Need to put up SN

APPLICATION NO:
O/2002/5938

LOCATION:
222 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Representatives Of A B Clark(Deceased) C/O R Mill

PROPOSAL:
Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: ~~08/04/2002~~ 16/5/02
28 Day exp:- 12/4/02.
APPLICATION WILL HAVE EXPIRED ON:
~~03/05/2002~~ 18-6-02

CASE OFFICER: **Natalie Brown**

REFUSED

1055
DO

RAILEX
Marbleboard

EASIFILE EP7

Application No: O/2002/5938 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Representatives of A B Clark (Deceased)
C/O R Mill
The Old Manor House
High Street
Sancton
York
YO43 4QT

Application Number: O/2002/5938

Parish: **FINCHAMPSTEAD**

Location: **222, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.**

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

Reason

1. It has not been demonstrated that a 4-bedroom dwelling could be sited so as not to be overbearing and cause loss of daylight to neighbouring properties, to the detriment of their residential amenity. As such, the proposed development would be contrary to policies EN1 and LD3 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WOS3 and WBE12.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

Notice checked by: _____

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

WORK SHEET FOR : Natalie Brown

Application Number : O/2002/5938

Applicant : Representatives Of A B Clark(Deceased) C/O R Mill.

Location : 222, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
			1

Date of Neighbour Notifications : .....

Date of Site Visit : 13/5

Date Registered : 08/03/2002

Earliest Date for Decision : 08/04/2002

Latest Consultation Date/Site Notice Expiry Date : 08/04/2002

This application will have expired on: 03/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval with conditions re/ parking (all apps) & turning
Dinton Pastures - Bat survey req'd. → condition re/ bats.
Env. Health - conds re/ hrs construction + gas-contamination
Env Agency - conditions

Planning Issues :

Application Number: O/2002/5938

Appraisal :

see attached sheet

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

Application Number O/2002/5938
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It has not been demonstrated that a 4-bedroom dwelling could be sited so as not to be overbearing and cause loss of daylight to neighbour properties - to the detriment of their residential amenity. As such, the proposed development would be contrary to local plan policies:
			BSP: ENV, LD3
			WDLP(AD): WOS3, WBE1
			SELP: SBE1, SBE2.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ——
SOUTH-EAST AREA LOCAL PLAN POLICIES: SNV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WBE1, & WOS3, WBE12
GREEN BELT LOCAL PLAN POLICIES: ——
BERKSHIRE STRUCTURE PLAN POLICIES: LD3, ENV
MINERALS LOCAL PLAN POLICIES: ——

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

Date: 27.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 222 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: O/2002/5938

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

settlement, residential.

3. DESCRIPTION OF SITE/BUILDING

Bungalow - with flat roof. S.S rear extn, x2 sheds along boundary Nº 220. lawn & patio at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached
side of Nº 220 (bung) directly along boundary - no windows
side of Nº 224 ~~(bung)~~ directly along boundary ~~no windows~~
dormer window & rear & velux.
↳ 2S: with balcony at rear. ↳ S-S garage
x1 window 1st floor side elev. ob. glazed & x2 ob. glazed high level windows g/f side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING access at front -

LEVELS

BOUNDARY TREATMENT shrubs along side boundaries at front
fencing (shrubs) sheds beyond rear bldg line with 220.
brick wall with 224.

OTHERS

Application Number: O/2002/5938

Appraisal:

Development

Outline application for the proposed replacement of existing bungalow with a 4- bedroom dwelling. All matters (design, siting, access etc) have been reserved for subsequent application. Indicative drawings of siting and layout have been provided. The site is located within the identified settlement of Finchampstead in a predominantly residential area. The site fronts a green route.

Relevant Policies

BSP: LD3, EN1
WDLP(DD): WOS2, WOS3, WBE1, WBE12
SEALP: STV1, SBE1, SBE2

1. Impact upon neighbouring properties

   The dwelling to the east of the application site (No. 224) is a two storey detached dwelling. It has its garage built along the side boundary of No. 222 with two high level obscurely glazed window. It also has a window in its first floor side elevation, obscurely glazed. As the indicative plans stand, it would not appear that a proposed 4-bed dwelling would adversely affect the amenities of No. 224, provided that any dwelling did not extend beyond the rear of No. 224, as this could result in being overbearing.

   The dwelling to the west of the application site (No. 220) is a chalet style bungalow. An extension was approved in December 1983 (and built) under consent 20335. This provided a garage/bedroom extension along the boundary with No. 222 (no windows in the side elevation) and a loft conversion with rear dormer window and velux roof light. In the ground floor rear elevation (according to the plans) is a primary window to bedroom 2. It has not been demonstrated that a 4-bedroom dwelling could be sited so as to not to be overbearing and cause loss of daylight to the occupiers of No. 220. It is recommended that the application be refused on the basis of being detrimental to the amenities of the neighbouring occupiers.

2. Impact upon the character of the area

   There are a variety of styles and designs of dwellings along Nine Mile Ride, so in theory a 4-bedroom dwelling would be acceptable within the streetscene. This would of course be subject to appropriate design, relationship with neighbouring properties, and no adverse impacts to the quality of the green route – i.e. not removing planting at the front of the site which policy WBE12 seeks to protect. Details of tree protect and proposed planting would need to be provided, together with a fixed siting of the dwelling before the Landscape department could fully assess the impact of any proposed dwelling.

3. Impact upon highway safety (parking provision)

   Subject to conditions with regards to details being provided (parking, turning and garaging), the Highway Officer has no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

FILE PSE

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 13th May 2002

Location:	222, Nine Mile Ride, Finchampstead, Wokingham
Proposal:	Outline application for the proposed erection of a replacement dwelling
Application Number:	O/2002/5938

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

The applicants Indicative Proposal drawing No. 127iii does not accurately show the location, species, size and condition of the existing trees growing within the site and adjacent properties.

The existing trees are visible from the road and contribute to the visual amenity of the area and their successful retention is vital under the development proposal . Before I can comment further the applicant should be required to provide this information as well as tree protection details and proposed planting.

Whist I appreciate that the application is at an outline stage the proposal are quite detailed and I would also expect that the applicants drawing above to be fixed rather than entitled "indicative". Until the proposals are firm and fixed I cannot evaluate the impact upon the existing landscape features and judge whether any landscape proposals are sufficient to mitigate any adverse impacts.

ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES
REF 57735
POL
DC NAB
APP
CS
2 JUN 2002
COPIES

Our Ref. **12349**
Your Ref. Natalie Brown/O/2002/5938
Date. 18 June 2002

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

This matter is being dealt with by -
NBOKULI

recd after decision issued -.
please file on application file

Dear Sir / Madam

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

222, Nine Mile Ride
Finchampstead
Wokingham

I refer to your consultation received in this office on 30/04/02

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

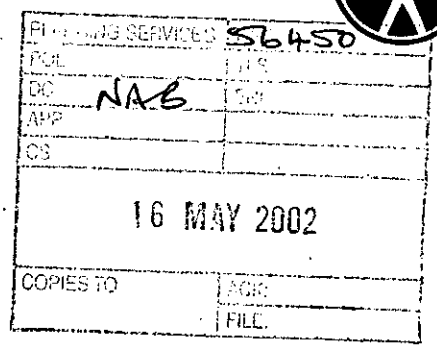
Thames Water
Development Control
Asset Investment Unit
Maple Lodge
Denham Way, Rickmansworth
Herts W33 9SQ

Tel: 01923 898072

ENVIRONMENT AGENCY

Our Ref : SP/2002/005474-2/1
Your Ref : O/2002/5938

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

PROPOSED ERECTION OF A REPLACEMENT DWELLING - ADDITIONAL PLANS

222 NINE MILE RIDE, FINCHAMSTEAD, WOKINGHAM, RG40 3QD

Thank you for your letter dated 24 April 2002, received on 25 April 2002. Please quote the following reference in any correspondence: SU86SW/21/18. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 5 April 2002 regarding your consultation reference O/2002/5938 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 agent. 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

ENVIRONMENT AGENCY

Our Ref : SP/2002/005474-1/1
Your Ref : O/2002/5938

Date : 05 April 2002

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

Dear Sir/Madam

FAO: Natalie Brown

PROPOSAL: PROPOSED ERECTION OF A REPLACEMENT DWELLING
LOCATION: 222 NINE MILE RIDE, FINCHAMSTEAD, WOKINGHAM

Thank you for your letter dated 15 March 2002, received on 19 March 2002. Please quote the following reference in any correspondence: SU86SW/21/18. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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 Claire Walters on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

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

Landfills

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

Grid reference	Distance from site	Landfill name
SU800648	50m	Barkham Rise
SU802650	225m	Foxcote

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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.

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.

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

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.

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.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

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

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

Natalie Brown

From: Andy Glencross
Sent: 10 May 2002 15:52
To: Natalie Brown
Subject: PA O/2002/5938 222 Nie Mile Rd Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **However as this application involves the the demolition of an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 24 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2002/5938

Location: 222, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

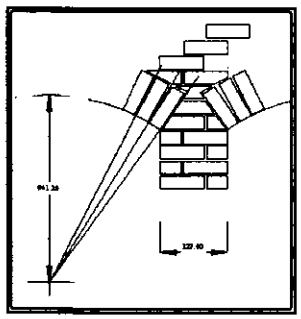
Applicant: Representatives Of A B Clark(Deceased) C/O R Mill.

Case Officer: Natalie Brown

The new plans show the following: Additional plans show an illustrative site layout, elevation and floor plans of the proposed dwelling.

Comments are required by 16/05/2002.

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



SANCTON DRAWING

Computer aided building and landscape design

High Street, Sancton, York YO43 4QT
Tel/fax 01430 827366
e-mail: rod@sdrawing.jungleink.co.uk
web: www.sanctondrawing.co.uk

PLANNING SERVICES	HP 5559
POL	TLS
DC NAB	ENF
APP	
CS	
23 APR 2002	
COPIES TO	ACK

April 18, 2002

Natalie Brown
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

ADDITIONAL PLAN
5938

Dear Ms Brown

Subject: 222, Nine Mile Ride, Finchampstead

Application No. DC/MLT/NAB/O/2002/5938

Please find enclosed indicative proposal plans for the replacement of the existing bungalow at 222, Nine Mile Ride.

The footprint is only marginally larger than existing and in the same position within the site allowing for ample vehicle turning and parking. Nine Mile ride is a straight road with wide footpaths so there are good sight lines in both directions.

You will see that consideration has been given to the proximity of neighbours by keeping the roof lines as low as possible on the two boundaries and concentrating the fenestration on the two internal elevations of the site.

Finally I would like to confirm that as far as Question 10 on the application form is concerned, there should be no ticked boxes.

Yours sincerely

THIS IS INFO TO VALIDATE AN APPLICATION

Roderic Mill

Partner, Sancton Drawing Services

Copy to: Robert Clark

Tel: (0118) 974 6492 (Direct Line)

Fax: (0118) 974 6484

Date: 3 April, 2002

My ref: DC/MLT/NAB/O/2002/5938

Your ref:

Sent 1ST CLASS

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

June Mill
Representatives of A. B. Clark (Deceased)
The Old Manor House
High Street
Sancton
York
YO43 4QT.

Dear Ms Mill,

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
RE: 222 NINE MILE RIDE, FINCHAMPSTEAD

I refer to your planning application dated 12 February 2002, received on 8 March 2002, concerning proposed "REPLACEMENT OF A 2-BED BUNGALOW WITH A 2-STOREY (4-BEDROOM) FAMILY HOUSE" at the above site.

I am writing under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied:

1. There is a dwelling already on the site, which lies within the existing identified settlement. Therefore, no objection in principle is seen to a replacement dwelling. Accordingly, the acceptability or otherwise of your proposal for a replacement dwelling is dependant upon the detailed size, design and siting of the dwelling. Therefore, it is necessary for you to submit:
   1. an illustrative site layout plan, including footprint and location of dwelling, access onto Nine Mile Ride (with sight-lines) and parking and turning areas
   2. illustrative scaled block plans indicating the location of windows, so any overbearing, overshadowing and/or overlooking may be assessed

Furthermore, we are in possession of one Part 1 form stating that all matters are reserved for later approval, and another one stating that the external appearance is to be approved, though no proposed elevation drawings have been submitted. Please will you clarify which is the case, and supply plans as appropriate.

File: 222 Nine Mile Ride - FURTHER DETAILS

Please ensure that six copies are supplied of all submitted plans.

I look forward to receiving this information at your earliest convenience. If you wish to discuss any matter further, please do not hesitate to contact Natalie Brown on the above telephone number.

Yours faithfully,

M L THORP
Principal Development Control Officer

ENVIRONMENT AGENCY

Our Ref : SP/2002/005474-1/1
Your Ref : O/2002/5938

Date : 05 April 2002

PLANNING SERVICES	HS55023
POL	TLS
DC NAB	ENF
APP	
CS	
08 APR 2002	
COPIES TO	

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

Dear Sir/Madam

FAO: Natalie Brown

PROPOSAL: PROPOSED ERECTION OF A REPLACEMENT DWELLING
LOCATION: 222 NINE MILE RIDE, FINCHAMSTEAD, WOKINGHAM

Thank you for your letter dated 15 March 2002, received on 19 March 2002. Please quote the following reference in any correspondence: SU86SW/21/18. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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Contact Claire Walters on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

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

Landfills

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

Grid reference	Distance from site	Landfill name
SU800648	50m	Barkham Rise
SU802650	225m	Foxcote

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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.

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.

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

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.

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.

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

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.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

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

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352

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

Email: joanna.marshall@environment-agency.gov.uk

CC: Representatives of A.B.Clarke

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

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.

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

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Mr and Mrs Pearce

FROM: Natalie Brown

DATE: 15 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2002/5938

Proposal: Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling..

Site Address: 222, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Representatives Of A B Clark(Deceased) C/O R Mill.

Your observations are required in respect of this application **by 08/04/2002** .

No objection in principal but it is felt that the location plan submitted was misleading

PLANNING SERVICES	
POL	
DC	ENF
APP	
CS	
0 2 APR 2002	
COPIES TO	OK
	FC

SIGNED: C.S.Cl DATE: 28-3-02

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2002

Location:	222, Nine Mile Ride, Finchampstead, Wokingham
Proposal:	Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling
Application Number:	O/2002/5938

In response to your consultation dated 15th March 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of significant trees which are growing along the eastern and western boundaries of the site. Although the trees are not protected by a TPO they are visible from the road and contribute to the visual amenity of the area.

The outline plans indicate that the new dwelling can be constructed whilst retaining these trees. However, in order to ensure their successful retention the applicant should be required to submit for approval a tree protection plan in accordance with BS 5837: 1991 - Trees in Relation to Construction.

Provided that the above is satisfactory I do no wish to raise an objection to the granting of outline planning consent.

ROBERT PETROW
Consultant Landscape Architect

Natalie Brown

From: Andy Glencross
Sent: 20 March 2002 14:25
To: Natalie Brown
Subject: Planning Application O/2002/5938 222 Nine Mile Ride Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition there is a known badger sett within 150 metres of this property and we will require a survey of the property with regard to its use by badgers **prior to determining the application.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Natalie Brown, Development Control

From: John Mullaney, Environmental Health

Your Ref: O/2002/5938

My Ref: 542

Date: 19/03/02

PROPOSED ERECTION OF REPLACEMENT DWELLING

222, NINE MILE RIDE, FINCHAMPSTEAD

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name
SU 800 648	60M	Barkham Rise

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. 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 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 March 2002

Application Number: O/2002/5938

Proposal: Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
222, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Representatives Of A B Clark(Deceased) C/O R Mill.

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).

1/ C120, R120.

2/ C137 (INSERT: DWELLING), R137.

Signed: _____ **Print name:** ADAM 18/03/02.

Application Number : O/2002/5938	Map No : 106
Case Officer : NAB.	Site Area : 0·08
Valid Date : 23 April 2002	Received Date: 18/02/2002

Level : Delegated Application

Description : Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location : 222, Nine Mile Ride, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 15.3.02

Applicant : Representatives Of A B Clark(Deceased) C/O R Mill.

Fee Required: £190 **Fee Received: £95** (6)

Additional: £95-00 requested 22/2 **or Refund:** ..... Received £95-00 8/3.

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Not good enough No red line.	22/2	
BLOCK PLANS	Show adjoining properties	22/2	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	some detail of proposals.	22/2	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 15.3.02

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health Landfill

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

● D. Pastures re demolition

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill site

Railtrack

Police Arch Officer

Thames water ✓ new dwelling

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|W + see map.

.....

No pre-appⁿ

Organisation_Name	Building_Name	address1	Postcode
		223NINE MILE RIDEWOKINGHAM	RG403QA
		225NINE MILE RIDEWOKINGHAM	RG403QA
	227A	227ANINE MILE RIDEWOKINGHAM	RG403QA
	227B	227BNINE MILE RIDEWOKINGHAM	RG403QA
		227NINE MILE RIDEWOKINGHAM	RG403QA
		218NINE MILE RIDEWOKINGHAM	RG403QD
		220NINE MILE RIDEWOKINGHAM	RG403QD
		222NINE MILE RIDEWOKINGHAM	RG403QD
		224NINE MILE RIDEWOKINGHAM	RG403QD
		228NINE MILE RIDEWOKINGHAM	RG403QD
	SPRING COPSE	SPRING COPSEWICK HILL LANEWOKINGHAM	RG403PZ

Neighbours Consulted 01/2002/5938 15.3.02.

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

Tel: (0118) 974 6492

Date: 15 March 2002

My ref: O/2002/5938

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: O/2002/5938
222, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of a replacement dwelling. Demolition of existing 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: **O/2002/5938**
222, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of a replacement dwelling. Demolition of existing 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 G Cockroft

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

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

Tel: (0118) 974 6492

Date: 15 March 2002

My ref: O/2002/5938

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **O/2002/5938**
222, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the proposed erection of a replacement dwelling. Demolition of existing 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 Long

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

Received by Wokingham District Council

Application No: O/2002/5938

Proposal:
Outline application for the proposed erection of a replacement dwelling. Demolition of existing dwelling.

Location:
222, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/5938 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 08/04/2002. 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

15 March 2002

THE OLD MANOR HOUSE
HIGH STREET
SANCTON
YORK YO43 4QT

08.MAR2002* 5938

03 March 2002

Wokingham District Council

Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

222 Nine Mile Ride, Finchampstead

Dear Mrs Hurst

We are resubmitting our application for outline planning permission for the above address having attended to the points in your letter as follows:

2. We have enclosed loction plans at both 1:2500 and 1:25000
3. We have outlined the location in red
5. We have enclosed a block plan showing the adjoining properties
8. We would like the planning dept. to consider the replacement of this two-bedroom bungalow with a more substantial 4/5-bedroom two storey family house of traditional construction, in materials and style to reflect the locality.
10. Fee of £190.00 enclosed.
11. The elevations and plans submitted are of the existing bungalow that we would like to replace.

Trusting these alterations have now addressed any deficiencies,

Yours sincerely,

June Mill

Tel: 01430 827366

Tel. 0118 9746429 (Direct Line)

Date 22/02/02

Your ref.

My ref.

• Representatives of
A B Clark (deceased)
The Old Manor House
High St.
Sancton,
York YO43 4QT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. 25000? old new	☑
3)	The location plans submitted do not have the site outlined in red. plan submitted not adequate to locate site	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☑

See Q10 of application form. A bit more detail of the approx size & type of dwelling proposed is required. If any parts of Q10 are to be considered, details are required.

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £.190-00 ☑

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑

are the elevations of the existing dwelling?

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1789/a

SECTION 66 CERTIFICATE

Application No.

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

08 MAR 2002 - 5538

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date o accompanying application, nobody, except the applicant, was the own (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 wh at the beginning of the period of 21 days ending with the date of th 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.

- 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) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . [signature] . . . . . .

On behalf of REPRESENTATIVES OF A.B. CLARK

Date . . . . 12.02-02 . . . . . deceased.

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

1509/ab

08 MAR 2002 WOKINGHAM DISTRICT COUNCIL 5938

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.

1.	YOUR NAME	REPRESENTATIVES OF A.B.CLARK
	ADDRESS	THE OLD MANOR HOUSE (deceased) HIGH ST SANCTON YORK
	POST CODE	YO43 4QT Tel No. 01430 827366
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	R.A. + J. MILL
	ADDRESS	AS ABOVE
	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	222 NINE MILE RIDE FINCHAMPSTEAD NR WOKINGHAM BERKS RG40 3QD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	400 m²
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACEMENT OF A 2 BED BUNGALOW WITH A 2 STOREY FAMILY HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNERS

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan	✓	1:100 Floor Plan	
		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		N/A	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~~ large trees at front of property not to be felled.

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK TO MATCH EXISTING

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~~ no change to existing access

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

YES / ~~NO~~ future provision of garage possible

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	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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 £ 95.00

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 Representative of A B CLARK deceased DATE 12.02.02

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.

PC 06 410 222

ADDRESS 222 Nine Mile Ride PARISH Fwd

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
454/55	MR. B. BELCHER	BUNGALOW, GARAGE, ACCESS	12.7.55	APP C/A
105A/71	Mr R.B. Robson	S/Storey near addt.	30.9.71	App App
BR 689	" "	Extens & addits	9.5.74	Refused N/A
00675	" "	" "	13.6.74	N/A C/A
BR 4056	MR T. PIPER	S/STOREY EXTENSION, ALTERATIONS & GARAGE	16.1.76	APP. N/A
04051	"	Garage & Sec accom Ext B/Rm	20.2.76	N/A Ref
0/2002/5938	Rep. of A B Clark (Deceased)	O/L for erection of replacement dwelling - Demolish existing		

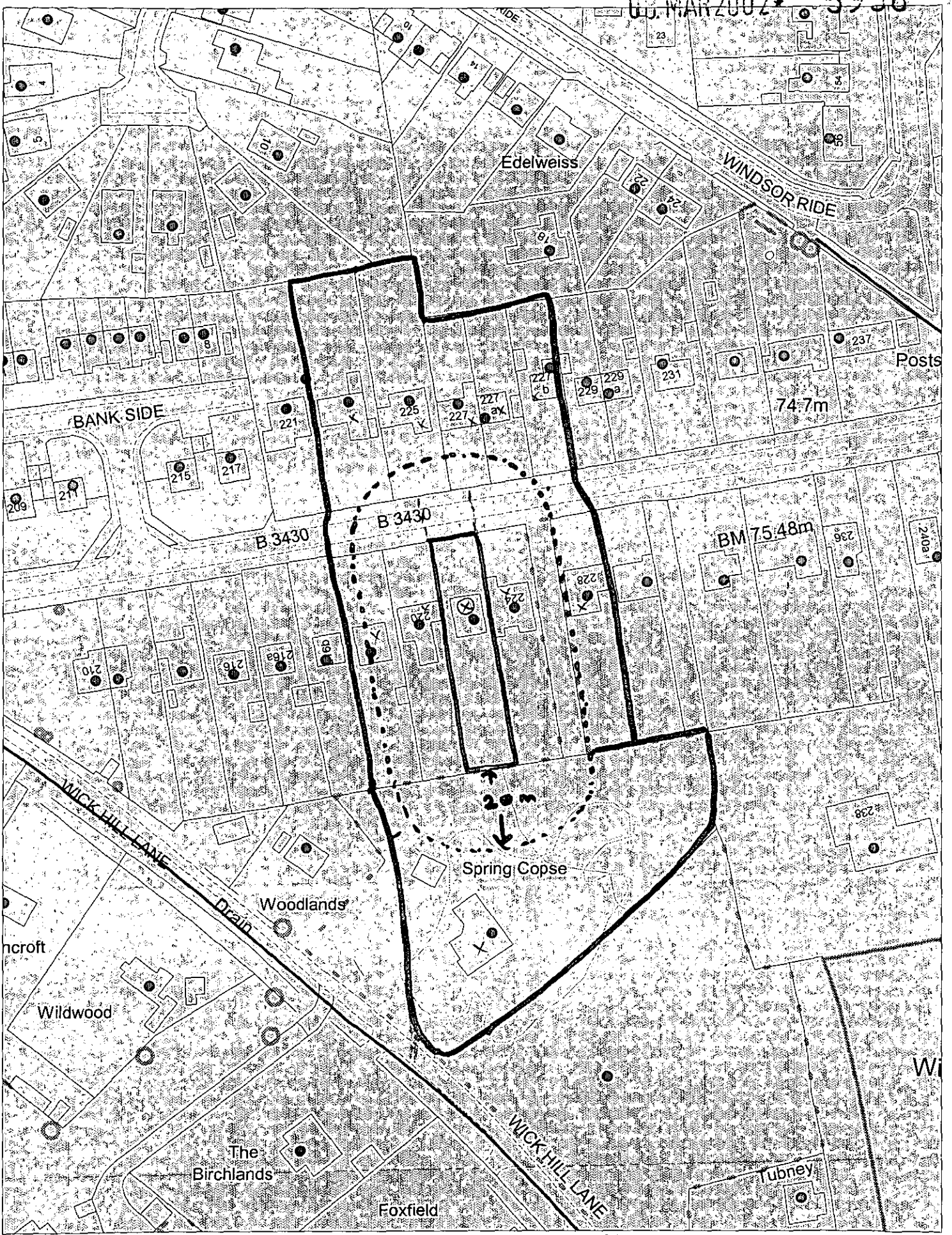
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS *BR 4056 cancelled by WDC. 11.1.79

DRAINAGE

06 MAR 2002* 5938



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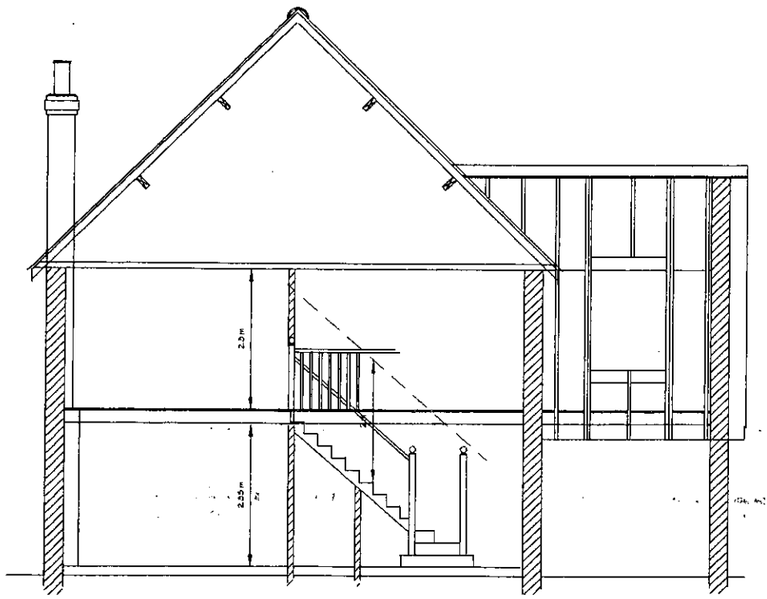
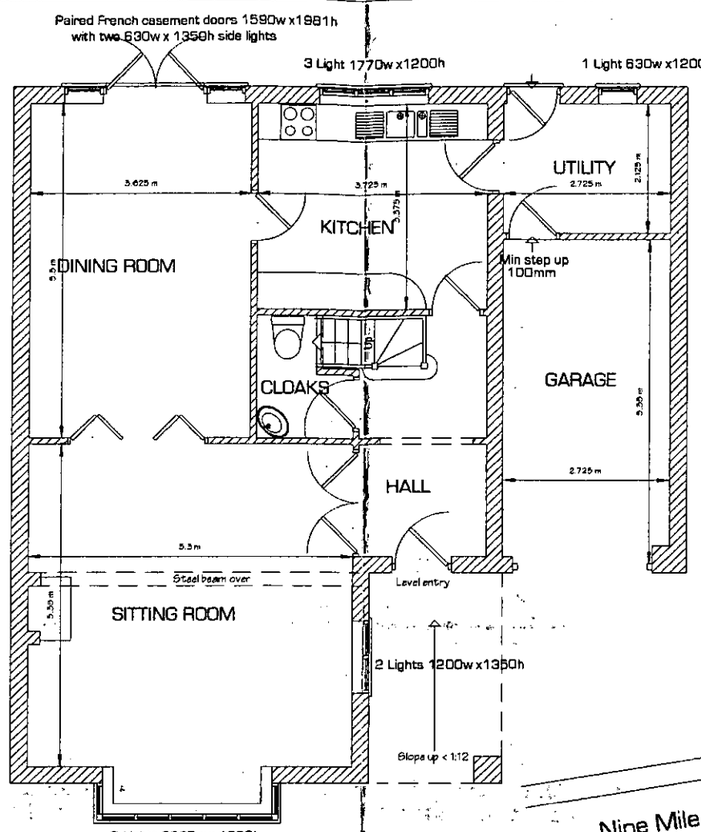
Development Control Section, Environmental Services, Wokingham District Council.

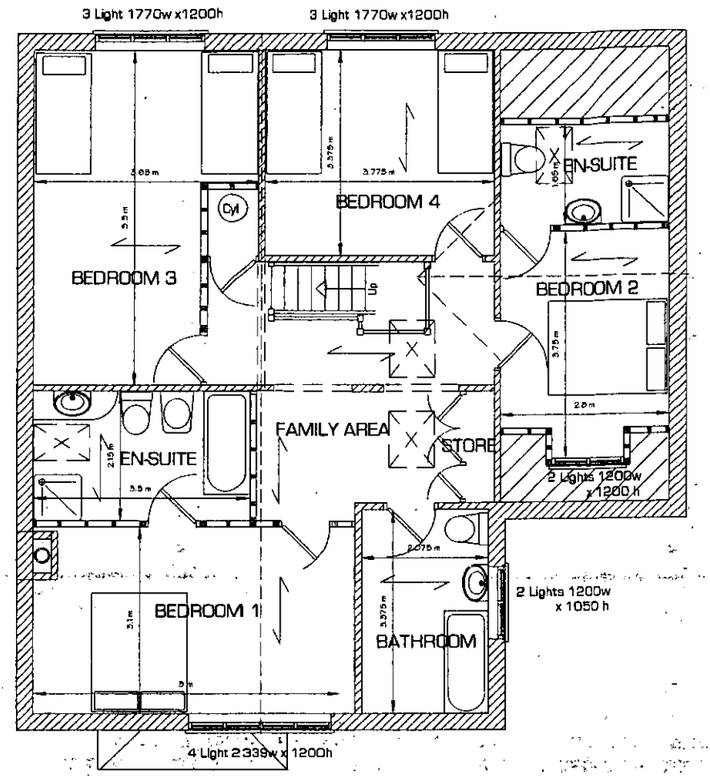
21 February 2002 Scale: 1 : 1250



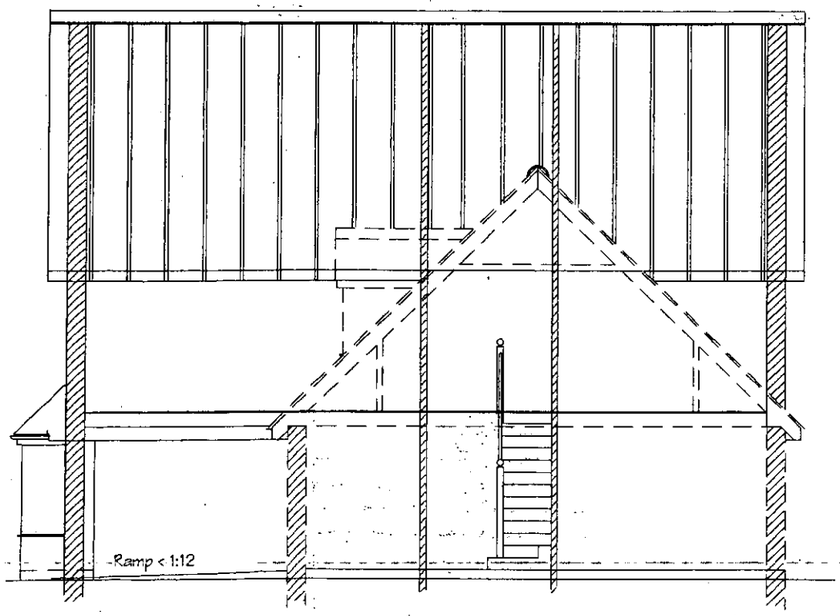
EAST-WEST SECTION



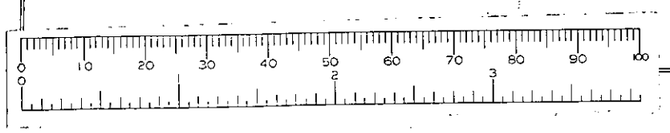
GROUND FLOOR PLAN

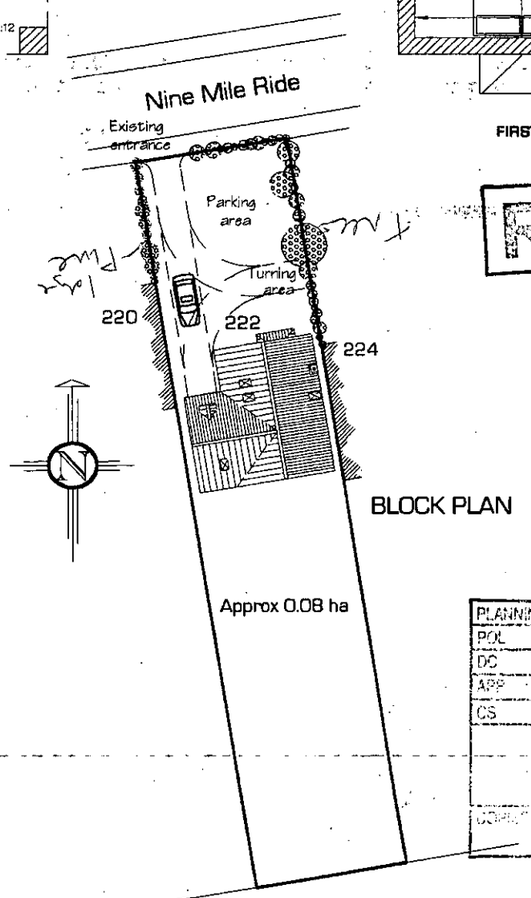


FIRST FLOOR PLAN



NORTH- SOUTH SECTION





BLOCK PLAN

Approx 0.08 ha

REFUSED

Drawing No. 127 iii

222, Nine Mile Ride
Wokingham

Indicative Proposals — Date: 15.04.02

Updates

Scales Plans & Sections 1:100
Block plan 1:500

PLANNING SERVICES	HPT
POL	TLR
DC	ENF
APP	
CS	

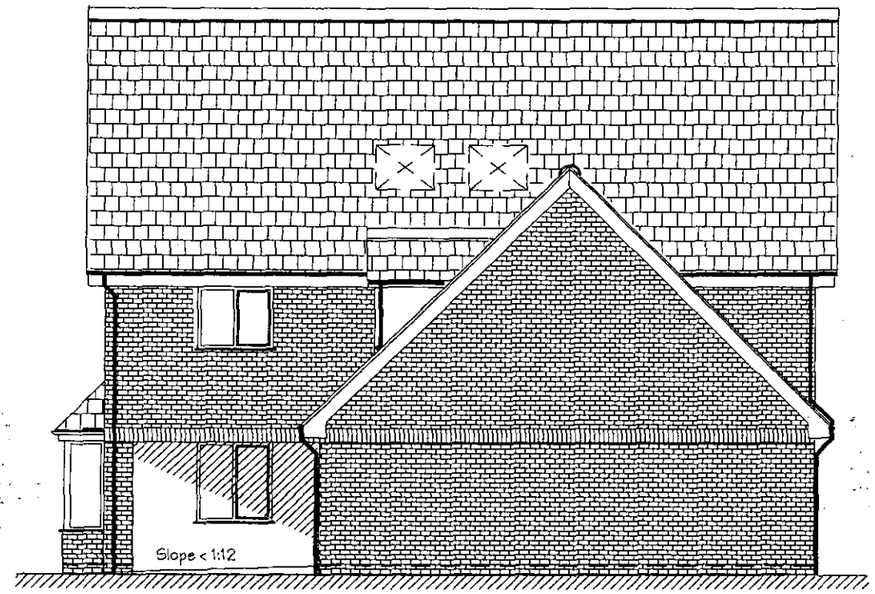
23 APR 2002

DOWN TO

SANCTON DRAWING SERVICES

High Street, Sancton, York YO43 4QT
Fax/Phone 01430 827366

5938 ADDITIONAL PLAN



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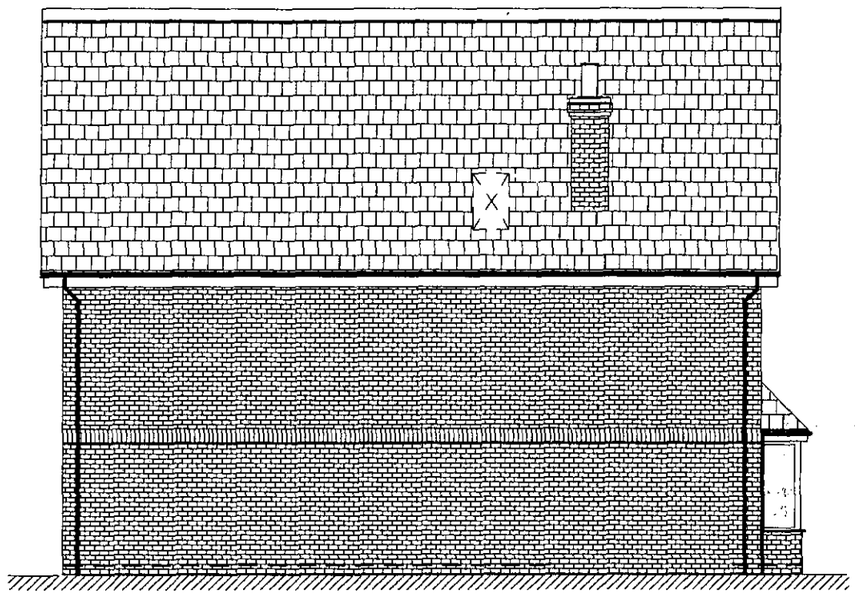


WEST ELEVATION

Materials:

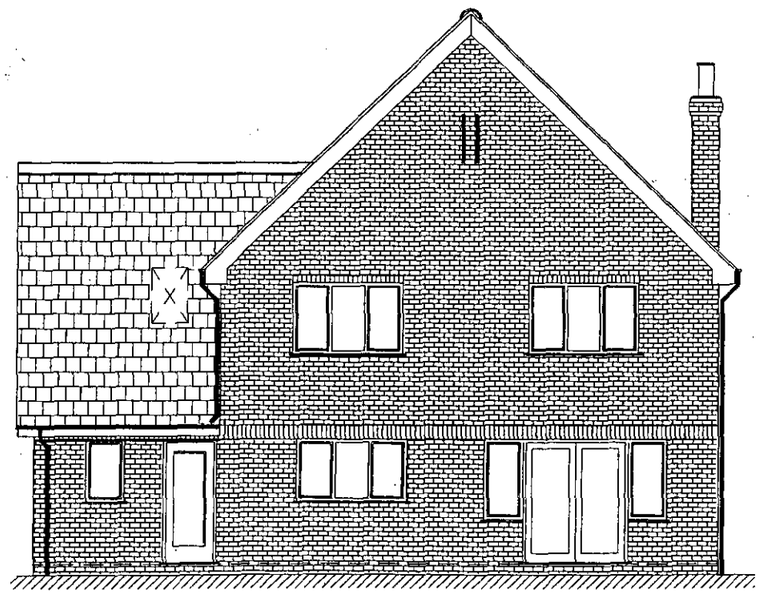
Bricks and tiles to match local types

Black PVCu rainwater goods

Side hung casement windows in wood effect brown PVCu

Fascias, bargeboards etc in treated and painted softwood

Leaded cheeks to dormer



SOUTH ELEVATION



NORTH ELEVATION

REFUSED

Drawing No. 127 iii

222, Nine Mile Ride
Wokingham

Indicative Proposals — Date: 15.04.02

Updates

Scales Elevations 1:100

PLANNING
FOL
BC
APP
SS

23 APR 2002

COPIES TO

SANCTON DRAWING SERVICES

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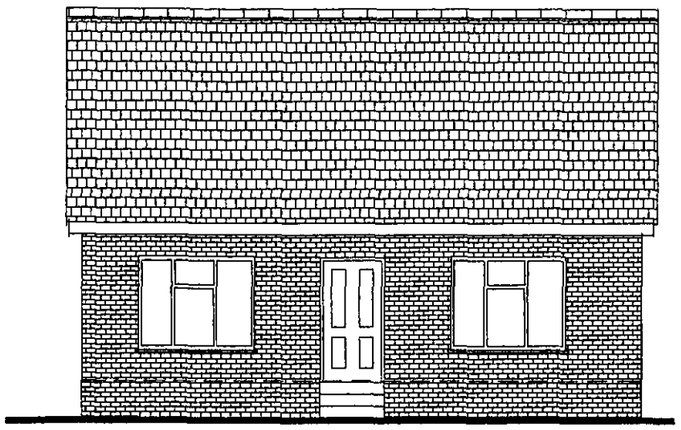
15938 V ADDITIONAL PLAN

03.MAR2002 5958



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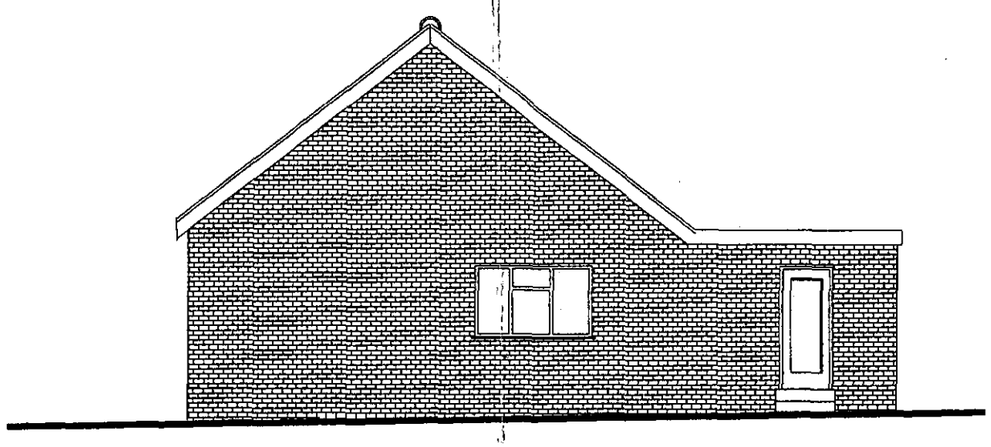

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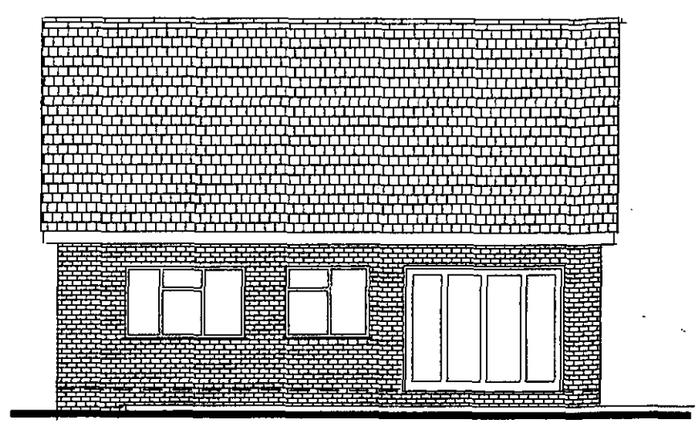

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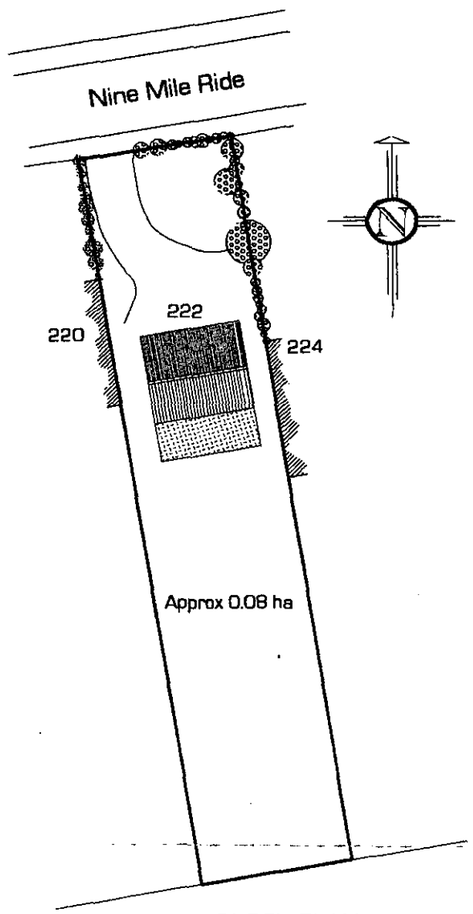
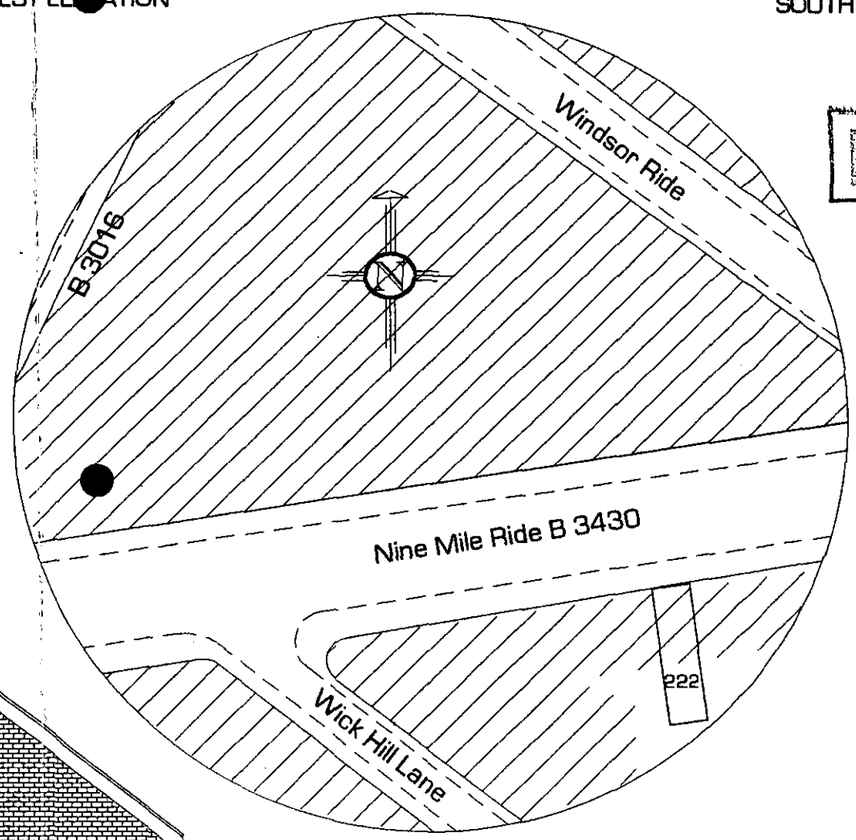


BLOCK PLAN





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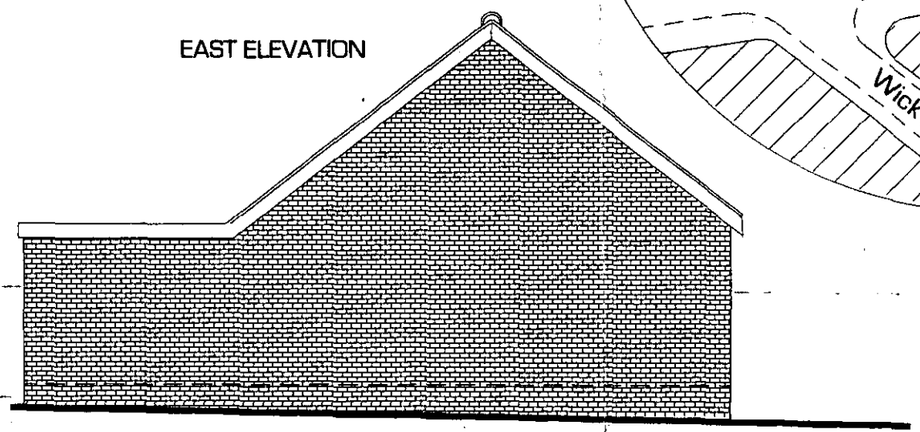

EAST ELEVATION

REFUSED

Drawing No. 127 i

222, Nine Mile Ride
Wokingham

Survey Date: 27.01.02

Updates

Scales Plan and elevations 1:100
Block 1:500
Location 1:2500

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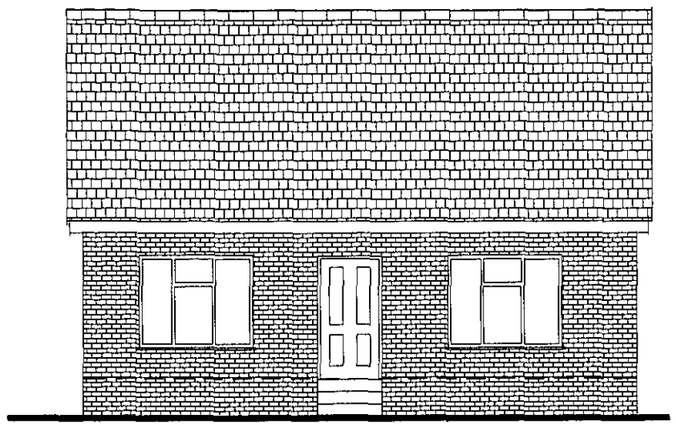
High Street, Sancton, York YO43 4GT
Fax/Phone 01430 827366

08.MAR2002* 5938



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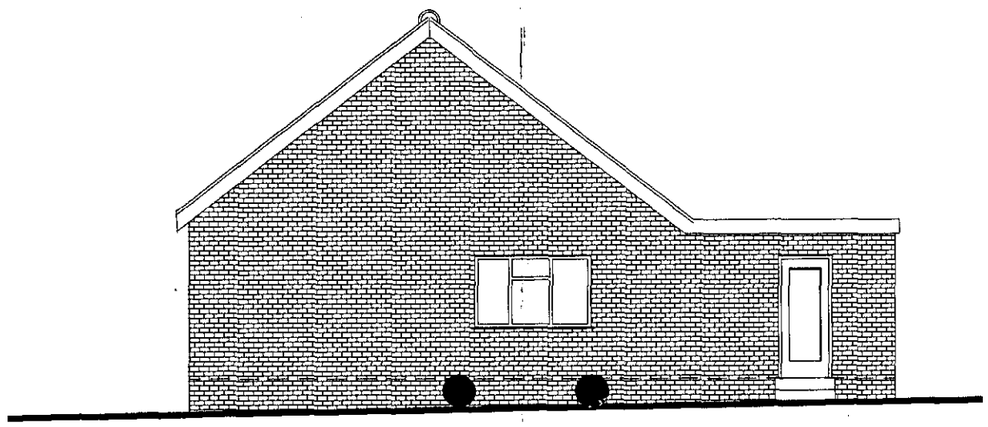

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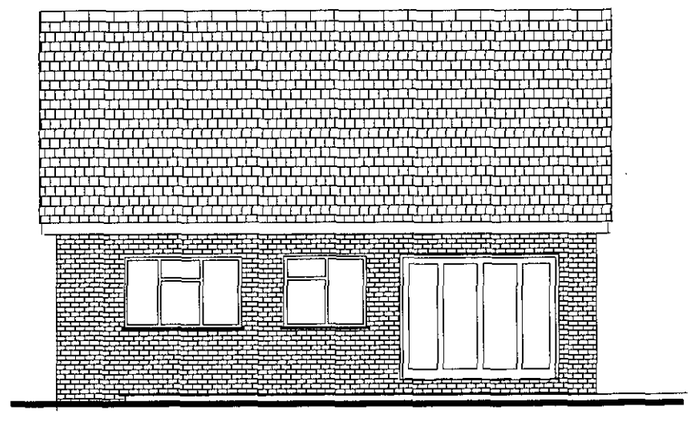

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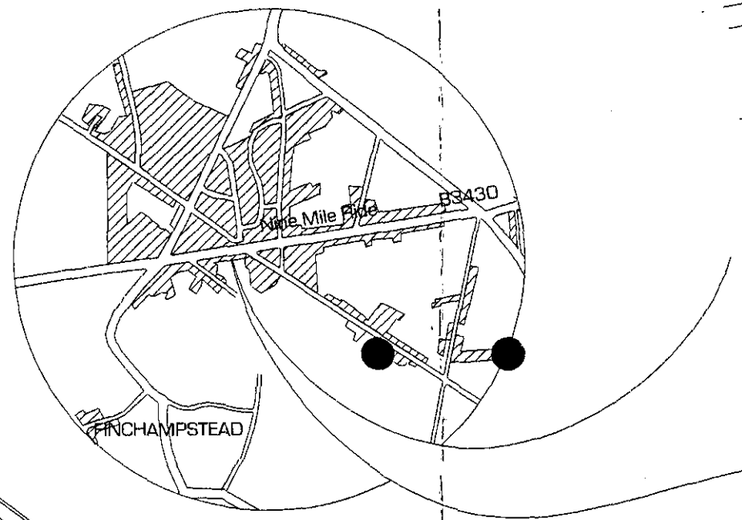
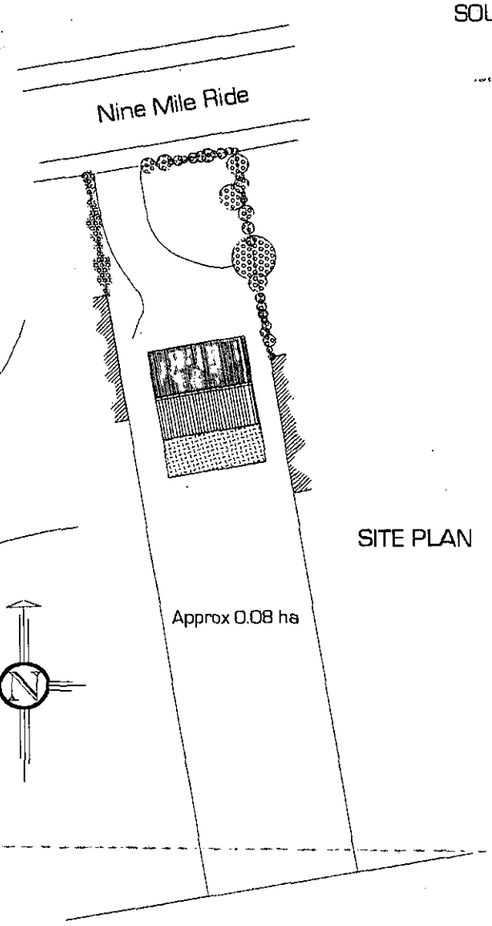
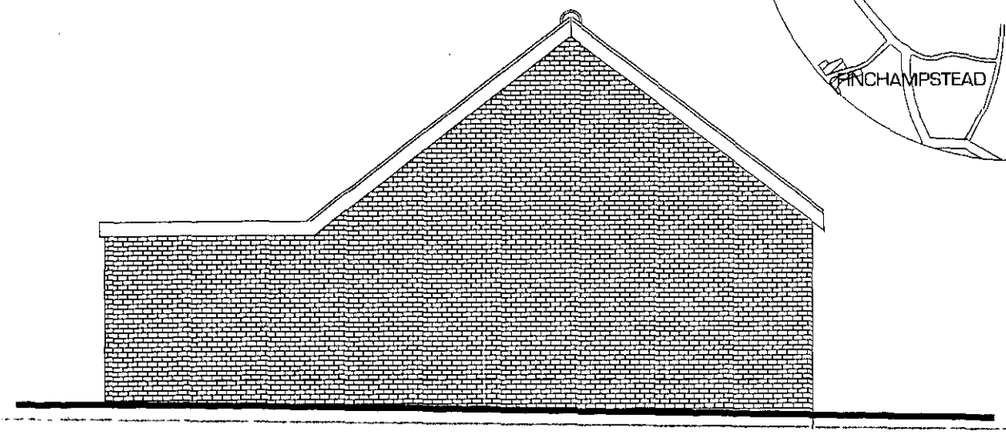




SITE PLAN

REFUSED



EAST ELEVATION

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Drawing No. 127 i

222, Nine Mile Ride Wokingham

Survey Date: 27.01.02

Updates

Scales Plan and elevations 1:100
Site 1:500
LOCATION 1:2500

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High Street, Sancton, York YO43 4QT
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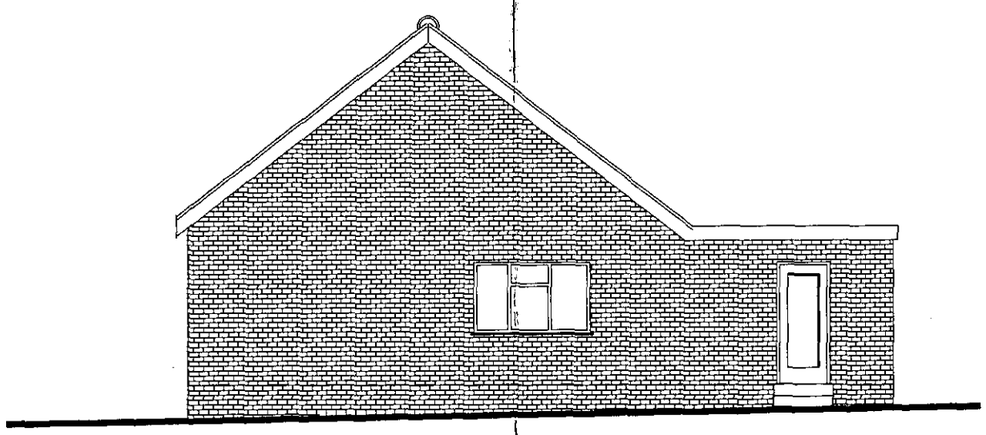
08.MAR2002 5938



NORTH ELEVATION



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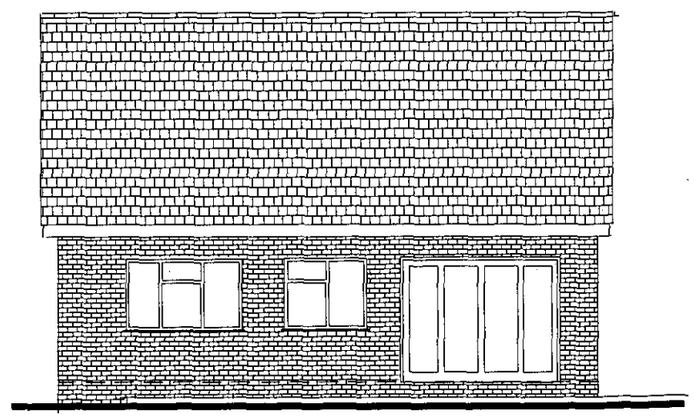

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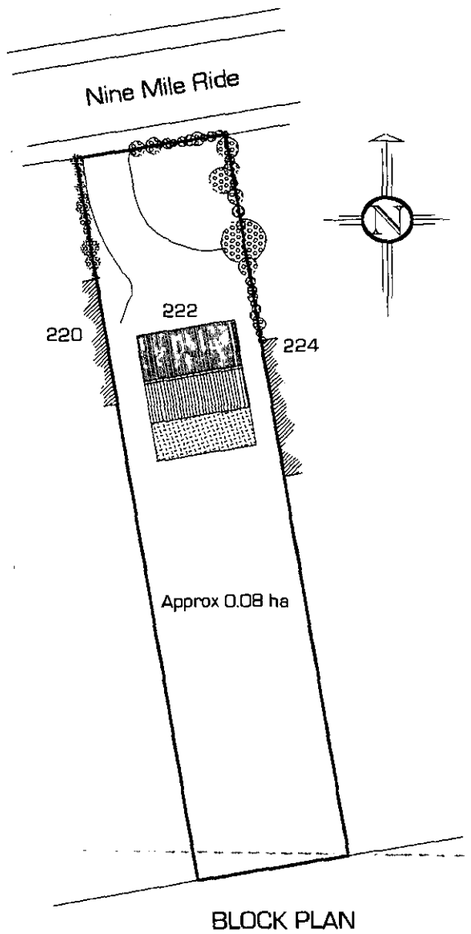
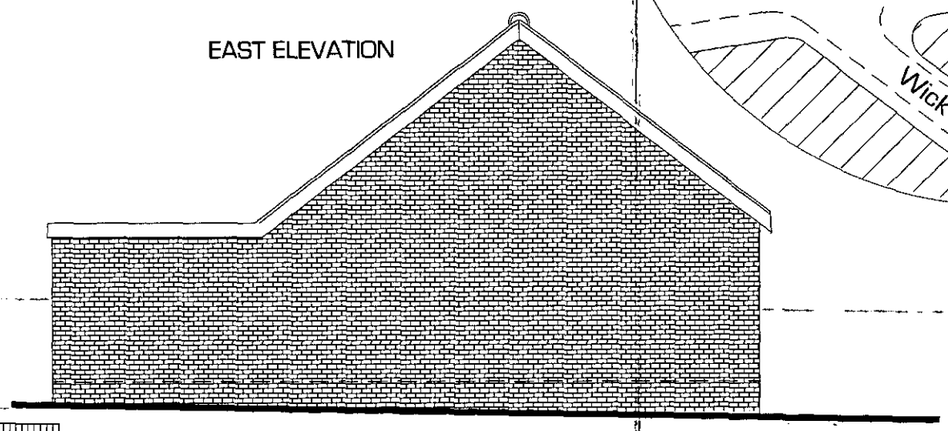


BLOCK PLAN



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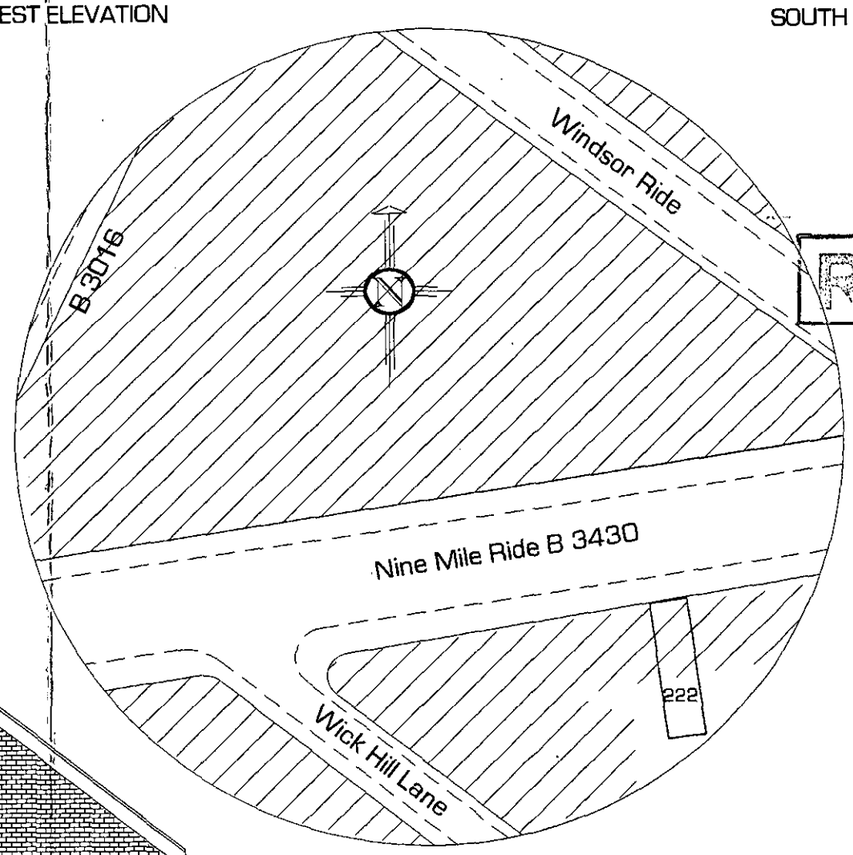


LOCATION

REFUSED

Drawing No. 127 i

222, Nine Mile Ride
Wokingham

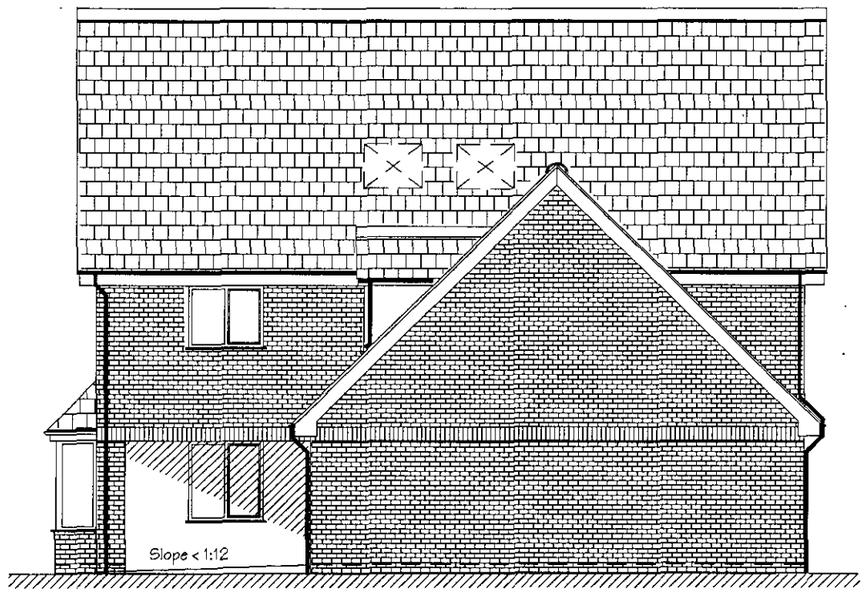
Survey Date: 27.01.02

Updates

Scales Plan and elevations 1:100
Block 1:500
Location 1:2500

SANCTON DRAWING SERVICES
High Street, Sancton, York YO43 4QT
Fax/Phone 01430 827388

ADDITIONAL PLAN
5938 593



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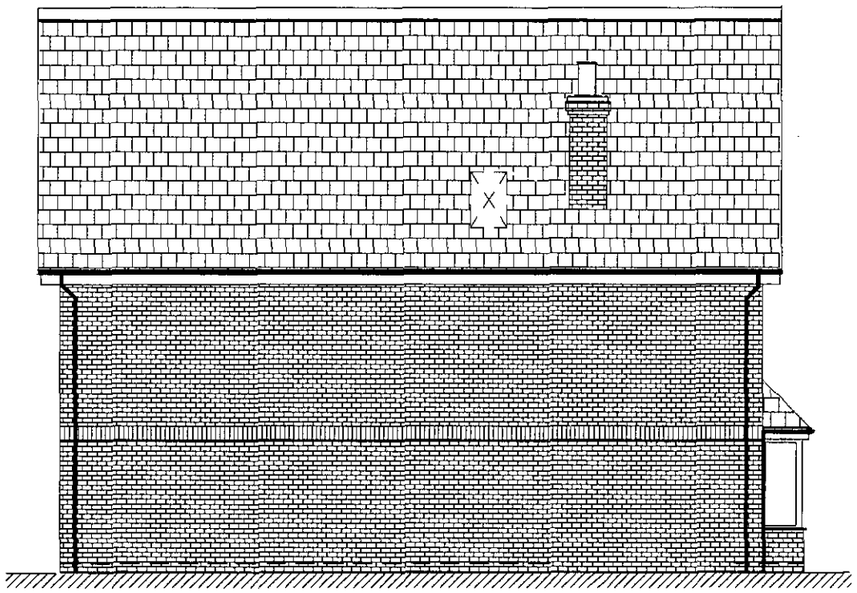

WEST ELEVATION

Materials:

Bricks and tiles to match local types

Black PVCu rainwater goods

Side hung casement windows in wood effect brown PVCu

Fasciae, bargeboards etc in treated and painted softwood

Leaded cheeks to dormer



SOUTH ELEVATION



NORTH ELEVATION

REFUSED

Drawing No. 127 iii

222, Nine Mile Ride
Wokingham

Indicative Proposals Date: 15.04.02

Updates

Scales Elevations 1:100

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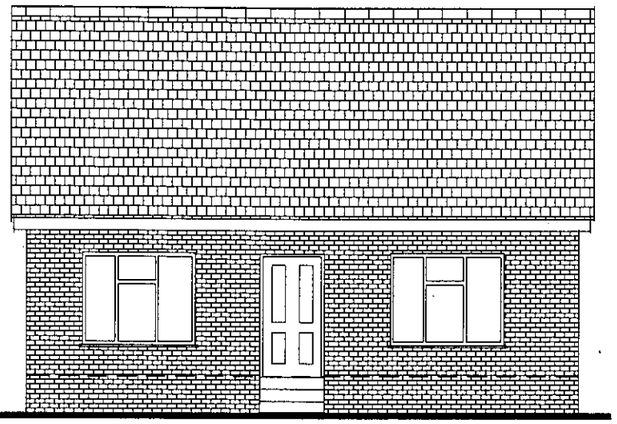
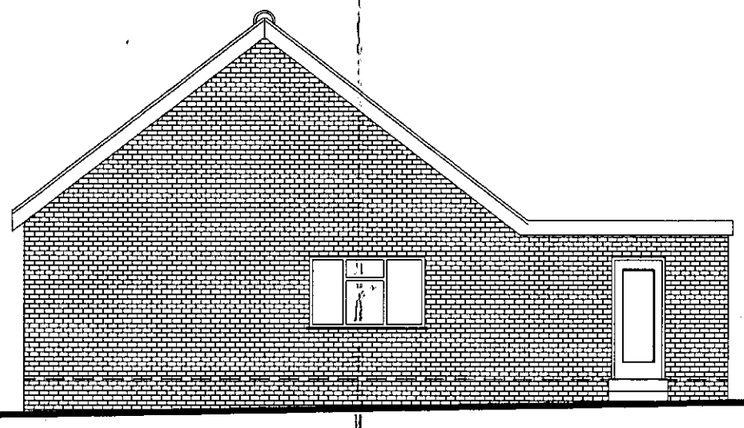
08.MAR2002* 59



NORTH ELEVATION



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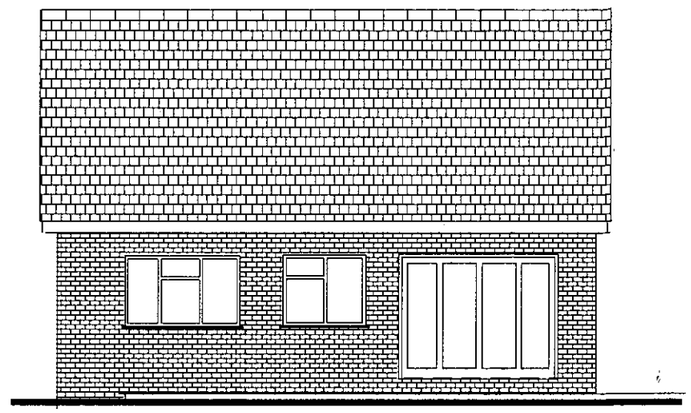

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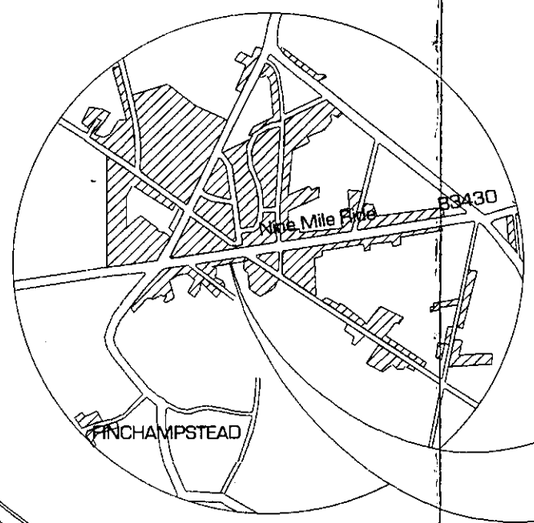
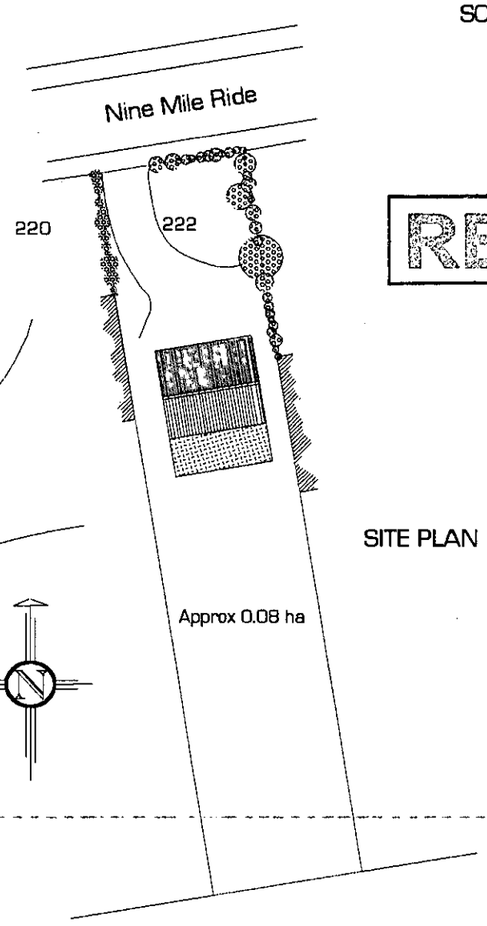
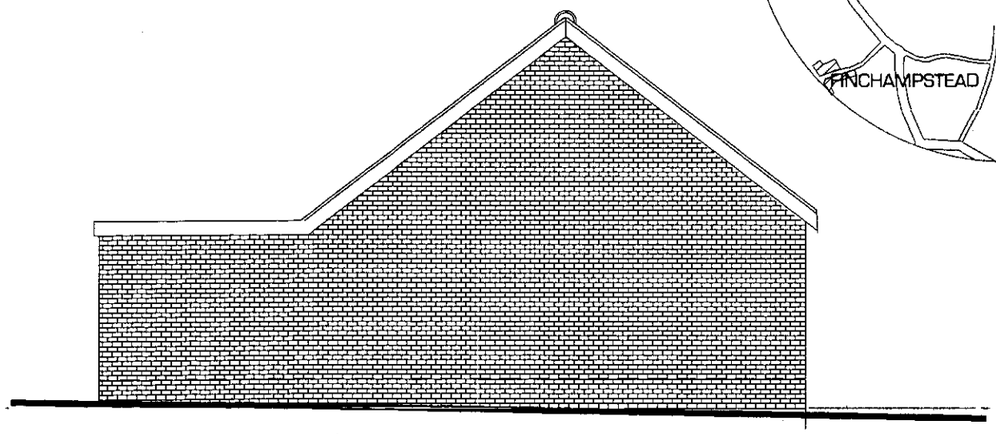




SITE PLAN



EAST ELEVATION



REFUSED

Drawing No. 127 i

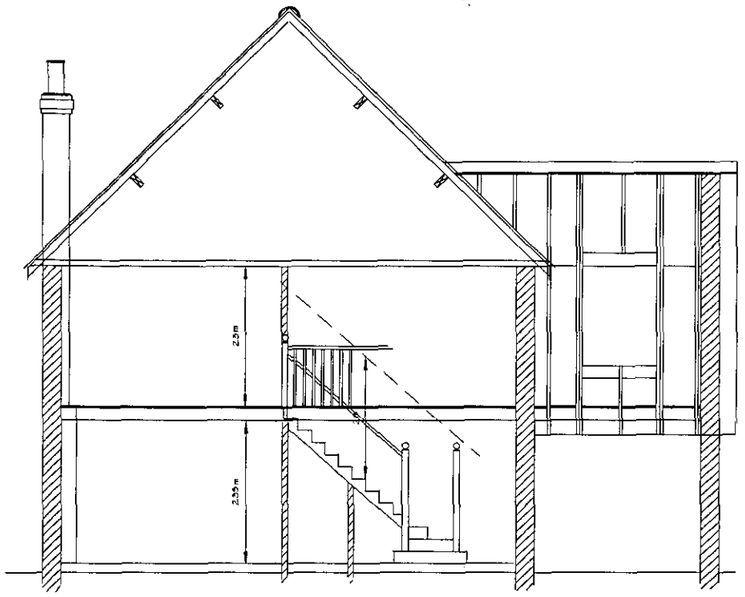
222, Nine Mile Ride
Wokingham

Survey Date: 27.01.02

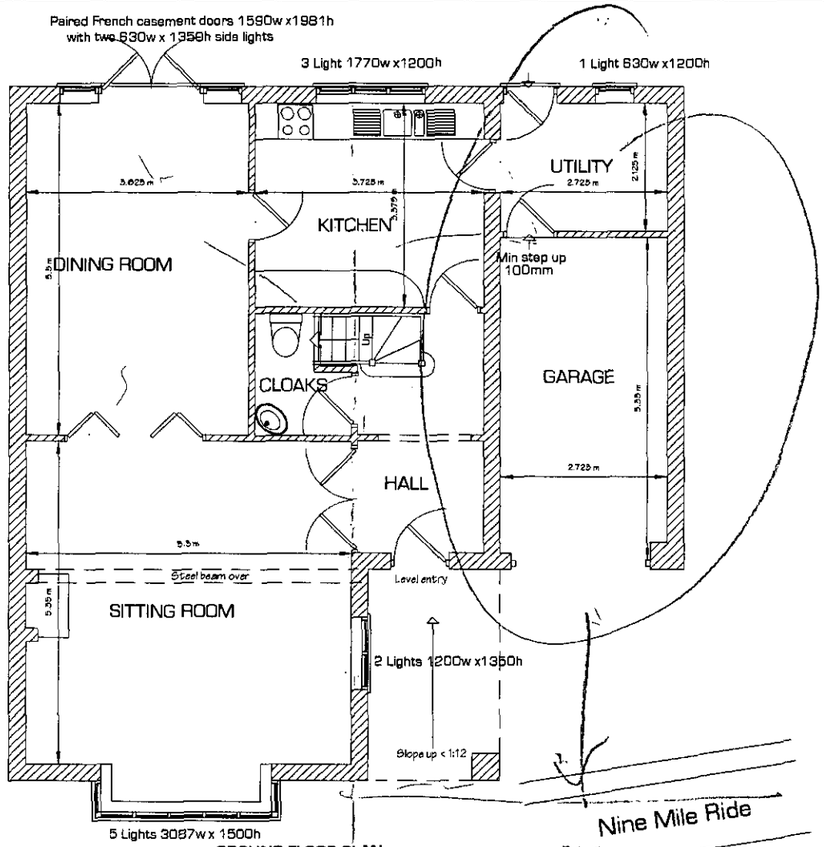
Updates

Scales Plan and elevations 1:100
Site 1:500
LOCATION 1:25000

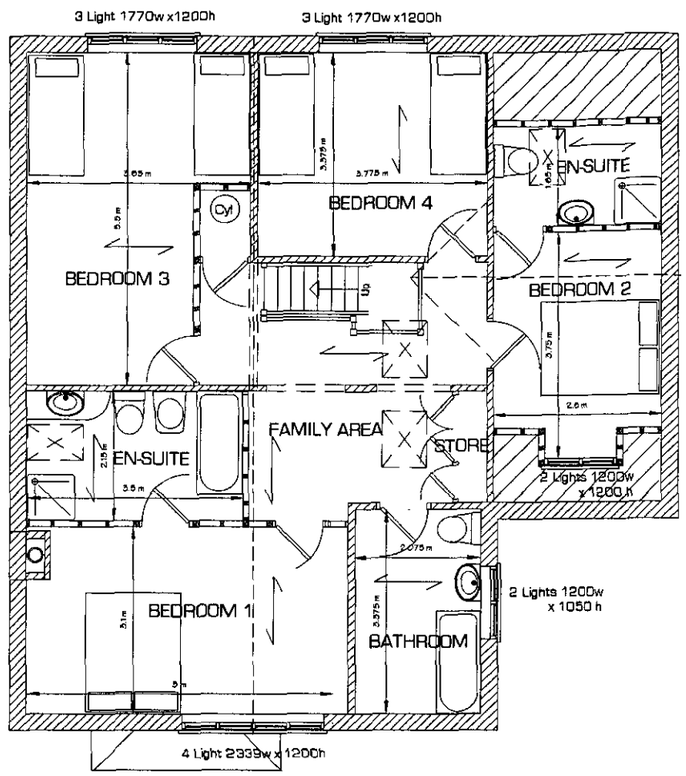
SANCTON DRAWING SERVICES
High Street, Sancton, York YO43 4QT
Fax/Phone 01430 827366



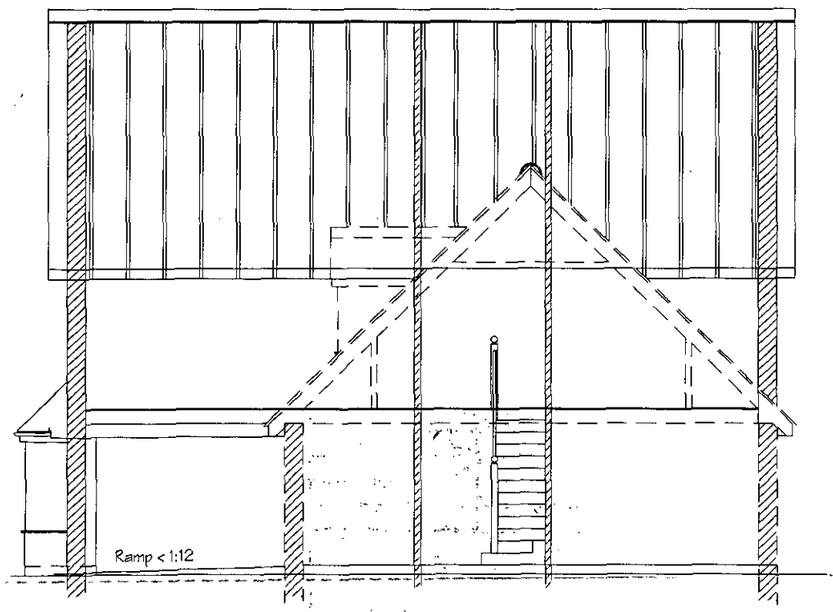
EAST-WEST SECTION



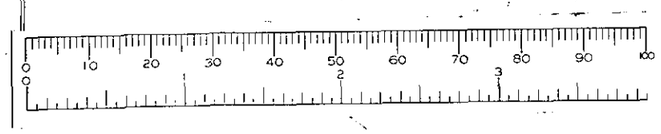
GROUND FLOOR PLAN

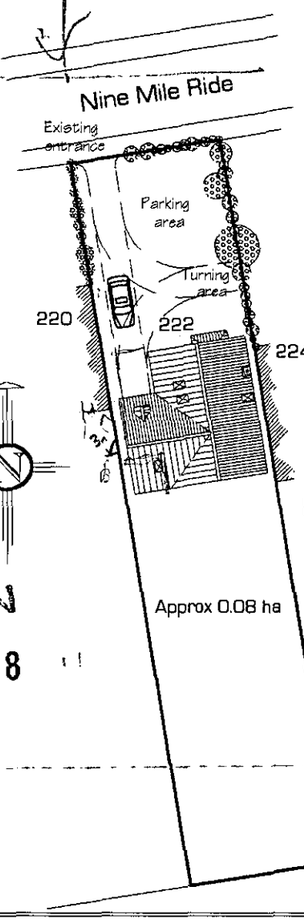


FIRST FLOOR PLAN



NORTH- SOUTH SECTION





BLOCK PLAN

Approx 0.08 ha

REFUSED

ADDITIONAL PLAN

5938

Drawing No. 127 iii

222, Nine Mile Ride
Wokingham

Indicative Proposals — Date: 15.04.02

Updates

Scales Plans & Sections 1:100
Block plan 1:500

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