APPLICATION NO:
**F/2002/6242**

LOCATION:
**125 Reading Road, Finchampstead Wokingham.**

APPLICANT:
**Mrs S Ayres C/O DLP Consultants Ltd**

PROPOSAL:
**Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.**

EARLIEST DATE FOR DECISION: **03/05/2002**
28 day exp: 7/5/02.
**APPLICATION WILL HAVE EXPIRED ON:**
**22/05/2002**

CASE OFFICER: **Natalie Brown**

APPROVED

History file : 1637

192

D4

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs S Ayres**
**C/O DLP Consultants Ltd**
**Ritz Plaza House**
**10 Denton Road**
**Wokingham**
**Berks**
**RG40 2DX**

**Application Number: F/2002/6242**

**Parish:** **FINCHAMPSTEAD**

**Location:** **125, Reading Road, Finchampstead, Wokingham.**

**Proposal:** **Proposed erection of 2 dwellings with integral garages. 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations facing 123 and 127 Reading Road, in addition to all elevations at first floor level or above of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

**Condition**
7. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

**Condition**
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**
9. 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**
10. The dwellings 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**
11. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

**Condition**
12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

**Condition**
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

**Condition**
14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

**Condition**
15. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

**Condition**
16. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 8 metres measured from the carriageway edge.

**Condition**
17. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

**Condition**
18. 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**
19. 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**
20. Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority showing protective fence details in relation to TPO 934/1998 (Oak tree at the front of the site) in accordance with BS 5837:1991.

**Condition**
21. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

**Condition**
22. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

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

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

**Reason**
3. To safeguard the 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

**Reason**
10. In the interests of highway safety and convenience.

**Reason**
11. In the interests of highway safety and convenience.

**Reason**
12. In the interests of highway safety and convenience.

**Reason**
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

**Reason**
14. In the interests of highway safety and convenience.

**Reason**
15. In the interests of highway safety and convenience.

**Reason**
16. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

**Reason**
17. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

**Reason**
18. In the interests of visual amenity.

**Reason**
19. In the interests of visual amenity.

**Reason**
20. In the interests of the future health and amenity value of the tree.

**Reason**
21. To prevent increased risk of flooding and improve water quality.

**Reason**
22. To protect people on or close to the site from the risks associated with migrating landfill gas.

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

Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2, SC18, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WBE1.

**Informative**
2. This permission relates to the application as amended with revised plan number 1830/03 A (1:1250 visibility splay plan and 1:200 site plan) submitted to the Local Planning Authority on 13 May 2002, showing single access and visibility splay and does not approve the proposals as originally submitted.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

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.**

# APPEALS TO THE SECRETARY OF STATE

## PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

### PURCHASE NOTICES

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

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

### COMPENSATION

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

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2002/6242

**Applicant :** Mrs S Ayres C/O DLP Consultants Ltd.

**Location :** 125, Reading Road, Finchampstead, Wokingham.

**Proposal :** Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | ✓ | 9/4 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 9/4

**Date Registered : 27/03/2002**

**Earliest Date for Decision : 03/05/2002**

**Latest Consultation Date/Site Notice Expiry Date : 03/05/2002**

**This application will have expired on: 22/05/2002. 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 - request rev. plans.
PROW officer -
Dinton Pastures - Bat survey req'd.
Env. Health - conds re/ gas-contaminated land + hours construction
Env. Design - landscaping req'd.
Parish council - no objection
Env. Agency - conds.

**Planning Issues :** opp ASLI. TPO at front.
Rural

**Application Number: F/2002/6242**

**Appraisal :**

See attached

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

## Application Number F/2002/6242
## Conditions/Reasons for Refusal

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

# RECORD OF SITE VISIT

SITE ADDRESS: 125 Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6242

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**Application Number: F/2002/6242 - 125 Reading Road**

**Appraisal:**

Development
The site is located within the countryside, in an area of residential ribbon development. The dwelling on the site has already been demolished. The application proposes two detached dwellings.

This application follows the refusal of application F/2000/1637 for two detached dwellings on the site. This was subsequently dismissed on appeal. The Inspector considered that the development would contribute significantly to urbanising the area. The development would appear a cramped form of development resulting in loss of important gaps between dwellings, compounded by the fact that the proposal is for two full height two-storey dwellings in an area characterised by a mixture of dwelling types and building heights. The Inspector also considered that given that the window in the side elevation of No. 123 would be little more than 2m from chimney of new dwelling, that there would be a loss of daylight and outlook form the window. This would be detrimental to the amenities of the occupiers of the existing chalet bungalow. However, the Inspector considered that the harm would not be so great as to justify withholding planning permission for this reason alone, but added weight to his conclusion regarding the unsuitability of the proposal at the location.

| | Refused application (1637) | Current application (6242) |
|---|---|---|
| Max ridge height plot 1 | 8.4m | 7.6m |
| Max ridge height plot 2 | 8.4m | 7.6m |
| Gap between No. 123 & Plot 1 | 1m & 2m (part 123 along boundary) | 2m & 3m (part 123 along boundary) |
| Gap between plots 1 & 2 | 2m | 5m |
| Gap between Plot 2 & No. 127 | 3.8m | 4.9m |

Relevant Policies
BSP: C2
WDLP(DD): WCC1, WBE1
SEALP: STV2, SC18, SBE1, SBE2

1) Impact upon neighbouring properties
The proposed development is not considered to have any adverse impacts upon the occupiers of No. 127. The window in its side elevation is at first floor level and is obscurely glazed. Plot 2 would also be approximately level with the front and rear building line of No. 127, and so there would be no issue of being overbearing nor overshadowing.

With regards to No. 123, it has a window in its side elevation. In dismissing application 1637, the appeal Inspector said,

"This window would be little more than 2m from the proposed chimney of the new dwelling. Given the height of the dwelling, I have no doubt that there would be a loss of daylight and outlook from this window, which would be *detrimental to the amenities of the occupiers of the existing dwelling.* Although I consider that the harm would not be so great as to justify withholding planning permission for this reason alone, it does add some weight to my earlier conclusion regarding the unsuitability of the proposal at this location."

Given the fact that the Inspector clearly states that the application could not be withheld for impact to the window, and that the ridge height as been reduced and distance from No.123 increased, it is considered that the application is acceptable in relation this property.

2) Impact upon the character of the area
The site is located within a rural area. Policy WCC1 applies, and the site can be considered as sensitive infilling in an otherwise built up frontage.

As can be seen above, compared to the refused scheme, there are now larger gaps between neighbouring properties and between the two proposed dwellings. This reduced the cramped nature of the proposed dwellings. Also, unlike the ~~approved~~ refused scheme, not only are the overall ridge heights lower, but each of the proposed dwellings as a lowered ridge above the side integral garages. This helps to reduce the urbanising effect of the dwellings as it reduces their apparent bulk and massing.

In relation to the street scene, No. 123 (chalet bungalow) has a ridge height of about 5.6m. The garage ridge of plot 1 has a ridge of 6.4m, with its main ridge 7.6m. Plot 2 also has a ridge of 7.6m, and the adjacent two-storey detached dwelling (No.127) has a ridge of about 6.5m. On average this relates to a 1m difference in ridge between No. 123 and plot 1 and 1m between plot 2 and No. 127. This is considered an acceptable difference, given that there is a gap between all properties, and that the garage facing No. 123 has a barn hip roof.

3) Impact upon highway safety (parking provision)
Subject to various conditions with regards to parking, garaging, turning, visibility splays, the Highway Officer has no objection to the proposed development.

**Approval: ✓** ~~**Refusal:**~~

**CONDITIONS**

| | Std Cond | Std Reas | |
|---|---|---|---|
| 1 | C001 | R001 | Full Permission, 5 Years |
| 2 | C012 | R012 | Materials to be agreed |
| 3 | C017 | R017 | Boundary Treatment |
| 4 | C070 | R070 | Hours of Construction |
| 5 | C100 | R100 | Site Levels |
| 6 | C044 | R044 | No windows to be inserted<br>**INS: side elevations facing 123 and 127 Reading Road**<br>**In addition to all elevations at first floor level or above** |
| 7 | C045 | R045 | Obscure Glazing<br>**DEL: It shall be fixed shut**<br>**INS: bathroom windows in the first floor side elevations** |
| 8 | C049 | R049 | Garaging to be retained |
| 9 | C122 | R122 | Parking & turning before occupation |
| 10 | C137 | R137 | Turning within Site<br>**INS: DWELLINGS** |
| 11 | C128 | R128 | Visibility Splays Private Drives |
| 12 | C131 | R131 | Access before Development |
| 13 | C129 | R129 | Construction vehicles |
| 14 | C130 | R130 | No mud during construction |
| 15 | C135 | R135 | Stopping up of access |
| 16 | C140 | R140 | Surfacing of Access<br>**INS: 8 metres** |
| 17 | C139 | R139 | Set back of gates |
| 18 | C150 | R150 | Landscaping Details |
| 19 | C151 | R151 | Landscaping planting to be carried out |
| 20 | - | -<br>REASON: | Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the LPA showing protective fence details in relation to TPO 934/1998 (oak tree at the front of the site) in accordance with BS 5837:1991.<br><br>In the interests of the future health and amenity value of the tree. |
| 21 | - | -<br>REASON: | Surface water source control measures shall be carried in accordance with details which shall have been submitted to and approved in writing by the LPA before development commences<br><br>To prevent increased risk of flooding and improve water quality |
| 22 | - | -<br>REASON: | No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the LPA. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the LPA.<br><br>To protect people on or close to the site from the risks associated with migrating landfill gas. |

N16 Relevant Policies
BSP: C2
WDLP(DD): WCC1, WBE1
SEALP: STV2, SC18, SBE1, SBE2

27.5.02

N02 – REV PLANS
INS: 13 MAY 2002
INS: 1:1250 visibility splay plan, ~~&~~ 1:200 site plan (1830/08A)
INS: plans show single access & visibility splays

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## Planning Extract - 2

## Site-centred

PLANNING SERVICES | HPT
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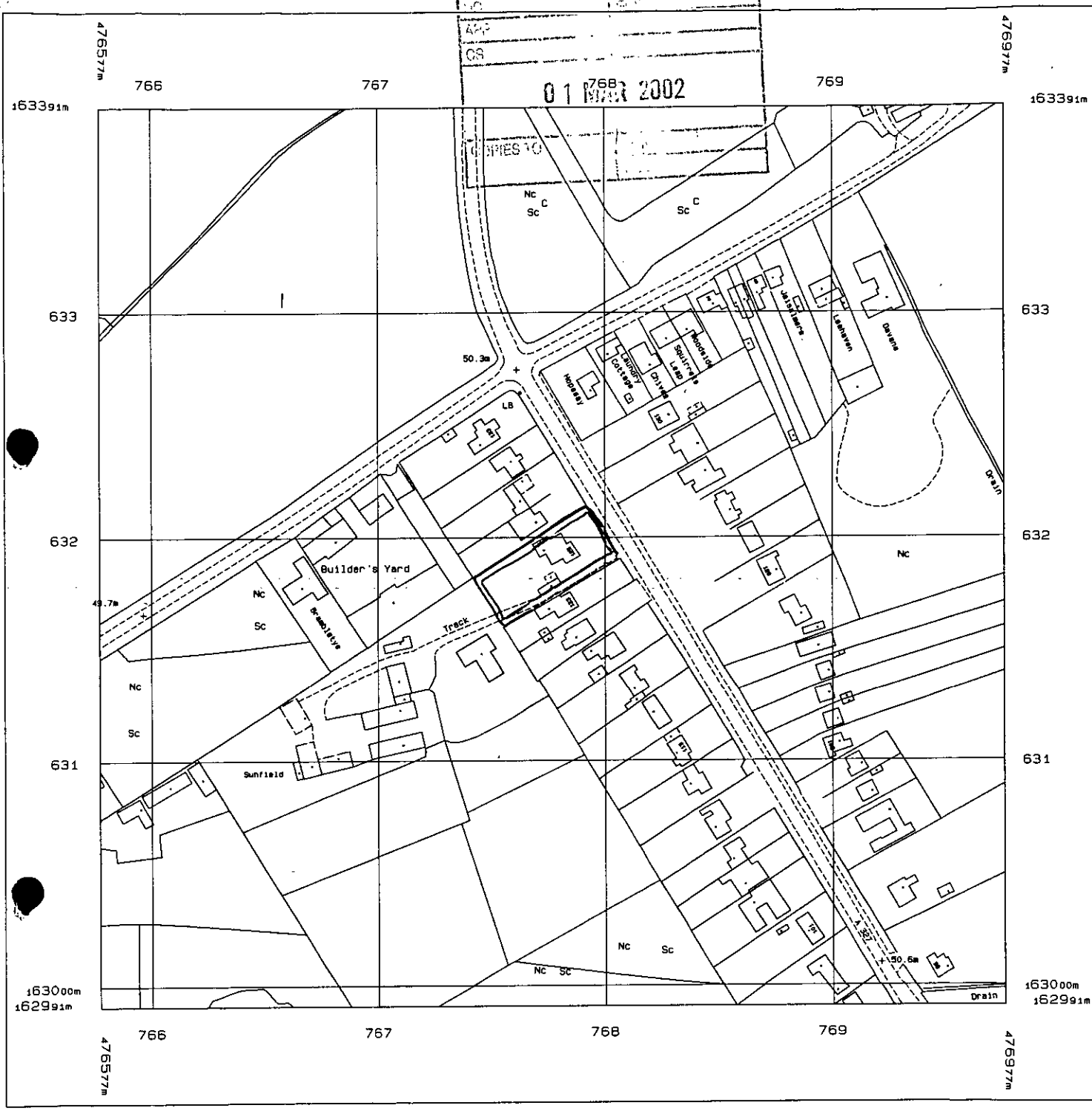


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Scale 1: 2500

National Grid sheet reference at centre of this Superplan: SU7663

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 476777 163191

# Appeal Decision

Hearing held on 7 March 2002

**by Richard W Thomas** BA DipArch RIBA IHBC

**an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions**

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
27 MAR 2002

**Appeal Ref: APP/X0360/A/01/1076267**
**Sycamores, Reading Road, Finchampstead**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Hampshire Property Investments Ltd against Wokingham District Council.
- The application (Ref.F/2001/3773), is dated 21 March 2001.
- The development proposed is the demolition of existing dwelling, erection of 2 no. dwellings and formation of access.

**Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.**

## Main Issue

1. I consider that the main issue in this case is the effect of the proposed development upon the character and appearance of the surrounding area.

## Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006 (1997). This contains Policy C2, which seeks to protect the countryside by strictly controlling development outside built up areas and settlement boundaries defined in local plans. Policy C8 identifies Areas of Special Landscape Importance (ASLI), within which the location, scale, form, character and type of development will be carefully controlled to protect their special landscape significance.

3. The South East Area Local Plan (1994) forms part of the development plan, and also contains policies that seek to protect the countryside. Policy STV2 reflects the thrust of Structure Plan Policy C2, while Policy SC3 seeks, amongst other things, to prevent development that would cause long-term damage to the rural character or special landscape qualities of the Blackwater Valley and Finchampstead ASLI. Policy SC18 permits the replacement of existing dwellings in rural areas provided that, amongst other things, the size of the new development will not significantly exceed that of the existing property both in height and floor area and, where appropriate, in numbers of separate units.

4. Planning Policy Guidance Note 7 *The Countryside - Environmental Quality and Economic and Social Development* 1997 (PPG7) contains guidance on development in rural areas. Paragraph 3.21 states that while new development in the countryside should be strictly controlled, sensitive infilling of small gaps within groups of houses or minor extensions to groups may be acceptable, though much would depend on the character of the area and the number of such groups in the area.

5. The South East Area Local Plan predates PPG7, but the emerging Wokingham District Local Plan Deposit Draft 2000 takes account of this guidance in Policy WCC1. This seeks to strictly control development outside settlement boundaries, and to only permit

development that satisfies at least one of a number of criteria. These include the sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area. It also states that the closing of gaps or the enclosure of open areas that are important components in the character of the area will not be permitted. This plan has reached an advanced stage in its progress towards formal adoption, and therefore its policies carry significant weight in my consideration of this appeal.

**Reasons**

6. The appeal site lies outside any settlement boundary defined in the development plan and in policy terms is therefore considered to be part of a rural area. This part of Finchampstead is characterised by a ribbon of development on both sides of Reading Road. A variety of single and two storey dwellings of differing sizes are set back from the road, and are partially hidden by the mature planting and trees in the gardens, giving the area a semi-rural character, in my view. This is reinforced by the clear views over open countryside afforded by the well-defined gaps between built-up sections to the south-west of the appeal site.

7. To my mind, the length of road between 102 Reading Road and the former local authority housing to the south of the appeal site has a less-developed appearance than the adjoining sections. This is due, in my opinion, to the varying set back and different alignment of the houses and bungalows, and also the greater impact of the trees and dense hedges in their front gardens. As a consequence, I consider that the appeal site and adjacent properties appear as a variation in the character of a continuously built-up frontage, and do not constitute a discrete area of sporadic development between built-up areas.

8. Due to its irregular shape, the appeal site has a relatively wide frontage in comparison to nearby properties and this, together with the open area formed by the garden of the neighbouring bungalow, allows glimpses into the open countryside beyond. While this does create an impression of greater openness, this effect is, to my mind, only relative to the areas on either side and does not compare with the openness created by the distant views across farmland to the south west of the appeal site. Consequently, I consider that the appeal site does not form an important component within the character of the area, but instead constitutes a small gap within the built-up frontage of Reading Road, within which sensitive infilling would satisfy the objectives of Policy WCC1 and PPG7.

9. I heard that the Council has no objection to the principle of replacing the existing bungalow with a single house similar in size and location to that shown on plot A of the proposed development, or to the design, siting and degree of separation of the two proposed dwellings. I saw that the proposed houses would be of a generally similar scale and appearance to the houses within the surrounding area and their siting would reflect the general building line. Consequently, I see no reason to disagree with the Council's view on this aspect of the proposals. I therefore conclude that the proposed development would be a sensitive form of infilling that would satisfy the objectives of PPG7, of Local Plan Policy SC3 and of emerging Local Plan Policy WCC1.

**Conditions**

10. I have considered the Council's suggested conditions, and had regard to the advice in Circular 11/95. I shall attach a condition requiring the submission and approval of the external facing materials, in order to protect the character and appearance of the surrounding area. For the same reason, and to protect the privacy of neighbouring occupiers, I shall attach conditions requiring the provision of suitable boundary treatment,

and preventing the construction of new openings on elevations that would permit overlooking of adjoining properties. I shall also attach a condition requiring the demolition and removal of the existing buildings on the site, in order to protect the character and appearance of the area.

11. In view of the substantial plot sizes and the degree of separation between neighbouring dwellings, I consider the Council's suggested removal of permitted development rights is not necessary to avoid the urbanisation of the area. For the same reason, I consider that the Council's suggested restriction of the hours during which building operations may be undertaken is not necessary.

12. In order to protect and enhance the existing landscape features I shall attach conditions requiring the submission, approval, implementation and maintenance of a suitable landscaping scheme sufficient to protect the quality of the existing features. I shall also attach a condition to protect the existing watercourse along the northern site boundary, but consider that the Council's suggested condition concerning surface water control measures is adequately covered under other legislation.

13. I consider that there is sufficient space within the curtilage of the proposed houses to render the Council's suggested condition requiring the retention of the proposed garages for parking unnecessary. However, in the interests of highway safety, I shall attach conditions requiring the provision of parking and turning spaces and suitable means of access, with vision splays for drivers and pedestrians, prior to the occupation of the proposed dwellings. In view of the considerable volume of traffic using Reading Road, I shall attach conditions requiring the stopping up of the existing access, the siting of any gates to allow vehicles to stop off the highway, and the provision of parking space for vehicles on site during the construction of the development.

**Conclusion**

14. For the reasons given above and having regard to all other matters raised, I consider that the appeal should succeed.

**Formal Decision**

15. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of the existing dwelling, the erection of 2 no. dwellings and formation of an access at Sycamores, Reading Road, Finchampstead in accordance with the terms of the application Ref.F/2001/3773 dated 21 March 2001, and the plans submitted therewith, subject to the following conditions:

    1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings hereby permitted are occupied.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows or similar openings other than those expressly authorised by this permission shall be constructed in the first floor level or above of the dwellings hereby permitted.

5) Prior to the occupation of any dwelling hereby permitted, all the existing buildings on the site shall be completely demolished and all materials that have not been recycled for reuse in the construction works shall be removed from the site.

6) No development shall take place until there has been submitted to and approved 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. All hard landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development.

7) 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

8) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

9) A 5m wide buffer zone shall be established alongside the watercourse within the site in accordance with details which shall be submitted to and approved in writing by the local planning authority before any development commences. The buffer zone shall be suitably marked and protected. Within the buffer zone, there shall be no storage or dumping of materials, tracking of machinery or lighting of fires during development.

10) No dwelling shall be occupied until space has been laid out within the site in accordance with approved drawing No 2334/100 for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The vehicle parking and turning space shall be permanently retained for this purpose.

11) Before the development is commenced, the visibility splays shown on approved drawing No 2334/100 shall be cleared of any structure or erection exceeding 0.6 metres in height and shall be maintained clear of any obstruction to visibility exceeding 0.6 metres in height at all times.

12) Notwithstanding the plans submitted, the dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility

splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres at all times.

13) No dwelling shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access and for a distance of 8 metres from the carriageway edge.

14) No dwelling shall be occupied until the means of vehicular access has been constructed in accordance with the approved plans.

15) The existing vehicular access to the site shall be stopped up and abandoned and the footway and/or verge crossing shall be re-instated within one month of the completion of the new access.

16) Any gates provided shall be set back a minimum distance of 5 metres from the highway boundary and shall not open towards the highway.

17) Prior to commencing work on site, provision shall be made to accommodate all site operative, visitor and construction vehicles parking, loading, off-loading and turning within the site during the construction period, in accordance with details to be submitted to and approved in writing by the local planning authority. This provision shall be maintained and used at all times during the construction period.

**Information**

16. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

17. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

18. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

R A Thomas

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

| | |
|---|---|
| Mr S M Leedale *MSc, DipTP, BEd(Hons), MRTPI* | Gregory Gray Associates |
| Mr A M Archibald *BA.Arch* | W M Graham Associates |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Mrs A Odell *BA, MPhil, MRTPI* | Wokingham District Council |

INTERESTED PARTIES:

| | |
|---|---|
| Mr J Camodoy | 55 – 57 London Street, Reading, RE1 4PS |
| Mr J Tapp | 3 North Quay, St.Helens, Isle of Wight, PO3 31XJ |
| Mrs M Tapp | 3 North Quay, St.Helens, Isle of Wight, PO3 31XJ |

DOCUMENTS

| | | |
|---|---|---|
| Document | 1 | List of persons present at the Hearing |
| Document | 2 | Letter of notification of the Hearing |
| Document | 3 | Letters received in response to notification |

PLANS

| | | |
|---|---|---|
| Plan | A | Application drawing: SY/01/226 Site location Plan, scale 1:2500 |
| Plan | B | Application drawing: 2334/100 Proposed Site Plan, scale 1:200 |
| Plan | C | Application drawing: 2334/101 Proposed Scheme, scale 1:100 |

13/5/02

BVCS

With Compliments Ashlock Cottages, Aldershot.

Denise,

As requested, please find enclosed site plans for land opposite Agates Meadow + 125 Reading Road.

If you have any comments to make on either application, can you please ensure I have them by Monday 20th May (If you have no comments to make could you please phone to let me know).

Thanks, Natalie Brown

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE

Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 www.wokingham.gov.uk
Direct line: 0118 974 6492.

WOKINGHAM UNITARY
Aiming for Excellence

# PLANNING SERVICES

## Fax Cover Sheet

**DATE:** 5.3.02

**TO:** Jim Bailey

**FROM:** Angela Odell. **Planning Services.**

**NUMBER OF PAGES INCLUDING THIS HEADER SHEET:** 1

**RECIPIENT FAX NUMBER:** 978 6551

**OUR FAX NUMBER: (0118) 974 6484**

**SUBJECT:** 125 Reading Rd.

**NOTES:**

Re: your letter of 28 Feb. I have asked for it to be re-allocated to Natalie as

1) it is for less than 3 dwellings (she now normally deals with enquiries and applications for 1 or 2 dwellings)

2) I will be on Leave for 4 weeks from 18 March - 15 April.

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/6242**

**125, Reading Road, Finchampstead, Wokingham.**

**Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.**

I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/REFUSAL

and my reasons are: 2 for 1! In keeping with street scene

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: _____

Councillor G Cockroft

Date: 18/04/02.

19 APR 2002

OFFICES TO | ACK: | FILE:

Date: 16 May 2002

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/6242

Location: 125, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.

Applicant: Mrs S Ayres C/O DLP Consultants Ltd.

Case Officer: Natalie Brown

---

The new plans show the following: Single access to serve both dwellings and visibility splays added. Drawings: 1:1250 scale visibility splay plan & 1830/03A - 1:500 site plan.

---

**Comments are required by 23/05/2002.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

Recommend Conditional Approval.

1/ C049, R049
2/ C122, R122
3/ C137 (INSERT: dwellings), R137
4/ C128, R128 – Notwithstanding plans submitted.
5/ C131, R131
6/ C129, R129
7/ C130, R130
8/ C135, R135
9/ C140 (INSERT: 8 metres), R140
10/ C139 (5 metres), R139

INFORMATIVE NO7

Adam
17/05/02

Date: 16 May 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/6242

Location: 125, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.

Applicant: Mrs S Ayres C/O DLP Consultants Ltd.

Case Officer: Natalie Brown

---

The new plans show the following: Single access to serve both dwellings and visibility splays added. Drawings: 1:1250 scale visibility splay plan & 1830/03A - 1:500 site plan.

---

**Comments are required by 23/05/2002.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6242 (Planaps) / (Ludhouse) Date Rec. 13 MAY 2002.

Location: 125 Reading Road.

Parish Finchampstead.

Applicant:

Description of attached plans - Show single access to serve both dwellings
- visibility splays added.

Drawing No's: 1:1250 scale visibility spay plan
1830/03A - 1:500 Site Plan.

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

| | | Drawing No's | |
|---|---|---|---|
| 1. | NK (Landscape & Trees) | | ☐ |
| 2. | NK (Env. Design) | | ☐ |
| 3. | XA (Highways) | | ✓ |
| 4. | NF (Building Control) | | ☐ |
| 5. | BC/DC Liaison | | ☐ |

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 DAYS.

## FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 16.05.PS

Yellow - Part One Copy
Green - Officer's Copy

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DL
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

PL 56309
PC
D NAB
A
C
13 MAY 2002
COF

JB/GB/BKS376

10 May 2002

REVISED PLAN

6242

Ms N Brown
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Brown

**RE: 125 READING ROAD, FINCHAMPSTEAD – APPLICATION F/2002/6242**

Further to your letter dated 19 April, I enclose for your attention 6 copies each of the following plans:

- Location plan showing visibility splays to north and south
- Drawing 1830/03A – site plan showing a single point of access serving both dwellings and a turning area for both

These plans are as requested by the council's highways department. I trust that they are satisfactory.

I hope that these plans will enable to application to be approved expeditiously. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

**Jim Bailey BA (Hons) MRTPI**
**Director**

encs

cc R Reed Esq

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005586-1/1 NAB
**Your Ref :** Natalie Brown/F/2002/6242

**Date :** 30 April 2002

PLANNING OFFICE | RPT 56104
POL | TLS
NAB | ENF
CS
07 MAY 2002
COPIES TO | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Natalie Brown

Dear Madam

**ERECTION OF 2 DWELLINGS WITH INTEGRAL GARAGES 125 READING ROAD FINCHAMPSTEAD WOKINGHAM**

Thank you for your letter dated 9 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU76SE/17/3. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS:**

**CONDITION:** Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON:** To prevent the increased risk of flooding and to improve water quality.

**CONDITION:** No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
**REASON:** To protect people on or close to the site from the risks associated with migrating landfill gas.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

## Water Conservation

### Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

### Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

### Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

### Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Natalie Brown DATE: 25th April 2002

| | |
|---|---|
| Location: | 125 Reading Road, Finchampstead, Wokingham |
| Proposal: | Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling |
| Application Number: | F/2002/6242 |

In response to your consultation dated 9th April 2002 for the above application, the tree and landscape comments are as follows:

The existing site has been cleared but contains an Oak Tree adjacent to the Reading Road which is protected by a Tree Preservation Order (TPO 934/1998). In order to ensure the successful retention of this important landscape feature the applicant should be required to produce for approval protective fence details in accordance with BS 5837:1991 - Trees in Relation to Construction.

The applicants layout drawing (no drawing number) shows all the external landscape as being laid down to lawns which is not acceptable. There is considerable scope for tree and shrub planting within the proposed front gardens to provide a suitable landscape setting for the development proposals.

The applicant should be required to produce for approval a full and detailed planting plan for these areas. This should be produced on a separate drawing and include: the full names of proposed plants, sizes at time of planting, plant densities and numbers for each bed and in total. Details of topsoil cultivation, mulch and after care should also be produced for approval.

ROBERT PETROW
Consultant Landscape Architect

FROM: Natalie Brown

DATE: 09 April 2002

DELEGATED

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

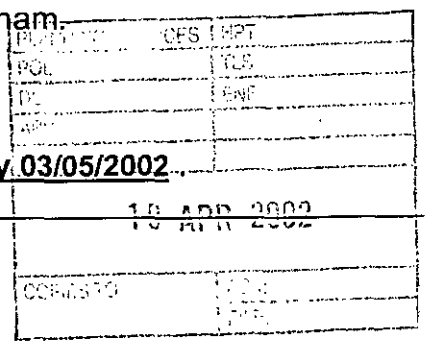
**Application Number:** F/2002/6242

**Proposal:** Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling..

**Site Address:** 125, Reading Road, Finchampstead, Wokingham.

**Applicant:** Mrs S Ayres C/O DLP Consultants Ltd.

Your observations are required in respect of this application **by 03/05/2002**..




Parish Councillors have no objection to this proposal.

SIGNED: C.S. Cly

DATE: 19/4/02

Clerk To Finchampstead Parish/Town Council.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 April 2002
My ref: NB/F/2002/6242

Mr J. Bailey
DLP Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

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 Bailey,

**APPLICATION: F/2002/6242 – 2 DETACHED DWELLINGS**
**SITE: 125 READING ROAD, FINCHAMPSTEAD**

With reference to the above application, please find enclosed consultation responses from our Highway Officer requesting further information.

Would you please provide this information within the next 10 days so that the revised plans can be re-consulted upon.

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 (please note I will be on leave until 7 May). You may wish to contact Adam Coggins directly on 0118 974 6330.

Yours sincerely

7/5 3.27 phoned & left msg chasing up rev. plans

NAB

Natalie Brown
Planning Officer

## Natalie Brown

**From:** Andy Glencross
**Sent:** 18 April 2002 15:07
**To:** Natalie Brown
**Subject:** PA F/2002/6242 125 Reading 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.**

I have not visited the site.

→ dwelling already demolished.

Cheers

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

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

To: Natalie Brown, Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2002/6242

My Ref: 852

Date: 15/04/02

---

**PROPOSED ERECTION OF 2 DWELLINGS WITH INTEGRAL GARAGES**

**125 Reading Road, Finchampstead**

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

| NGR | Distance | Landfill Name | Landfill Description |
|---|---|---|---|
| SU 767 361 | 52metres | The Piggery Mill Lane | Industrial and commercial |

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   **Reason** - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. 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 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   **Reason** - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

*John Mullaney*

**J R MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

cc Paul Eggleton, Building Control

**HIGHWAYS CONSULTATION SHEET**

**From:** Natalie Brown **Date:** 09 April 2002

**Application Number:** F/2002/6242

**Proposal:** Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.

**Parish:** FINCHAMPSTEAD PARISH

**Site Address:**
125, Reading Road, Finchampstead, Wokingham.

**Applicant:**
Mrs S Ayres C/O DLP Consultants 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).

Comment.

Highways request a revised plan showing the following:

- A single point of access serving both dwellings, with turning area for both. (Min width 4.8 metres).
- The visibility that can be achieved from the proposed access onto the A327 from a 2.0metre set back.

**Signed:** _____ **Print name:** Adam 11/4/02.

See Part One Plans

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

**From:** Natalie Brown

**Date:** 09 April 2002

**Application Number:** F/2002/6242

**Proposal:** Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling..

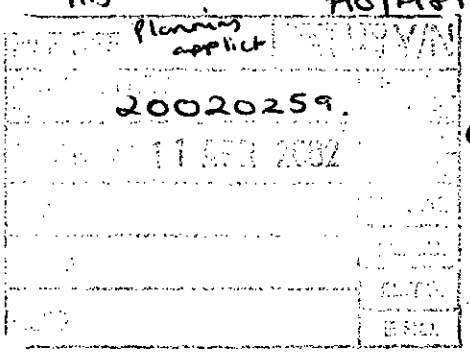
**Site Address:**
125, Reading Road, Finchampstead, Wokingham.

**Applicant:**
Mrs S Ayres C/O DLP Consultants Ltd.

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

In Graham Barnwell's absence may I comment as follows:
- No public right of way crosses the site in question
- any new access as per Adam Coggins recomendations.

Highways consideration HO/H&P.




DAVE HALLEY
11/4/02

| | |
|---|---|
| **Application Number : F/2002/6242** | **Map No :** 113 |
| **Case Officer :** NAB. | **Site Area :** 0·16 |
| **Valid Date :** 27·3·02 | **Received Date: 27/03/2002** |

**Level : Delegated Application**

**Description : Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.**

**Location : 125, Reading Road, Finchampstead, Wokingham.**

**Parish : FI** **Ward : FIS** 9·4·02 -B.

**Applicant : Mrs S Ayres C/O DLP Consultants Ltd.**

**Fee Required: £380** **Fee Received: £380** - (3)

**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 9.4.02 D

Building Control

Heritage (Harold Sanders)

Landscape

Trees TPO front of site ✓

Environmental Health Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer re existing track to "Sunfield" ✓

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures - demolition ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill

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

.....

Rural Area / Countryside

.....

.....

.....

.....

.....

## NEIGHBOURS

.....

S/N + see map

Pls include: Brendan J. McCartney
123 Reading Road
Finchampstead
RG40 4RD ✓

No pre-apps

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 122READING ROADWOKINGHAM | RG404RA |
| | | 124READING ROADWOKINGHAM | RG404RA |
| | | 126READING ROADWOKINGHAM | RG404RA |
| | | 128READING ROADWOKINGHAM | RG404RA |
| | | 130READING ROADWOKINGHAM | RG404RA |
| | | 121READING ROADWOKINGHAM | RG404RD |
| | | 123READING ROADWOKINGHAM | RG404RD |
| | | 125READING ROADWOKINGHAM | RG404RD |
| | | 127READING ROADWOKINGHAM | RG404RD |
| | | 129READING ROADWOKINGHAM | RG404RD |
| | BRAMBLETYE | BRAMBLETYENEW MILL ROADWOKINGHAM | RG404QT |
| | SUNFIELD | SUNFIELDNEW MILL ROADWOKINGHAM | RG404QT |
| LAND ADJOINING | BRAMBLETYE | | |

F/2002/6242 10.4.

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

Tel: (0118) 974 6492

Date: 09 April 2002

My ref: F/2002/6242

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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


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


Dear Councillor

**Application Number: F/2002/6242**
**125, Reading Road, Finchampstead, Wokingham.**
**Proposed erection of 2 dwellings with integral garages.**
**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/2002/6242**
**125, Reading Road, Finchampstead, Wokingham.**
**Proposed erection of 2 dwellings with integral garages. 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 G Cockroft

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

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

Tel: (0118) 974 6492

Date: 09 April 2002

My ref: F/2002/6242

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


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

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***Trevor Watson***
Development Control Manager

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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 M Long

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

**Received by Wokingham District Council**

# Application No: F/2002/6242

**Proposal:**
*Proposed erection of 2 dwellings with integral garages. Demolition of existing dwelling.*

**Location:**
125, Reading 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/2002/6242 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 03/05/2002. 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**

**09 April 2002**

6242

27 MAR 2002 6242

**DEVELOPMENT LAND & PLANNING**
**CONSULTANTS LTD**
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS376

26 March 2002

Ms N Brown
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Brown

**RE: 125 READING ROAD, FINCHAMPSTEAD**

We enclose for your attention a full planning application for the erection of 2 houses at the above site. We enclose the following:

- 6 copies completed planning application form
- 1 copy Section 66 Certificate A
- 6 copies Location Plan
- 6 copies Drawing 1830/01 - Plot 1
- 6 copies Drawing 1830/02 - Plot 2
- 6 copies Drawing 1830/03 - Site Plan
- Cheque for £380 in respect of planning application fee

As you are no doubt aware, this site was subject to a planning application, F/2000/1637, which was dismissed on appeal in January 2001. The proposal that was dismissed was for the erection of 2 detached houses on this site. The inspector refused to grant consent on the basis that the proposal would be a cramped form of development that would have an urbanising impact upon this semi-rural location.

We have been mindful of this decision in drawing up our proposed scheme. The previous scheme had a gap of 1.5 metres between Plot 1 and 123 Reading Road, we have shown a gap of 2 metres. The previous proposal showed a gap of 1.7 metres between Plot 2 and 127 Reading Road, we have shown a gap of 2.3 metres. The previous scheme showed a gap of just 2 metres between Plots 1 and 2, whereas we have shown a gap of 5 metres.

The previous inspector felt that the narrowness of the gaps between proposed and existing dwellings and between the 2 proposed dwellings would harm the appearance of the area. By increasing considerably the size of the gaps, we have, in our opinion, addressed this concern and created a scheme that will contribute positively to the character an appearance of the location and will not harm the objectives of development plan policies.

In addition, in order to ensure that the 2 proposed dwellings fit comfortably into the street scene, we have shown Plot 1 with a relatively low ridgeline and dormer window at first floor level, adjoining 123 Reading Road, which is a chalet bungalow at present. Similarly, we have shown a 2-storey building at Plot 2, adjoining 127 Reading Road, which is a 2-storey house at present.

We submit that the enclosed proposal complies with development plan policies and addresses the concerns raised by the previous appeal inspector. We respectfully request that this application should be approved as expeditiously as possible. It is hoped that you will agree with our assessment. However, if you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely

**Jim Bailey BA (Hons) MRTPI**
**Director**

encs

cc Mrs S Ayres
Day Tanner Partnership

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

### Agricultural Holdings Certificate

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

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.

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 . . . . . J Bardy . . . . . .

On behalf of . . . Mrs S Ayres . . . . . .

Date . . . . 26.3.02 . . . . . .

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

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

27.Feb2312* 6242

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mrs S Ayres |
| | ADDRESS | c/o Agent |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | DLP Consultants Ltd |
| | ADDRESS | Ritz Plaza House, 10 Denton Road<br>Wokingham |
| | POST CODE | RG40 2DX PHONE 0118 978 9595 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | 125 Reading Road, Finchampstead<br>Wokingham |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Erection of 2 no. houses with integral garages |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.13 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 1) Location Plan 3) Plot One<br>2) Site Plan 4) Plot Two |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | | REDEVELOPMENT | ☑ |
| ERECTION OF NEW BUILDING | ☑ | | ALTERATION or EXTENSION | ☐ |

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

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☐ | See question 10 |
| FULL PERMISSION | ☑ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? N/A

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

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.

Vacant 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?

No

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

As shown on plans

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.

As shown on plans

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Existing mains system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/~~NO~~ ✓

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Single access to road

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
*See notes for applicants*

Yes

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 2 / 12 * | / * | / * |
| BUNGALOW | / * | / * | / * |
| 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

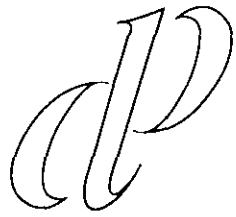
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

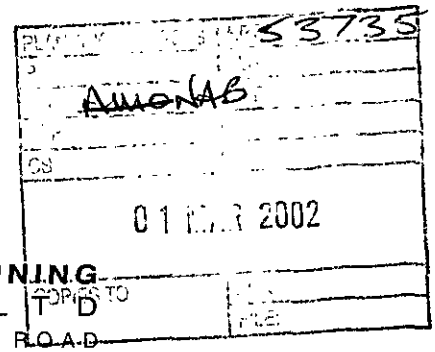
£380

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 J F Baily ON BEHALF OF Mrs S Ayres DATE 26.3.02

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".






JB/GB/BKS376

28 February 2002

**DEVELOPMENT LAND & PLANNING**
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
*Telephone: 0118 978 9595* *Facsimile: 0118 978 6551*
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

**RE: 125 READING ROAD, FINCHAMPSTEAD**

I am writing to you on behalf of the owner of the above property, who applied for planning permission for 2 detached houses in June 2000 (application 1637), which was refused for reasons of over-development. A subsequent appeal was dismissed in January 2001. The inspector stated that the gaps between the houses were too small and would lead to the proposal detracting from the open and spacious character of the area.

I enclose for your attention 2 plans, as follows:

- 1:2500 scale location plan
- 1:100 scale site, floor and elevation plans

You will see that the 2 houses have been carefully designed so that a low ridgeline, chalet element adjoins the existing chalet dwelling at no. 123. On the other side of the site, a 2-storey house adjoins the existing 2-storey house at no. 127. Gaps of 2 metres have been left between each dwelling and the site boundaries. A larger gap of 5 metres has been shown at the centre of the site.

It is considered that the revised plan overcomes the inspector's and the council's previous objections in relation to the impact upon the spaciousness of the site. It would be appreciated if you could let me know if you agree and I will submit a new planning application for your consideration.

I trust the above and the enclosed are satisfactory. Please let me know if you have any queries. I look forward to hearing from you.

Yours sincerely

**Jim Bailey BA (Hons) MRTPI**
**Director**

encs

cc Mrs S Ayers
A Day Esq

1933

ADDRESS 125 READING ROAD PARISH FINCHAMPSTEAD

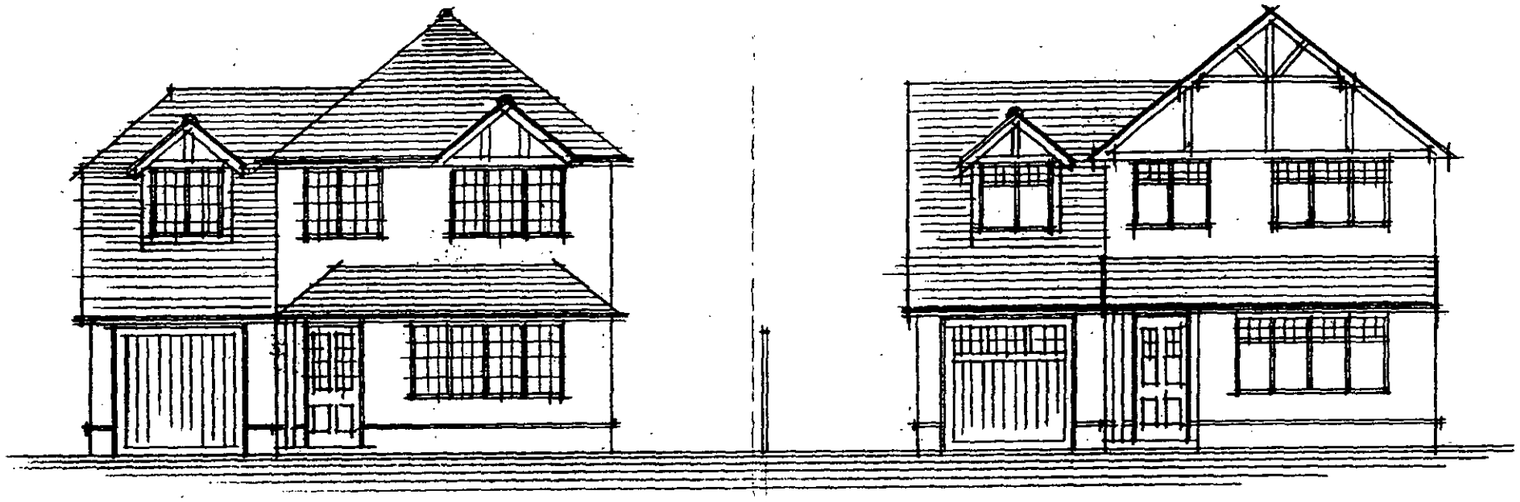
PLOT No. OLD PROPERTY

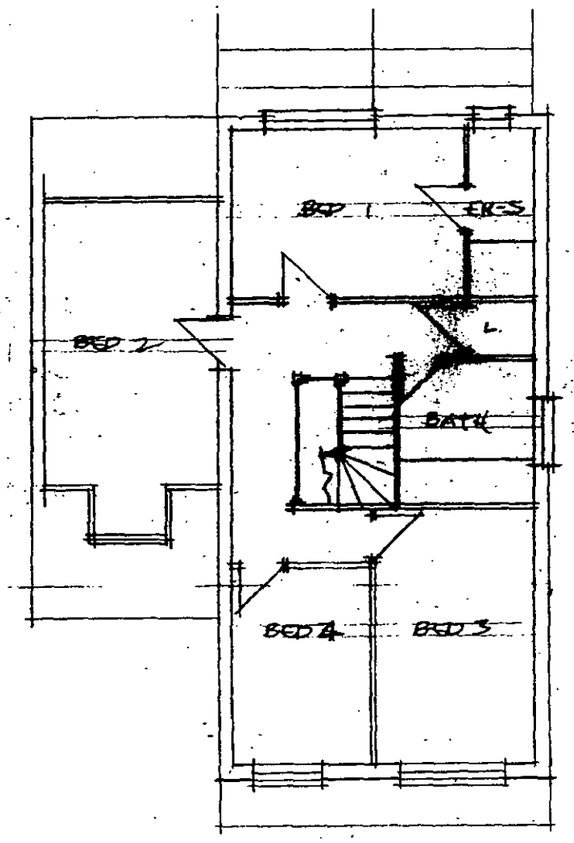
BUILDER SEE NEW MILL ROAD FOR NEW BUNGALOW & SMALL HOLDING AT REAR ORD. SHEET No.

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 44817 | Mr. R. Keen | 2 HOUSES & GARAGES ON SITE | 22.11.95 | REF. |
| 98/67614/E | Mrs. S. Aynes | Replace Dwelling with Dble Garage Garden Store & F. Bound. Fencing + Gates | 8.10.98 | C/A. |
| F/2000/1637 | " | Erect 2 Det. dwells with fencing to frontage | 21.7.00 | REF |

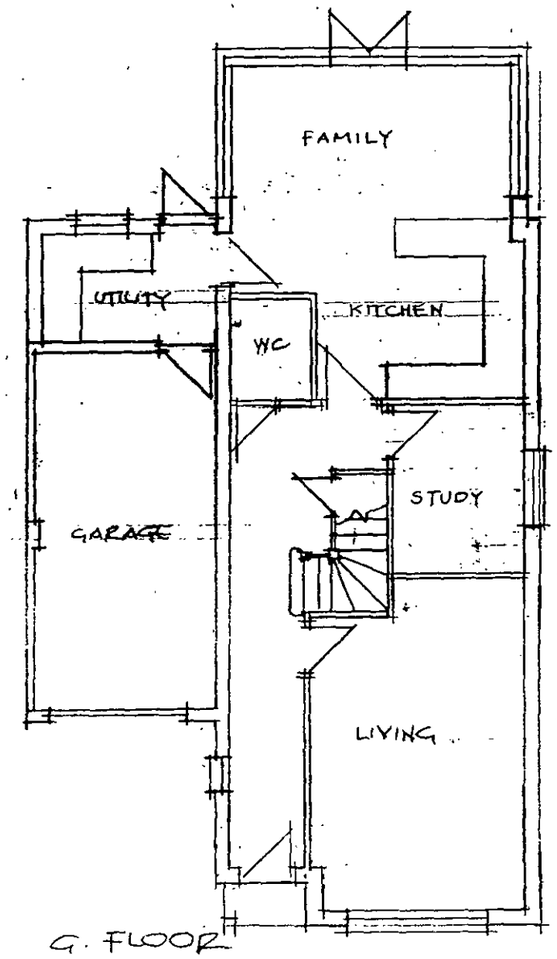
MINISTRY DECISION 44817 - APPEAL DISMISSED - 1.11.96

SPECIAL ORDERS TPO 934/1998 8.6.98 Appeal dismissed-1637-18.01.0






F. FLOOR 1:100



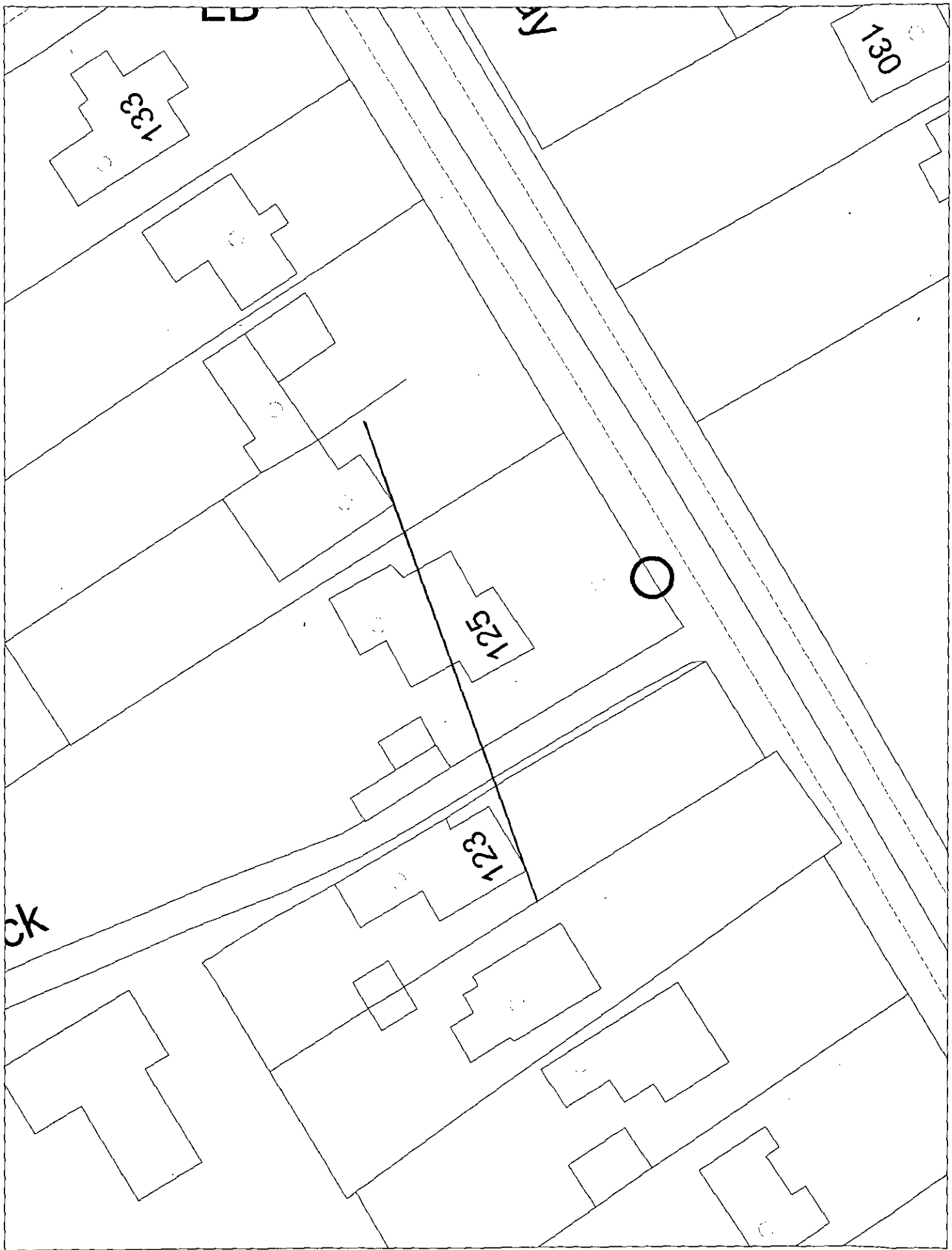

G. FLOOR

123

127

125 READING RD, FINCHAMPSTEAD

1830/SK1 A

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Development Control Section, Environmental Services, Wokingham District Council.

9 April 2002

Scale: 1 : 500

N
W E
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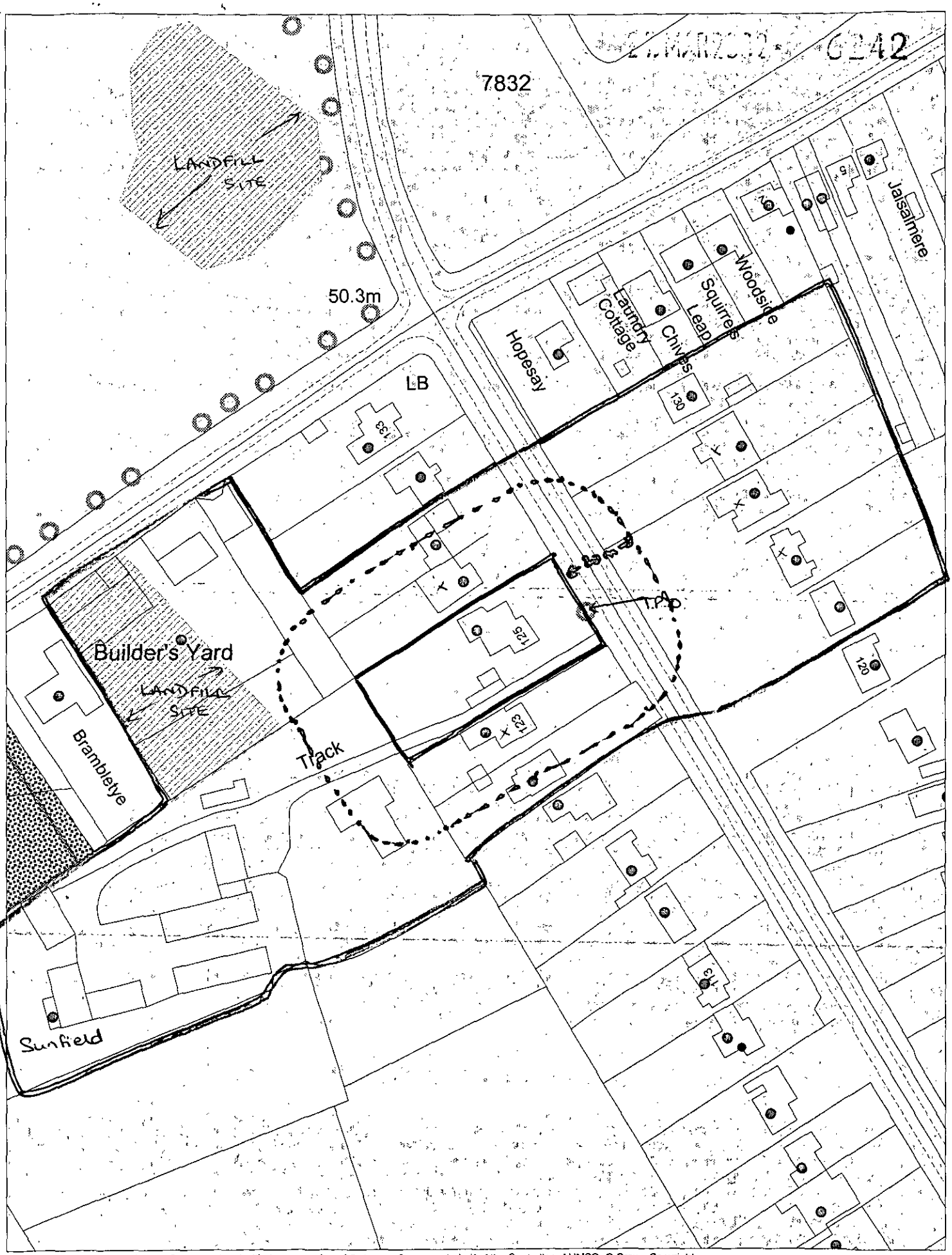


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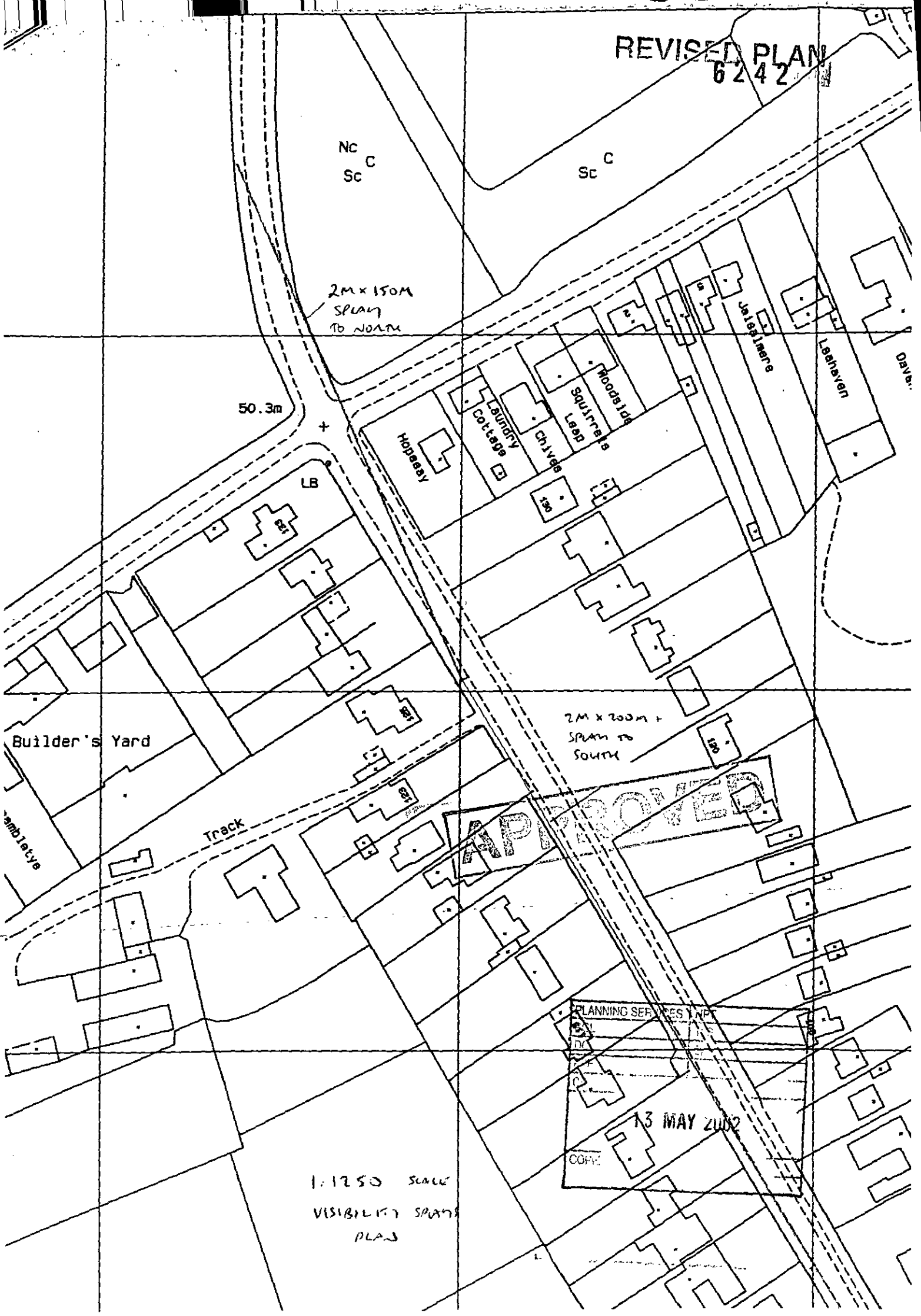
Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

Scale: 1 : 1250

N W E S


REVISED PLAN
6242
Nc
C
Sc
Sc
C
2M x 150M
SPLAY
TO NORTH
50.3m
LB
Hopesay
Laundry
Cottage
Chives
Squirrels
Leap
Woodside
Jaisalmere
Leahaven
Builder's Yard
Track
2M x 200M +
SPLAY TO
SOUTH
APPROVED
PLANNING SERVICES
13 MAY 2002
1:1250 SCALE
VISIBILITY SPLAYS
PLAN

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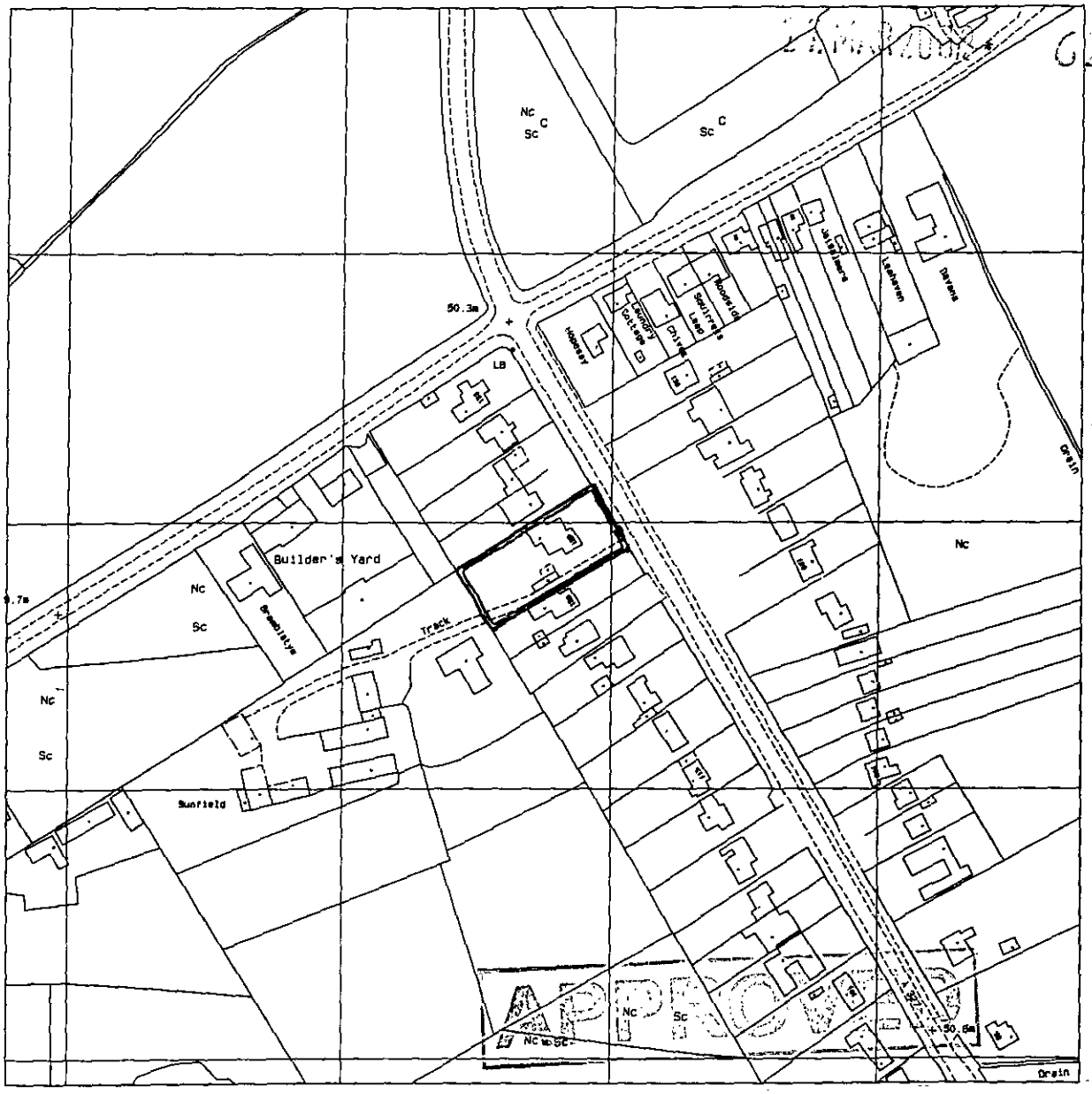
0242




CLIENT

Mrs S Ayres

PROJECT

125 Reading Road
Finchampstead

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

| | | | |
|---|---|---|---|
| Date: March 2002 | OS Ref. | Drawn by | DRAWING TITLE: Location Plan |
| Scale: 1:2500 | Drawing no. | Checked: jb | |
| Job no.: BKS/376 | Rev. | | |