APPLICATION NO:
F/2001/3624

LOCATION:
99 Kiln Ride, Finchampstead Wokingham

APPLICANT:
Westbuild Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of two detached dwelli and demolition of 99 Kiln Ride (Amendme consent 2000/1629)

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

37

102

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2001/3624

Parish: **FINCHAMPSTEAD**

Location: **99, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)**

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. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition

5. 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 in the roof of the garage on plot 2 hereby permitted except for any which may be shown on the approved drawing(s).

Condition

6. 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

7. 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.

Condition

8. 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.

Condition

9. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition

10. No other development shall be commenced until visibility splays of 2.4 metres by 90 metres have been provided at the access on to Kiln Ride. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition

12. Bin stores shall be provided within 25 metres of the adopted public highway.

Condition
13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall comprise screen planting along the south boundary of plot 1.

Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
15. 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 to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
16. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

Condition
17. Details of appropriate measures to control ingress of landfill gas to inhabited spaces shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

Reason
9. In the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

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

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

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

Reason
16. To ensure that existing trees are protected during development.

Reason
17. In the interests of the health and safety of future residents.

Informative
1. This permission relates to the application as amended with revised drawing number 1519/1D submitted to the Local Planning Authority on 11.9.00 showing re-siting of proposed house on plot 1 and drawing numbers 1519/8A and 9A submitted to the Local Planning Authority on 27.9.00 showing corrections to details of house type on plot 2 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 Policy EN1.
South East Area Local Plan Policies STV1, SBE2 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WBE11.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/07/2001

Notice checked by: _____

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

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 26 November, 2001
My ref. BC/DC/2001/3624

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

Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2001/3624
SITE: 99/99A KILN RIDE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3624 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

ELAINE VASHI
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3624	EV
BUILDING CONTROL NUMBER	FX 2001/2255 South	
~~APPLICANT~~/AGENT	Andrews Kolik	
ADDRESS OF SITE	99/99A Kiln Ride FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	erect double garage with loft space (amendment to consent 2000/1629)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		1519/1H
ELEVATIONS	rec'd 18/9/01	1519/15
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/9/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3624

Proposal:
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Location:
99, Kiln 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 April 2001

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

53738

Amo

COPIES TO: FILE

DAMcK/JAG/1519

28th February 2002

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

99 KILN RIDE, FINCHAMPSTEAD – F/2000/1629

Further to your letter of 6th December, please find enclosed 3 copies of our drawing no. 1519/14D revised to incorporate your requirements.

I look forward to receiving your confirmation that the landscaping is now approved.

Yours sincerely

pp D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMO

47952

CS	
21 SEP 2001	
COPIES TO:	ACK
	FILE

DAMcK/JAG/1519

20th September 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

99/99A KILN RIDE, FINCHAMPSTEAD

Further to your memo from Cathrine Brimble regarding the landscaping please find attached 3 copies of revised landscaping drawing 1519/14B. Could you please confirm this is now acceptable in compliance with conditions 3, 12, 13 and 15 of approval no. F2000/1629.

I look forward to hearing from you shortly.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

given to Catherine 21/9

3: boundary.

12: landsc. – planting along
S. boundary

15: tree protection

3624

Sugar H re: A9 pops —
if < 3000/ton 15 threshold.

99 Kiln Kids — check boundary re:
T/o Tomlinson

---

* Sh P.C. with list to SAL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 March, 2002
My ref. AO/F/2000/1629
DAMc/JAG/1519

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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) 977 8909
DX: 33506 – Wokingham

Dear Mr McKnight

PLANNING APPLICATION F/2000/1629
PROPOSED ERECTION OF 2 DETACHED DWELLINGS AT 99 KILN RIDE, FINCHAMPSTEAD – CONDITION 12 - LANDSCAPING

Thank you for your letter of 28 February and enclosed revised plan No. 1519/14D. I confirm the proposed landscaping is now acceptable and satisfies the requirements of condition No.12.

I trust the above is clear, but if you wish to discuss the matter further please contact the case officer Angela Odell.

Yours sincerely

M L THORP
Principal Development Control Officer

Applicationo	Name & Address
F/2000/1629	Mrs D Skellett 9 Tomlinson Drive Finchampstead Berks RG40 3NZ
F/2000/1629	R Pullen 19 Tomlinson Drive Finchampstead Wokingham Berkshire RG40 3NZ
F/2000/1629	Mr M Collins 11 Tomlinson Drive Finchampstead Wokingham Berkshire RG40 3NZ
F/2000/1629	M & N Lee 17 Tomlinson Drive Wokingham RG40 3NZ

App. approved
Letter sent 08/11/00

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DAMcK/JAG/1519

21.MAR2001* 3624

20th March 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

99A KILN RIDE, FINCHAMPSTEAD

Our clients, Westbuild Homes Ltd., would like to modify the approved garage on Plot 2, to have loft room accommodation over.

Please find enclosed the following documents in order to make a Full Planning application:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1519/1H, 10 and 15
- Deposit cheque in the sum of £190

Should you require further information please do not hesitate to contact us.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

c.c. Westbuild Homes Ltd

COPIES TO: FILE:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6451

Date: 18.6.01

My ref: F/2001/3624

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2001/3624
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28.6.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3624**
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 18.6.01

My ref: F/2001/3624

CONFIDENTIAL

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/2001/3624
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28.6.01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3624**
99, Kiln Ride, Finchampstead, Wokingham.
Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Applicationo	Name & Address
F/2001/3624	Michael And Sylvia Collins 11 Tomlinson Drive Finchampstead WOKINGHAM Berkshire RG40 3NZ
Application approved	Letter sent 10/07/01

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3624

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : 99, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application will have expired on: 16/05/2001. You need to make a decision 1 day prior to this date for this application to count as *determined in less than 8* weeks.

Consultation Responses :

FINCH. P. COUNCIL : OBJECT – over development of site.
HIGHWAYS: comments as per 2000/1629.
E. AGENCY: no objection; recommend informative.
ENV. DESIGN: no objections
OBS : 11, Tamlinson Drive - see email attached to file.

Planning Issues : IDENTIFIED SETTLEMENT.
* IMPACT UPON NEIGHB. DWELLINGS
* " " STREET SCENE.

Application Number: F/2001/3624
PROP: modification to app. garage on Plot 2 to have room
Appraisal : in loft.

The application being considered proposes the increase in size of the approved detached double garage at no. 99 Kiln Ride. The garage approved on application F/2000/1629 is a double garage approx. 5.35m high to the ridge, with a hipped roof construction. The new application proposes increasing the height of the roof to approx 5.5m to incorporate a room in the roof. The width would also be increased by about 0.45m.

IMPACT UPON NEIGHB. DWELLINGS:
No. 11 Tomlinson Drive.
No. 11 Tomlinson Drive is located south of the approved Plot 2 as part of the re-development of land at 99 Kiln Ride. The proposed increase in height of the garage roof will be marginal & will result in an extra 0.15m in height & built form. The heightening of the roof line will result in the shortening of the hipped sides to the roof but overall will not alter greatly the roof design or built of the structure. Given the mature landscaping & the distance of the prop. gar. from no. 11 (approx. 23m) it is not considered that it will have a negative impact upon the daylighting to this dwelling.

PLOT 1
Plot 1 to the west of the application site when constructed will have only an ensuite 1st floor window in its side elevation closest to the prop. garage & a ground floor W/C window. It is therefore not considered that the revised garage design will have an overlooking or overbearing impact upon this proposed dwelling.

No objections are seen to the proposed increase in width.

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

It is considered that a condition restricting the insertion of windows in the rear elevation of the garage would be appropriate to limit any overlooking to no. 11.

Application Number F/2001/3624
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C017	R017	
4.	C070	R070.	
5.	C044	R044	INS. ROOF OF THE ~~BOUNDARY~~ GARAGE ON PLOT 2.
6	C100	R100	
7	C122	R122	
8	C049	R049	
9	C131	R131	
10	C127	R127	~~2.4m x 90m~~ 2.4m x 90m INS: ACCESS ONTO HILN R106.
11	C140	R140	5
12		R125	Bin stores shall be provided within 25m of the adopted public highway
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

13. C150 R150 3rd line: delete 'include ... end'
insert: "comprise screen planting along the south boundary of plot 1"

PTO 14. C151 R151

15. C129 R129

16 ~~N16.~~ **Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority,** and carried out in accordance with the approved details.

~~N16~~

~~N16R~~ **REASON To ensure that existing trees are protected during development.**

17. Details of appropriate measures to control ingress of landfill gas to inhabited spaces shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: In the interests of the ~~future~~ health and safety of future residents

N02 ☒ drawing No. 1519/1D ☒ 11.9.00 ☒ re-siting of proposed house on plot 1 and

and ☒ drawing Nos. 1519/8A & 9A ☒ 27.9.00 ☒ covering to details of house type on ~~type~~ plot 2.

N16. : BSP : EN1

SEALP : STV1, SBE2, SBE9.

WDLP : WOS2, WBE1, WBE11.

RECORD OF SITE VISIT

SITE ADDRESS: 99 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3624

OFFICER: Elaine Connor

DATE OF SITE VISIT: 27/4/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

est. residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING

land rear of no. 99 K. Ride - current permission for 2 dwellings.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 11 Tamlinson Drive backs onto application site

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

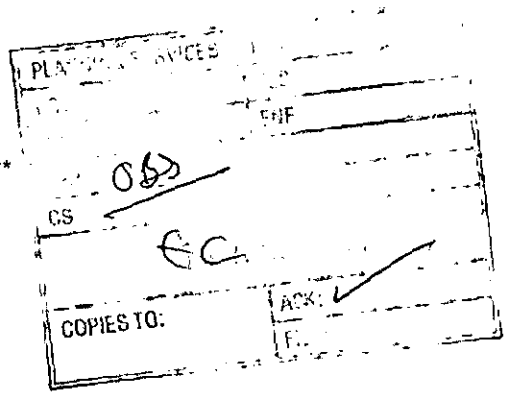
LEVELS

BOUNDARY TREATMENT

OTHERS

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 17 April 2001 20:41
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

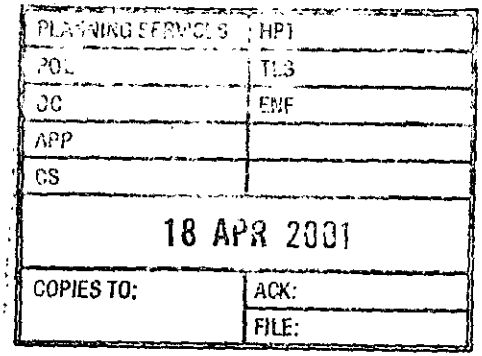


****

NatureofEmail: Object
ApplicationNumber: F/2001/3624
Correspondent_FullName: Michael & Sylvia Collins
Correspondent_StreetAddress: 11 Tomlinson Drive
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3NZ
Correspondent_Telephone:
Correspondent_Email: Sylvia.c0@tinyworld.co.uk

Comments:

The proposed new application to increase the height of the garage will greatly reduce the light entering our property, most of our living space is at the rear and with our plot facing north and very little depth to our garden this new proposal will mean our house will be in darkness at least 8-9months a year. If you wish to see from our perspective please contact us.



TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 3rd May 2001

Location: 99 Kiln Ride, Finchampstead.

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Application Number: F/2001/3624

In response to your consultation dated 5th April 2001 for the above application, the arboricultural comments are as follows:

I have no objections to the amendments.

Neil Etherington

Neil Etherington
Senior Arboriculturist

FROM: Elaine Connor

DATE: 05 April 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3624

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629).

Site Address: 99, Kiln Ride, Finchampstead, Wokingham.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 29/04/2001** .

Objection on the grounds that the proposed garges on site would create an over development of the site.

SIGNED: C.S.Cl

DATE: 26-04-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 05 April 2001

Application Number: F/2001/3624

Proposal: Proposed erection of two detached dwellings and demolition of 99 Kiln Ride (Amendment to consent 2000/1629)

Parish: FINCHAMPSTEAD PARISH

Site Address:
99, Kiln Ride, Finchampstead, Wokingham.

Applicant:
Westbuild Homes Ltd C/O Andrews Kalik Associates.

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

✓ below as applicable;

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

Comments as previous dated 28/06/00.

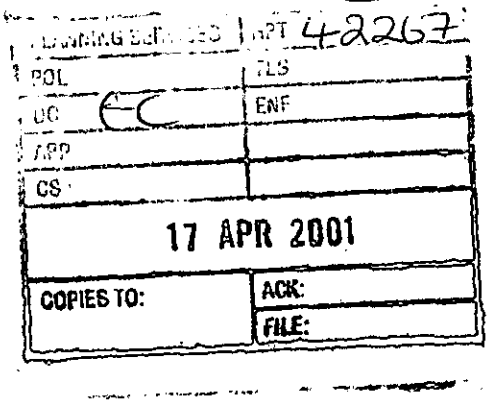
- plus notwithstanding the plans submitted, please ensure that the minimum internal dimensions of the garage area, that is to be used for parking, are 5.0m by 5.0m.

Signed: _____ **Print name:** Adam Coggins 12/04/01

Our ref: SP\2001\003513\001
Your ref: F/2001/3624
Date: 10th April 2001

ENVIRONMENT AGENCY

FAO: Elaine Conner
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: Erection Of 2 Detached Dwelling And Demolition Of 99 Kiln Ride
LOCATION: 99 Kiln Ride, Finchampstead, Wokingham

Thank you for your letter dated 05 April 2001, which was received on 09 April 2001. You are asked to quote the following reference in any correspondence: **SU86NW/1/13**. 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 Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 802 650	100m	Foxcote, Finchampstead	Inert Waste

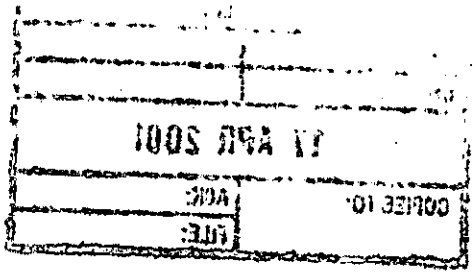
In view of the distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301


17 APR 2001
COPIES TO:
ADC:
FILE:

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

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. 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.

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 down-pipe
- 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.

Garden And Landscape Maintenance
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:

- collecting rainwater in water butts connected to down-pipes

Cont/d..

- 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 Water And Rainwater 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.

Conservation

Pre-Development Advice
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.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

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 houses should also be considered.

Decision Notice

Would you 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 do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

CC: Andrews Walk Associates, 101 London Road, Reading, RG1 5BY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2001
Officer: EC	Application No. F/2001/3624

Map No. 99 Site 0.25
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F.) PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF 99 KILN RIDE (AMENDMENT TO CONSENT 2000 (1629)

Location: 99 KILN RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH 05.04.01

Applicant: WEST BUILD HOMES LTD

Fee Received ~~190-00~~ (2) Required 00-00 Additional ..... Refund 190-00 resubmission of 2000/1629

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line relates to whole site not just plot 2		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	red line should relate to plot 2 + garden		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 05:04:01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape : ✓
Trees : .....
Conservation Officer : .....
Environmental Health : ✓
Housing : .....
Leisure & Cultural services : .....
Public Rights of Way : .....
Property : .....
District Secretary (only if called in by SOS) : .....
Policy & Plans : .....
Strategic Planning (JSPU) : .....
Minerals (INTERNAL) : .....
Archaeological Site (BABTIE) : .....
Education : .....
Social Services : .....
Highways : ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency : Landfill

Rail Track : .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

The Georgian Group : .....
Ancient Monuments Society : .....
Council for British Arch. : .....
RCHME : .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... no pre-apps .....

NEIGHBOURS:

Site notice & See map + attached sheet for neighbour notices + Notify Site Address ✓

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

21.MAR2001* 3624

1.	APPLICANT'S NAME	WEST BUILD HOMES LTD
	ADDRESS	HUNTERS LODGE, RECTORY RD, PADWORTH COMMON, READING
	POST CODE	RG7 4JB PHONE
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	ANDREWS WACIK ASSOCIATES 101 LONDON RD READING
	POST CODE	RG1 5BY PHONE 9507700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	99/99A KILN RIDE, ANCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF DOUBLE GARAGE WITH LOFT SPACE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.25 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN (1519/10) SITE PLAN (1519/1) FLOOR PLANS AND ELEVATIONS (1519/15).

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK } COLOUR TO BE
PLAIN TILES } DETERMINED.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCE AROUND BOUNDRY, FENCE TO DIVIDE PLOTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING (APPROVED ACCESS)

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

NO

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

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

SIGNED [signature] ON BEHALF OF ANDREWS GALVIN ASSOCIATES DATE 20.05.01

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

T789/a

SECTION 66 CERTIFICATE

Application No. 21.MAR2001* 3624

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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 . . . . . .

On behalf of . ANDREWS KALIK ASSOCIATES

Date . 20 . 03 . 01 . . . . . .

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

① ADDRESS 99 KILN RIDE

PARISH 1.4.80 FINCHAMPSTEAD ~~WOK/WITHOUT~~

PLOT No. Ex 63A

ORD. SHEET No. SU. 8065 - 99

BUILDER 719/55 MR. P. TOWNSEND O/L. 19.10.55 C/

Plan No.	Applicant	Description of Development	Date of Decision	Decision
414/56	MRS. A. DAVIS	BUNGALOW	13.7.56	APP C/
BR 6412	MRS. J. SEEGOBIN	DOUBLE GARAGE & STOREROOM	2.5.77	APP. N/
06563	"	"	7.7.77	N/A C/
326/71	SHIRE & CITY DEVS.	O/APP. RES. DEV. AT REAR	13.3.71	N/A RE
BR 10351	MRS. N. SEEGOBIN	REAR EXT. & ROOF CONV.	19.3.79	APP. N/
10191	"	"	15.3.79	N/A C/A
BR 16875	"	Garage	22.5.81	app ML
26769	HODSON HOMES O/L	8 DET. HOUSES & GARAGES R/O	18.12.86	RE
29368/9	" "	"	17.12.87	C/A/LA
BRA 4230	FOMLINSON " 12-19	"	9.2.88	APP
30127/8	DR.			
34761				
35098				

DATE OF COMPLETION

MINISTRY DECISION 26769 - APPEAL GRANTED - 23-9-87 30128 - APPEAL DISMISSED - 26.9.

SPECIAL ORDERS TPO 344/87 - 361/88 TPO 901/97

DRAINAGE

091074

1933

② ADDRESS 99 KILN RIDE

PARISH FINCHAMPSTEAD

PLOT No. Ex 63A

ORD. SHEET No. SU8065 (99)

BUILDER

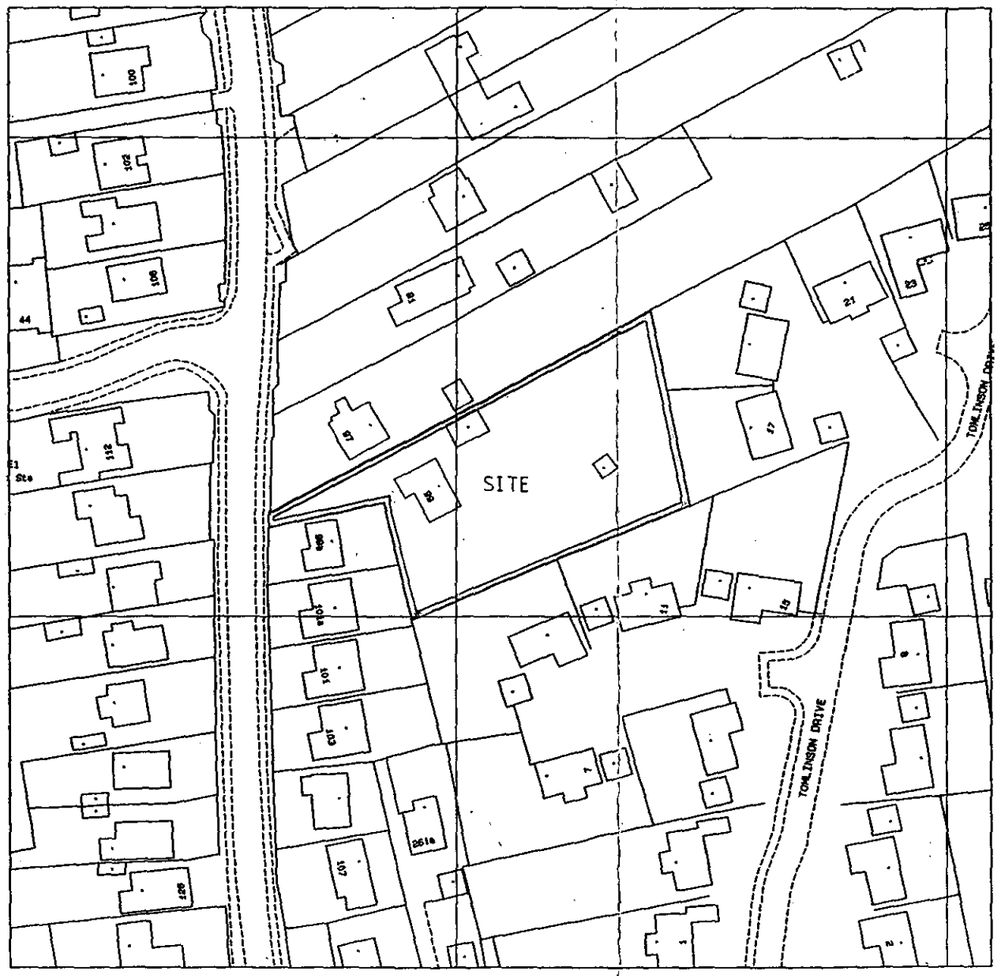
Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66179/0			Withdrawn	
97/66828/0	Mrs. H. Mallik	Demolish Bungalow Build 3	17.4.98	C/
F/2000/1629	Westbuild Homes	Dem of 99 Erect 2 det dwell	31.10.00	C/

MINISTRY DECISION

SPECIAL ORDERS

21.MAR2001* 3624

21.MAR2001* 3624



N

APPROVED

letter date revision

job
99/99A Kiln Ride
Finchampstead.

client
Westbuild Homes Ltd

drawing
Location Plan

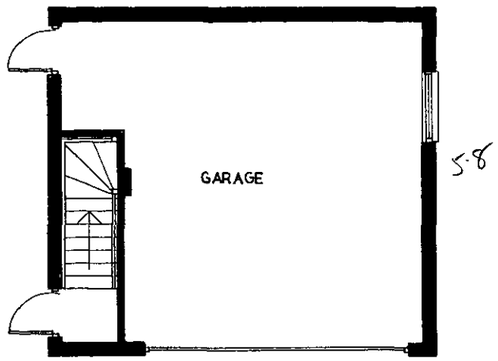
scale 1:500

date 27/4/00

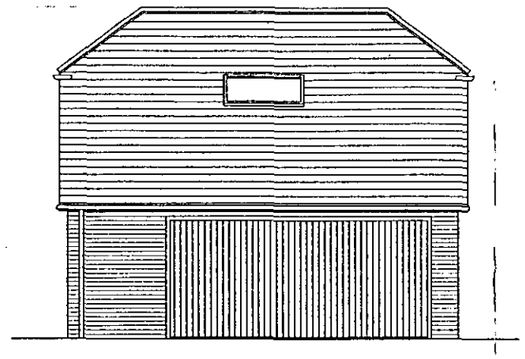
drawn by AMG

1519/10

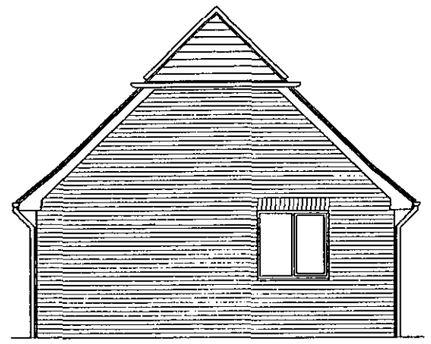
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
(0118) 9501100



Ground Floor Plan

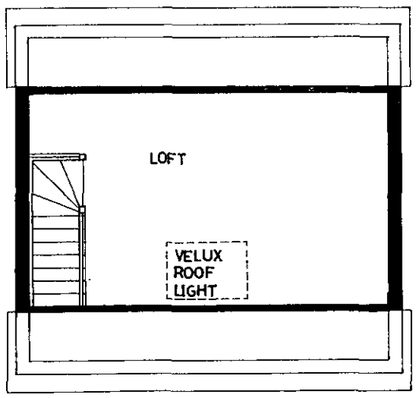


FRONT ELEVATION

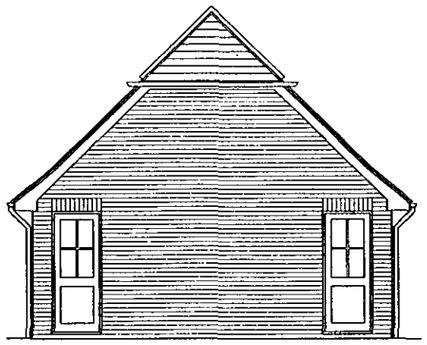


SIDE ELEVATION

21.MAR.2001 3624

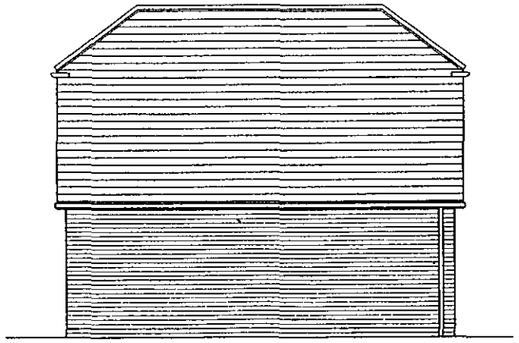


First Floor Plan

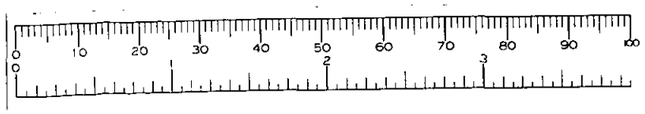


SIDE ELEVATION

↑ridge
5½



REAR ELEVATION



APPROVED

letter date revision

job
99/99A Kiln Ride
Finchampstead

client
Westbuild Homes Ltd

drawing
DOUBLE GARAGE WITH LOFT SPACE
FLOOR PLANS & ELEVATIONS

scale
1:100

date
19·03·01

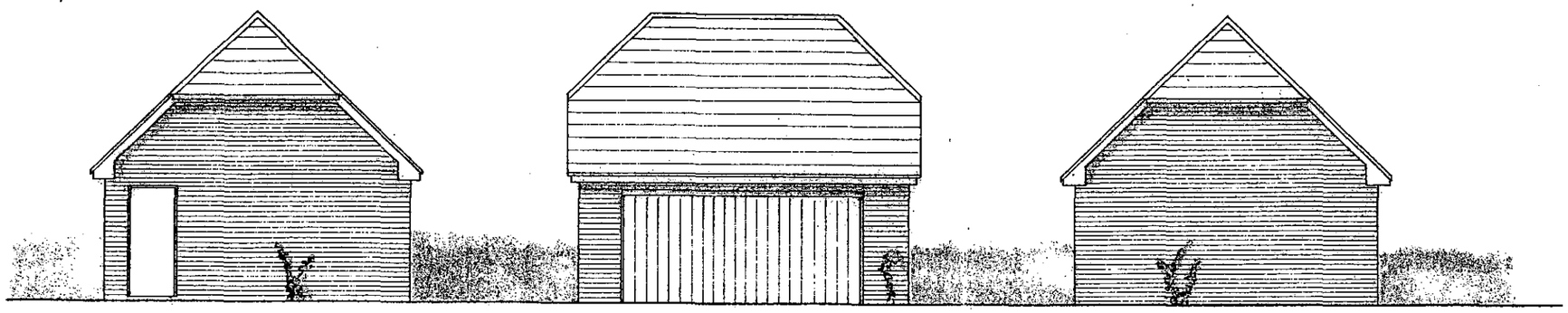
drawn by

1519/15

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

21/9/01

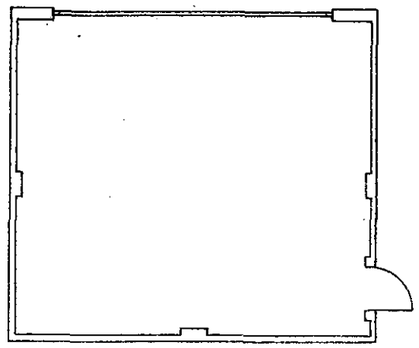
30 MAY 2000 * 1629



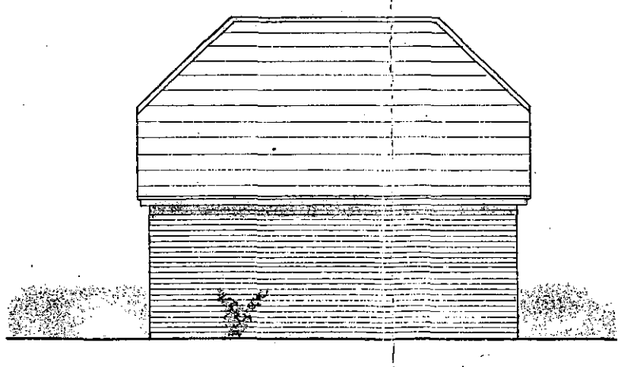
SIDE ELEVATION

FRONT ELEVATION

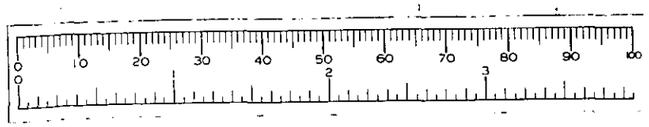
SIDE ELEVATION



PLAN



REAR ELEVATION



APPROVED

letter	date	revision

job
99/99A Kiln Ride
Finchampstead.

client
Westbuild Homes Ltd

drawing
Garage for Wiltshire 5 Bed

scale 1:100

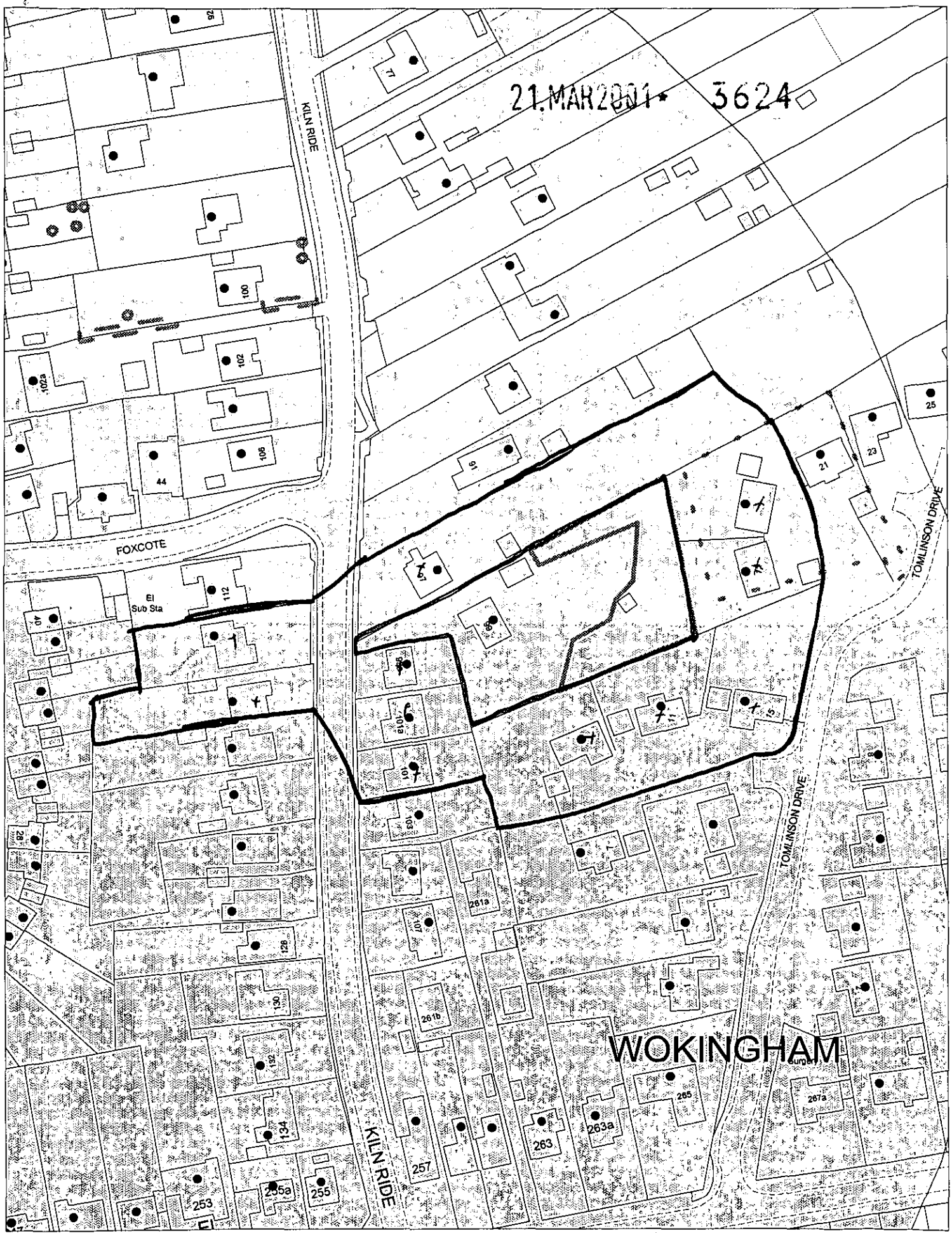
date 27/4/00

drawn by

1519/7

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
(0118) 9507700
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

24/1/01.



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 200

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3