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

JN 588

APPLICATION NO:
F/2002/6094

LOCATION:
269a Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Messrs C,J,M & Mrs S Belcher C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of one replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **13/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Natalie Brown**

APPROVED

45

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Messrs C,J,M & Mrs S Belcher
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7SL

Application Number: F/2002/6094

Parish: **FINCHAMPSTEAD**

Location: **269A Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one replacement dwelling and demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. 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
5. 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
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
10. 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
11. 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
12. Before any of the works hereby permitted are commenced, the existing dwelling shall be demolished and all materials removed from the site.

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 visual amenities of neighbouring properties and the locality.

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

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

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

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

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

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

Reason
12. To safeguard the characer and amenity of the area.

Informative
1. The applicants are advised that there may be potential for bats (which are of international importance and protected by law) to roost in the existing dwelling. It is therefore advised that a bat survey be carried out by a trained and licensed bat worker prior to the commencement of the development hereby permitted (including any demolition). If there is sign of any bats, a licence from English Nature must be applied for and no development shall be carried out until a licence has been issued.

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:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SC1 and SC18.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC2.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

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.

57137

NAB

05 JUN 2002

Our Ref. **11923**
Your Ref. Natalie Brown/F/2002/6094
Date. 31 May 2002

Thames Water

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

received after decision issued. Please file
↓
C/A 19/4/01

Dear Sir / Madam

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

269a Finchampstead Road
Finchampstead
Wokingham

I refer to your consultation received in this office on 20/03/02

SEWERAGE

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

WATER

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

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that as of Friday 23rd November 2001, Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

Thames Water
Development Control
Asset Investment Unit
Maple Lodge
Denham Way, Rickmansworth
Herts W33 9SQ

Tel: 01923 898072

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 27 August, 2002
My ref. BC/DC/F/2002/6094
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J Belcher
C/o Patricia Smart Designs
Stone End Farm
Churcham
Gloucester
GL2 8AA

Dear Mr Belcher

PLANNING PERMISSION F/2002/6094
SITE: 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/6094 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NATALIE BROWN
Planning Officer

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

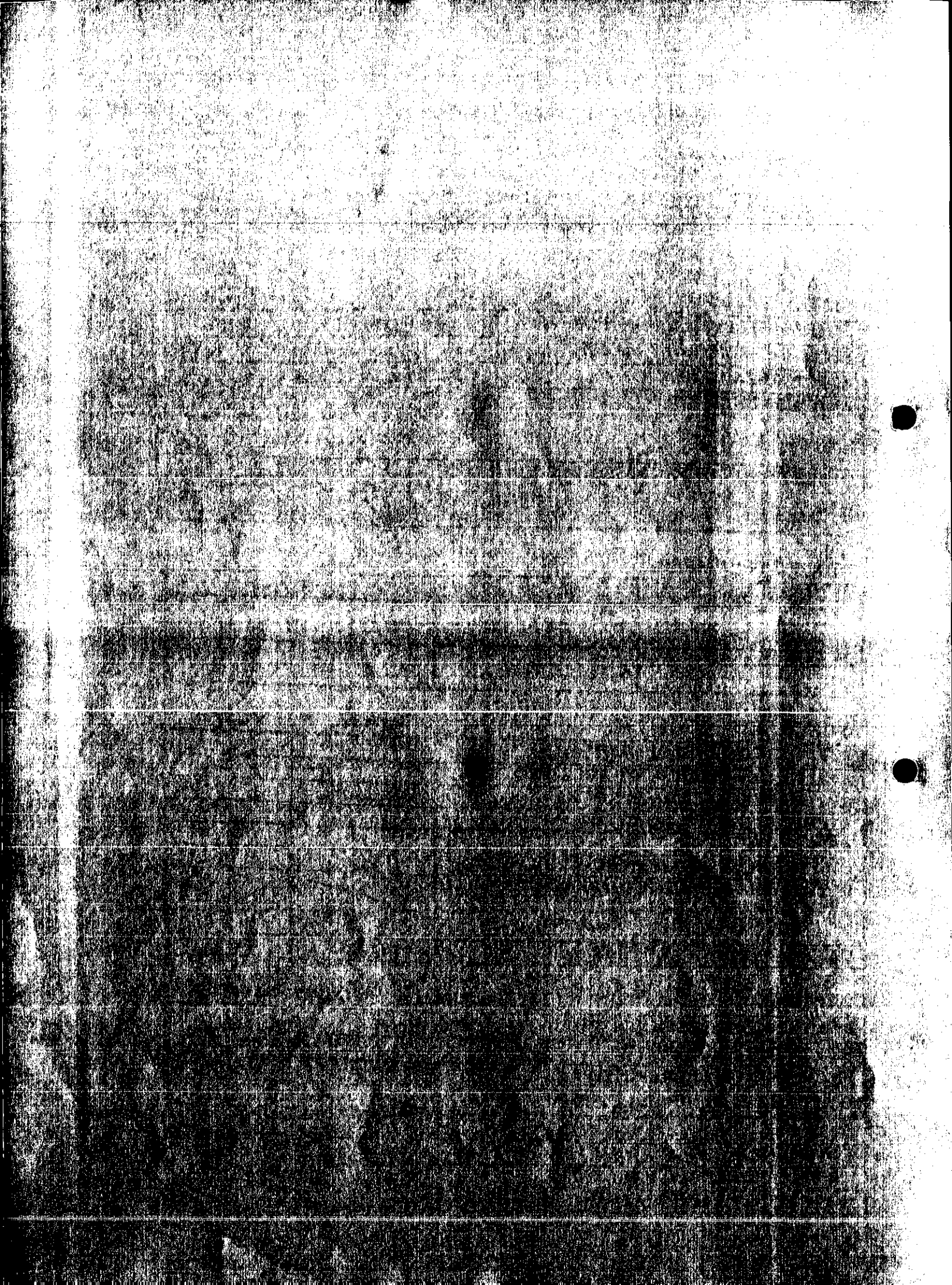
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6094	NR
BUILDING CONTROL NUMBER	Rf 2002/3219 North	
APPLICANT/AGENT	Patricia Smart Designs	
ADDRESS OF SITE	269A Finchampstead Road FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	replacement bungalow & demolish existing	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/41/02	00/41/02
ELEVATIONS	00/41/03	00/41/03
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/7/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 March 2003
My ref: NB/F/2002/6094

Mr Belcher
Grange Farm
Nelsons Lane
Hurst
Berkshire
RG10 0RR

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

Dear Mr Belcher,

APPLICATION: F/2002/6094
SITE: 269A FINCHAMPSTEAD ROAD, FINCHAMPSTEAD

I refer to your material samples received on the 11 April 2003 with reference to the above planning application.

I can confirm that the following samples satisfy condition 02 of the above consent.

Bricks: Reclaimed red bricks
Tiles: Eternit clay tiles, Acme Range, Antique

Please note that the following conditions are still outstanding and need to be complied with prior to the commencement of the development on the site:

Condition 03: boundary treatment
Condition 05 – slab levels
Condition 08 – landscaping scheme

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6094

Applicant : Messrs C,J,M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Location : 269a, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed erection of one replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/4

Date of Neighbour Notifications : .....

Date of Site Visit : 9/4

Date Registered : 11/03/2002

Earliest Date for Decision : 13/04/2002

Latest Consultation Date/Site Notice Expiry Date : 13/04/2002

This application <u>will have expired on</u>: <u>06/05/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: conds re parking + turning. Ideally would like access widened but considering an existing dwelling + inspectors decision re previous appn cannot insist upon this

F'stead PC: no objections

Dinton Pastures: Bat survey req'd.

Env health - no objection. Recommend construction condition

Landscape - no objection in principle

Planning Issues : outside of SDL boundary.

Application Number: F/2002/6094

Appraisal :

See attached sheet

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

Application Number F/2002/6094
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	full perm - 5yrs
2	C012	R012	Materials to be agreed
3	C017	R017	Boundary treatment.
4	C070	R070	Hours construction.
5	C100	R100	Site levels.
6	C122	R122	Parking + turning within site.
7	C137	R137	Turning within site
	~~C150~~	~~R150~~	Ins: dwelling.
8	C150	R150	Landscaping details
9	C151	R151	Landscaping Planting
10	C153	R153	No trees etc to be felled or lopped.
11	C040	R040	No PD, extns, alts + o/buildgs.
12			Before any of the works hereby permitted are commenced, the existing dwelling shall be demolished + all materials removed from the site
		Reason:	To safeguard the character + amenity of the area
			Informative
			The applicants are advised there may be potential for bats to roost in the existing dwelling. (which are of international importance + protected by law)
			It is therefore advised that a bat survey be carried out by a trained + licensed bat worker prior to the commencement of the development hereby permitted (including any demolition)
			If there is sign of any bats, a licence from English Nature must be applied for & no development shall be carried out until a licence has been issued.

Informative for approvals N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV2, SC1, SC18
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCS3, WCC1, WCC2
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D. Colquhoun
(Development Control Manager)

Date: 19/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 269a Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6094

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole at front

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

lawn + shrubs to rear.
existing s.s part render part clad building.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING dropped access with Fishead Rd. Access (wide enough) between 271 + 269.

LEVELS

BOUNDARY TREATMENT 1.8m fencing alongside driveway + 271.
part 1.8m fencing + conifers part side rear № 269.

OTHERS fencing + shrubs with № 275. (conifers r/o side boundary 271

Application Number: F/2002/6094 - 269a Finchampstead Rd.

Appraisal:

Development
Proposed erection of replacement dwelling and demolition of existing dwelling. The site is located within an area designated as rural countryside area in addition to separation of settlements/green gap and wedges by the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft)

The existing dwelling (bungalow) is located to the rear of Nos. 269 and 271 Finchampstead Road, with its access by form of a track located between these two properties. The access to the property is located within the settlement boundary.

Relevant Planning History
Application F/2001/3521 was refused and dismissed on appeal. This was for the replacement of the existing bungalow with a substantial 2-storey chalet style dwelling. It was concluded that the proposed scheme would have a harmful effect upon the character and appearance of the surrounding countryside and would conflict with Local Plan polices. In the Inspector's opinion, the increased scale of the proposal, particularly its height would be prominent.

Relevant Policies
Berkshire Structure Plan: C2, C6
Wokingham District Local Plan: WOS3, WCC1, WCC2
South East Area Local Plan: STV2, SC1, SC18

1) Impact upon neighbouring properties
The proposed development would be for a single storey bungalow, consequently there is no issue of overlooking of neighbouring properties.

The proposed bungalow would be set away from its side boundaries and would be located further from the rear boundary with Nos. 219 and 271, than currently exists. The proposed development is therefore considered to be acceptable in relation to neighbouring properties and overbearing and overshadowing.

2) Impact upon the character of the area
In both the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft), the appeal site is designated as countryside and is outside of the identified settlement. The policies in these plans seek to maintain a clear distinction between built-up areas and the countryside in order to protect the countryside and its environmental qualities. In order to achieve this, policies C2, C6, WCC1, WCC2 and SC1 limit development to that which is appropriate (in type and form) and sensitive to its location.

The last paragraph of policy C2 of the Berkshire Structure Plan says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

Policy WCC1 of the Wokingham District Local Plan reflects the sentiments of policy C2. In the Inspector's report to the Wokingham District Local Plan public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application.

Policy SC18 of the South East Area Local Plan relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that :

> "c) The size of the new development will not significantly exceed that of the existing property both in height and floor area...".

	Existing	(Refused)	Proposed	% inc. proposed over existing
Footprint (m^2)	78	126	117	50%
Floor Area (m^2)	78	226	117	50%
Height (m)	4	6.5	6.1	52.5%

The proposals have significantly reduces the total floor area, and reduces the footprint of the previously scheme. The proposals are for a single storey bungalow dwelling compared to the chalet style two-storey dwelling. The reduction in floor area and change in type of dwelling helps to the reduce the bulk and massing, compared to the previous proposals.

The height increase over the original dwelling is 2.1m, and reduces the ridge height of the previous scheme by 0.4m. Whilst the Inspector was concerned that the increased scale of the dwelling, particularly its height would make the dwelling prominent from the footpath especially in winter months, it is considered that whilst this proposed scheme has only reduced the height by 0.4m, overall, the scale of the dwelling has been reduced, which would help to minimise the impact of the dwelling within the countryside.

The increase in floor area is 50% over the existing. This is inline with the Council's informal guideline of a no more than 50% increase over the original floor area.

In conclusion, it is considered that the proposed schme has overcome the Inspectors concerns with the previous scheme and now complies with local plan policies.

3) Impact upon highway safety (parking provision)
The proposed development involves replacing the existing 3-bed bungalow with a 3-bed bungalow. The Highway Officer would like to see the access road widened as much as possible. However, with reference to the Inspector's decision on the refused application (4-bed), he concluded that the parking/access situation would be no worse than if the existing vacant property were refurbished and occupied.

Therefore, subject to the inclusion of conditions relating to parking and turning, the Highway Officer would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 11 April 2002

Location:	269a Finchampstead Road, Finchampstead
Proposal:	Proposed erection of one replacement dwelling and demolition of existing dwelling.
Application Number:	F/2002/6094

In response to your consultation dated 20 March 2002 for the above application, the landscape comments are as follows:

The site is located just outside the settlement boundary within the countryside designated as a Green Gap. The site is fairly will enclosed by vegetation within the site and on neighbouring properties. The rear of the garden is included in a TPO, however the proposed dwelling is far enough away from the trees so as not to cause any damage to them. There are also two protected oak trees in the front gardens of nos. 269 and 271 Finchampstead Road, which may be within the sightlines when exiting the site. As the trees are protected I would object to their removal. The applicant will also need to confirm the proposed surfacing of the drive.

I have no objection to the actual erection of a replacement dwelling on the site as it is of a similar size to the existing and still located in the eastern part of the site, however this will depend on the issue of the sightlines made above. There will be little if any visual impact of the proposal from the wider countryside to the north west. My only concern regarding this application is the logistics of building the property and eventual access into the site, as the access road is less than 2m wide in some places, which would restrict vehicular access in places. The sparse hedgerow and trees as indicated on the site plan along the side of the access road adjacent to the boundary with no. 271, are no longer there.

Catherine Brimble

Catherine Brimble
Landscape Architect

Natalie Brown

From: John Mullaney
Sent: 05 April 2002 11:06
To: Natalie Brown
Subject: F/2002/6094 269A Finchampstead Road Erection of one replacement dwelling

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should consent be granted..

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

Natalie Brown

From: Andy Glencross
Sent: 03 April 2002 12:30
To: Natalie Brown
Subject: PA F/2002/6094 269a Finchampstead Rd Finchampstead

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Cheers

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

FROM: Natalie Brown

DATE: 20 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6094

Proposal: Proposed erection of one replacement dwelling and demolition of existing dwelling..

Site Address: 269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Messrs C,J,M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 13/04/2002** .

PLANNING	LIST
POL	
DC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 28-3-02.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 20 March 2002

Application Number: F/2002/6094

Proposal: Proposed erection of one replacement dwelling and demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
269a, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Messrs C,J,M & Mrs S Belcher C/O Robin Bradbeer Ltd.

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).

C122, R122
C137, R137. (INSERT: dwelling).

Signed: _____ **Print name:** Adam 25/03/02.

Application Number : F/2002/6094	Map No : 99
Case Officer : NAB	Site Area : 0.11
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed erection of one replacement dwelling and demolition of existing dwelling.

Location : 269a, Finchampstead Road, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Messrs C,J,M & Mrs S Belcher C/O Robin Bradbeer Ltd.

Fee Required: £0 Fee Received: £0 resubmission

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees – TPOs on site – see Tree Survey on existing site plan.

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures – Demolition

CPRE

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water – drainage

HERITAGE BODIES

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

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

SN + see map

+ MR & MRS A. PRENTICE
271 FINCHAMPSTEAD RD
WOKINGHAM.
RG40 3JT

No pre-apps.

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

Tel: (0118) 974 6492

Date: 20 March 2002

My ref: F/2002/6094

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Dear Councillor

Application Number: F/2002/6094
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling and demolition of existing dwelling.

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6094**
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: (0118) 974 6492

Date: 20 March 2002

My ref: F/2002/6094

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6094
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling and demolition of existing dwelling.

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6094**
269a, Finchampstead Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling and demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2002/6094

Proposal:
Proposed erection of one replacement dwelling and demolition of existing dwelling.

Location:
269a, Finchampstead 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6094 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

20 March 2002

Organisation_Name	Building_Name	address1	Postcode
		267FINCHAMPSTEAD ROADWOKINGHAM	RG403JT
		269FINCHAMPSTEAD ROADWOKINGHAM	RG403JT
		271FINCHAMPSTEAD ROADWOKINGHAM	RG403JT
		273FINCHAMPSTEAD ROADWOKINGHAM	RG403JT
		275FINCHAMPSTEAD ROADWOKINGHAM	RG403JT
	~~269A~~	~~269AFINCHAMPSTEAD ROADWOKINGHAM~~	~~RG403JT~~

352 FINCHAMPSTEAD ROAD WOKINGHAM. RG40 3TJ

neighbour consultation list.

F/2002/6094

11.MAR2002* 6094

Robin Bradbeer Limited
Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Wokingham District Council
Environmental Services
Planning Services
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

Ref. No. RWB/346
7 March 2002

For the attention of Mr Trevor Watson
Development Control Manager

Dear Mr Watson

SITE : 269A FINCHAMPSTEAD ROAD WOKINGHAM
DEVELOPMENT : DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

I attach a completed planning application in respect of the above development which comprises the following documentation:

- Completed Certificate of Ownership and Agricultural Holdings Certificate.
- Six copies of the completed Part 1 application form.
- Six copies of each of the following drawings:
  OS location plan 1:2500
  00/41/01 existing site plan
  00/41/02 proposed site plan
  00/41/03 plan and elevations

The existing dwelling on the site comprises an inter-war bungalow which has reached the end of its useful life and is no longer occupied. The property has a footprint of 78m² and a ridge height of 4m.

The previous application for a replacement dwelling (F/2001/3521) proposed a two storey dormer bungalow having a floorspace of 226m² and a ridge height of 6.5m. The Inspector dismissed the subsequent appeal because the increased scale of the proposal would appear as an intrusive feature in this woodland setting.

In response to the appeal decision the design brief has been fundamentally reappraised to tackle the Inspector's concerns. To this end the scale is reduced to a floorspace of 115.5m

Registered in England Number: 3372202

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled. YES REFER TO PLANS
14. STATE EXTERNAL MATERIALS TO BE USED.	ROOF SLOPES : PLAIN TILES (SAMPLES TO BE AGREED) WALLS : FACING BRICKS/PLAIN TILES (SAMPLES TO BE AGREED)
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	EXISTING FENCES & HEDGES
16. HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details NEW MAINS CONNECTION
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING / AS PROPOSED. Give details of pedestrian and vehicular access	SHARED PEDESTRIAN/VEHICULAR ACCESS FROM FINCHAMPSTEAD ROAD REFER TO PLAN
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	YES/NO — If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	YES/NO — If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	NONE RESUBMISSION FOR DEVELOPMENT OF THE SAME CHARACTER WITHIN 12 MONTHS OF REFUSAL F/2001/3521 ON 23/05/01

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

SIGNED [signature] ON BEHALF OF MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER DATE 7th MARCH 2002

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 11 MAR 2002* 6094

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . MR J BELCHER MRS S BELCHER MR C BELCHER MR M BELCHER . . . . . .

Date . . . . . 7TH MARCH 2002 . . . . .

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

ADDRESS 269A FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD ~~[illegible]~~ 1.4.86

PLOT No. ORD. SHEET No. 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/33/70	Moss	Res Dev at rear	22/10/70	Ref
0/2/73.	Diamond Redfern	Res Dev at rear	5/4/73	Ref
97/66002/0	T.A. FISHER & SONS	DEM. FOR RES. DEV		Ref
F/2001/3521	Mr. & Mrs. Belcher	Erect of repl. dwell	23/5/01	Ref

DATE OF COMPLETION

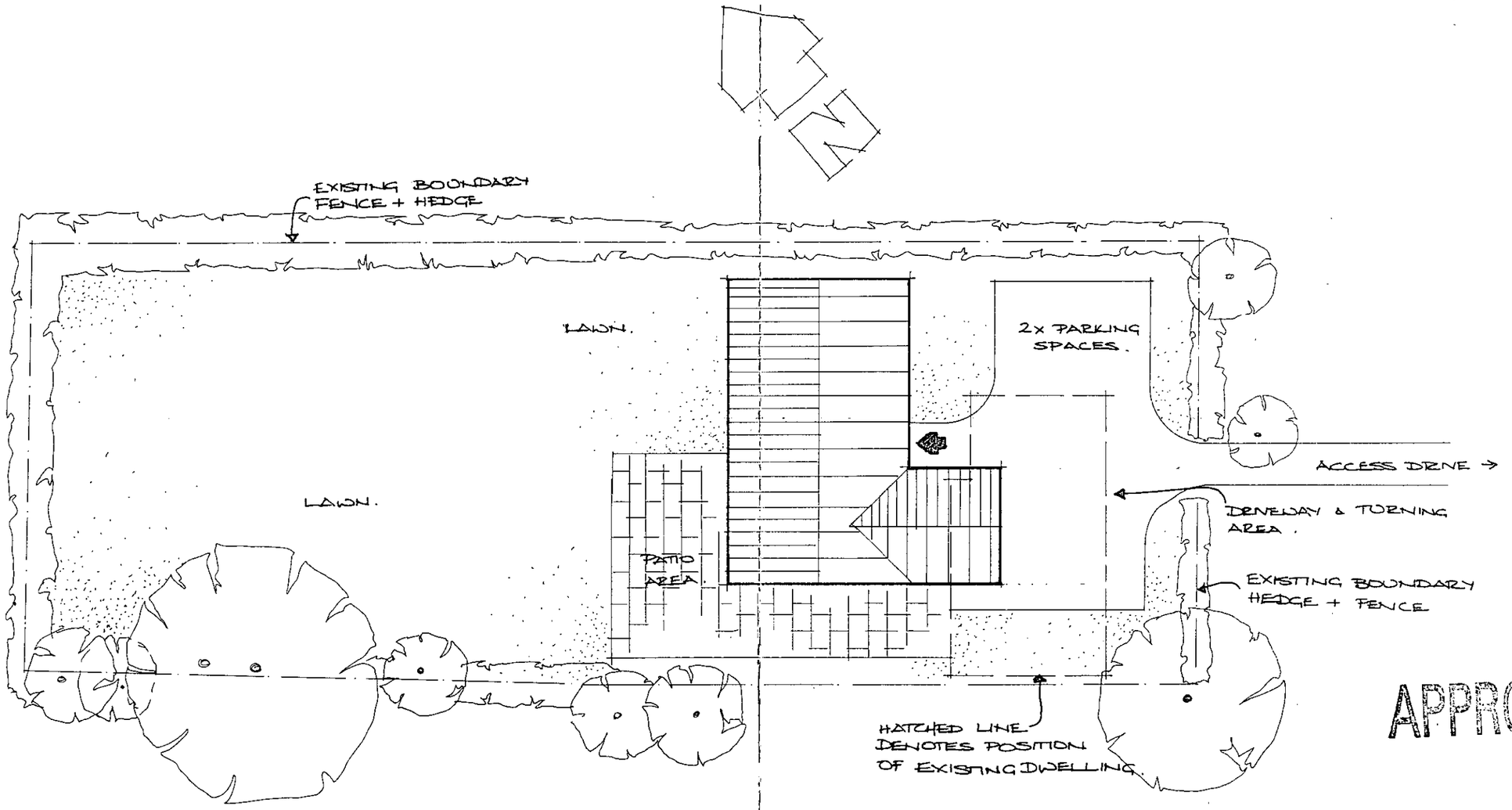
MINISTRY DECISION 0/2/73 Appeal dismissed 19/12/74

SPECIAL ORDERS TPO/941/98

DRAINAGE Appeal dismissed 3521 22/10/01

091074

11.MAR2002• 6094



APPROVED

PROPOSED REPLACEMENT DWELLING
269A FINCHAMPSTEAD ROAD
WOKINGHAM, BERKSHIRE

FOR BELCHER FARMS.

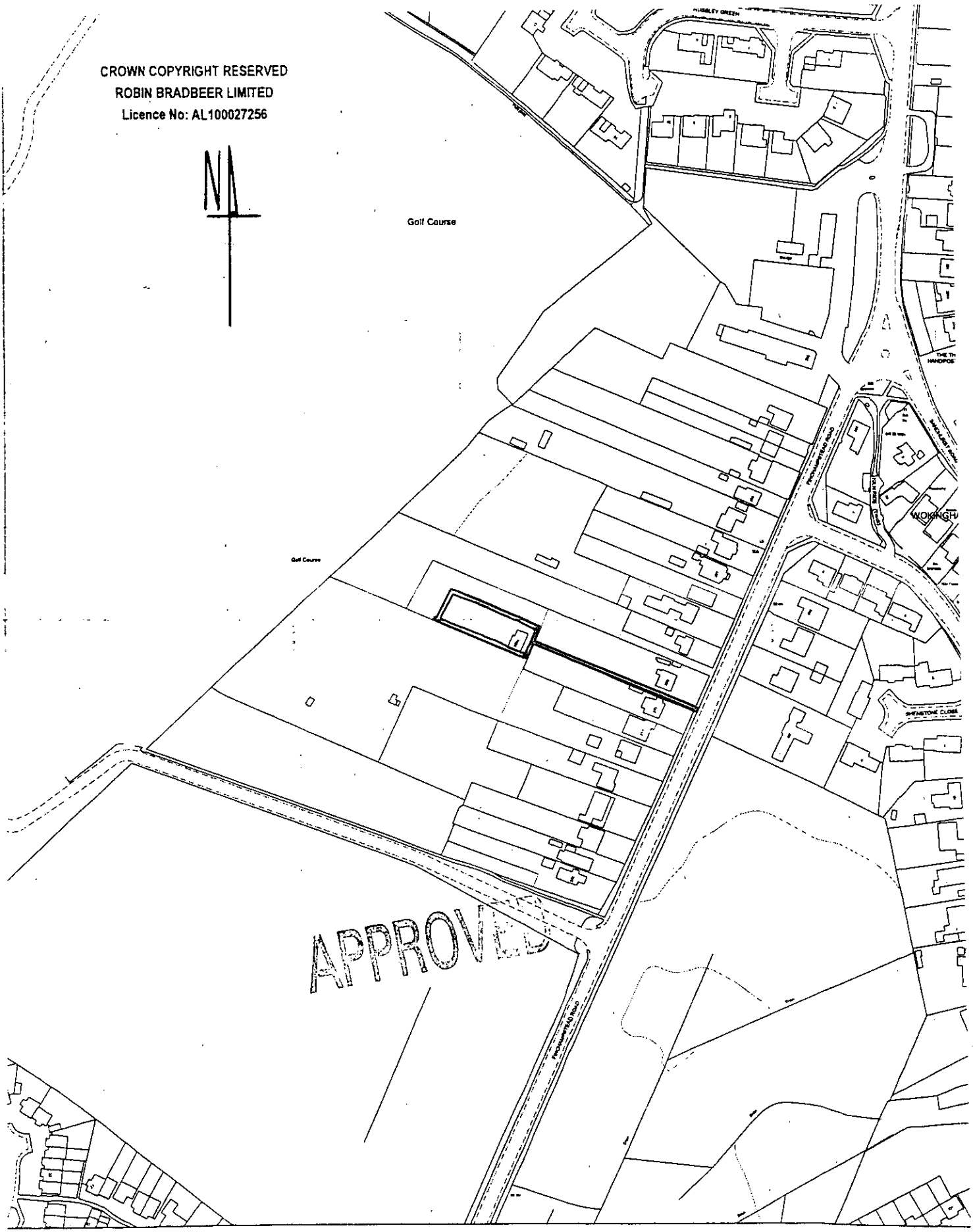
PROPOSED SITE PLAN.

1:200 MARCH 02 00/41/02

3/7/02

11.MAR2002* 6094

CROWN COPYRIGHT RESERVED
ROBIN BRADBEER LIMITED
Licence No: AL100027256



Site Plan, Scale: 1 to 2500