NO SN 10/6/03

APPLICATION NO:

F/2002/8233

LOCATION:

The Brackens Tintagel Road, ~~Wokingham~~ Finchampstead.

APPLICANT:

Mr I Parker C/O R G Butler And Associates

PROPOSAL:

Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

EARLIEST DATE FOR DECISION: **30/01/2003**

28 Day exp: 4/2

APPLICATION WILL HAVE EXPIRED ON:

14/02/2003

CASE OFFICER: **Natalie Brown**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Parker
C/O R G Butler and Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Application Number: F/2002/8233

Parish: **FINCHAMPSTEAD**

Location: **The Brackens, Tintagel Road, Wokingham.**

Proposal: **Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.**

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. 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
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) 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
6. 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
7. 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 space of the bungalow hereby permitted except for any which may be shown on the approved drawing(s).

Condition
8. During the demolition of the existing property, care shall be taken with regard to the adjoining property 'Wayside'. Following the demolition of the existing property, the exposed wall and roof area of Wayside shall be made good, in materials which match the property.

Condition
9. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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.

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

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

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

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

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

Reason
8. In the interests of the residential amenities of the neighbouring property and to ensure that the external appearance of the building is satisfactory.

Reason
9. The proposed development may have an impact on bats, which are of international importance and protected by law.

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

Berkshire Structure Plan Policies EN1, LD3, LD5 and H5.

South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and SH1.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WT7 and WH1a.

Informative
2. This approval is in accordance with the following plans received by the Local Planning Authority on 20 December 2002:

609/01 (1:1250 site plan)
609/2 (1:500 block plan)
609/3 (1:100 elevations and floor plan)

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 August 2003
My ref: NB/F/2002/8233

Mrs J L Roberts
The Brackens
Tintagel Road
Wokingham
RG40 3JH

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 Mrs Roberts,

APPLICATION: F/2002/8233 – PROPOSED ERECTION OF 1 DWELLING
SITE: THE BRACKENS, TINTAGEL ROAD

I refer to your letter and samples received on the 18 July 2003 with reference to the above, and apologise for the delay in replying.

I can confirm that the following materials submitted are acceptable and comply with condition 02 of consent F/2002/8233:

Bricks: Ibstock, Burnt Red
Tiles: French H F Weathered

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

Yours sincerely

NAB

Natalie Brown
Planning Officer

F/2002/8233.
Natalie Brown.

The Brackens
Tintagel Road
Wokingham
RG40 3TH

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

71389

NAG

Dear Sirs

Re: Planning Ref:

Bricks submitted for approval are IBSTOCK BURNT RED, and tiles are French 14F weathered.

Yours faithfully

MRS [illegible] L ROBERTS.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 August 2003
My ref: NB/F/2002/8233

Mr R G Butler
R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
RG10 9QT

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 Butler,

APPLICATION: F/2002/8233 – PROPOSED ERECTION OF 1 DWELLING
SITE: THE BRACKENS, TINTAGEL ROAD

I refer to your letter and drawing (609/2A) received on the 4 August 2003 with reference to the above.

Condition 03
I can confirm that the boundary treatment shown by drawing 609/2A is considered acceptable and complies with the condition.

Condition 04
I can confirm that the slab level provided is considered acceptable and complies with the condition.

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

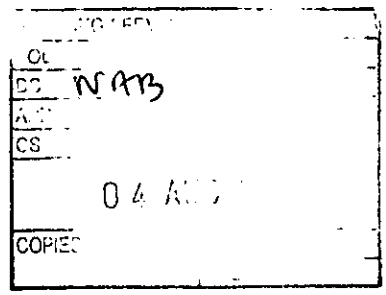
Yours sincerely

NMB

Natalie Brown
Planning Officer

R G BUTLER & ASSOCIATES
Architectural designers

11 Strathmore Drive
Charvil Reading
Berks RG10 9QT
Tel/Fax: 0118 934 3040



1st August 2003

Natalie Brown
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

71713

Dear Madam

Re: 2002/8233 The Brackens Tintagel Road Wokingham

With regard to the conditions relating to the above planning approval, we confirm that the applicant has already delivered brick and tile samples to your office (**condition 2**).

Condition 3 The rear boundary fence to be 2.0 metres high close boarded and topped with 300mm of squared trellis. The side boundary fences to be 2.0 metres high close boarded to the points indicated on the attached plan where the fence drops to 1.2 metres high close boarded. Across the front of the site, it will be rustic posts and two rails backed with a laurel hedge. This will be similar to the house opposite.

Condition 4 The D.P.C. level will be 150 mm higher than the D.P.C. at "Wayside", which will place the D.P.C. to the "Brackens" 150mm above ground level at the front south west corner of the building.

Condition 9 Unfortunately the original bungalow was demolished before the survey could be arranged, but there were definitely no bats related to the building. Should you feel it is necessary we will arrange for the previous owner to confirm that no bats were ever in the roof.

Yours faithfully

R G Butler

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 29 July, 2003
My ref. BC/DC/2002/8233

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

R Roberts
c/o R G Butler and Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Dear Sirs

PLANNING PERMISSION 2002/8233
SITE: THE BRACKENS, TINTAGEL ROAD, FINCHAMPSTEAD, WOKINGHAM

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 2002/8233 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

NATALIE BROWN
Planning Officer

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 1 July, 2003
My ref. BC/DC/F/2002/8233
Your ref.

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

Mr R Roberts
C/o R G Butler & Associates
11 Strathmore Drive
Charvil
READING
Berkshire
RG10 9QT

Dear Sirs

PLANNING PERMISSION F/2002/8233
SITE: THE BRACKENS, TINTAGEL ROAD, 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 F/2002/8233 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

NATALIE BROWN
Planning Officer

Granted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER** NB

PLANNING APPLICATION NUMBER	F | 2002 | 8233
BUILDING CONTROL NUMBER	FP | 2003 | 4289
APPLICANT/AGENT	R G BUTLER & ASSOCIATES
ADDRESS OF SITE	The Bracken's Tintagel Road
DESCRIPTION OF PROPOSED WORK	Erection of Detached Bungalow

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	609 | 2	609 | 2
ELEVATIONS	609 | 3A	609 | & 3
FLOOR PLANS	609 | 3A	609 | 3

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21.02.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	12/6/03	

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	

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8233

Applicant : Mr I Parker C/O R G Butler And Associates.

Location : The Brackens, Tintagel Road, Wokingham, .
Proposal : Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
		X	10/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/1/03.....

Date Registered : 20/12/2002

Earliest Date for Decision : 30/01/2003

Latest Consultation Date/Site Notice Expiry Date : 30/01/2003

This application will have expired on: 14/02/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - no objections subject to conditions.
Env health : no objection
Biodiversity : bar survey reqd.
Public R.W office - no objection
Thameswater - no objection
Pansri Counai - no objections
Ramblers - no objections.
Landscape & trees - no objections

Letters of rep: x2 ticked support box.

Planning Issues : (settlement).

Impact upon neighbours
Streetscene
highway safety

Application Number: F/2002/8233

Appraisal :

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

Application Number F/2002/8233
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Brackens
Tintagel Road Wokingham .

APPLICATION NUMBER: F/2002/8233

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Settlement.
Residential -- mix of detached + semi D
2s, bung + chalet

3. DESCRIPTION OF SITE/BUILDING

S.S lean - to at rear
detached garage at side along side boundary Silver Trees

4. RELATIONSHIP TO ADJOINING PROPERTIES

Currently semi-D bung. Would become detached bung.
↳ to 'Wayside' → handed version of 'The Brackens' -
window in front elev.

← Silver Trees has S.S side extn with windows facing front
also has window in side elev of main bung facing appr site.
↳ also has detached garage along boundary with The Brackens.

5. SITE CONSTRAINTS

TREES - some in front garden area
conifers along front + rear boundary.

ACCESS/PARKING - single access off Tintagel Rd

LEVELS

BOUNDARY TREATMENT - 1.8m fence along rear boundary backing onto parking area Cambrian way

OTHERS
- 1.8m fence part front & rear with 'Wayside'
- tall conifer screening at rear on 'The Brackens' side

Application Number: F/2002/8233 – The Brackens

Appraisal:

Development

Proposed demolition of existing dwelling (which forms part of a pair of semi-detached bungalows) and the erection of one detached dwelling with garage.

Previous History

There are no applications relating to the redevelopment of the site with 1 detached dwelling

Relevant Policies

BSP: EN1, LD3, LD5, H5
SEALP: STV1, SBE1, SBE2, ST3, SH1
WDLP (modified): WOS2, WOS3, WBE1, WT7, WH1a

1. Impact upon neighbouring properties

   The proposal is for an 'L-shaped' detached bungalow. Overall, it would be 20.2m in length (along the boundary with 'Silver Trees'), overall 21.6m in width. It would have a fully hipped roof, 5.7m to the ridge.

   The dwelling would be located away from the boundary with 'Wayside' (the other ½ of the semi). Provided that the outer wall and roof are made good, following the demolition of the existing 'Brackens', it is not considered that there would be any adverse impact to this property.

   With regards to impact upon 'Silver Trees' the proposed dwelling would be set away from the boundary by 1m. It would also be sited to the front of 'Silver Trees'. Due to being set in front of Silver Trees, the proposed dwelling will not cause any adverse impact to the windows in the side of Silver Trees.

   The proposed dwelling is potentially overbearing and would cause overshadowing to the windows in the front elevation of Silver Trees. However, the original plans for this property (application 38/64) show the front windows to be for a store and entrance hall area. As these are not habitable room windows, it would be unreasonable to refuse the application on this basis (and no objections have been received from the owners of Silver Trees).

   Whilst the proposed dwelling will cause some overshadowing of the front garden/driveway area in the mornings, as this is the driveway area, it is not considered reasonable to refuse the application (especially as there is a separate back garden area for this property).

It is not considered that there would be any adverse impacts to other properties.

2. Impact upon the character of the area
The site is located within the settlement boundary, therefore the principle of development is acceptable. The tree officer has no objection to the development.

The site is within a residential area where there are a variety styles of houses and mix of bungalows, chalet and two-storey. There is also no fixed 'front' building line on this side of Tintagel Road. Dwellings are staggered and sited at different angles in relation to the road.

The proposed development is for a bungalow, which is considered to be in keeping with the overall character of the area.

Therefore, there is no objection to the proposed development. Materials to be agreed by condition.

3. Impact upon highway safety
The Highway Officer has no objection to the development subject to the inclusion of conditions relating to retention of garage and parking space once the development is completed.

4. Letters of representation
No letters of objection were received, but 2 letters with the 'support box' ticked were received.

Approval: ✓ ~~**Refusal:**~~

Conditions for F/2002/8233:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C100	R100	Site Levels
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C044	R044	No windows to be inserted **Ins:** in the roof space of the bungalow
		During the demolition of the existing property, care shall be taken with regards to the adjoining property 'Wayside'. Following the demolition of the existing property, the exposed wall and roof area of Wayside shall be made good, in materials which match the property.
	Reason:	In the interests of the residential amenities of the neighbouring property and to ensure that the external appearance of the building is satisfactory.
		Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.
	Reason:	The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. N16
   BSP: EN1, LD3, LD5, H5
   SEALP: STV1, SBE1, SBE2, ST3, SH1
   WDLP (modified): WOS2, WOS3, WBE1, WT7, WH1a

2. This approval is in accordance with the following plans received on the 20 December 2002:
   609/01 (1:1250 site plan)
   609/2 (1:500 block plan)
   609/3 (1:100 elevations and floor plan)

T. Cawdron 20/2/03

Please see Part I for plan.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Natalie Brown

Date: 07 January 2003

Application Number: F/2002/8233

Proposal: Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage..

Site Address:
The Brackens, Tintagel Road, Wokingham, .

Applicant:
Mr I Parker C/O R G Butler And Associates.

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

No significant trees are affected by the proposals. The large Leylandii's to the front of the property are shown to be retained and will screen the property.

I have no objection to planning permission being granted.

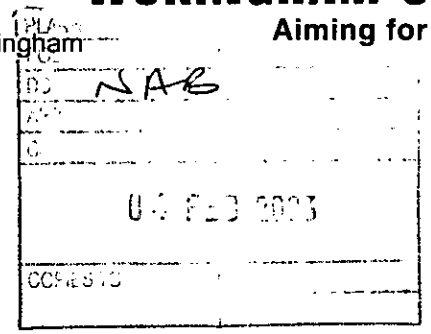
Neil Etherington
5/2/03

Carol Hurst

From: Chris King [christopher.king6@ntlworld.com]
Sent: 04 February 2003 15:15
To: Wokingham Development Control
Subject: App-F/2002/8233-The Brackens, Tintagel Rd, Wokingham

65754

WOKINGHAM UNITARY
Aiming for Excellence



Mr CJ King
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

Attn - Natalie Brown - Development Control Officer

App - F/2002/8233

Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

I have review this application on behalf of the Ramblers Association and have no objections.

Yours sincerely

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

COMMENTS ON APPLICATION: F/2002/8233

YOUR NAME: Joyl Roberts

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Torwood Tintagel Road
Wokingham
Berks
RG40 3JJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

PLANNING SERVICES HPT
POL
DC NB.
AFP
CS
29 JAN 2003
COPIES TO 31/1/03

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

FROM: Natalie Brown

DATE: 07 January 2003

03 FEB 2003

COPIES TO

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8233

Proposal: Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage..

Site Address: The Brackens, Tintagel Road, Wokingham, .

Applicant: Mr I Parker C/O R G Butler And Associates.

Your observations are required in respect of this application **by 30/01/2003** .

The Parish Council has no objections to this application.

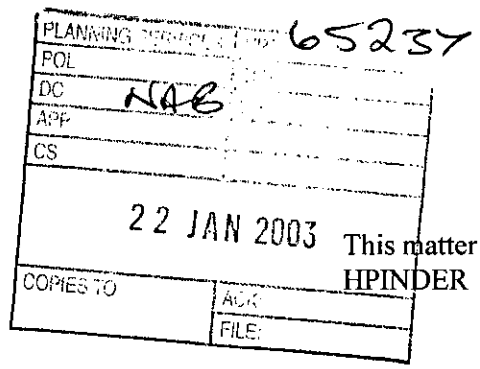
SIGNED: C.S.C

29 JAN 2003

DATE: _____

Clerk To Finchampstead Parish Council Parish/Town Council.

Our Ref. **16284**
Your Ref. F/2002/8233
Date. 21 January 2003



FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

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

The Brackens, Tintagel Road
Wokingham

I refer to your consultation received in this office on 07/01/2003

SEWERAGE

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

WATER

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

Yours faithfully,

Admin
(For Technical Information Manager

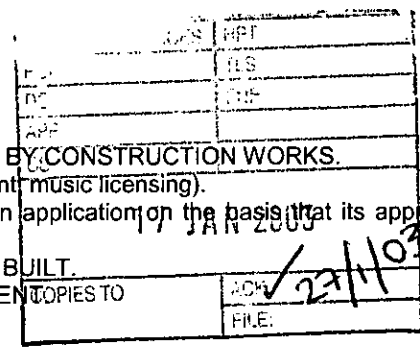
RWE GROUP

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8233. (Case Officer:Natalie Brown)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.



COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8233

YOUR NAME: STOKES NORMAN ALAN

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
Silver Trees Tintagel Road
Wokingham
RG40 3JH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Please see Part I for plan

~~To:~~
Public Rights Of Way Officer
F A O Graham Barnwell

To
~~From:~~ Natalie Brown

Date: 07 January 2003

Application Number: F/2002/8233

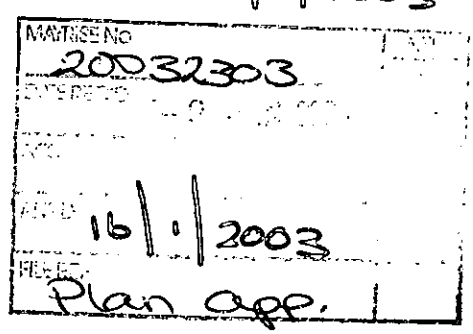
Proposal: Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage..

Site Address:
The Brackens, Tintagel Road, Wokingham, .

Applicant:
Mr I Parker C/O R G Butler And Associates.

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

No objection to this application.
16/1/2003



Natalie Brown

From: Andy Glencross
Sent: 15 January 2003 14:28
To: Natalie Brown
Subject: PA F/2002/8233 The Brackens Tintagel Rd Wokingham

Hi Natalie

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

Cheers

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

Natalie Brown

From: John Mullaney
Sent: 14 January 2003 18:34
To: Natalie Brown
Subject: "The Brackens", Tintagel Road, Finchampstead WOKINGHAM, Berkshire F/2002/8233

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 07 January 2003

Application Number: F/2002/8233

Proposal: Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Brackens, Tintagel Road, Wokingham, .

Applicant:
Mr I Parker C/O R G Butler And 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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C049, R049
C122, R122.

Signed: _____ **Print name:** AE 10/1/03.

Application Number: F/2002/8233

Case Officer : NAB.

Valid Date : 20/12/02

Map No : 99

Site Area : 0.08

Received Date: 20/12/2002

Level : Delegated Application

Description : Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling. & garage

Location : The Brackens, Tintagel Road, Wokingham, .

Parish : FI Ward : FIN

Applicant : Mr I Parker C/O R G Butler And Associates.

Fee Required: £220 Fee Received: £220 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures Demolition.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water re Drainage

Ramblers Assoc. with map as marked

British Horse Soc - re adjacent Bridleway

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

(+ pls incl. site inside red line)

No pre-apps on file
(but letter from R Butler
indicates some pre-app advice given)

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

Tel: (0118) 974 6492

Date: 07 January 2003

My ref: F/2002/8233

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Dear Councillor

Application Number: F/2002/8233
The Brackens, Tintagel Road, Wokingham, .
Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/8233**
The Brackens, Tintagel Road, Wokingham, .
Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Charlesworth

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

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

Tel: (0118) 974 6492

Date: 07 January 2003

My ref: F/2002/8233

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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

Dear Councillor

Application Number: F/2002/8233
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8233**
The Brackens, Tintagel Road, Wokingham, .
Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

Received by Wokingham District Council

Application No: F/2002/8233

Proposal:
Application for the proposed erection of one dwelling with garage. Demolition of existing dwelling and garage.

Location:
The Brackens, Tintagel Road, Wokingham, .

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8233 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

07 January 2003

Organisation_Name	Building_Name	address1	Postcode
		16CAMBRIAN WAYWOKINGHAM	RG40 3JF
		18CAMBRIAN WAYWOKINGHAM	RG40 3JF
		20CAMBRIAN WAYWOKINGHAM	RG40 3JF
		17CYPRESS CLOSEWOKINGHAM	RG40 3JW
		18CYPRESS CLOSEWOKINGHAM	RG40 3JW
	SILVER TREES	SILVER TREESTINTAGEL ROADWOKINGHAM	RG40 3JH
	FARINGDON	FARINGDONTINTAGEL ROADWOKINGHAM	RG40 3JJ
	THE HAVEN	THE HAVENTINTAGEL ROADWOKINGHAM	RG40 3JH
	THE BRACKENS	THE BRACKENSTINTAGEL ROADWOKINGHAM	RG40 3JH
	TORWOOD	TORWOODTINTAGEL ROADWOKINGHAM	RG40 3JJ
	RYDAL HOUSE	RYDAL HOUSETINTAGEL ROADWOKINGHAM	RG40 3JH
	FERNLEA WAYSIDE	FERNLEA WAYSIDETINTAGEL ROADWOKINGHAM	RG40 3JH
	KIMBERLEY	KIMBERLEYTINTAGEL ROADFINCHAMPSTEAD	RG40 3JJ
	THE JAYS	THE JAYSTINTAGEL ROADFINCHAMPSTEAD	RG40 3JJ
		3TINTAGEL ROADWOKINGHAM	RG40 3JJ
	HEATHERBELLE	HEATHERBELLETINTAGEL ROADWOKINGHAM	RG40 3JJ
		3TINTAGEL ROADWOKINGHAM	RG40 3JJ
	KIMBERLEY	KIMBERLEYTINTAGEL ROADWOKINGHAM	RG40 3JJ
	THE JAYS	THE JAYSTINTAGEL ROADWOKINGHAM	RG40 3JJ

2002/8233

20.DEC.2002 8233

11th December 2002

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Wayside
Tintagel Road
Wokingham
RG40 3JH

Dear Sir/Madam

Re: Application for planning permission at The Brackens

I have spoken with the prospective purchaser of The Brackens, whom I have known for many years. He has explained his proposals to me and we have come to an agreement about how the end wall and roof of my bungalow will be made good. Therefore I have no objections to the application for planning permission.

Yours faithfully

P M Eamer

Miss P Eamer

20 DEC 2002 C 33

R.G. BUTLER & ASSOCIATES
Architectural designers

11 Strathmore Drive
Charvil Reading
Berks RG10 9QT
Tel/Fax: 0118 934 3040

16th December 2002

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: The Brackens Tintagel Road Wokingham

Further to my meeting at your office for pre-application advice, I am now enclosing a formal application for redevelopment of the above site.

The applicant has negotiated with the owner of Wayside and I am enclosing a letter from Miss P Eamer confirming that fact.

Yours faithfully

R G Butler

1509/ab

20.DEC.2002 20 DEC 2002

PLANNING APPLICATION PART 1

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

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

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

For office use only Application No. 8233

1.	YOUR NAME	MR. I. PARKER
	ADDRESS	15 DURHAM CLOSE
		WOKINGHAM
	POST CODE	RG41 3AB Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	R.G. BUTLER & ASSOCIATES
	ADDRESS	11 STRATHMORE DRIVE
		CHARVIL READING
	POST CODE	RG10 9QT Tel No. 0118 934 3040
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE BRACKENS
		TINTAGEL ROAD
		WOKINGHAM RG40 3JH
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.095 ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EXISTING BUNGALOW
		BUILD NEW BUNGALOW &
		GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER.

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

PLANS/DRAWINGS

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

Does the application involve any of the following

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

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

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

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

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

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

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK
PLAIN TILES
RENDERED PANELS

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £220

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

SIGNED R C Butler. ON BEHALF OF MR I. PARKER DATE 18-12-02

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

1789/a

SECTION 66 CERTIFICATE

Application No. 26.DEC.2002 02/36

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
MRS. V. SMITH	THE BRACKENS TINTAGEL ROAD WOKINGHAM	18-12-02

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 . . . . . R C Parker

On behalf of . . . . . MR I. PARKER

Date 18-12-02

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

ADDRESS THE BRACKENS TINKNELL ROAD

PARISH FINCHAMPSTEAD 1.4.86 ~~Wokingham~~

PLOT No. Ex THE FIRS

ORD. SHEET No. SU 86 65 - 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
980/53	MR. R.L. WHITE	2 BUNGALOWS & GARAGES	30.5.53	APP.	APP.
681/53	MR. E. WILLCOXSON	"	26.10.53	APP.	APP.
1077/54	MR. M. GRAHAM	GARAGE & STORE	11.1.53	APP.	N/A
938/56	"	STORE	4.12.56	APP.	N/A
R/108/69	"	SUNROOM EXTN	17.7.69	APP.	APP.
R/124/62	"	ADDITIONAL LAUNDRY ACC.	15.6.62	APP.	APP.
PO/69/62	MARMORITE LTD	ADDITIONS TO GARAGE	22.3.62	APP.	N/A
R/82/63	MR. M. GRAHAM	ADDS. & ALTS. TO FORM 2 DWELLINGS	23.4.63	APP.	C/A
F/2002/8233	Mr. I. Parker	Erect 1 dwelling + garage			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074