proposed floor plan	9 April 2002	1:100
ROG/02/21/13	Proposed elevations and site section	9 April 2002	1:100 1:200

I enclose another five copies of the drawings.

I am grateful to you for postponing registration of the application pending receipt of these amended drawings.

In preparing this scheme, I have had regard to the refusal of a previous scheme ref. F/2002/5753. This design respects the air space around my neighbours' properties as demonstrated in the site section on drawing /13.

On the north elevation, four flush roof lights have been positioned so that they will be above eye level (more than 1.8 metres above floor level). This will ensure that the garden to 9 Tomlinson Drive will not be overlooked. The dormer window (which is square on the east elevation and appears as a side view on the north elevation), directly overlooks the public area in front of the houses at 7-13 Tomlinson Drive.

The dormer windows proposed in the south elevation are more than 21 metres from any neighbouring dwellings at the rear. The sills to those windows will also be above eye level at 1.8m to ensure that there will be no loss of privacy in the garden of 3 Tomlinson Drive.

The western elevations of the building will be at least 3 metres from the neighbouring boundary. To avoid being over dominant or materially affecting light in relation to no. 261a, Nine Mile Ride the proposed scheme comfortably falls within a 45° angle (as shown on Site Section Plan) from the top of the existing boundary wall.

Thus this proposal will respect my neighbours' amenity. It will not materially alter the level of daylight and sunlight, and it will not overlook anyone's private garden or be overbearing on the boundaries.

Yours sincerely,

D. Rogers

D. Rogers

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

DELEGATED

Application No. 15.APR.2002* 6138

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

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.

(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

+ 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(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

(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).

- 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 . . . . . D. Rogers . . . . .

On behalf of . . . . . D. Rogers . . . . .

Date . . . . . 12/4/02 . . . . .

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

1509/ab

15.APR.2002* 6138

PLANNING APPLICATION PART 1

WOKINGHAM DISTRICT COUNCIL — DECEIVED

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR. D ROGERS
	ADDRESS	7 TOMLINSON DRIVE
		FINCHAMPSTEAD WOKINGHAM
	POST CODE	RG40 3NZ Tel No. 01189737909
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	TOMLINSON DRIVE FINCHAMPSTEAD WOKINGHAM RG40 3NZ
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.051 HECTARE
5. Give brief details of the proposal	ABOUT THE APPLICATION	NEW DORMER BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.
ROG 02/21/10 SITE LOCATION
ROG 02/21/11 SITE PLAN (BLOCK)
ROG 02/21/12 PROPOSED PLANS
ROG 02/21/13 ELEVATIONS

PLANS/DRAWINGS

1:1250 1:2500 Location Plan		1:100 Floor Plan	✓
1:200 1:500 Block Plan	✓	Other	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / (NO)

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN CONCRETE TILED ROOF
BUFF & RED FACED BRICK
STAINED TIMBER DOORS | WINDOWS |
ROOF TIMBERS

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

(YES) / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

(YES) / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / (NO)

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

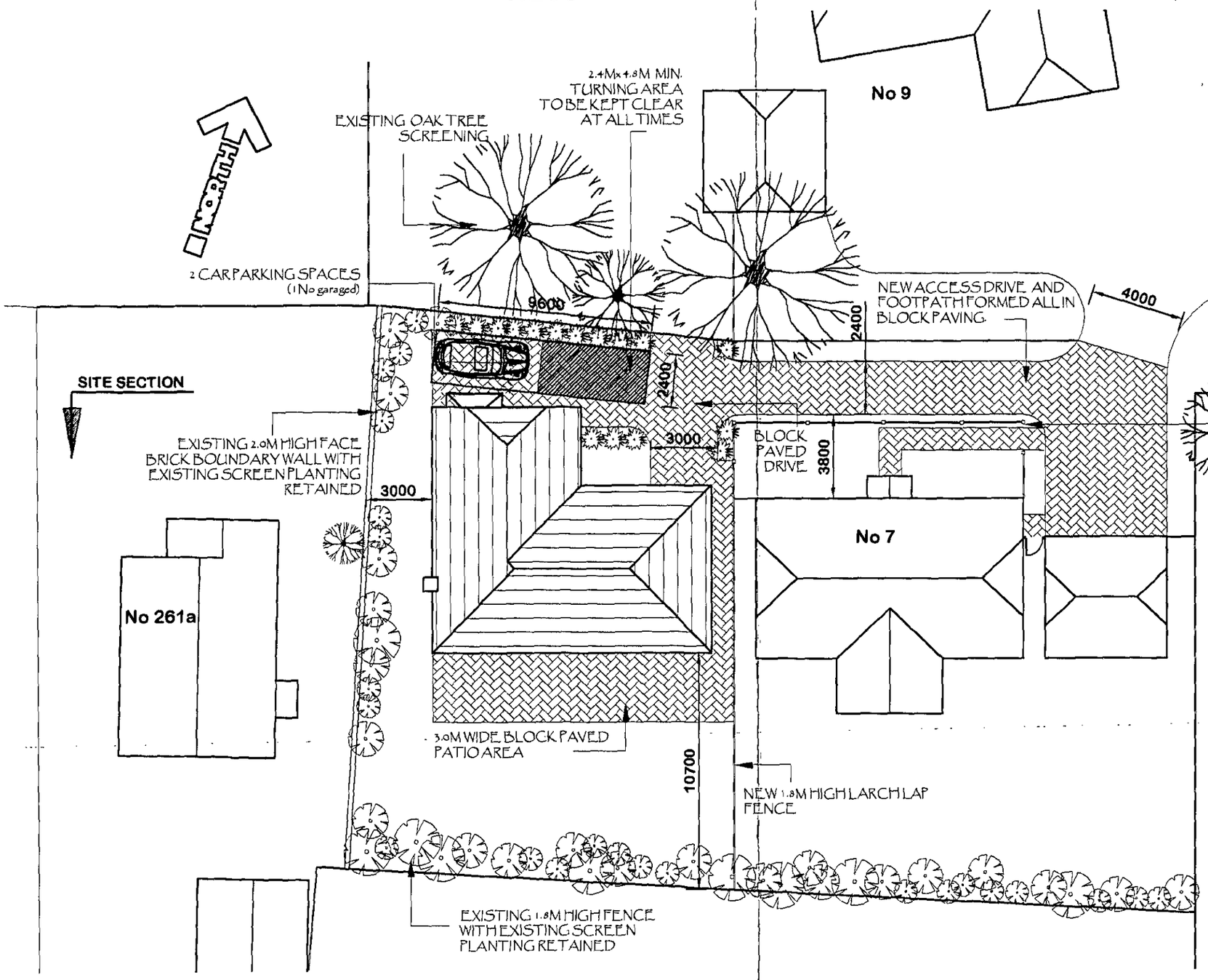
23. THE FEE ENCLOSED IS £ Resubmission

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

SIGNED [signature] ON BEHALF OF D. Rogers DATE 12/4/02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

SITE PLAN
1:200



REVISED PLAN
6138

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	GNF
APF	
CS	
17 JUN 2002	
COPIES TO	ACA
	FILE

A 12.06.02 CHANGES ADVISED BY HIGHWAY OFFICER

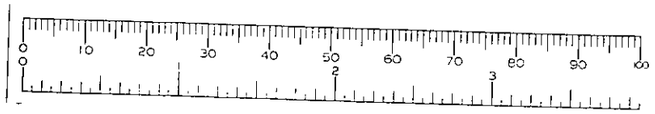
busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax 0118 979 0724 E-mail: busby.k@btconnect.com

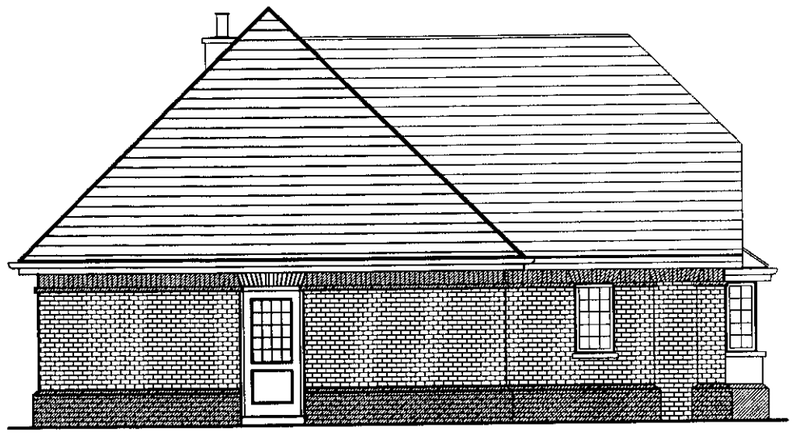
PROPOSED BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED SITE PLAN

Dwg no. ROG02/21/21 Rev: A

Scale: 1:200 Date: 17 MAY 2002





SIDE ELEVATION (east)
1:100



FRONT ELEVATION (north)

SCHEDULE OF FINISHES

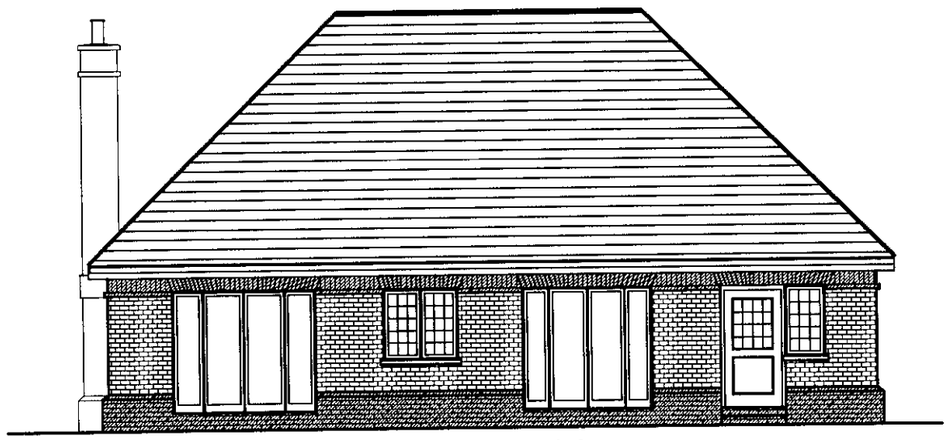
ROOF- PLAIN CONCRETE TILES WITH BONNET HIP TILES TO BE AGREED

WALLS- BUFF FACE BRICKWORK WITH PLINTH, LINTELS & STRING COURSES TO BE AGREED. WHITE RENDER & MOCK TUDOR TIMBER FRAMEWORK TO HALF GABLE.

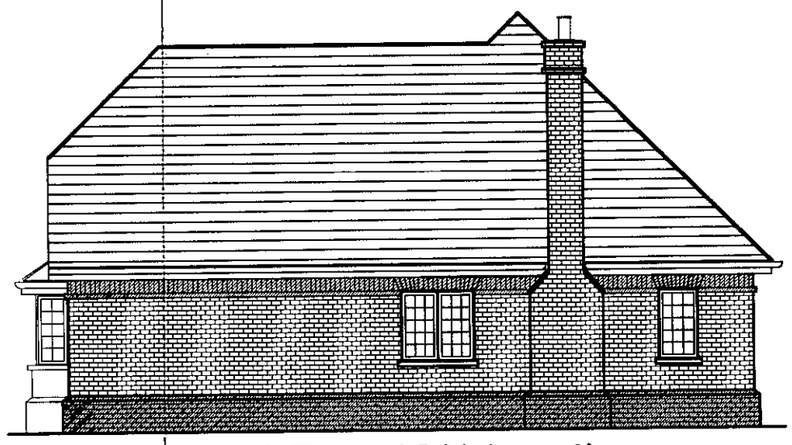
WINDOWS & DOORS- STAINED DEAL WINDOWS WITH SQUARE LEADED LIGHT DOUBLE GLAZING TO BE AGREED

BARGEBOARD, FASCIA & SOFFIT- STAINED REDWOOD TO BE AGREED

RAINWATER GOODS- BLACK PVC OGEE SECTION TO BE AGREED



REAR ELEVATION (south)



SIDE ELEVATION (west)

APPROVED

REVISED PLAN

6133



SITE SECTION
1:200

busby & associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
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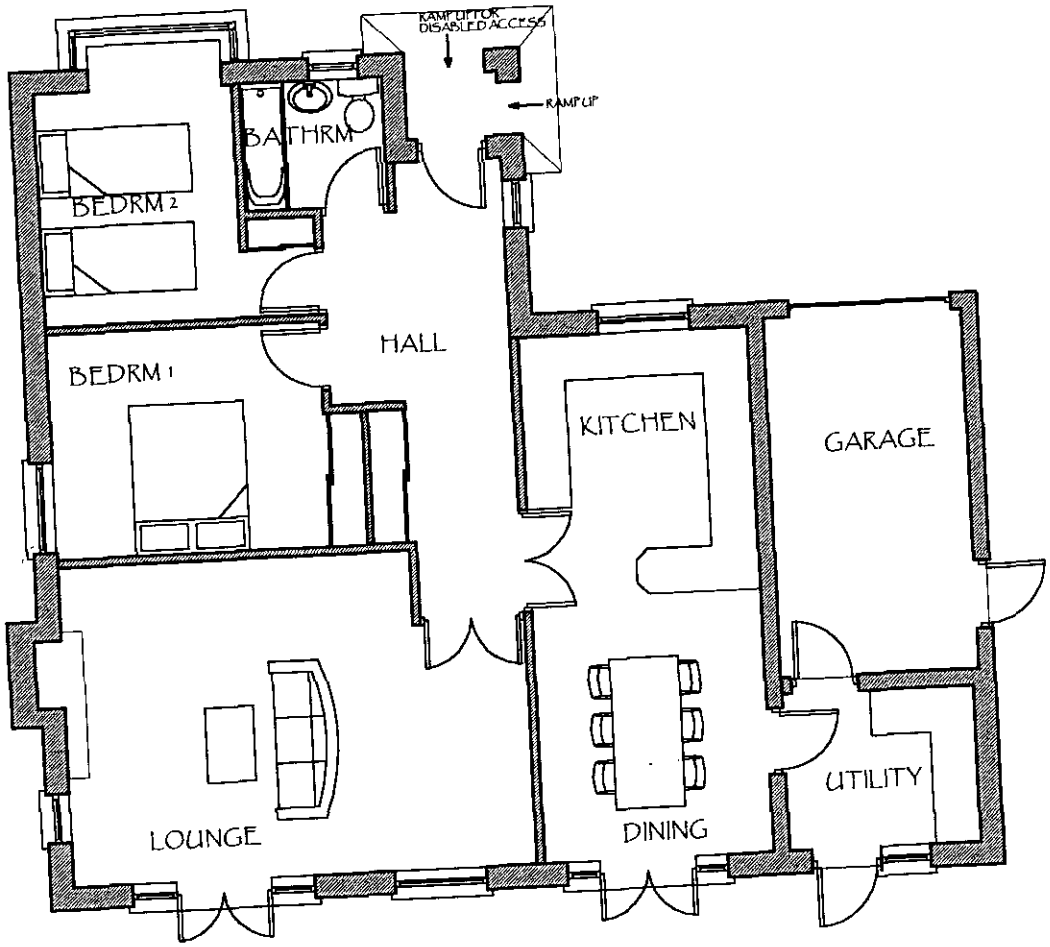
Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

PROPOSED BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED ELEVATIONS & SITE SECTION

Dwg no. ROG02/21/23 Rev:
Scale: 1:100 & 1:200 Date: 17 MAY 2002



FLOOR PLAN
1:100

APPROVED

busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
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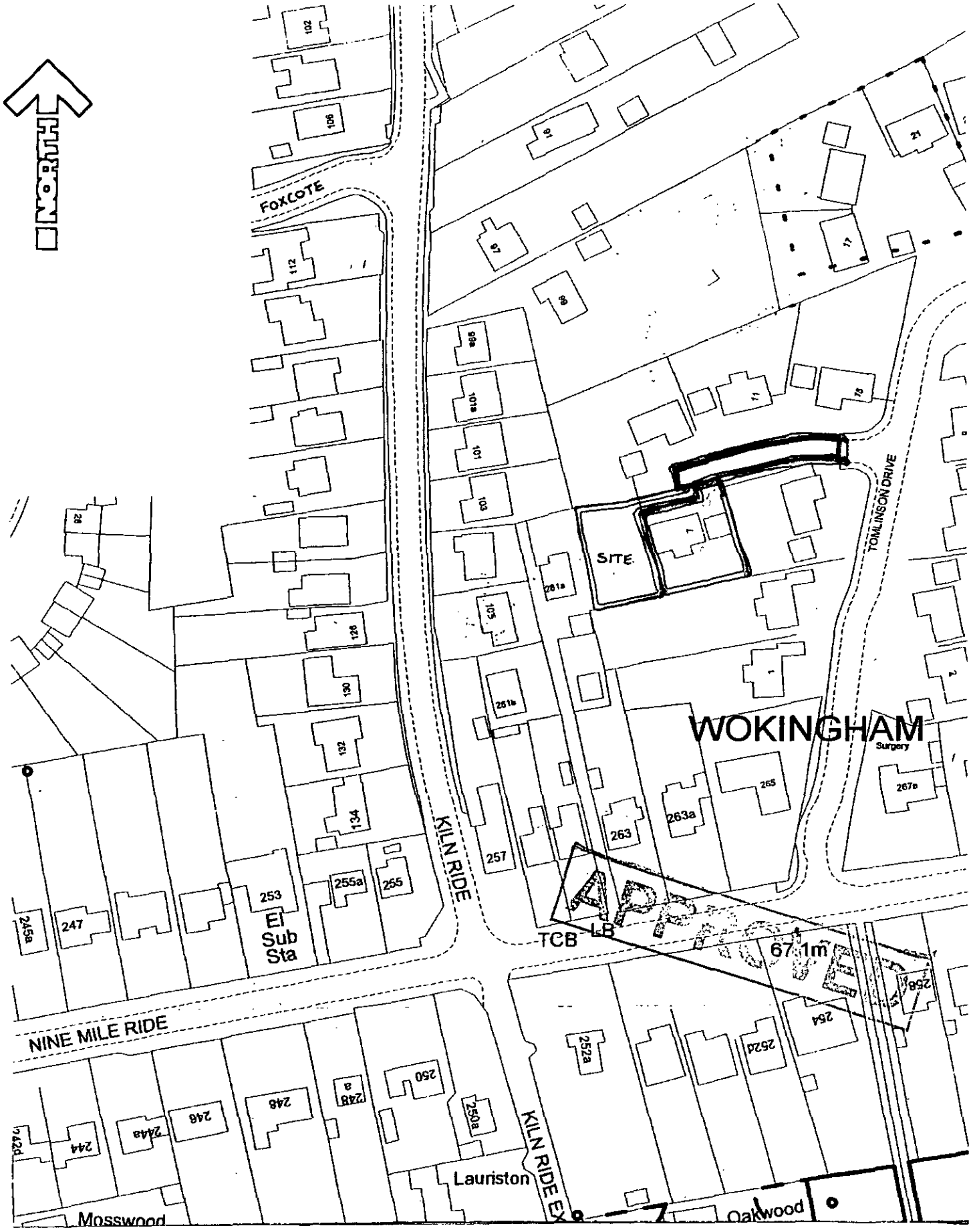
PROPOSED BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED FLOOR PLAN

Dwg no. ROG02/21/22 Rev:
Scale: 1:100 Date: 17 MAY 2002



6138

REVISED PLAN

busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT

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PROPOSED BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

SITE LOCATION

Dwg no. ROG02/21/20 Rev:

Scale: 1:1250 Date: 17 May 2002



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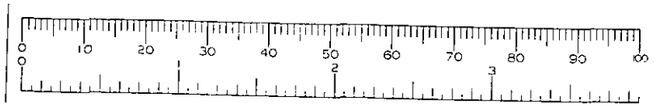
Development Control Section, Environmental Services, Wokingham District Council.

22 March 2002

Scale: 1 : 1250

N W E S





SIDE ELEVATION (east)
1:100

FRONT ELEVATION (north)



REAR ELEVATION (south)

SIDE ELEVATION (west)



No 7 NEW DWELLING No 261a

SITE SECTION
1:200

SCHEDULE OF FINISHES

ROOF- PLAIN CONCRETE TILES WITH BONNET HIP TILES TO BE AGREED

WALLS- BUFF FACE BRICKWORK WITH PLINTH, LINTELS & STRING COURSES TO BE AGREED. WHITE RENDER & MOCK TUDOR TIMBER FRAMEWORK TO HALF GABLES.

WINDOWS & DOORS- STAINED DEAL WINDOWS WITH SQUARE LEADED LIGHT DOUBLE GLAZING TO BE AGREED

BARGEBOARD, FASCIA & SOFFIT- STAINED REDWOOD TO BE AGREED

RAINWATER GOODS- BLACK PVC OGEE SECTION TO BE AGREED

DELEGATED

15 APR 2002* 6158

SUPERSEDED

Busby K Associates
ARCHITECTURE-SURVEYING-INTERIORS
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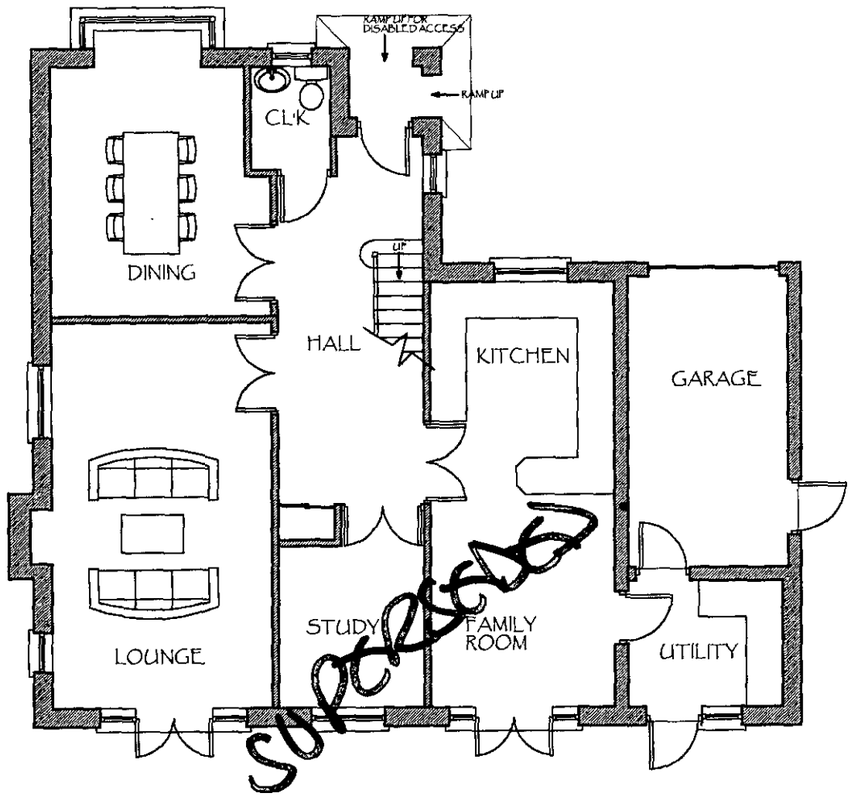
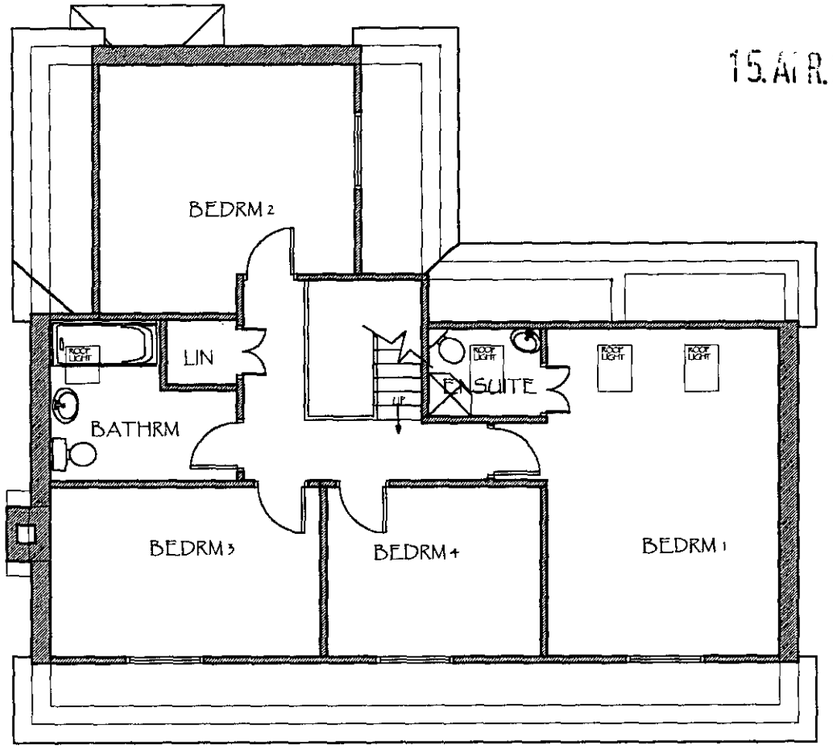
PROPOSED DORMER BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED ELEVATIONS & SITE SECTION

Dwg no. ROG02/21/13 Rev:
Scale: 1:100 & 1:200 Date: 9 APR 2002



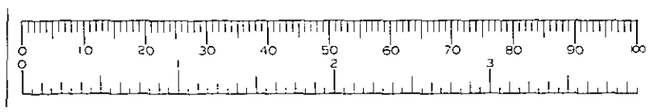
GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

DELEGATED

15.APR.2002* 6138



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PROPOSED DORMER BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED FLOOR PLANS

Dwg no. ROG02/21/12 Rev:
Scale: 1:100 Date: 9 APR 2002

SITE PLAN
1:200

DELEGATED

15.APR.2002* 6138

NORTH

EXISTING OAK TREE SCREENING

NEW GATE PROVIDED AT ENTRANCE TO NEW PLOT

No 9

3 CAR PARKING SPACES (1 No garaged)

NEW ACCESS DRIVE AND FOOTPATH FORMED ALL IN BLOCK PAVING.

4000

9600

2400

2.4M MIN. BLOCK PAVED DRIVE AND TURNING AREA

2400

SITE SECTION

SITE SECTION

EXISTING 2.0M HIGH FACE BRICK BOUNDARY WALL WITH EXISTING SCREEN PLANTING RETAINED

3000

3800

NEW 1.2M HIGH POST & RAIL FENCE TO FRONT OF No 7

No 7

No 261a

SUPERSEDED

3.0M WIDE BLOCK PAVED PATIO AREA

10700

NEW 1.8M HIGH LARCH LAP FENCE

EXISTING 1.8M HIGH FENCE WITH EXISTING SCREEN PLANTING RETAINED

SUPERSEDED

busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
PROJECT MANAGEMENT - LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
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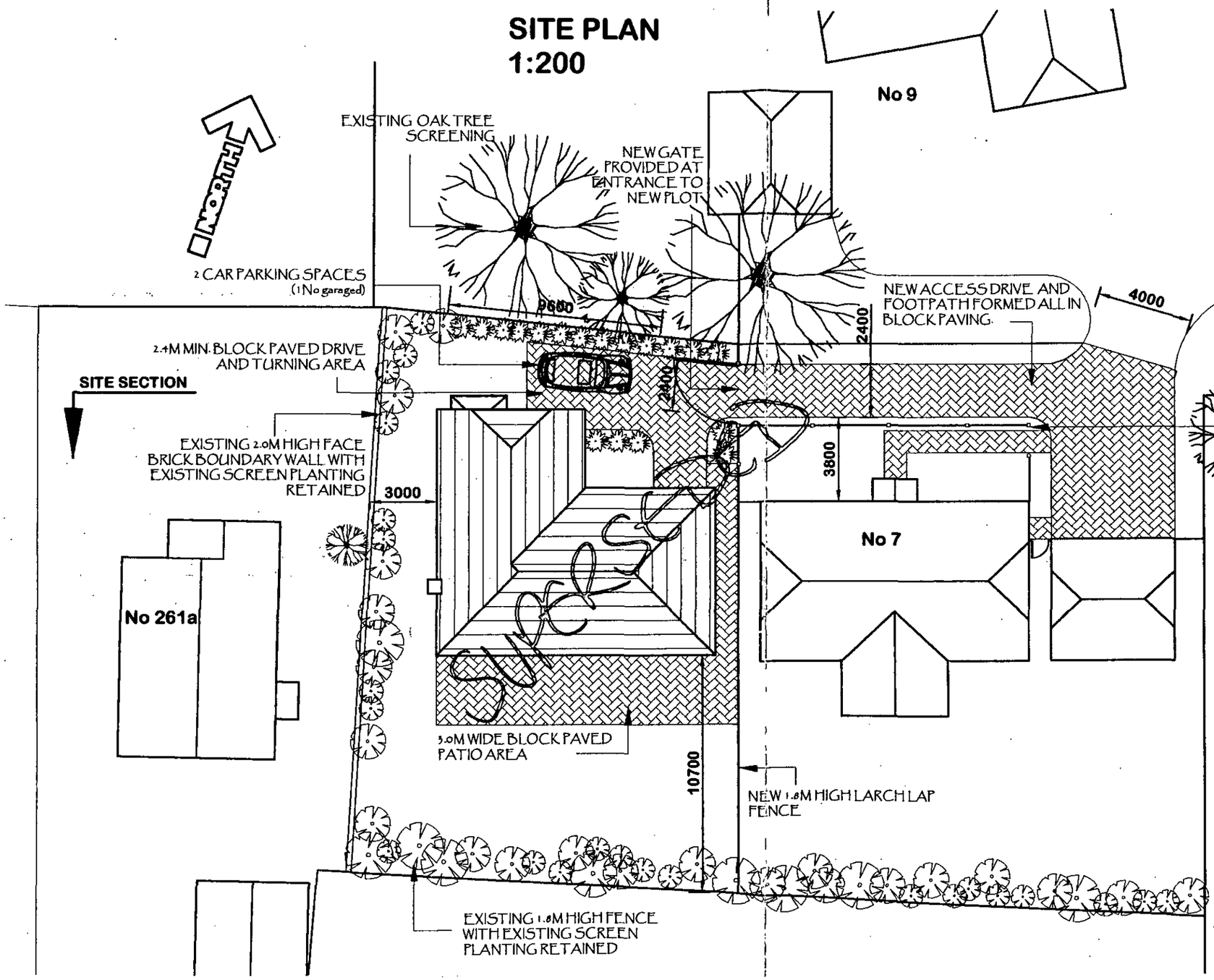
PROPOSED DORMER BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED SITE PLAN

Dwg no. ROG02/21/11 Rev:

Scale: 1:200 Date: 9 APR 2002

SITE PLAN
1:200



REVISED PLAN

6138

busby K associates
ARCHITECTURE - SURVEYING - INTERIORS
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PROPOSED BUNGALOW TO TOMLINSON DRIVE, FINCHAMPSTEAD

PROPOSED SITE PLAN

Dwg no. ROG02/21/21 Rev:

Scale: 1:200 Date: 17 MAY 2002

SUPERSEDED BY REV. A.

SUPERSEDES PLANS