APPLICATION NO:
F/2001/5505 ✓

LOCATION:
Leandros Cottage Nine Mile Ride, Wokingham.

APPLICANT:
Mr & Mrs Mountain C/O Mr D Amos

PROPOSAL:
Proposed single storey rear extension to office accommodation to form client meeting/training room.

EARLIEST DATE FOR DECISION: **10/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2002

CASE OFFICER: ~~Elaine Vashi~~
Natalie Brown.

WITHDRAWN

HIGHWAYS

[redacted]

619 01

RAILEX
Marbleboard

EASIFILE EP7

Aslan Business Consultants
Leandros Cottage
Nine Mile Ride
Wokingham
Berks RG40 3DY

17 September 2002

Dear Sirs

Re: Proposed Extension & Temporary Change of use for the above property.

Further to our recent discussions, please find enclosed our revised planning application and drawings conforming to the following: -

* 3 metre extension
* 2 x commercial, plus 1 x visitor, plus 2 x domestic parking slots
* Inclusion of air conditioning unit at low level on new extension gable wall
* Temporary change of use for maximum 3 years to commercial. re-confirm the visitor statistics provided in writing earlier this year.

Please accept this letter and the revised planning application as confirmation that we wish to withdraw our previous application number 5505.

In conformance with your email to me, I enclose a Chq for £220-00 in application for the revised plans.

Yours faithfully

J. I. Hanton

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5505

Applicant : Mr & Mrs Mountain C/O Mr D Amos.

Location : Leandros Cottage, Nine Mile Ride, , Wokingham.
Proposal : Proposed single storey rear extension to office accommodation to form client meeting/training room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/1

Date of Neighbour Notifications : .....

Date of Site Visit : 30/1

Date Registered : 13/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application will have expired on: 07/02/2002. 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 :

Env Health: no objection
Property: no objection
Highways - comments.
Landscape - no objection

Planning Issues : setting

Application Number: F/2001/5505

Appraisal :

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

Application Number F/2001/5505
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Leandros Cottage
Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2001/5505

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 30/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes adj post box.

2. DESCRIPTION OF SURROUNDINGS

Res.
business carried out from dwelling

3. DESCRIPTION OF SITE/BUILDING

S.S rear extn to mech rear b'line or opp side of house.
Patios adj to house + lawn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

adjoined to →. Check windows

5. SITE CONSTRAINTS

TREES — tree (plum) to be removed.

ACCESS/PARKING in + out drive plus garage
(2 cars parked at time of SV)

LEVELS

BOUNDARY TREATMENT Brick wall adj → (part way along, prob length extn) fencing beyond.

OTHERS fencing surrounding rest.

Tel: (0118) 974 6451

Date:

My ref: F/2001/5505

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 A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Councillor

Application Number: F/2001/5505
Leandros Cottage, Nine Mile Ride, , Wokingham.
Proposed single storey rear extension to office accommodation to form client meeting/training room.

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 Vashi** 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 _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/5505**
Leandros Cottage, Nine Mile Ride, , Wokingham.
Proposed single storey rear extension to office accommodation to form client meeting/training room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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:

My ref: F/2001/5505

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 P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2001/5505
Leandros Cottage, Nine Mile Ride, , Wokingham.
Proposed single storey rear extension to office accommodation to form client meeting/training room..

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 Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6451

Date:

My ref: F/2001/5505

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 P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2001/5505
Leandros Cottage, Nine Mile Ride, , Wokingham.
Proposed single storey rear extension to office accommodation to form client meeting/training room..

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 Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5505

Proposal:
Proposed single storey rear extension to office accommodation to form client meeting/training room.

Location:
Leandros Cottage, Nine Mile Ride, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5505 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2002. 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.

Head Planning and Transportation

17 December 2001

~~ATTESTORED~~; LEHNDROS COTTAGE

E

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. ORD. SHEET No. SU.8365(1C

BUILDER

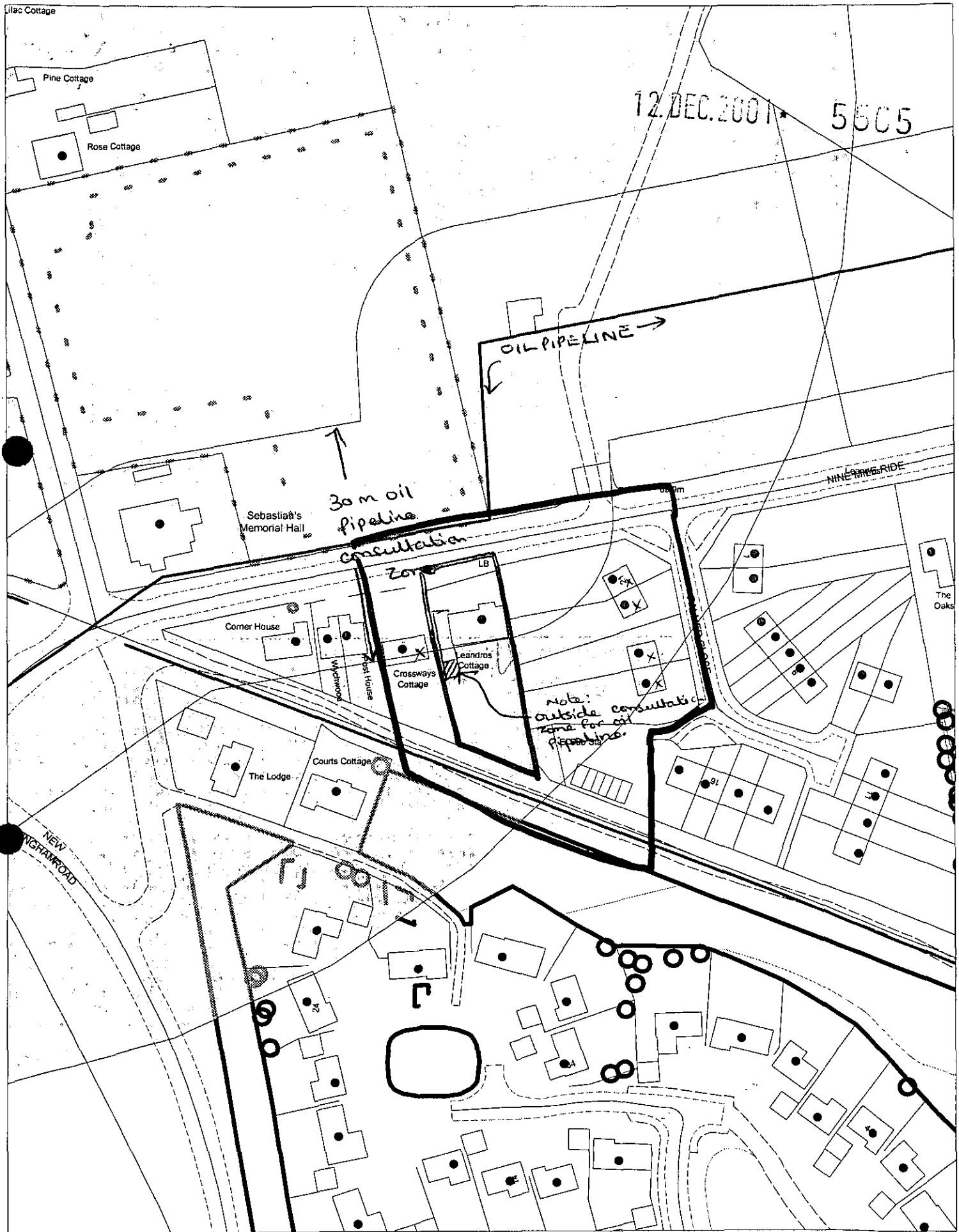
Plan No.	Applicant	Description of Development	Date of Decision	Decision
540/54	Mr. R. Stokes	Outline	6.8.54	N/A Cl
988/54	Mr. A.G. Clacey	Detached Bungalow	11.1.55	App. Clk
BR 23624	Mr. S. Davies	D/St. Extension	27.9.84	App N/A
20452	"		15.1.86	N/A CLR
26326			6.10.86	CLR
BR 1312	"	Garage/Carport/Lychgate	13.8.86	App
99/70038/F	Mr. + Mrs. Mountain	s/St/S+R + Demolition of Garage, Car Port + Green.	26.8.99	C/
FP99/9004/A	"	s/St/S+R flats	11.10.99	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001

Scale: 1 : 1250

N
W E
S

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 9 May 2002
My ref: NB/MLT/F/2001/5505

Mr Amos
38 Fordwell Drive
Bracknell
Berks
RG12 9YL

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

Dear Mr Amos,

APPLICATION: F/2001/5505: PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CLIENT MEETING/TRAINING ROOM
SITE: LEANDROS COTTAGE, NINE MILE RIDE, FINCHAMPSTEAD

I refer to my letter dated 27 March 2002 and your letter received on 23 April 2002 with reference to the above application.

If you would be willing to:

1) Reduce the length of the extension to no more than 2.2m from the rear of 'Crossways' and reduce the height of the parapet wall, and
2) Confirm in writing that the use would be used incidental to the enjoyment of the dwellinghouse as such,

then we would be able to accept revised plans on the current application.

If you are not willing to do 1) and 2) above then this application would be void and you would need to apply for a change of use application (with an additional fee).

If you are willing to do 1) and 2) above then you would need to apply for a change of use afterwards, unless you can demonstrate that the use is de minimus and no change of use is involved. If you wish to do this, then you would need to provide us with the following information:

- Nature of business use carried on
- Details of anyone employed at the site other than the residents of the dwelling
- Frequency and nature of deliveries (excluding Royal Mail)
- Frequency of visitors

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should

you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

Natalie Brown

Planning Officer

Cc: Mr Mountain, Leandros Cottage, Nine Mile Ride

Natalie Brown

From: Natalie Brown
Sent: 09 May 2002 12:58
To: 'David Amos'
Cc: 'John Mountain'
Subject: RE: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, F INCH AMPSTEAD

Dear Mr Amos,

I am in the process of replying to your letter, which will be sent to you by the end of this week.

Regards,
Natalie Brown

-----Original Message-----
From: John Mountain [SMTP:JohnM@aslan.co.uk]
Sent: Wednesday, May 08, 2002 9:56 PM
To: 'David Amos'; 'Natalie.Brown@wokingham.gov.uk'
Cc: John Mountain
Subject: RE: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, F INCH AMPSTEAD

Please can someone inform me if there has been any progress on this issue.

Regards,

John Mountain

-----Original Message-----
From: David Amos [mailto:David.Amos@bllpharma.com]
Sent: 22 April 2002 20:23
To: 'Natalie.Brown@wokingham.gov.uk'
Cc: 'John Mountain'
Subject: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, FINCH AMPSTEAD

Natalie,

Please find enclosed a copy of my response to your letter of 27 March, the original will be in to-morrow's post.

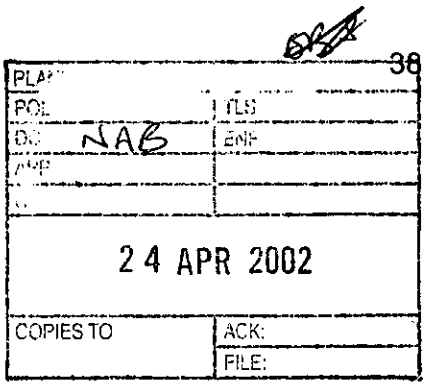
<<jm103.doc>>

I will telephone you in the morning, to make arrangements to discuss this application further.

David Amos

38 Fordwells Drive
Bracknell
Berks.
RG12 9YL

22nd April 2002



Natalie Brown
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Natalie,

Proposed Extension at Leandros Cottage
Application Number F/2001/5505

Further to your letter dated 27 March 2002 in respect of this application and subsequent discussions with the applicant, I would propose that we meet to review the issues that you have raised, before deciding upon the next course of action.

I understand that a main concern is the effect of the proposed flank wall upon the adjoining property, and have subsequently investigated a potential solution to minimise any loss of light to Crossways.

Your other comment in respect of an unfavourable consideration to a Change of Use for the two rooms behind the garage presents a greater difficulty.

Having discussed the matter with Mr Mountain at some length, we are of the opinion that there will not be any significant growth in the visitors or traffic to the property; but would like to review your concern before considering the submission of a revised application.

I will contact you tomorrow in order to arrange a convenient time for a meeting; perhaps it would be more appropriate to meet at the property in order to review the impact of the proposed new wall.

I look forward to meeting with you,

Yours sincerely,

David Amos

38 Fordwells Drive
Bracknell
Berks.
RG12 9YL

22nd April 2002

Natalie Brown
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

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Yours sincerely,

David Amos

Natalie Brown

From: David Amos [David.Amos@bllpharma.com]
Sent: 22 April 2002 20:23
To: 'Natalie.Brown@wokingham.gov.uk'
Cc: 'John Mountain'
Subject: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, FINCH AMPSTEAD



jm103.doc

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<<jm103.doc>>

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David Amos

Natalie Brown

From: John Mountain [JohnM@aslan.co.uk]
Sent: 08 May 2002 21:56
To: 'David Amos'; 'Natalie.Brown@wokingham.gov.uk'
Cc: John Mountain
Subject: RE: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, F INCH AMPSTEAD

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John Mountain

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Cc: 'John Mountain'
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David Amos

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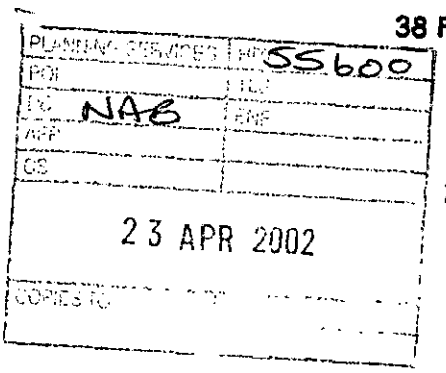
Bracknell
Berks.
RG12 9YL

22nd April 2002



Natalie Brown
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

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Application Number F/2001/5505

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I look forward to meeting with you,

Yours sincerely,

David Amos

David Amos

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To: 'Natalie.Brown@wokingham.gov.uk'
Cc: 'John Mountain'
Subject: APPLICATION F/2001/5505 - LEANDROS COTTAGE, NINE MILE RIDE, FINCHAMPSTEAD

Natalie,

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jm103.doc

I will telephone you in the morning, to make arrangements to discuss this application further.

David Amos

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 March 2002
My ref: NB/MLT/F/2001/5505

Mr Amos
38 Fordwell Drive
Bracknell
Berks
RG12 9YL

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

Dear Mr Amos,

APPLICATION: F/2001/5505: PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CLIENT MEETING/TRAINING ROOM
SITE: LEANDROS COTTAGE, NINE MILE RIDE, FINCHAMPSTEAD

I refer to the above application.

Having reviewed the application, I have some concerns that the proposed extension would be overbearing to 'Crossways'. I would therefore suggest that you reduce the depth to no more than 2.2m from the rear of 'Crossways' and try and reduce the height of the parapet wall.

As you are proposing a clients meeting and training room, this would no longer be ancillary to the dwelling (unlike the office extension on application 99/700038/F), and so would require a new application to be made for a change of use from residential. However, it is unlikely that we would look favourably upon a change of use application.

If you wish to progress, I advise that you withdraw the current application and resubmit with a change of use application. (Please note that a new fee would be required for this application, less the £95 you have paid on this one). As part of any change of use application, you should provide details of how many clients/visitors would be expected to visit the site on a daily basis. → twice a month for one day get picked up from train station

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

MLT

Natalie Brown
Planning Assistant

Mr Mountain → phoned 3.50pm 12/4
been operating this since extns completed.
user want an area for meetings separate from 'normal office'.

Mr D. & Mrs S. Rance
Crossways Cottage
WOKINGHAM
Berkshire
RG40 3DY
Tel: 01344 - 780 967

OBS

PLANNING SERVICES	HPT
POL	TLS
DC EV	ENF
APP	
CS	
0 2 JAN 2002	
COPIES TO:	ACK: ✓

Nine Mile Ride

December 29, 2001

Your Ref.: Application F/2001/5505
Our Ref.: dgr2001_03

Planning Dept
Wokingham DC

For the attention of: Elaine Vashi, Development Control Officer

Dear Madam:

re: Objection to Proposed Extension at Leandors Cottage

We are writing to you offer our objections to the referenced application. Our reasons for objecting are as follows:

1. Increased traffic and parking risk
   The property already has access and parking problems.

   The property layout does not provide adequate parking whilst maintain in-out driving access to the property. A consequence of inadequate parking arrangements means the property in-out access becomes blocked requiring vehicles to reverse from the property onto the busy Nine Mile Ride causing an increase road hazard

   Furthermore, existing inadequate parking and access arrangements mean that vehicles frequently park on the Nine Mile Ride pavement.

2. Inappropriate use of property as a training and meeting venue

   The property will not be able to support the additional vehicles access and parking requirements commensurate with the intended use of meetings and training.

3. Over development of the property

   The proposed plans represent excessive building past the 'natural' rear building line to the property

4. Unnecessary removal of existing foliage

   The plans represent an adverse impact to the maintenance of foliage commensurate with the current area surroundings.

5. Detrimental impact to lighting access for our property

   The plans represent an adverse impact to our property access to light

I hope to receive guidance from you shortly as to how to take this matter further. In the mean time, should you have any queries in respect of the above please do not hesitate to contact us.

Yours sincerely

David Rance
(for and on behalf of Mr & Mrs Rance)

ENVIRONMENT AGENCY

Our Ref : SP/2001/005050-1/1
Your Ref : F/2001/5505

Date : 15 January 2002

PLANNING SERVICES	HPT 52025
POL	TLS
DC KEV	ENF
APP	
OS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

Dear Ms Vashi

EXTENSION TO OFFICE ACCOMODATION AT LEANDROS COTTAGE, NINE *MILE RIDE, WOKINGHAM*

Thank you for your letter dated 17th December 2001, received on 19th december 2001. Please quote the following reference in any correspondence: **SU86NW/4/6**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

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.

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

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

Pollution Control

Clean Surface and Roof Water
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.

Surface water from hard standing 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.

Foul Water
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.

Wildlife Conservation

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

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

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

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

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.

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Mr D Amos

PLANNING SERVICES | HPT
POL | TLS
APP |
CS |
08 JAN 2002
ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Elaine Vashi

No F 2001 5505

Proposal single storey rear extension to office accomodation to form client meeting/training room.

Site Leandros Cottage, Nine Mile Ride, Wokingham.

Committee's Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

08 January 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~01 NOV 2001~~ 13 DEC 2001	Map No. 106 Site 0-10
Officer: EC Application No. F/2001/5505	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO ~~DWELLING~~ OFFICE ACCOMMODATION TO FORM CLIENT MEETING / TRAINING ROOM

Location: LEANDROS COTTAGE NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South
17:12 01 B.

Applicant: MR & MRS MOUNTAIN

Fee (B) Received 95-00 Required ..... Additional ..... Refund .....

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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	should be on full forms	phoned 14/11	✓
4	Correct S 66 certificate		phoned again	12/12
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 : 17.12.01 B

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 cons. .....

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:

S/N + see map. .....

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/5505

From: John Mullaney, Environmental Health

My Ref: 20016010

Date: 9/1/02

PROPOSED SINGLE STOREY REAR EXTENSION TO OFFICE ACCOMODATION

Leandros Cottage, 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	Landfill Description
SU 831 657	200m	Honeyhill, Gardeners Green	industrial/commercial

In view of the distance it is unlikely that landfill gas will present a risk to this proposal.

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

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 4 January 2002

Location:	Leandros Cottage, Nine Mile Ride, Wokingham Without
Proposal:	Proposed single storey rear extension to office accommodation to from client meeting/training room.
Application Number:	F/2001/5505

In response to your consultation dated 17 December 2001 for the above application, the landscape comments are as follows:

I have objections to the proposals. A small fruit tree will need to be removed in order to build the extension, however it only provides amenity very locally and therefore I have no objection to its removal.

Catherine Brimble

Catherine Brimble
Landscape Architect

FAO Peter Anderson.

From
~~To~~: Peter Anderson ext 6720
Property Dept

To
~~From~~: Natalie Brown
Planning.
Date: 08 January 2002



WOKINGHAM UNITARY
Aiming for Excellence

Application Number: F/2001/5505

Proposal: Proposed single storey rear extension to office accommodation to form client meeting/training room..

Site Address:
Leandros Cottage, Nine Mile Ride, , Wokingham.

Applicant:
Mr & Mrs Mountain C/O Mr D Amos.

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

Natalie.

We have studied the attached plans and can find no objections with regard to it's affect on the neighboring council property.

Peter Anderson

Peter J. Anderson
Technical Assistant.
Property Services.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 17 December 2001

Application Number: F/2001/5505

Proposal: Proposed single storey rear extension to office accommodation to form client meeting/training room.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Leandros Cottage, Nine Mile Ride, , Wokingham.

Applicant:
Mr & Mrs Mountain C/O Mr D Amos.

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

✓ below as applicable;

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

Comment.

1, Please confirm that there is lawful use as an office with staff.

2, How many clients/visitors would be expected on a daily basis?

Signed: _____ **Print name:** AC 19/12/01

1789/a

SECTION 66 CERTIFICATE

Application No.

12.DEC.2001* 5560

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.

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

●

OR

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

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

Signed . . . . . .

On behalf of . . . MR J MOUNTAIN . . . . . .

Date . . . 12 / 12 / 2001 . . . . . .

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

+ 44 1252 703684

Bovis
Lend Lease
Pharmaceutical

Facsimile

12.DEC.2001 * 5505

To	MRS C HURST	Fax Number	0118 9746864
Company	WOKINGHAM DISTRICT COUNCIL		
From	DAVID AMOS	Phone Number	
CC		Fax Number	
Date	13/12/2001	Total pages including cover	6
Subject	LEADDROS COTTAGE, NINE MILE RIDE, WOKINGHAM		

Bovis Lend Lease
Pharmaceutical
Tanshire House
Shackleford Road
Elstead
Surrey GU8 6LB
Telephone +44 (0)1252 703663
Facsimile +44 (0)1252 703684
www.bovislendlease.com

Please contact _____ on +44 (0)1252 70_____ if the message you received was incomplete or illegible.

The information in this facsimile is confidential and is intended only for the recipient named above. If you are not the intended recipient, any dissemination, copying or use of the information in this facsimile is strictly prohibited. If you have received this communication in error, please immediately telephone and return the original facsimile to us.

Dear Mrs Horst,

Apologies for not replying to your FAX of 15/11/2001, and subsequent issue of the collect Application Forms.

Attached is a copy of the completed forms for your information - if there is anything missing, then please let me know.

I will drop the 6 sets of Forms into your offices this evening, on my way home from work.

Kind Regards,

David Amos

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12.DEC.2001★ 5565

1.	APPLICANT'S NAME	MR + MRS J MOUNTAIN
	ADDRESS	LEANDROS COTTAGE, NINE MILE RIDE
		WOKINGHAM, BERKS
	POST CODE	RG40 3DY PHONE 01344 771643
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR D AMOS
	ADDRESS	38 FORDWELLS DRIVE
		BRACKNELL, BERKS
	POST CODE	RG12 9YL PHONE 01344 484328
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	LEANDROS COTTAGE, NINE MILE RIDE AS EDGED IN RED ON PLAN 2101/01
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO EXISTING OFFICE AT REAR OF APPLICANT'S DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2101 101

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 WITH 25 SQ.M. OF OFFICES USED BY APPLICANT

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

FACING BRICKS TO MATCH EXISTING
ANODISED ALUMINIUM PATIO DOOR
CLAY ROOF TILES TO MATCH EXISTING

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 FENCES + HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SOAKAWAYS

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

2NO EXISTING FOOTPATH CROSSOVERS FROM NINE MILE RIDE, WILL REMAIN UNCHANGED

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

NOT APPLICABLE - SINGLE STOREY ONLY

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	1 / 5 *	1 / 5 *	/ 0 *
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.

£95-00

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 MR J MOUNTAIN DATE 12/12/2001

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	25 m²	0	16.5 m²	0
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	25 m²	0	16.5 m²	0

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	0
Proposed	4	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

APPLICANT OPERATES AN I.T. SOFTWARE SUPPORT / CONSULTANCY FROM HIS DWELLING

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

APPLICANT

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
3	0	0	3

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'