SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181
EX SYSTEMS LTD

APPLICATION NO:
F/2000/3009

LOCATION:
Holly's Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs J May C/O Day Tanner Partnership

PROPOSAL:
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2001

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J May
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: *F/2000/3009*

Parish:	**FINCHAMPSTEAD**
Location:	**Holly's, Church Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with 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. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. The bathroom window in the east side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Condition
7. 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
8. 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
9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
10. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.

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

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

Reason
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

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

Reason
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
10. To ensure any soil, gas or water contamination on this site is remedied, to protect the existing/proposed occupants of the application site and/or adjacent land.

Informative
1. This permission relates to the application as amended with revised plans, drawing number 1638/01 A submitted to the Local Planning Authority on 9th March 2001 showing a reduction in the size of garage and does not approve the proposals as originally submitted.

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

South East Area Local Plan Policies STV2, SBE1, SBE2 and SC15.

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: _____

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

Tel: (0118) 974 6451

Date: 9/3/01

My ref: F/2000/3009

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/3009
Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29/3/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/3009**
Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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: 19/3/01

My ref: F/2000/3009

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/3009
Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29/3/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/3009**
Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/3009

Applicant : Mr & Mrs J May C/O Day Tanner Partnership.

Location : Holly's, Church Lane, Finchampstead, Wokingham.

Proposal : Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 05/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

FINCH P. COUNCIL : Object on the grounds that prop. is backland dev.

ENV. HEALTH : see file for comments.

ENV. DESIGN : see file for comments.

HIGHWAYS :

Planning Issues :

ISSUES

Rural area
Setting of Settlement
Area of Sporadic development

BSP
SEALP
WDLP (D.D)

Application Number: F/2000/3009

Appraisal:

The application being considered proposes the demolition of an existing B1 office building at the Holly's, Church Lane, Finchampstead, and removal of the associated builders yard, and the erection of a bungalow.

Planning History:

Conditional planning approval was granted in 1995 for the demolition of the builder's store adjacent to The Holly's, and the erection of a two storey detached dwelling. This permission was renewed in July 2000, but has not yet been implemented.

Impact upon the character of the area:

Presently on site there is located a single storey building used as an office associated with the adjacent builders yard. It is proposed that this building be removed and replaced with a residential dwelling. The existing building on site has a floor area of approximately 121m^2, and is visible from the highway only when viewed directly from the access way. The dwelling to replace this will be approximately 91m^2 (gfa) with a detached garage located forward of the dwelling.

At present the builder's office is a long narrow building approx. 3.9m wide at the front which projects back into the site approx. 21 metres and has a height of approximately 4.5m to the ridge. The proposed dwelling at its highest part will be approximately 5.2m to the ridge. It is considered that although the proposal involves a slight increase in height, given that the built form already exists it is not considered that the principle of redeveloping the site is unacceptable. It is not considered that the slight increase in height will have an additional impact upon the character of the area in light of the existing building.

Impact upon residential amenity:

The application site is located to the northeast of the dwelling, 'Holly's' and is set back approximately 15 m from its rear elevation (the garage will be approx. 6m from the rear elevation). Given the massing of the proposed dwelling coupled with this set back it is not considered that it will be overbearing or unneighbourly upon the residents of the Holly's.

As mentioned above there is an extant planning approval for the erection of a two storey detached dwelling on land adjacent to the Holly's. Although this scheme has not yet been implemented it must be taken into consideration in determining this application. The current proposal would be approximately 26m away from the approved dwelling so is therefore considered to have no impact in terms of overlooking or daylighting upon this dwelling.

Normally an application like this would be considered as tandem development which would not be viewed favourably by this Authority, due to the likely impact that vehicular traffic travelling between the existing houses on either side of the access way would have upon the living conditions of these residents. However, given that there is likely to be less traffic using the access way than at the present time it is not considered that the traffic gaining access to the proposed dwelling will have an adverse impact upon any neighbouring residents.

Conclusion:

It is also considered that the proposed change of use of the land to residential is preferable to the existing B1 builders use, as residential is considered to be more in keeping with the surrounding area, and will be less intrusive upon both the character of the surrounding area and the residential amenity of surrounding neighbouring dwellings.

RECOMMENDATION: Approval

Application Number F/2000/3009
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	~~C010~~		
2	C012	R012.	
3	C040	R040.	
4	C045	R045	INS: 'BATHROOM' ... 'EAST SIDE'
5	C049	R049.	
6	C070	R070	
7	C100	R100	
8	C122	R122	
9	C153	R153.	
10			No dev. approved by this permission shall be commenced prior to a contaminated land assessment & associated remedial strategy being submitted to & approved in writing by the LPA. Except as otherwise agreed in writing by the LPA, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any dev. approved by this permn. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SBE1, SBE2, SC15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:.

not previously been identified then the additional contamination shall be fully assessed & an inappropriate remediation scheme agreed in writing with the Local Planning Auth. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to & approved by the LPA.

REASON: To ensure any soil, gas or water contamination on this site is remedied to protect the existing/proposed occupants of the app. site and/or adjacent land. PTO

N02: INS 'revised plans drg no. 1638/01 A ... 9th March 2001...
a reduction in the size of garage'

RECORD OF SITE VISIT

SITE ADDRESS: Holly's Church Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3009

OFFICER: Elaine Connor

DATE OF SITE VISIT: 4/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
Countryside area.
Sporadic development.
Mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
Existing S.St. building used as an office, located beyond residential dwelling on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

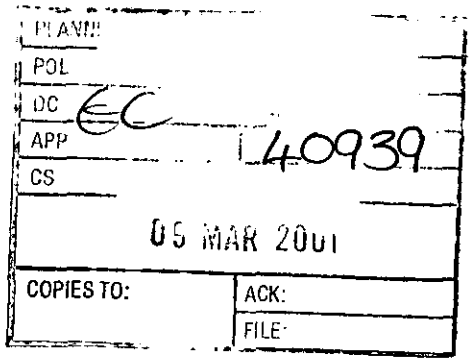
DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1638

6 March 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



For the attention of Ms. Elaine Connor

Dear Ms. Connor

PROPOSED BUNGALOW ADJACENT THE HOLLY'S, CHURCH LANE, FINCHAMPSTEAD (F2000/3009)

Following our letter to you dated 20 February 2001 please now find enclosed four copies of revised drawing number 1638/01A showing the proposed garage reduced from a double to a single. As a matter of interest it took 14 days from the writing of our letter until being requested for a revised drawing. This request was only made when we telephoned concerning progress of the application and I suspect we would still be sitting here wondering if we had not contacted you. The point has been made on several occasions that it is very easy to pick up a telephone, use a fax or e-mail and I hope that this will speed up the dialog between us where it is necessary.

I look forward to hearing from you.

Yours sincerely

A I Day

cc J Mitchell – Head of Development Control
Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Elaine Connor

From: John Mullaney
Sent: 19 March 2001 10:39
To: Elaine Connor
Subject: THE HOLLIES, CHURCH LANE, FINCHAMPSTEAD f/2000/3009

I recommend the following conditon be applied to the above application

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.

ReasonTo ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

Policy and Plans Consultation

Location: Holly's, Church Lane, Finchampstead.

Proposal: Demolition of Builders Office & Removal of Builders Yard. Erection of 1 Detached Dwelling with Garage.

Application Number: F/2000/3009

Applicant: Mr & Mrs J May c/o Day Tanner Partnership.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft could apply to this site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WLL6: Setting of Settlements
Policy WBE1: Development in its Local Context
Policy WH6: Variety of Housing
Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1-B8 Use
Policy WT2: Access to Development
Policy WT4: Environmental Aspects of Traffic

Hi Claire. Any queries - contact me. Cheers.

The application conflicts with Policy WOS2 and WLL6 since the site is located outside an 'identified settlement' within the countryside and Setting of Settlement where development for residential development is not normally permitted. Although the proposal is supported by Policy WOS1 (i) and WOS5 (a), which encourage development on brownfield sites in preference to greenfield, and Policy WCC1 (f) and (h) which allow redevelopment proposals and sensitive infilling of one or two dwellings in a small gap in the countryside. It is also supported by Policy WEM18, which permits the change of use of business employment generating use (classes B1 – B8) to residential and Policy WH6, which encourages small (one, two and three bedroom) dwellings. Furthermore, the redevelopment of the site from builders yard to residential should result in environmental enhancement and improve the appearance of the site.

However, the application should be tested against Policy WOS1, WOS3, WBE1, WT2 and WT4. It should not lead to an adverse affect on the character and appearance of the area, particularly to the setting of the settlement, and should not visually intrude into the countryside. In addition, it should have satisfactory access and not effect the flow of traffic along Church Lane, and should be close to existing local facilities.

It is also appropriate to consider PPG3(2000), which stresses the importance of sustainable development, and states that the Government's objective is to '*promote more sustainable patterns of development and make better use of previously-developed land, the focus for additional housing should be existing towns and cities*' (paragraph 1). It goes on to say that local authorities should give priority to re-using previously-developed land in urban areas, empty homes and conversions in preference to the development of greenfield sites (paragraph 2). These aims are repeated at paragraph 21, 22, 26, 30, 31, 32, 40, 41, 65, 67 and 69, indicating the level of importance given to minimising the amount of greenfield land that needs to be developed. Paragraph 30 states that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'*. The site would be classified as re-use of previously developed land, although it is located outside the settlement boundary, does not form part of an urban extension and is not in the vicinity of a good public transport corridor.

Andrew Astin,
Policy & Plans

FROM: Elaine Connor

DATE: 05 January 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: A/2000/3087

Proposal: Proposed erection of non illuminated V board sign..

Site Address: Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.

Applicant: Mr C Keen C/O Campsie And Co.

POL	TLS
DC	SWF
APP	

29 JAN 2001

COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 29/01/2001** .

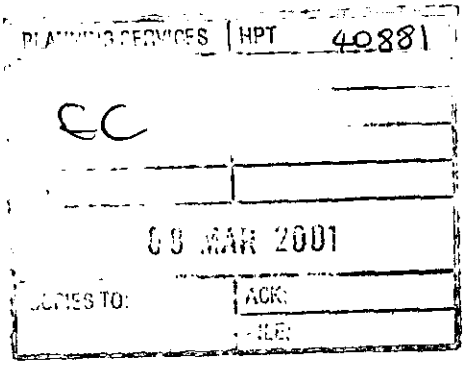
The Parish Council has no objections to this application.

SIGNED: CS Clk DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING



AID/LC/1638

6 March 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Ms. Elaine Connor

Dear Ms. Connor

PROPOSED BUNGALOW ADJACENT THE HOLLY'S, CHURCH LANE, FINCHAMPSTEAD (F2000/3009)

Following our letter to you dated 20 February 2001 please now find enclosed four* copies of revised drawing number 1638/01A showing the proposed garage reduced from a double to a single. As a matter of interest it took 14 days from the writing of our letter until being requested for a revised drawing. This request was only made when we telephoned concerning progress of the application and I suspect we would still be sitting here wondering if we had not contacted you. The point has been made on several occasions that it is very easy to pick up a telephone, use a fax or e-mail and I hope that this will speed up the dialog between us where it is necessary.

I look forward to hearing from you.

Yours sincerely

A I Day

* NO PLANS ENCLOSED

cc J Mitchell – Head of Development Control
Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

40325

CC

COPIES TO: ACK. FILE

AIDLC/1638

20 February 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Elaine Connor

Dear Ms. Connor

PROPOSED BUNGALOW ADJACENT THE HOLLY'S, CHURCH LANE, FINCHAMPSTEAD (F/2000/3009)

Our client has reluctantly agreed to reduce the double garage to a single garage in order to expedite an approval for this site. We trust that this information is sufficient to enable you to write a positive report.

Yours sincerely

A I Day

cc J May

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 30 January 2001

Location:	Holly's, Church Lane, Finchampstead, Wokingham
Proposal:	Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.
Application Number:	F/2000/3009

In response to your consultation dated 21 December 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to erection of the dwelling as proposed in the application, provided that a new native hedgerow is planted along southern boundary of the site where it backs onto open countryside. This is to help integrate the new dwelling into the wider countryside.

The proposed access drive to the site shown on the drawing has yet to be built and although it has been approved in a previous application there are concerns that the construction of the drive will damage the holly tree at the front of the site which is protected by a TPO. The problem is exacerbated by the rise in ground level from Church Lane up to the boundary wall and the need to cut back into the ground where the holly is growing in order to construct the drive. We would expect the applicant to provide details as to how the drive will be constructed to avoid damage to the TPO tree. >CONDITION FOR DETAILS PRIOR TO COMMENCEMENT OF DEVELOPMENT.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

11 DEC 2000*

1.	**APPLICANT'S NAME**	MR & MRS J MAY
	ADDRESS	HOLLY'S CHURCH LANE, FINCHAMPSTEAD
	POSTCODE	**PHONE:**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ **PHONE:** 01344 777143
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:**	HOLLY'S CHURCH LANE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF BUILDER'S OFFICE, REMOVEL OF BUILDERS YARD AND ERECTION OF NEW BUNGALOW WITH GARAGE
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.15 APPROX.
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**	1638/01 AND LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE	X	**REDEVELOPMENT**	X
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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 BUILDINGS?** e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	BUILDER'S OFFICE AND YARD.
12.	**DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?**	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	**STATE EXTERNAL MATERIALS TO BE USED**	TO BE AGREED.
15.	**HOW WILL THE SITE BE ENCLOSED?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	NEW AND EXISTING BOUNDARY FENCES AND HEDGES.
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	EXISTING DRAIN.
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	To existing system X If no, please give details
18.	**WHAT ARE THE ACCESS ARRANGEMENTS?** **AS EXISTING** **AS PROPOSED** *Give details of pedestrian and vehicular access.*	AS PROPOSED AND APPROVED UNDER REF. F2000/1727.
19.	**HAS PROVISION BEEN MADE FOR THE DISABLED** See notes for applicants?	YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	1 / 4	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL *BUILDING OR USE ?***	NO — If YES, complete Part 2 of the form
22.	**DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?**	NO — If YES, please ask for and complete Part 3 of the form
23.	**STATE THE FEE ENCLOSED WITH THIS APPLICATION.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00

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

SIGNED: _____ **ON BEHALF OF:** MR & MRS J MAY **DATE:** 7/12/00

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".

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

11 DEC 2000

1.	**APPLICANT'S NAME**	MR & MRS J MAY
	ADDRESS	HOLLY'S CHURCH LANE, FINCHAMPSTEAD
	POSTCODE	**PHONE:**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ **PHONE:** 01344 777143
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:**	HOLLY'S CHURCH LANE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF BUILDER'S OFFICE, REMOVEL OF BUILDERS YARD AND ERECTION OF NEW BUNGALOW WITH GARAGE
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.15 APPROX.
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**	1638/01 AND LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

CHANGE OF USE	X	**REDEVELOPMENT**	X
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.
RELAXATION OF CONDITIONS		State relevant application no.

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***

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

11.	**WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS?** e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	BUILDER'S OFFICE AND YARD.	
12.	**DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?**	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	**STATE EXTERNAL MATERIALS TO BE USED**	TO BE AGREED.	
15.	**HOW WILL THE SITE BE ENCLOSED?** Say whether walls, fences or hedges; and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	NEW AND EXISTING BOUNDARY FENCES AND HEDGES.	
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	EXISTING DRAIN.	
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	To existing system X If no, please give details	
18.	**WHAT ARE THE ACCESS ARRANGEMENTS?** **AS EXISTING** **AS PROPOSED** Give details of pedestrian and vehicular access.	AS PROPOSED AND APPROVED UNDER REF. F2000/1727.	
19.	**HAS PROVISION BEEN MADE FOR THE DISABLED** See notes for applicants?	YES	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
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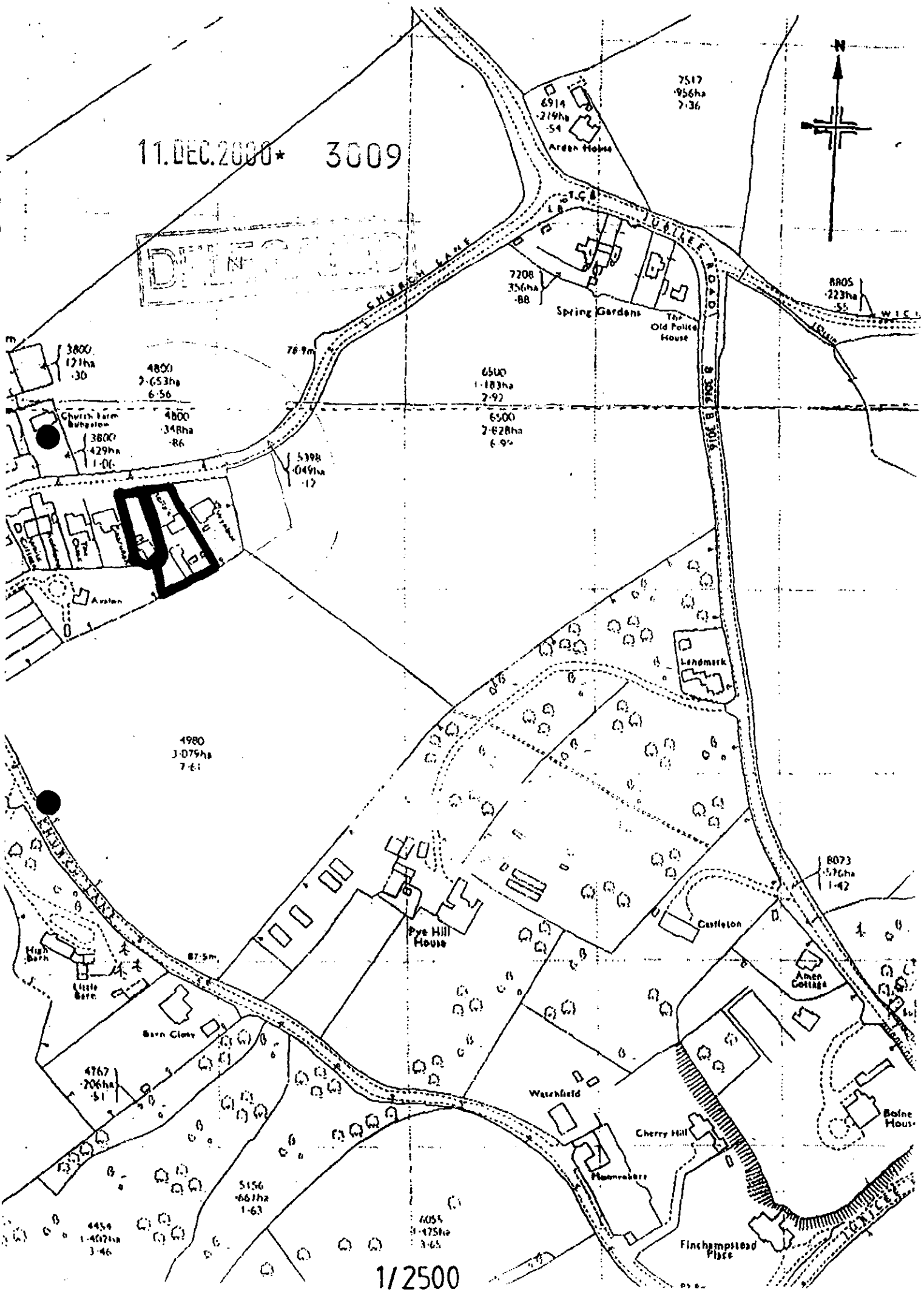
BUNGALOW	1 / 4	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

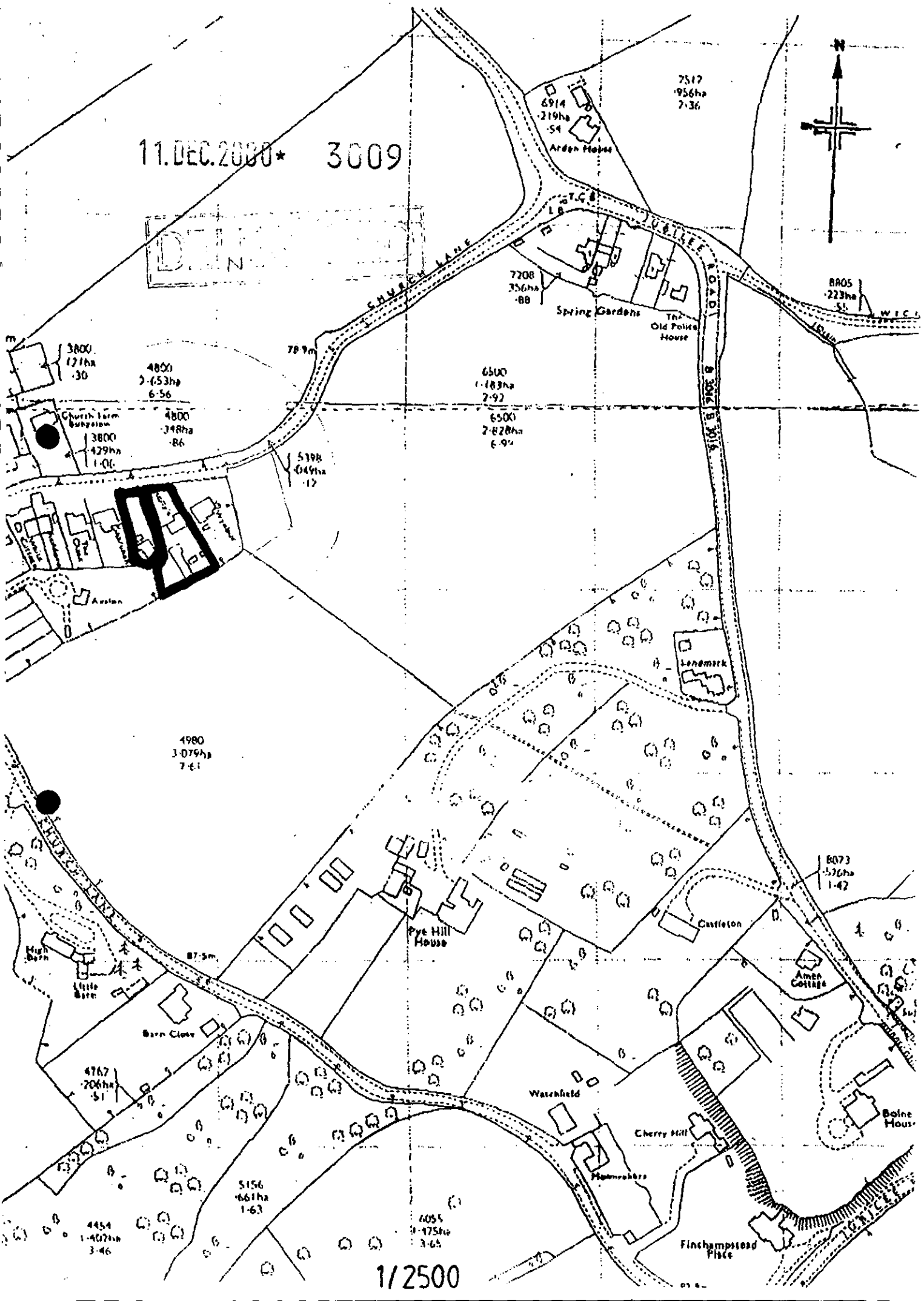
21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?**	NO	If YES, complete Part 2 of the form
22.	**DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?**	NO	If YES, please ask for and complete Part 3 of the form
23.	**STATE THE FEE ENCLOSED WITH THIS APPLICATION.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

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

SIGNED: _____ **ON BEHALF OF:** MR & MRS J MAY **DATE:** 7/12/00

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".


11.DEC.2000* 3009
N
7517
·956ha
7·36
6914
·219ha
·54
Arden House
CHURCH LANE
JUBILEE ROAD
7208
·356ha
·88
Spring Gardens
The Old Police House
8805
·223ha
·55
3800
·121ha
·30
4800
2·653ha
6·56
78·9m
6500
1·183ha
2·92
6500
2·828ha
6·99
Church Farm Bungalow
3800
·429ha
1·06
4800
·348ha
·86
5398
·049ha
·12
Avalon
Landmark
4980
3·079ha
7·61
8073
·576ha
1·42
Castleton
Pye Hill House
High Barn
Little Barn
87·5m
Barn Close
Amen Cottage
4767
·206ha
·51
Watchfield
Cherry Hill
Boine House
5156
·661ha
1·63
4454
1·402ha
3·46
6055
1·475ha
3·65
Finchampstead Place
1/2500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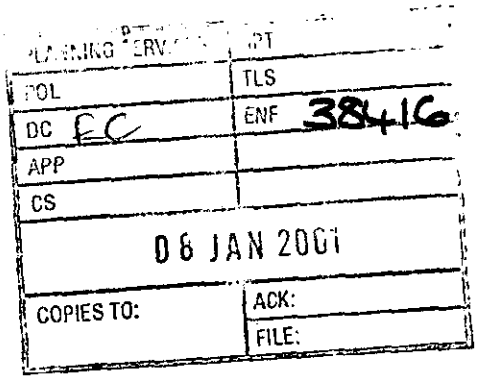
87·5m
Barn Close
Amen Cottage
4767
·206ha
·51
Watchfield
Cherry Hill
Bolne House
5156
·661ha
1·63
4454
1·402ha
3·46
6055
1·475ha
3·65
Finchampstead Place
1/2500

R. & J. May

BUILDERS AND CONTRACTORS

NEW HOMES
DEVELOPERS
PUBLIC WORKS
EXTENSIONS
MAINTENANCE

"HOLLY'S" CHURCH LANE
FINCHAMPSTEAD
BERKSHIRE RG11 4LT
TELEPHONE / FAX: 01734 732198



Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham

6 January 2001

Ref: Elaine Connor F/2000/3009

Dear Ms Connor

I understand that Finchampstead Parish Council have objected to the planning permission for a proposed two bedroom bungalow next to the Holly's, Church Lane., Finchampstead.

I also understand that during the discussion of the application they believed that the building to be demolished was a wooden shed. This is incorrect. The proposed bungalow will replace an existing brick built, pitched roof building mainly of cavity wall construction, currently used as an office and heated storage area.

I would to point out that my understanding is that there is shortage of smaller dwellings in Finchampstead, something which I understood concerned many people, including the Parish Council.

Yours sincerely

J. May

c.c. Finchampstead Parish Council Planning Committee

Tony Day – Day-Tanner Partnership

39340

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

COPIES TO:

My Ref:

To: Elaine Connor
Development Control

Your Ref: F/2000/3009
Date:

PROPOSAL: ERECTION OF DETACHED DWELLING ON BUILDERS YARD

ADDRESS: THE HOLLIES, CHURCH LANE FINCHAMPSTEAD

These proposals have been evaluated and I have the following comments:

I recommend that the following conditions be imposed should the application be granted planning consent:

This site may be contaminated from its previous use therefore an investigation needs to be carried out by the developer to establish the extent of contamination and what remedial measures are required to deal with the hazards. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers. *CAN THIS BE DEALT WITH BY WAY OF CONDITION.

Standard Planning condition CO70

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

38358

FROM: Elaine Connor

DATE: 21 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3009

Proposal: Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage..

Site Address: Holly's, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs J May C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 14/01/2001** .

Objection on the grounds that the proposal would be backland development.

SIGNED: C S Cl

DATE: 4 - 1 - 01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/3009

Proposal:
Proposed demolition of builders office and removal of builders yard. Erection of one detached dwelling with garage.

Location:
Holly's, Church Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 DEC	
Officer: EC	Application No. F/2006/3009

Map No. 114 Site 0.16
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF BUILDERS OFFICE AND REMOVAL OF BUILDERS YARD. ERECTION OF ONE DETACHED DWELLING WITH GARAGE

Location: HOLLY'S CHURCH LANE

Parish: FINCHAMPSTEAD Ward: Finchampstead South 31/12

Applicant: MR/MRS MAY

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (10) 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ 21/12.....
Trees .....
Conservation Officer .....
Environmental Health ✓21/12.....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓21/12.....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓21/12.....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
..... No pre-apps. .....

NEIGHBOURS:

S/N+

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1638

6 December 2000

DELEGATED

11.DEC.2000* 3009

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

ERECTION OF BUNGALOW TO REPLACE BUILDERS OFFICE AND YARD, THE HOLLY'S, CHURCH LANE, FINCHAMPSTEAD

On 25 July this year you re-granted planning permission for the erection of a house to replace an existing builder's store on land directly to the west of and in the ownership of The Holly's. That permission did not take away the builders use for the remainder of the site to the south which currently includes an office building, further stores and yard. Our client's circumstances have changed in the last few months due to a family bereavement and it is now their intention to seek planning permission for the replacement of the remainder of the builder's use on this site with the erection of a small bungalow together with a replacement garage for the existing house.

The current building on the site is single storey and some 121 square metres in floor area. The proposed bungalow is some 91 square metres gross internal floor area which combined with the proposed garage (30 square metres) gives an identical floor area of building on the site.

We acknowledge that in normal circumstances this development may be considered tandem but in the circumstances of the site and its existing use (and the previous permission) we hope that you will agree that the proposal for a small single storey dwelling is not unreasonable.

We enclose the following documents in order to submit a full planning application:

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

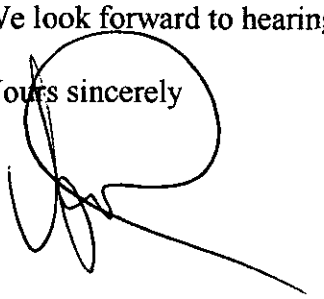
11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Six copies of our drawing number 1638/01 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sumo f £190.00

We look forward to hearing from you in due course.

Yours sincerely



A I Day

Enc

cc Client

ADDRESS PARISH Finch.

PLOT No. 'Hollies' CHURCH LANE. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
334/71	Mr. R. May	Ext. to provide second bedroom over exist. porch	29.7.71	App. App
R 1197	" "	Kitchen extension	29.7.74	App N/A
1236	" "	" "	3.10.74	N/A C/A
17161	"	S/STOREY EXTENSION	8.4.82	N/A C/A
BR 18554	"	"	21.4.82	APP. N/A
23236		1st FLOOR EXTENSION	24.6.85	N/A C/A
3R24678	"	EXTENSION & ALTS	10.6.85	APP N/A
16828	"	DOUBLE GARAGE	23.12.85	C/A
RA251	"	"	7.2.86	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 99

DRAINAGE

2) ADDRESS Hollies church lane PARISH Finchampstead

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45207	MR. J. MAY	DWELLING LAND ADJ. (DEM. of BUILDERS' STORE)	22.12.95	C/A
P97/6369	"	"	9.5.97	C/APP
12000/1727	Mr. & Mrs. Day	Demo. blds store & exist new dwelling (Amend. 45207)	25.7.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

SECTION 66 CERTIFICATE

11.DEC.2000* 3009

Application No.

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 not less unexpired term of which is than 7 years

OR

● See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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 & MRS J MAY**

Date **7/12/00**

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

11. DEC. 2000 3009

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

DESIGNATED

1.		**APPLICANT'S NAME**	MR & MRS J MAY
		ADDRESS	HOLLY'S CHURCH LANE, FINCHAMPSTEAD
		POSTCODE	**PHONE:**
2.	If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ **PHONE:** 01344 777143
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:**	HOLLY'S CHURCH LANE FINCHAMPSTEAD
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF BUILDER'S OFFICE, REMOVEL OF BUILDERS YARD AND ERECTION OF NEW BUNGALOW WITH GARAGE
5.	Give the area in hectares or part of a hectare	**AREA OF SITE**	0.15 APPROX.
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**	1638/01 AND LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

CHANGE OF USE	X	**REDEVELOPMENT**	X
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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 BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	BUILDER'S OFFICE AND YARD.	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	NEW AND EXISTING BOUNDARY FENCES AND HEDGES.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	EXISTING DRAIN.	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system X If no, please give details	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS PROPOSED AND APPROVED UNDER REF. F2000/1727.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES	

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

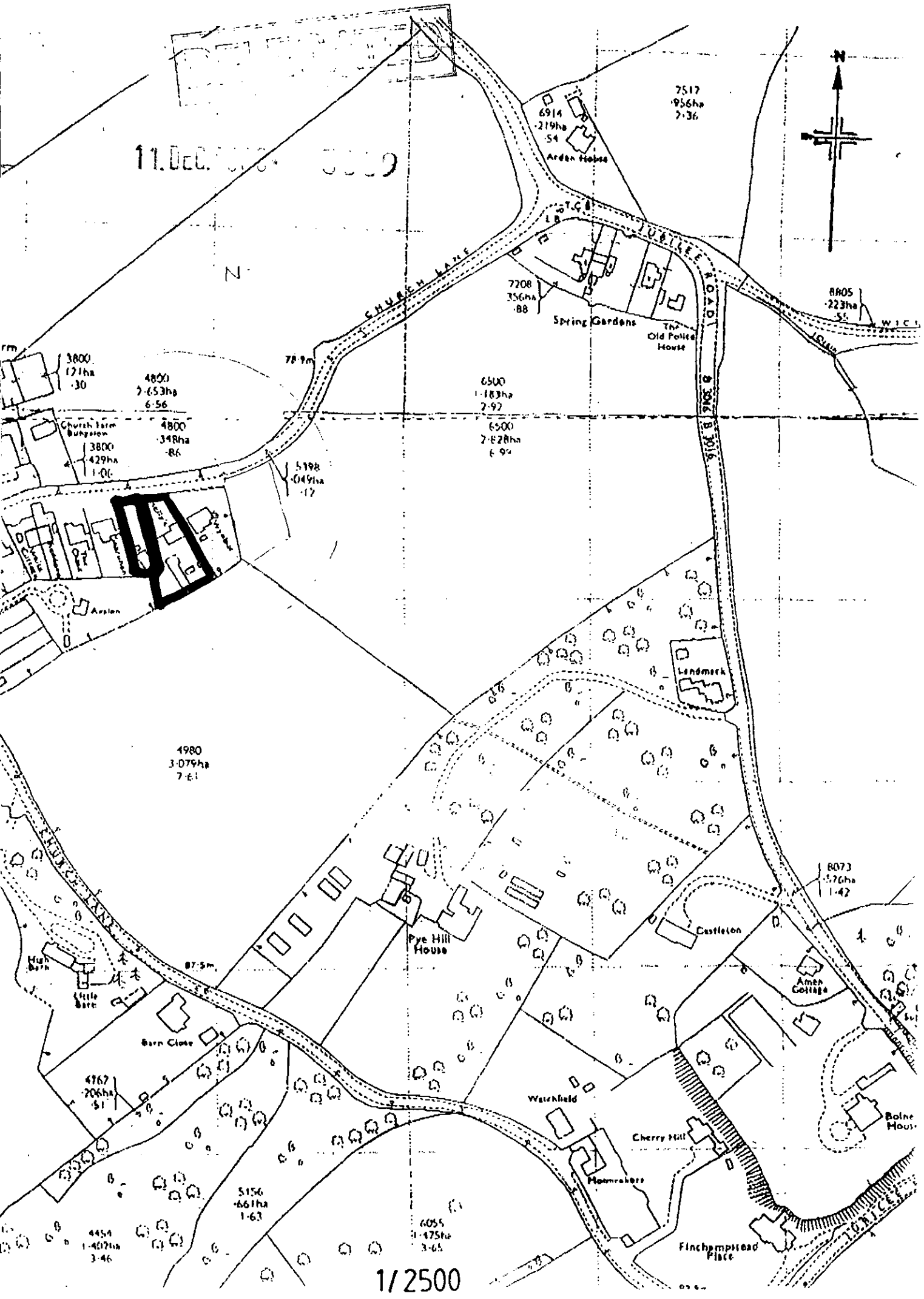
	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	1 / 4	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

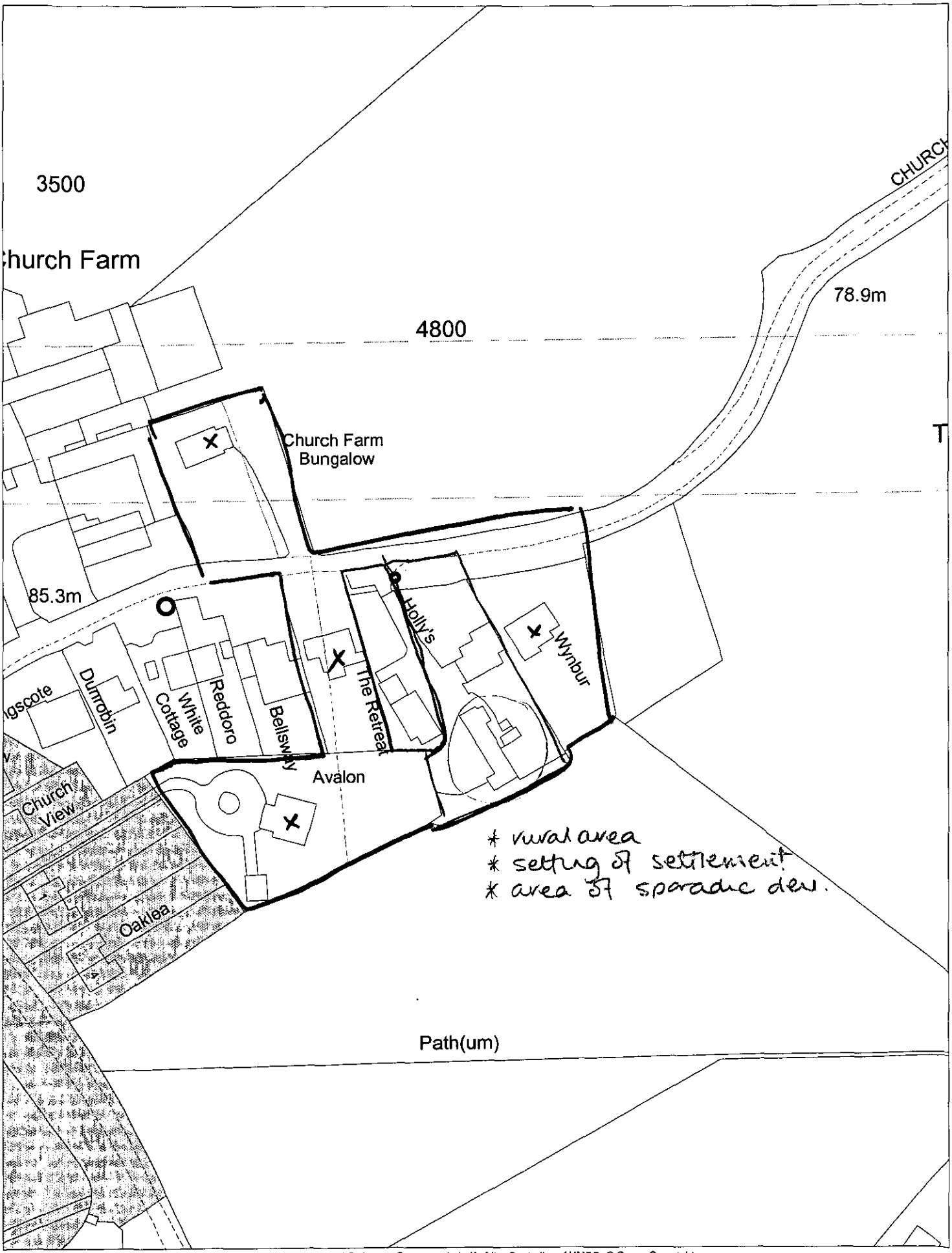
21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

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

SIGNED: _____ ON BEHALF OF: MR & MRS J MAY DATE: 7/12/00

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".


11.DEC
N
6914
·219ha
·54
Arden House
7517
·956ha
7·36
T.C.B
JUBILEE ROAD
CHURCH LANE
7208
356ha
·88
Spring Gardens
The Old Police House
8805
·223ha
B 3016
78·9m
3800
·121ha
·30
4800
2·653ha
6·56
Church Farm Bungalow
3800
·429ha
1·06
4800
·348ha
·86
6500
1·183ha
2·92
6500
2·828ha
6·94
5198
·049ha
·12
Arden
Landmark
4980
3·079ha
7·61
Pye Hill House
87·5m
High Barn
Little Barn
Barn Close
8073
·576ha
1·42
Castleton
Amen Cottage
4767
·206ha
·51
Watchfield
Cherry Hill
Hammakers
Boine House
5156
·661ha
1·63
6055
1·475ha
3·65
4454
1·402ha
3·46
Finchampstead Place
1/2500



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000

Scale: 1 : 1250

N
W E
S

WYNBUR | HOLLYS | NEW DWELLING | SHARIHUEN | BELLSWAY



CHURCH LANE

13.JUN.2000* 1727

PART 1 REGISTER

DELEGATED

TAKEN FROM PART 1

previously permitted
Scheme to replace
builders yard.

DWT
THE DAT TANNÉ
ARCHITECTURE & PLANNING PARTNERSHIP

CLIENT Mr & Mrs A. Day

JOB THE HOLLYS, CHURCH LANE
FINCHAMPSTEAD

DWG STREET SCENE

1551/02

SCALE 1/200 DRAWN DATE jun 00

[redacted] VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.
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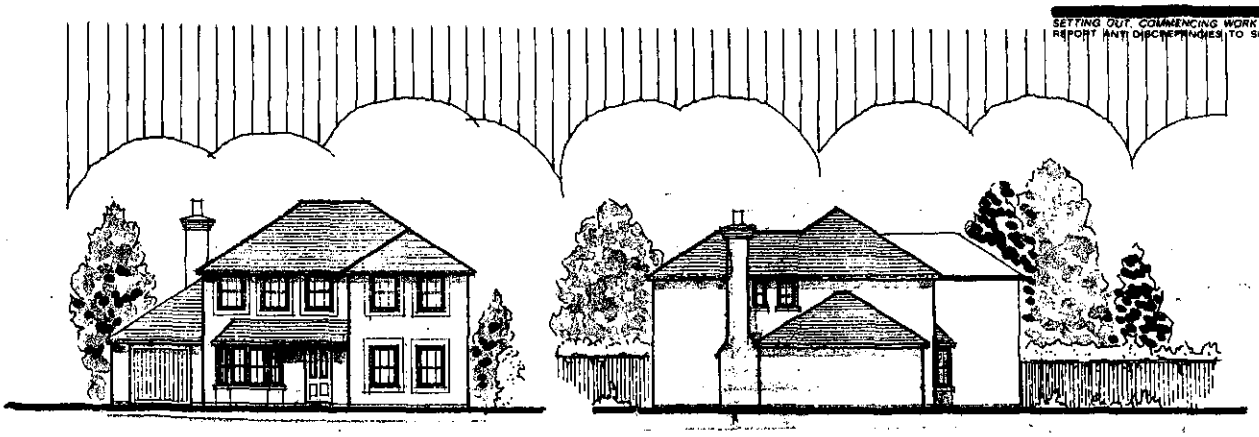
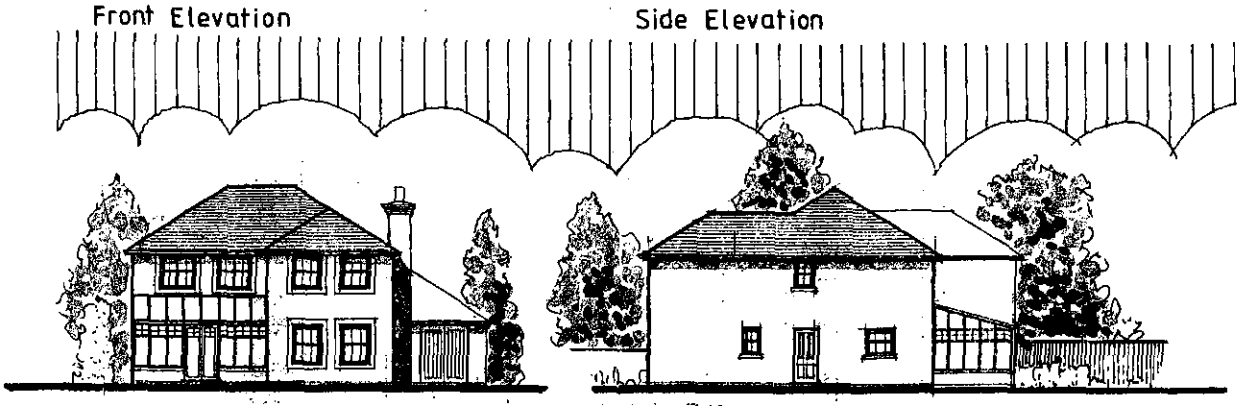


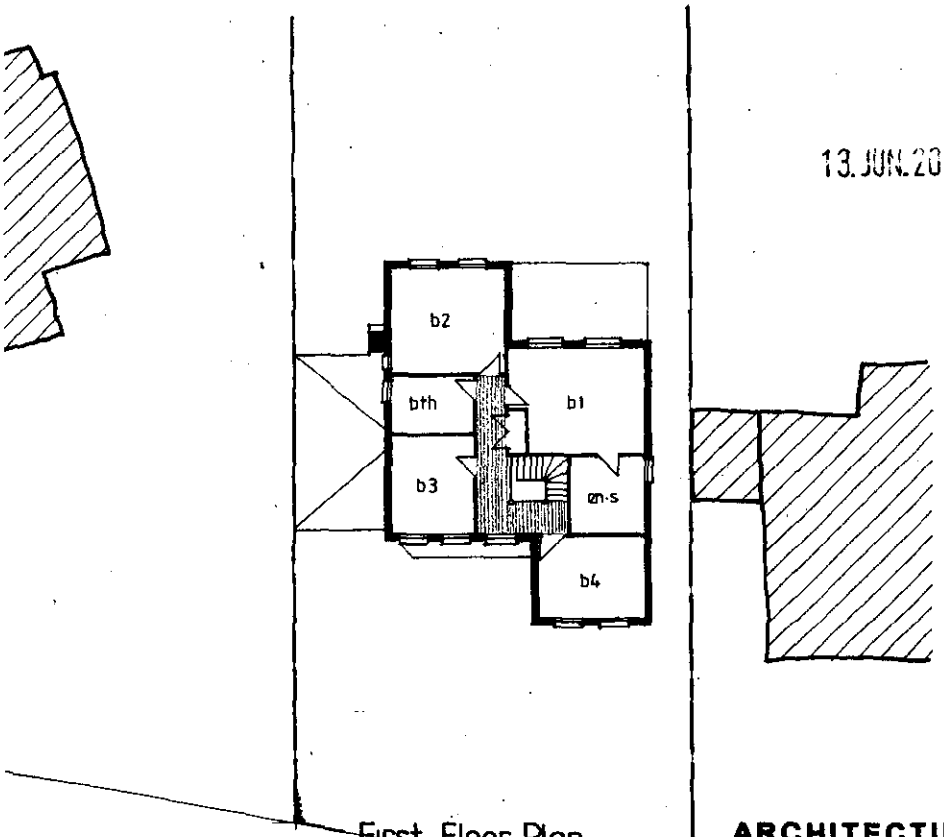
Front Elevation

Side Elevation



Back Elevation

Side Elevation



First Floor Plan

13.JUN.2000* 1727

DELEGATED

DWT
THE • DAY • TANNER

ARCHITECTURE & PLANNING PARTNERSHIP

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG11 6LZ
01344 - 777143

5a PROSPECT ST
CAVERSHAM
READING
RG4 8JA
01734 - 461242

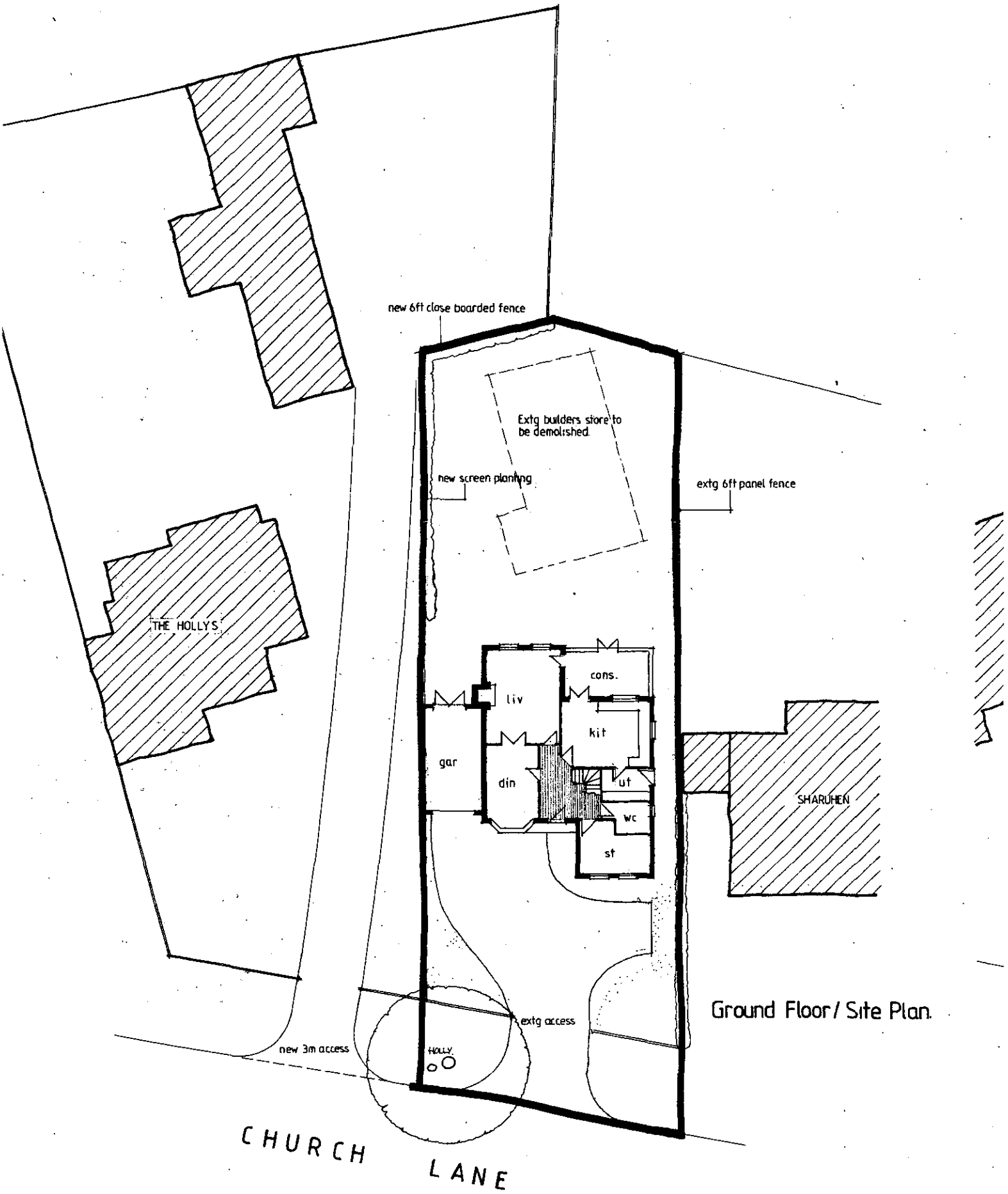
CLIENT Mr & Mrs A. Day

JOB The Hollys, Church Lane, Finchampstead.

DRG New Dwelling.

SCALE 1:200 DRAWN DATE JUN. '00

1551/01



Ground Floor / Site Plan.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3009**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				