SOUTHPORT U.K. Tel.0704-25856 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

SYSTEMS LTD

APPLICATION NO:
F/2000/1072

LOCATION:
Evergreen Heath Ride, Finchampstead Wokingham.

APPLICANT:
Nr J Boakes

PROPOSAL:
Proposed erection of wall and gate to fro dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Nr J Boakes
Evergreen
Heath Ride
Finchampstead
Wokingham
Berkshire
RG40 3QJ

Application Number: F/2000/1072

Parish: **FINCHAMPSTEAD**

Location: **Evergreen, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of wall and gate to front of dwelling.**

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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 14/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/1072

Proposal:
Proposed erection of wall and gate to front of dwelling.

Location:
Evergreen, Heath Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 05/05/2000. 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

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1072

CONFIDENTIAL

Councillor 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/2000/1072
Evergreen, Heath Ride, Finchampstead, Wokingham.
Proposed erection of wall and gate to front of dwelling.

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

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1072**
Evergreen, Heath Ride, Finchampstead, Wokingham.
Proposed erection of wall and gate to front of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1072

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1072**
Evergreen, Heath Ride, Finchampstead, Wokingham.
Proposed erection of wall and gate to front of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1072

Applicant : Nr J Boakes .

Location : Evergreen, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of wall and gate to front of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5 5 00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

LANDSCAPING : recommend refusal of planning permission due to location of TPO trees .

FINCH. P.C: Object - out of keeping, urbanising effect

OBS LETTER: 1 - see file

Planning Issues :

* IMPACT UPON CHARACTER OF THE AREA

Application Number: F/2000/1072

Appraisal:

Impact upon the character of the area:
The application being considered proposes the erection of a wall and gates along the front boundary of 'Evergreen' Heath Ride. The proposed wall will be made up of brick sections of 0.75m in height, with railings above arranged in a semi-circular design, standing a further 1m in height. The brick and rail sections will be separated by brick piers at a height of 1.75m. The proposed wall will be set back from Heath Ride by approximately 1m.
The proposed gate will be made up of railings only, to stand no higher than the brick piers, and will be set back approximately 3m from Heath Ride.
It is considered that the design, size and siting of the proposed wall will not be out of character with the surrounding area.

Impact Upon trees:
The site is currently fronted by vegetation including Birch and Scots Pine trees that are included in a Tree Preservation Order. However the existing double garage on site, built to the front of the site, approximately 4m from the verge was given permission on appeal in 1990, after the tree preservation order was put on.
It is therefore considered in light of the much larger garage development which has been allowed within such close proximity of the trees, that the wall development will not have an adverse negative impact upon the health and amenity of the trees.

RECOMMENDATION : APPROVAL.

Application Number F/2000/1072
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	
3	SC49	SR18	~~TO READ~~
			EXISTING TREES
3.			PRIOR TO THE COMMENCEMENT OF
			DEVELOPMENT DETAILS OF MEASURES
			TO BE TAKEN TO PROTECT EXISTING
			TREES FROM DAMAGE DURING
			DEVELOPMENT SHALL BE SUBMITTED
			TO AND APPROVED BY THE LOCAL
			PLANNING AUTH, AND CARRIED OUT
			IN ACCORDANCE WITH THE APPROVED
			DETAILS.
			EXISTING
		REASON	TO ENSURE THAT ~~[illegible]~~ TREES
			ARE PROTECTED DURING DEVELOPMENT.

John Murrie
PP 14/6/02

RECORD OF SITE VISIT

SITE ADDRESS: Evergreen Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1072

OFFICER: Elaine Connor

DATE OF SITE VISIT: 5.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

established residential area
mahurely landscaped.

3. DESCRIPTION OF SITE/BUILDING

2st · detached dwelling with double garage ·
trees & shrubs along boundary to front

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1072	G Green Trudos Heath Ride Wokingham RG40 3QJ

App APPROVED
Letter sent 22/06/00

TO: **DEVELOPMENT CONTROL**
Elaine Conner

FROM: Environmental Design

DATE: 26/04/00

Location: Evergreen, Heath Ride, Finchampstead

Proposal: Proposed erection of wall and gate to front of dwelling

Application Number: F/2000/1072

In response to your consultation dated 11th April 2000 for the above application, the arboricultural comments are as follows:

I would recommend planning permission be refused.

The construction of the wall is likely to cause significant damage to the Birch and Scots Pine trees growing along the frontage which are included in Tree Preservation Order No. 477/1989. The proposals are therefore contrary to Policy WBE11 of the Wokingham District Council Local Plan Deposit Draft 1997 (as amended).

The wall will also urbanise the current rural quality of this part of Heath Ride.

Neil Etherington
Senior Arboriculturist

FROM: ~~Elaine Connor~~

DATE: 11 April 2000

28655

PLANNING SERVICES	DPT
DL	TLS
DC	ENF
APP	
CS	
25 APR 2000	
	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1072

Proposal: Proposed erection of wall and gate to front of dwelling..

Site Address: Evergreen, Heath Ride, Finchampstead, Wokingham.

Applicant: Nr J Boakes .

Your observations are required in respect of this application **by 05/05/2000** .

Proposed erection of wall and gate to front of dwelling. Objection on the ground that the proposal is out of keeping and would create an urbanising effect in a rural area.

SIGNED: C.S. [illegible] DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 MAR 2000	
Officer: EC	Application No. F/2000/1072.

Map No. 107 Site 0:10

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF WALL AND GATE TO FRONT OF DWELLING

Location: EVERGREEN HEATH RIDE

Parish: Finchampstead ~~WOK LO/OUT~~ Ward: Finch North. 11.4.2000

Applicant: MR J BOAKES

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)

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	Scale ?		
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 : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No Pre-apps

NEIGHBOURS:

S/N + Bracken, Turdo St Ederderry, HEATH RIDE
256 NINE MILE RIDE
WICK VALE COTTAGE - WICK HILL LANE

Can this application be
been allocated me

Thanks

Elaine.

1327

WOKINGHAM DISTRICT COUNCIL

To _____ 27. MAR 2000 1072

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

~~The Twiggs~~ ~~THE TWIGGS~~ ~~[illegible]~~ EVERGREEN

ADDRESS ~~[illegible]~~ HEATH RIDE

PARISH FINCHAMPSTEAD

PLOT No. 4 PLOT 2 - KNOWN AS EVERGREEN

ORD. SHEET No. SU.8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1011/55	Mr E J Cox	res dev	5.12.55	N/A ref
35/56	"	"	26.1.56	N/A ref
184/56	Mr S C Lunch	dwelling.	10.4.56	N/A C/A
* R/219/64	Mr E Oakland	[illegible] additions	3.9.64	APP APP
R/268/64	"	add. (revision R/219/64)	26.11.64	APP ref
* 427/56	MR S. LUNCH	DETACHED BUNGALOW	10.7.56	APP. C/A
33973	C. CHRISTOPHIS	REPL. DWELLINGS (2)	28.4.89	C/A
BRA 8199	"	2 DET. DWELLINGS	31.90	Ref
35766 APPEAL	MR. BOAKES PLOT 2	REPOS. GARAGE	24.10.90	Ref
36158	BUMPER HOMES LTD. PLOT 2	GARAGE TO RES (RETRO)	29.8.90	C/A
38923	MR. J. BOAKES EVERGREEN	ALT. TO ROOF OF		
~~35766~~	~~MR. J. BOAKES~~	GARAGE (35766)	5.3.92	C/A

DATE OF COMPLETION

MINISTRY DECISION 35766 - APPEAL GRANTED - 12.9.91

SPECIAL ORDERS TPO 477/89

DRAINAGE

091074

54/60.

Environmental Services

For office use only.
Application number 07MAR2006 1672

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	JOHN BOAKES
	Address and postcode	EVERGREEN HEATH RIDE WOKINGHAM RG40 3QJ
	Phone number	01189 730877
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	RAILED WALL + GATE TO FRONT OF HOUSE ONLY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING BRICKS TO HOUSE FOR LOW WALL + PILLARS WROUGHT IRON INSERTS + GATE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. *Please make sure that you enclose the following.* a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan. N/A		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

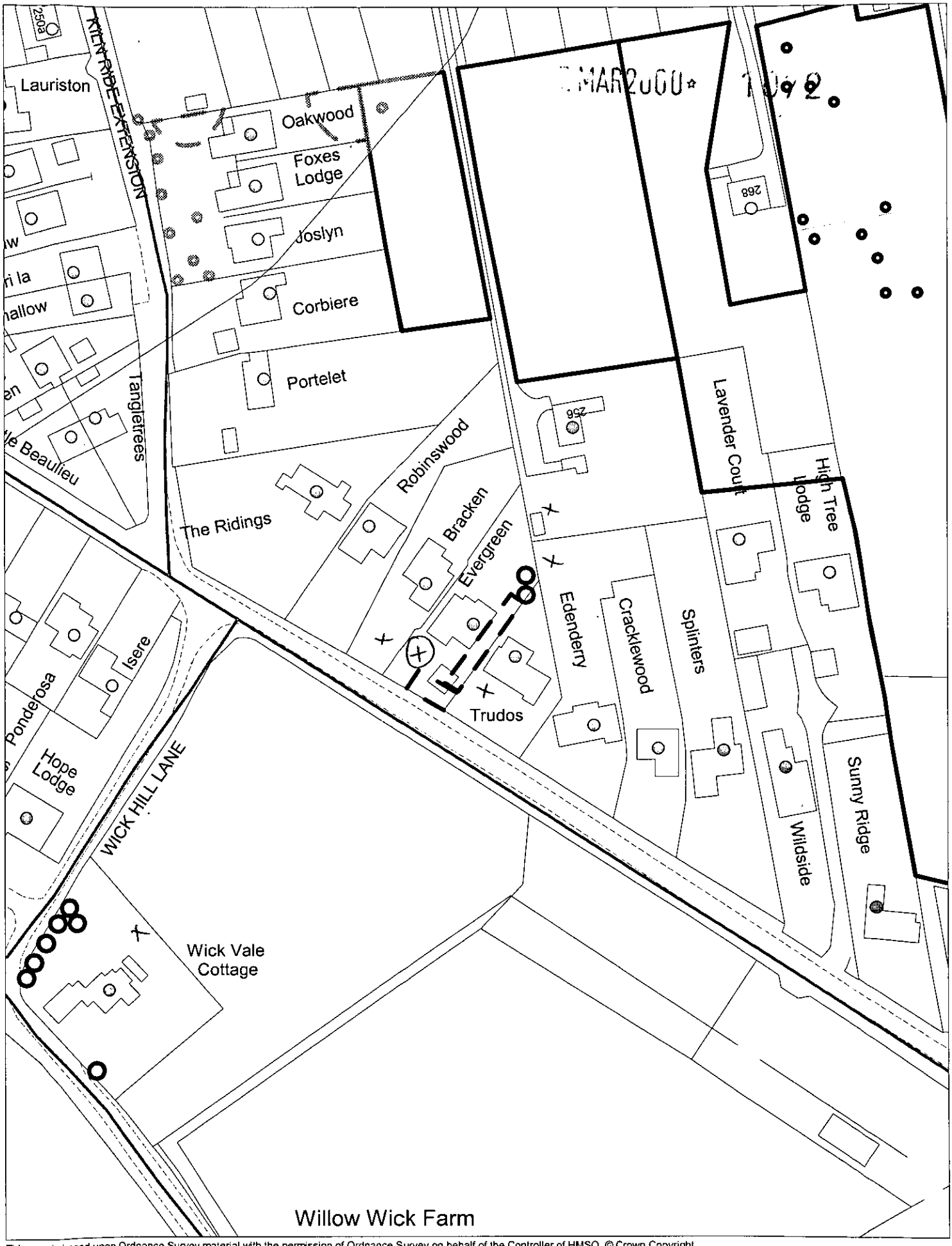
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 24/3/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 1250

N W E S

EVERGREEN,
HEATH RIDE,
FINCHAMPSTEAD

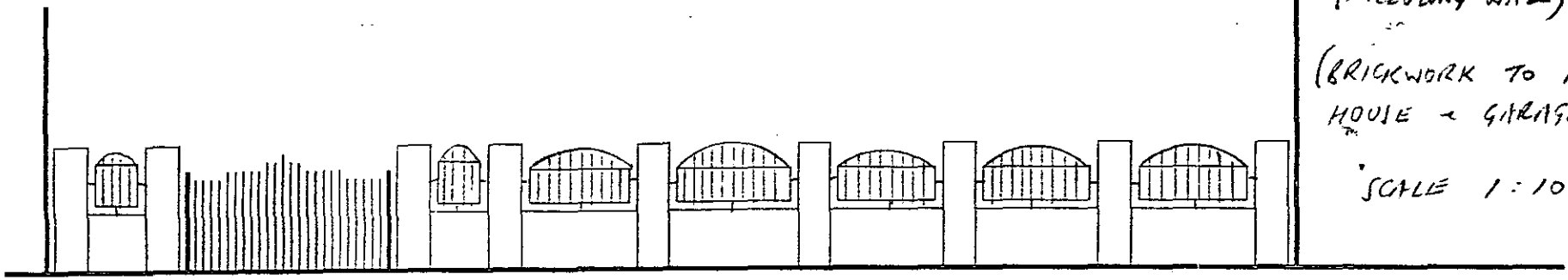
PAR2000* 1072

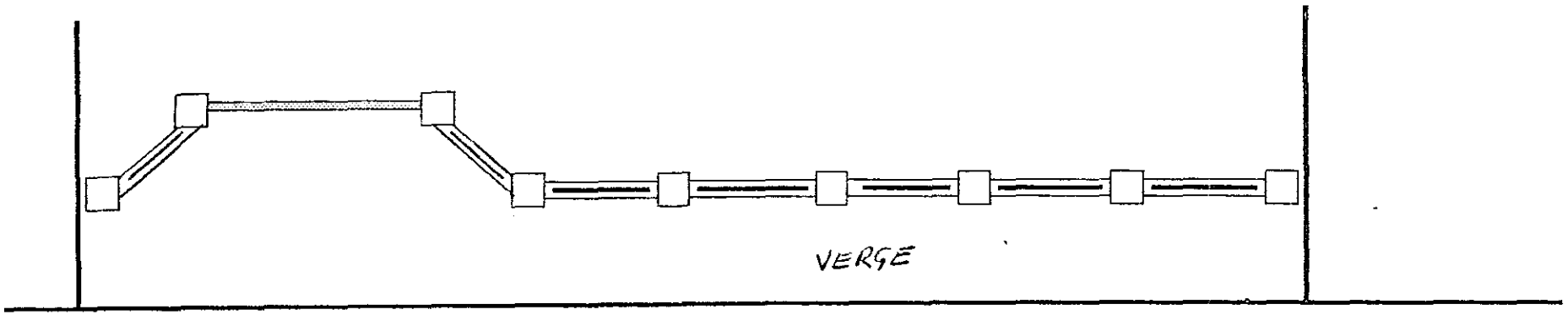
HEIGHT OF WALL 0.75 M

HEIGHT OF PIERS (INCLUDING WALL) 1.75 M

(BRICKWORK TO MATCH HOUSE + GARAGE)

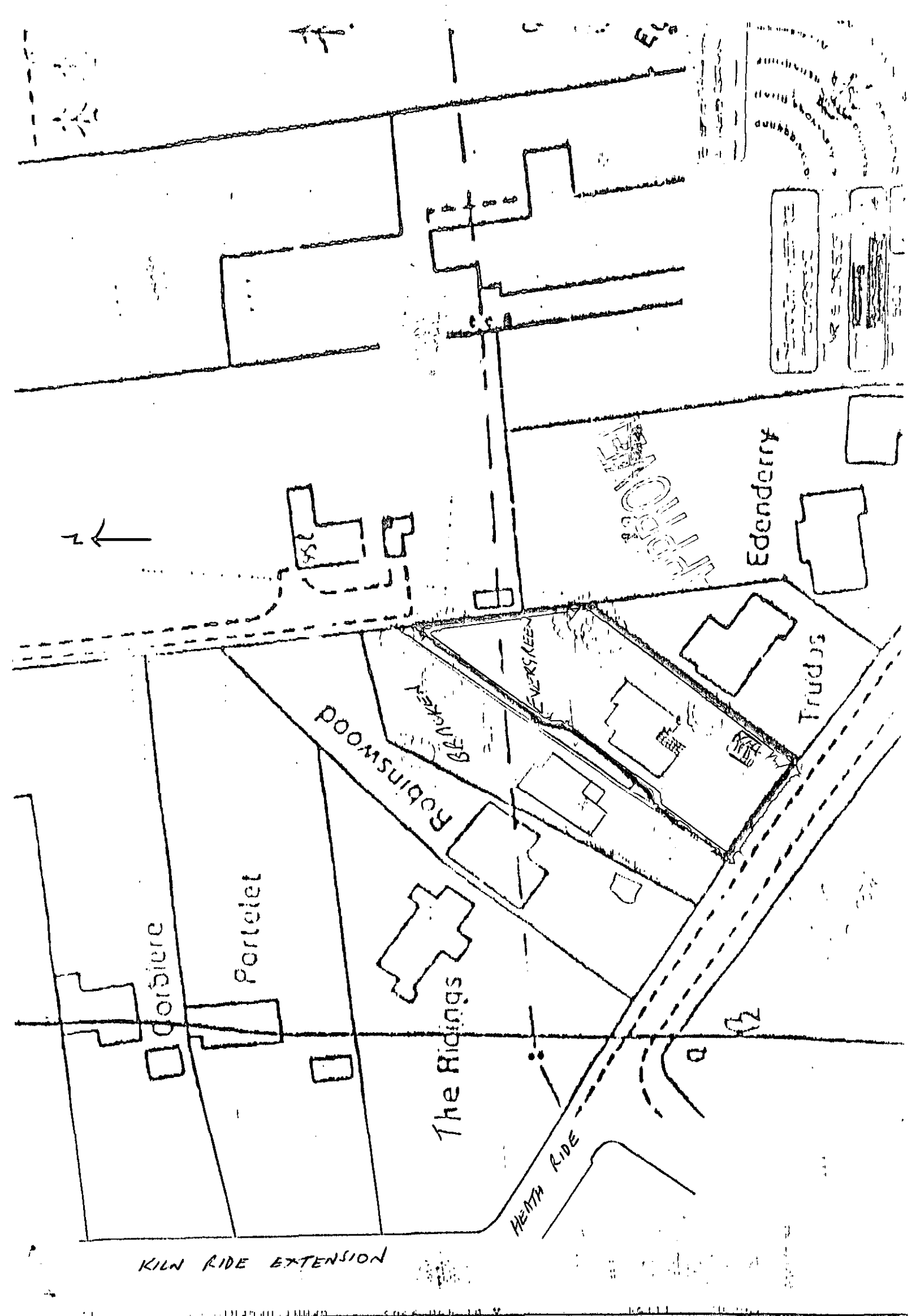
SCALE 1:100 APPROX





APPROVED

HEATH RIDE


Edenderry
Trudus
Robinswood
Portelet
Corbiere
The Ridings
HEATH RIDE
KILN RIDE EXTENSION