APPLICATION NO:
F/2000/1662

LOCATION:
11 Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Ryan Prestige Homes Ltd C/O D Essen Builders

PROPOSAL:
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

EARLIEST DATE FOR DECISION: **10/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Ryan Prestige Homes Ltd
C/O D Essen Builders
Peel Cottage
Newbury Street
LAMBOURN
Berkshire
RG17 8PD

Application Number: F/2000/1662

Parish: **FINCHAMPSTEAD**

Location: **11 Sandhurst Road, Finchampstead, Wokingham**

Proposal: ***Proposed erection of 2 detached dwellings plus demolition of existing dwelling***

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

Reason
1. Due to their forward siting, the proposed development would be unacceptably prominent and obtrusive and have a harmful effect on the character and appearance of the area. The proposal is therefore contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Reason
2. Due to their siting and design, the proposed development would result in unacceptable loss of outlook, sunlight and daylight, and privacy and amenity of existing adjacent residential properties. The proposal is therefore contrary to South East Area Local Plan Policies SBE2 and SBE5 and to Wokingham District Local Plan (Deposit Draft) Policy WBE1.

Reason
3. The proposed development would result in increased use of the access onto a primary distribution road, the A321 Sandhurst Road, and would adversely affect highway safety and the free flow of traffic. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and to Wokingham District Local Plan (Deposit Draft) Policy WT7.

Reason

4. The proposal would result in unacceptable damage to the existing trees which currently enhance the character and appearance of the area. The proposal is therefore contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SBE9 and to Wokingham District Local Plan (Deposit Draft) Policies WBE11 and WBE12.

John Mitchell
Development Control Manager
Date: 07/07/2000

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.

PLANNING SERV	31922
POL	
DC	PO
APP	
CS	
18 JUL 2000	
COPIES TO:	ACK:
	FILE: 1662

BUNBLES,
LONGWATER LANE
FINCHAMPSTEAD.
17/7/00.

Dear Angela,

Please excuse hand written note but I am pretty busy at the moment.

Yes I do agree that this shouldn't be listed or I believe that it is over development of the site and should be refused.

Regards

Cllr R. H. Cundy.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1662

Applicant : Ryan Prestige Homes Ltd C/O D Essen Builders.

Location : 11, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Proposed erection of 2 detached dwellings plus demolition of existing dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		22.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 26/05/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application will have expired on: 21/07/2000. 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 PC: Object. Would be overdevelopment of the site.
HW officer: Recs. refusal: increased use of access onto A321.
Letters of objection on grounds of overlooking, block outlook, loss of light.

Planning Issues : 1. Effect on street scene
2. Effect on neighbours
3. HWs.

Application Number: F/2000/1662

Appraisal :

1. Effect on streetscene / character + appearance of area.

Proposed houses would be significantly forward of the ~~building line~~ general building line along Sandhurst Road, which has a semi-rural aspect from the ~~[illegible]~~ application site south eastwards due to the large + many trees. Consider the proposed houses would be obtrusive and harmful to the character and appearance of the area, and unacceptable on this ground. (Prenai refusal No. 33573 + appeal dismissed 11/89 – would require removal of TPOd front oak tree for widened access, plots rel-small + setting forward would make unduly prominent)

2. Effect on neighbours

'Woodlands' to W: Proposed plot 1 dwelling would result in unacceptable loss of outlook privacy + sunlight/daylight.

5 Kiln Ride: Has windows in rear facing obliquely to rear of proposed houses. distance 17m ~~[illegible]~~ upwards. Consider this too close to avoid unacceptable loss of privacy + amenity. Houses opposite far enough away to avoid unacceptable relationship.

3/ HWS · object – see consultation

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1662
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to their forward siting, the proposed development ~~dwellings~~ would be unacceptably prominent and obtrusive and ~~will~~ have a harmful effect on the character and appearance of the area. The proposal is therefore contrary to BSP Policy EN1, SEALP Policy SBE2 and to WDLP ~~Policy~~ (DD) Policy WBE1.
2			Due to their siting and design, the proposed development would result in unacceptable loss of outlook, ~~privacy~~ sunlight and daylight, and privacy and amenity of existing adjacent residential properties. The proposal is therefore contrary to SEALP Policies SBE2 & SBE5 and to WDLP(DD) Policies WBE1.
3			The proposed development would result in increased use of the access onto a primary distributor road, the A321 Sandhurst Road, and would adversely affect highway safety and the free flow of traffic. The proposal is therefore contrary to BSP Policy LD5, SEALP Policy ST3 and to WDLP(DD) WT7.
4			The proposal would result in unacceptable damage to existing trees which currently enhance the character and appearance of the area. The proposal is therefore contrary to BSP Policy EN1, SEALP Policy SBE9 and to WDLP(DD) Policies WBE11 & WBE12.

John Turner
7/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 11 Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1662

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.6.00

2. DESCRIPTION OF SURROUNDINGS Established residential area on main road.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES to SE: bungalow. To rear is chalet bungalow near boundary with dormers facing site. To NW is road & new house. Nearest has no side windows.

5. SITE CONSTRAINTS

TREES About 3 on front boundary.

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence each side & rear.

OTHERS

Applicationo	Name & Address
F/2000/1662	Dr. A Lloyd 13 Sandhurst Road Wokingham RG40 3JG
F/2000/1662	Mr & Mrs J Newport 5 Kiln Ride Wokingham RG40 3JN
F/2000/1662	Mr & Mrs Murphy Woodlands Kiln Ride RG40 3JN
F/2000/1662	Dr A Lloyd 13 Sandhurst Road Wokingham RG40 3JG

App refused,
Letter sent 21/07/00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 18/07/00

Location: 11 Sandhurst Road, Finchampstead

Proposal: Proposed erection of 2 detached dwellings.

Application Number: F/2000/1662

In response to your consultation dated 15 June 2000 for the above application, the arboricultural comments are as follows:

The tree shown to be removed is a dead / dying Holly. As this is growing on Highway land I have arranged for it to be felled in the interests of safety.

The 2 Oaks growing on Highway land at the front of the site are included in TPO No 469/1989. The proposed driveway is unacceptable in relation to the eastern most tree. It should be repositioned mid way between the trees.

There is a good Oak growing at Woodlands, Sandhurst Road, which is growing within 2.5 – 3 metres of the proposed dwelling on plot 1. The dwelling on this plot needs to be redesigned / repositioned to give at least 4.5 metres separation from this tree (centre of its trunk).

The dwelling on plot 2 needs to be redesigned / repositioned to allow a 4 metre gap from the Silver Birch growing at 13 Sandhurst Road, whilst retaining a minimum separation of 3 metres from the other trees.

In the absence of these amendments I would support refusing planning permission in accordance with Policy WBE11 and WBE12 of the Wokingham District Local Plan Deposit Draft as amended February 2000.

Neil Etherington
Senior Arboriculturist

Angela Odell

From: Tim.Charlesworth@Thameswater.CO.UK
Sent: 15 July 2000 19:16
To: angela.odell@wokingham.gov.uk
Subject: 11 Sandhurst Road

Dear Angela

I hope that you are well. I am responding to your letter and copy of e-mail. I haven't received the e-mail because it is addresed to 'timchar.....' instead of 'tim.char....' (you missed out the '.' after tim).

Anyway, thanks for getting back to me on this one. I am of course pleased that you are recommending rejection and I have no wish to list it.

Best Regards

Tim.

PS I know that I can be difficult to contact on occassions. Please always feel free to call me on 0410 130 882 (includes message service).

Thames Water Plc., Registered Office 14 Cavendish Place, London W1M ONU.
Registered No. 2366623
This e-mail is confidential and intended solely for the use of the individual to whom it is
addressed. Any views or opinions presented are solely those of the author and do not
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on +44 (0)118 959 3587. Please also destroy and delete the message from your computer.

For more information on Thames Water visit our web site at www.thames-water.com

Copy

PLANNING SERVICES	HPT
POL	CLS
DC	
APP	
CS	
18 JUL 2000	
COPIES TO:	ACK:
	FILE:

BUNBLES,
LONGWATER LA
FINCHAMPSTEAD.
17/7/00.

Dear Angela,

Please excuse hand written note but I am pretty busy at the moment.

Yes I do agree that this should'nt be listed as I believe that it is over development of the site and should be refused.

Regards

Cllr R. H. Cundy.

Tel: (0118) 974 6445

Date: 12.7.00

My ref: F/2000/1662

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/1662
11, Sandhurst Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1662**
11, Sandhurst Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Charlesworth

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

Tel: (0118) 974 6445

Date: 12.7.00

My ref: F/2000/1662

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2000/1662
11, Sandhurst Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

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John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1662**
11, Sandhurst Road, Finchampstead, Wokingham.
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2000/1662

Proposal:
Proposed erection of 2 detached dwellings plus demolition of existing dwelling

Location:
11, Sandhurst Road, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. 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

15 June 2000

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 15 June 2000

Application Number: F/2000/1662

Proposal: Proposed erection of 2 detached dwellings plus demolition of existing dwelling

Parish: FINCHAMPSTEAD PARISH

Site Address:
11, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Ryan Prestige Homes Ltd C/O D Essen Builders.

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).

Reasons

Recommend refusal on the grounds of increased use of access onto a Primary distribution road, the A321 Sandhurst Road.

HW safety & parking traffic

Signed: _____ **Print name:** Stephanie Knowles

26/06/00

FROM: Angela Odell

DATE: 15 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1662

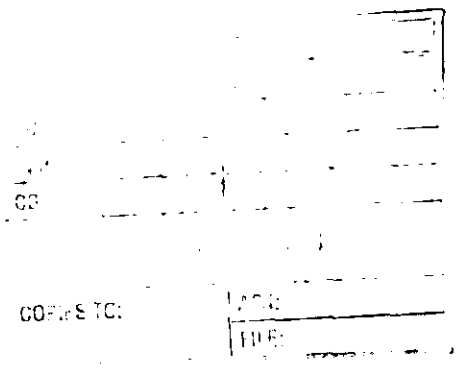
Proposal: Proposed erection of 2 detached dwellings plus demolition of existing dwelling.

Site Address: 11, Sandhurst Road, Finchampstead, Wokingham.

Applicant: Ryan Prestige Homes Ltd C/O D Essen Builders.

Your observations are required in respect of this application **by 10/07/2000** .

Objection on the ground that it would be over-development of the site.



SIGNED: C.S. Clay

DATE: 23 JUN 2000

Clerk To Finchampstead Parish/Town Council.

From Ann and Roger Lloyd

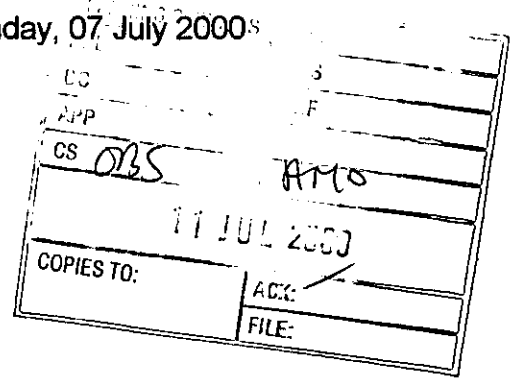
13 Sandhurst Road
WOKINGHAM
RG40 3JG

Tel\Fax 0118 9783200

Sunday, 07 July 2000

FAO Angela Odell

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR



Re: Comments on Planning Application Number F/2000/1662

Dear Ms Odell

We would like to object to the above-mentioned Planning Application, which relates to 11 Sandhurst Road, Wokingham (next door to us).

Our objection is that :

- The view from our main kitchen window and from two upstairs bedrooms would be spoilt because the proposed building would be 9.5 metres nearer the road than the present one.

In detail:

The front line of the proposed new building (Plot2 on the plans) would be 9.5 metres nearer the road than the front of the existing building. At the moment, when we look out of our main kitchen window or two of our upstairs bedrooms (the children's), on the northwest side of our house, we see, framed by two trees in our own garden, a small corner of the present building together with many mature trees, several on Sandhurst Road and one on the northwest side of the present plot of the existing 11 Sandhurst Road. If the existing building were demolished and the proposed Plot 2 house erected, our view from this kitchen window and from the children's bedrooms would be framed, as now, by our own two trees and would otherwise consist of only the wall of the new building, about a metre from our fence.

This spoiling of our view would have two consequences:

1. With immediate effect, the present agreeable view of the trees, from the main window of the most-used room in the house and from the children's bedrooms, would be destroyed, thus significantly diminishing the pleasure currently experienced many times every day by us all.
2. In the longer-term, when we come to sell it, our house would be reduced in value because of the poor view from the main kitchen window.

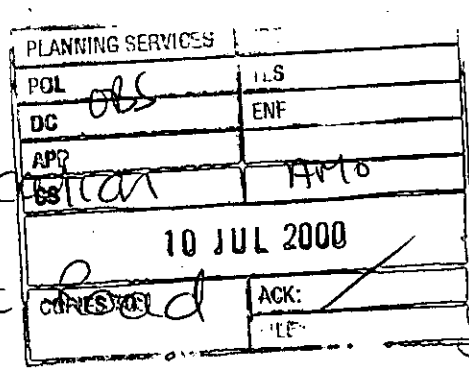
In conclusion, we object to Planning Application Number F/2000/1662 because the proposed new Plot2 building, by being much nearer the road than the existing building, would spoil the view from our kitchen and from the children's bedrooms, thus diminishing our daily pleasure and reducing the selling price of our house.

Yours faithfully

AKM Lloyd.

Ann K M Lloyd (Dr).

Mr & Mrs Murphy
Woodlands
Kiln Ride
Finchampstead
Berkshire
RG40 3JN.
TEL. 0118 9784177



Planning Application
RE:- 11 Sandhurst Road
Wokingham.

Dear Mrs Odell.

F/2000/1662

Pursuant to the planning application which has been submitted with regards to the above propety I wish to formerly make an objection

As the owners and occupiers of the next door property - Woodlands, Kiln Ride. I consider that this application if granted will afect our privacy and deprive us of light and to our kitchen and living room and patio area.

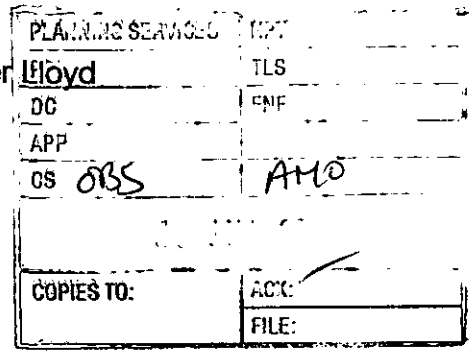
To the best of my knowledge you will be Chopping down the one tree that gives us Some Privacy. It is my wish that you ring me and arrange a visit to my home.

Looking forward to hearing from you

Mrs S. Murphy

S. MURPHY

From Ann and Roger Lloyd



13 Sandhurst Road
WOKINGHAM
RG40 3JG

Tel\Fax 0118 9783200

Tuesday, 04 July 2000

FAO Angela Odell

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR

Re: Comments on Planning Application Number F/2000/1662

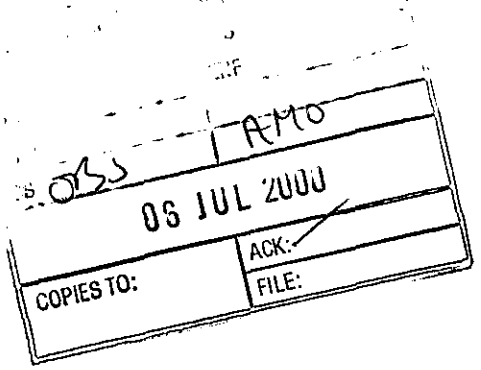
Dear Ms Odell

We would like to comment on the above-mentioned Planning Application, which relates to 11 Sandhurst Road, Wokingham (next door to us). However, I was not able to view the plans until last Friday (30thJune 2000) and the copies I then requested have arrived, as promised, today. I will draw up our ideas and send them to you as quickly as possible. This note is to alert you that we do intend to comment on this Planning application.

Yours faithfully

Ann K M Lloyd.

Ann K M Lloyd (Dr).



Mr & Mrs J Newport,
5 Kiln Ride,
Wokingham,
Berkshire.
RG40 3JN

☎ 0118-9894376

4th July 00

John Mitchell,
Wokingham Distinct Council,
Environmental Services Dept,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Your Ref: Angela Odell F/2000/1662

Dear Mr Mitchell,

Application Number: F/2000/1662

Site Address: 11 Sandhurst Road, Wokingham.

Proposal: Proposed erection of 2 detached dwelling and the demolition of existing

With reference to the planning application as detailed above and your letter dated 15th June. We hereby wish to formally state our strong objection to this proposal on the following grounds.

1. The proposed new properties will according to the plans have very little rear garden and as a consequence will be very close to our garden and therefore the back of our house. The distance between the rear of the conservatory on Plot 1 is only a matter of a few meters form the border of our property. We believe that the proximity is far too close to a veil either property of sufficient privacy.

2. From further inspection of the plans it is clear that both properties will have direct line of sight into our property, via several windows, this is mainly apparent from bedroom to bedroom and kitchen to bedroom. We believe this to be a clear breach of planning regulations.

Could you please advise the outcome of your decision and any meetings which are held to discuss this application?

Yours sincerely,

John Newport

1792

A6

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1662 relates.

Address of site 11 SANDHURST ROAD

FINCHAMPSTEAD WOKINGHAM

Signed

Date 23/6/2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
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	FILE:

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Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	Map No. 99 Site 0-07
Officer: AO	Application No. F\2000\1662
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 2 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING

Location: 11 SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finchampstead North
15-6-2000

Applicant: RYAN PRESTICE HOMES LTD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~Signed on behalf of builders, not applicant~~		
4	Correct S 66 certificate			
5	Elevation plans	~~New access to Sandhurst Road - elevation required of proposed kerb~~		
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 : 15.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A ✓ .....
Adjacent Parish Wokingham
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:

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

NEIGHBOURS:

..... S/N + Woodlands, Kiln Ride ✓ .....
..... 5 Kiln Ride .....
..... 11, 13, 34, 36, 32 Sandhurst Road .....
.....
.....
.....
.....
.....
.....

ADDRESS 11 SANDHURST ROAD PARISH FINCHAMSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33573 APPEAL	MRS M.SHARP O/L	2 HOUSES ON SITE OK	8-6-89	REF

DATE OF COMPLETION

MINISTRY DECISION 33573 - APPEAL DISMISSED - 29-11-89

SPECIAL ORDERS TPO 469/89

DRAINAGE

091074

26.MAY2000* 1662

26 MAY 2000* 1662

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . D. ESSEN . . . BUILDERS . . . . . .

Date . . . 23/5/2000 . . . . . .

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

Recd 9.50AM 26.5.00

1509/ab

26.MAY2000* 1662

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.	YOUR NAME	RYAN PRESTIGE HOMES LTD
	ADDRESS	HUTTS FARM COTTAGE
		BELASGROVE LANE WOKINGHAM
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D. ESSEN BUILDERS.
	ADDRESS	REEL COTTAGE NEWBURY ST.
		LAMBOURN BERKS
	POST CODE	RG17 8PD Tel No. 01488 73770.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	11 SANDHURST RD. WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.08.
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED ERECTION OF 2No. DETACHED DWELLINGS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKS & TILES.
COLOURS TO BE APPROVED.

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

SOAKAWAYS.

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	
	4	
	5 or more	2
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		1

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

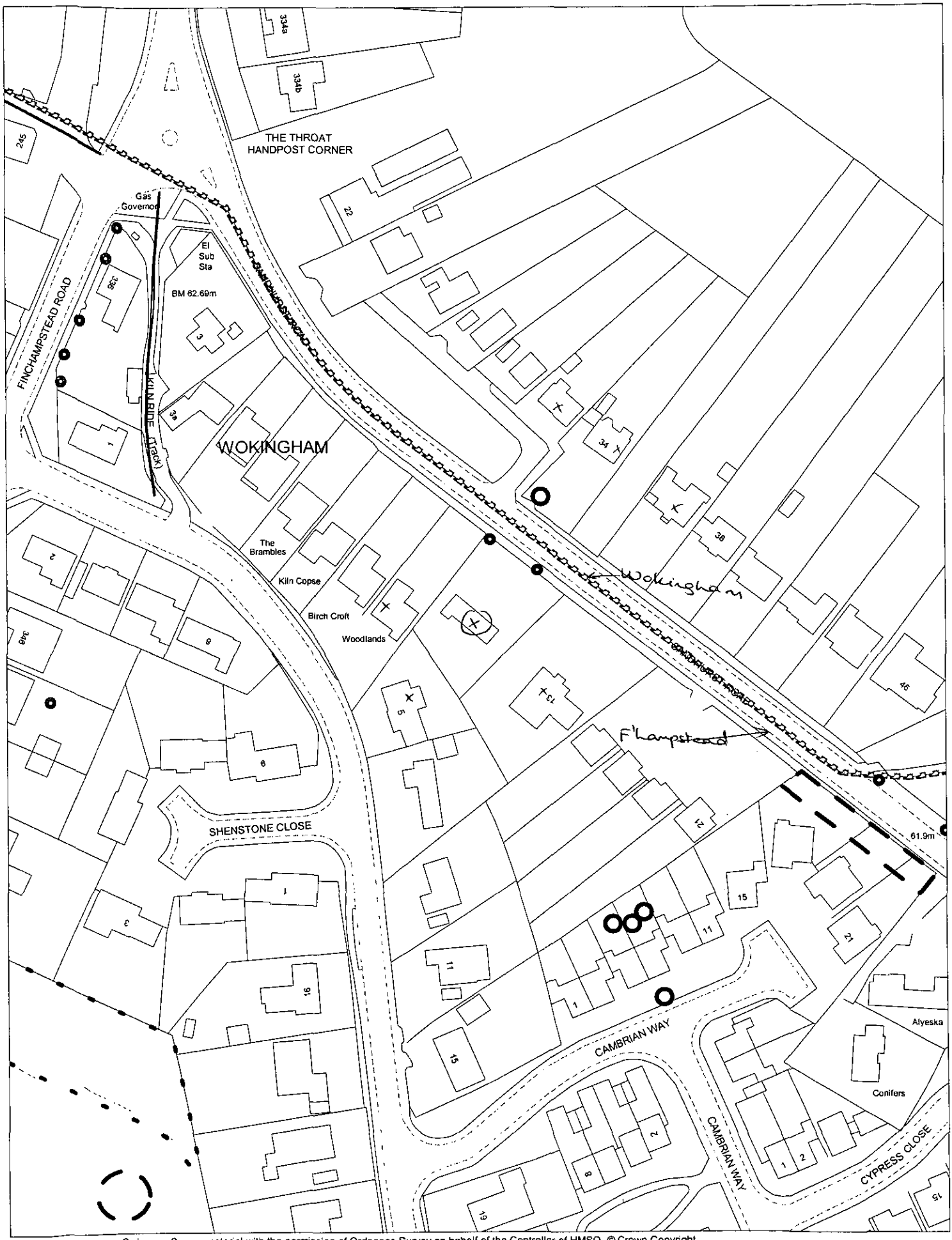
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 380 —
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF RYAN PRESTIGE HOMES ~~D. ESSEX BUILDERS~~ DATE 23/5/2000

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.



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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

28.MAY2000* 1662