1212 - No SN

APPLICATION NO:
F/2002/5807

LOCATION:
Land Rear Of 24 - 26 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Winslow Homes C/O R G Butler And Associates

PROPOSAL:
Proposed erection of one detached dwelling with integral garage.

EARLIEST DATE FOR DECISION: **02/03/2002**
extended to 4/3/02

APPLICATION WILL HAVE EXPIRED ON
01/04/2002 - needs decision by 28/3
Bank holiday

CASE OFFICER: **Natalie Brown**

WITHDRAWN

927

D6

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

EASIFILE EP7

R.G. BUTLER & ASSOCIATES
Architectural designers

11 Strathmore Drive
Charvil Reading
Berks RG10 9QT
Tel/Fax: 0118 934 3040

PLANNING SERVICES	HPT 54052
PGL	TLS
DC NAB	ENF
APP	
CS	
11 MAR 2002	
COPIES TO	AOK
	FILE

8 March 2002

M Thorpe esq
Wokingham District Council
Planning Department
Council Offices
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

Re: Site at rear of 24-26 Nashgrove Lane Wokingham F/2002/5807

Following our telephone discussion on 7 March 2002, I would now request the withdrawal of this application with a view to re-submitting an alternative scheme in the near future.

I would like to arrange a meeting with you as soon as possible for my client and I to discuss an alternative proposal. Perhaps you could offer one or two dates.

Yours faithfully

R G Butler

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 24 - 26 Nash Grove Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5807

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9.12

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Res - bungs & 2s. Settlement

3. DESCRIPTION OF SITE/BUILDING

- see attached site plan

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan.

5. SITE CONSTRAINTS

TREES x2 conifers

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Existing - as noted on site plan.

OTHERS

NOT A PLAN

N° 80

Rear elev. Patio doors to dining area - } views across
Side elev 2° window to dining } to proposed dwelling
Kitchen opp dining (window in side elev).

Views of proposed dw. from rear garden potential.
concerned re privacy & overlooking
(sunlight - proposed dw lies N of S. of N° 80).

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5807

Applicant : Winslow Homes C/O R G Butler And Associates.

Location : Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of one detached dwelling with integral garage.

Site Notice Displayed ? :

YES	NO	DATE
	✓	12/2

Date of Neighbour Notifications : .....

Date of Site Visit : 12/2

Date Registered : 04/02/2002

Earliest Date for Decision : 02/03/2002

Latest Consultation Date/Site Notice Expiry Date : 02/03/2002

This application will have expired on: 01/04/2002. 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 :

Parish council - concerned re overdevelopment & too near corner of McCarthy way (road safety)

Env Health: no objection rec. CO70 condition

landscape - no objection

highways - garage to be increased in width

letters of reps on ground of : making aware appns at R/O 30-32 NGL.
- overshadowing/overlooking/loss of light
- highway safety - near a T-junction
- removal of trees on site
- precedent

~~[illegible]~~
~~[illegible]~~. 81.

Planning Issues : settlement

Application Number: F/2002/5807 – R/O 24-26 Nash Grove Lane

Appraisal:

Development
Proposed erection of one detached dwelling with integral garage, with access onto McCarthy Way. The proposed dwelling would be two-storey with five bedrooms.

It would be 8.7m to the ridge and 6.5m to the ridge of the side integral garage (which is proposed to have a bedroom incorporating dormers windows above. It would occupy a plot of width (across the frontage) of about 17.5m and be about 25.5m in depth. Some the site visit, it appeared that the site had already been cleared of trees etc.

The site is located within the identified settlement of Finchampstead.

Relevant Polices
Berkshire Structure Plan (BSP): EN1, LD3
Wokingham District Local Plan (WDLP): WOS2, WOS3, WBE1
South East Area Local Plan (SEALP): STV1, SBE1, SBE2

WITHDRAWN

Local Plan Status

1. Berkshire Structure Plan
   The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

2. South East Area Local Plan
   The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision".

3. Draft Wokingham District Local Plan
   The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development

control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

Relevant History

There are no previous applications relating to the rear of 24-26 Nash Grove Lane.

There have been several applications for dwellings to the rear of 30-32 Nash Grove Lane (opposite side of the road to the application site).

Application 99/69357/F for a two-storey detached four-bed dwelling was refused on the grounds of being overbearing and overlooking, causing unacceptable loss of amenity.

Application 99/70104/O was then submitted for the outline application of a detached dwelling which was proposed to cover the same footprint as that previously refused. This application was refused for the same reason as above and additionally dismissed on appeal.

Application F/2000/2671 was then submitted for a bungalow which was refused but allowed on appeal. This would occupy a plot size of approx 15.7m width (across the frontage) and 27.5m depth. The height of the bungalow would be (if built) 5.6m to the ridge.

Application F/2000/3659 was submitted for a bungalow which would have had a lower/shallower pitch. This was withdrawn following the appeal decision of application F/2000/2671.

1) Impact upon neighbouring properties

The proposed dwelling would be approx 1m from the side boundary with Nos. 24 & 26 Nash Grove Lane with the bulk of the dwelling sited to the rear of No. 24. The integral garage with bedroom above would be approx 1m from the rear boundaries of Nos. 82 and 84 McCarthy way, with the bulk of the dwelling site to the rear of No. 82. The main part of the dwelling would be approx 10.5m from its rear boundary (side boundary of No.22) with the garage being 9.5m from this boundary.

There would be a first floor side room window in the side elevation proposed to face No. 26, with no first floor windows to face the properties of McCarthy Way. 3 bedroom windows and a bathroom are proposed in the first floor rear elevation.

It would have a half-hipped roof. It would be 5.2m to the eaves and 8.7m to the ridge. The garage with bedroom above would be 2.4m to the eaves and 6.5m to the ridge.

Given the close proximity of the proposed two-storey dwelling with its side boundaries, it is considered that the proposed dwelling would be overbearing to the neighbouring properties (in particular No. 26 and 82), to the detriment of their amenity. It is also considered that the first floor bedroom windows would cause overlooking, again to the detriment of the amenities of the neighbouring properties.

The proposed development would therefore be contrary to local plan policies which state that development should be appropriate in scale, form, siting and massing, and that development should have regard to its visual impact, privacy and amenity of the existing environment and be appropriate in terms of its relationship with adjoining sites.

Policy EN1 of the BSP says that development must be appropriate in terms of scale, form, impact, character and siting to its location. Policy LD3 says that development would not normally be permitted if it had an unacceptable impact upon the character of an area, or the amenities of neighbouring properties.

Policy WOS3 of WDLP states that when assessing development it should be "(f) be of high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture". Likewise, Policy WBE1 says that amongst other things, the Council will have regard to the following considerations; "(b) visual impact" and "(f) the layout, form, scale, massing and materials of development". (Policy WBE1 is proposed to be changed by the Local Plan Inspector, but the essence behind the policy remains, no changes to the wording of policy WOS3 is made).

Policy SBE1 of the SEALP says that development shall be appropriate to the character of the area in which it is to be situated and make a positive contribution to its setting and the character of the area. Policy SBE2 says that if development "would adversely affect the character of the area, by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted."

WITHDRAWN

2) Impact upon the character of the streetscene
A two-storey detached dwelling would virtually fill the whole width of the plot leading to a cramped appearance, and would be out of the character with the street scene. The proposed development is therefore contrary to the local plan polices discussed above.

The landscape department have no objection to the proposed development.

NB: In view of the fact that an appeal was allowed on the opposite side of the road, a bungalow would perhaps be more appropriate for this site as it would be less obtrusive (notwithstanding any other adverse impacts such as impact upon neighbouring properties), but a sketch scheme would need to be submitted for pre-application in order to assess the acceptability of such a scheme.

3) Impact upon highway safety (parking provision)
The proposed garage fails to meet highway standards of 5m by 5.5m minimum (internally). If the garage were to be increased in width, it would bring it closer to the boundary with the McCarthy Way properties, therefore potentially exacerbating the overbearing impact.
In order to comply with Council parking standards, a 5-bed dwelling would require 4 off-road parking spaces. As the garage fails this standards, 3 off-road spaces (2.4m by 4.8m) would therefore be required on the area of hardstanding at the front of the dwelling, or the garage would need to be increased in width (but as above this would exacerbate the adverse effects).
The highway department raised no objection to the proposed development being opposite the proposed dwelling to the R/O 30-32 Nash Grove Lane.

WITHDRAWN

4) Letters of representation
82 Letters have been received (including local Council Member) on the grounds of:

- Pointing out the applications at R/O 24-26 Nash Grove Lane
- Development would cause overshadowing, loss of light and be overlooking to neighbouring properties
- Highway safety – near a T-Junction leading into the estate & opposite previously approved application
- Removal of trees on site
- Would set a precedent for other development.

These points have been addressed above.

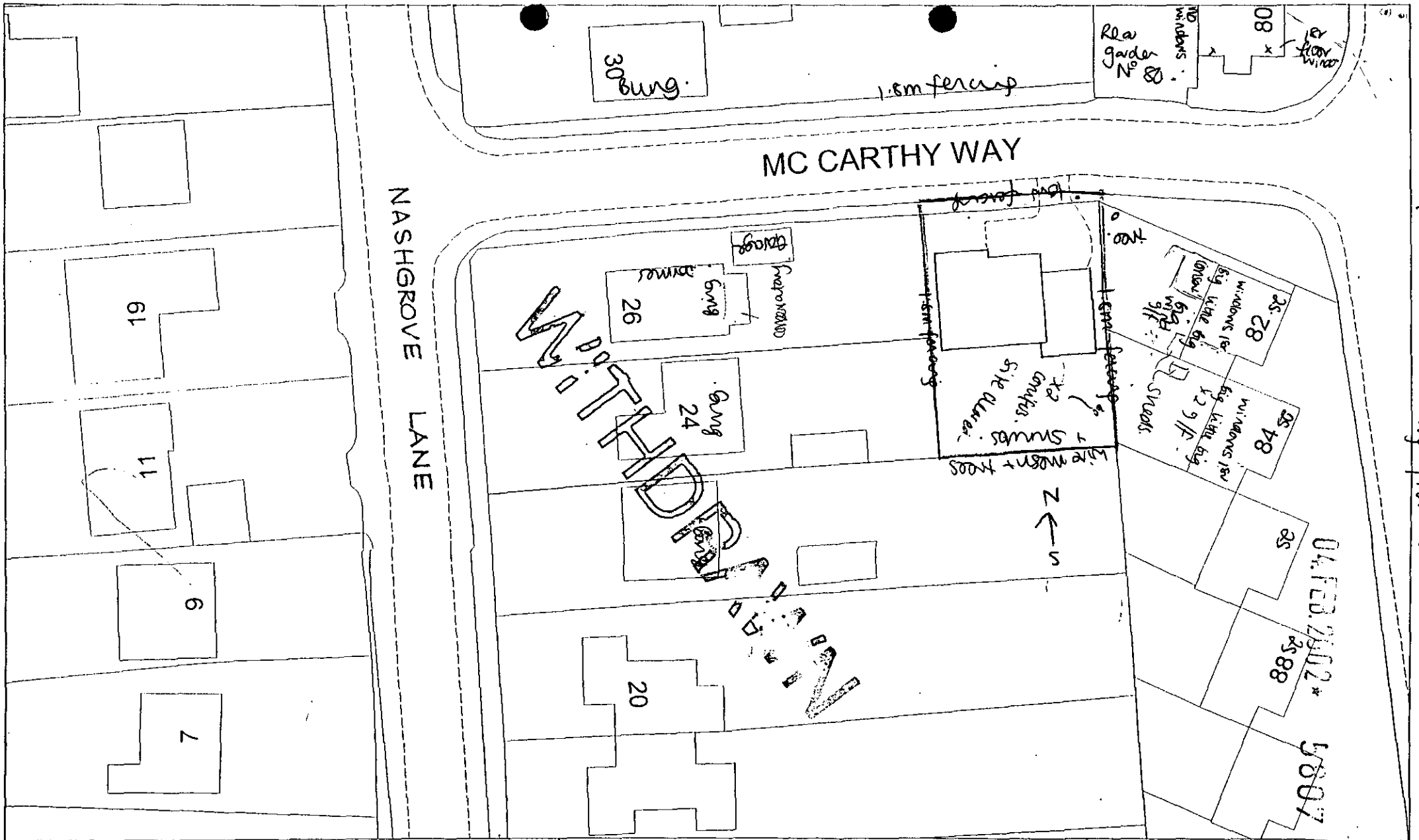
~~**Approval:**~~ **Refusal: ✓**

Application Number F/2002/5807
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)			The proposed development by virtue of its siting in close proximity to neighbouring properties would be unacceptably overbearing + cause overlooking to the detriment of the residential amenities of the neighbouring occupiers. As such would be contrary to the following policies BSP: ENV1, LD3 WDLP(DD): WOS3, WBE1 SEALP: SBE1, SBE2
(2)			The proximity of the proposed two-storey dwelling to its side boundaries would represent a cramped form of development within the plot width to the detriment of the character of the street scene, ∴ would be contrary to the following policies: BSP: ENV1, LD3 WDLP(DD): WOS3, WBE1 SEALP: SBE1, SBE2
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: ———			
SOUTH-EAST AREA LOCAL PLAN POLICIES: ENV1, SBE1, SBE2			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WBE2			
GREEN BELT LOCAL PLAN POLICIES: ———			
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3			
MINERALS LOCAL PLAN POLICIES: ———			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____



12/2. notes as existing from SV

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Site Plan
Scale: 1 to 500

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ADDRESS 24 NASH GROVE LANE PARISH

PLOT No.

ORD. SHEET No. SU. 7965 (G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15/59	MR. B. HARRIS	BUNGALOW	11.11.59	APP
PO/05/61	B J HARRIS	GARAGE	23.3.61	APP.
BR 2477	MR. L. BRIGHT	PORCH	11.4.75	APP.
BR 12223	MR. B. HUNT	CARPORT	23.10.79	APP.
97/66196/F	Mr. & Mrs. L Wilson	S/St. R. Roof.	23.9.97	
97/66651/F	"	S/St Rear Ext + loft Conv	12.12.97	
F/2002/5807	Winslow Homes	Erect 1 dwelling & garage		
F/2002/6290	land R/O			
F/2002/7438	Winslow Homes Ltd	Erect 1 dwelling & garage		

Informal notice under Building act 1984 - FP/1998/7195

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WOKINGHAM UNITARY
Aiming for Excellence



F/2002/5807	Mr C Scrags 3 The Ridgeway Finchampstead Wokingham RG40 4UN
F/2002/5807	Mr M Oyster 93 McCarthy Way Finchampstead Berks
F/2002/5807	The Owner/Occupier 8 Willowdale Wokingham Berks RG40 4UF
F/2002/5807	Mrs J Widdup 102 McCarthy Way Finchampstead Berks
F/2002/5807	Paul & Laura Mortimer 124 McCarthy Way Finchampstead Wokingham Berks RG40 4UB
Ack Letters sent 07/03/02 (PS)	
F/2002/5807	D G Merritt 15 The Spinney WOKINGHAM. RG40 4UW
F/2002/5807	Colin Bowsher 55 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 65 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Mr M Sollars 63 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	Stephen & Alison Brookes 34 Mornington Avenue FINCHAMPSTEAD RG40 4UE

F/2002/5807	MR J C Ayer 8 The Spinney WOKINGHAM. RG40 4UN
F/2002/5807	Samantha Wood 43 Jerrymoor Hill FINCHAMSPTEAD RG40 4UG
F/2002/5807	Mrs J Bailey 1 Radical Ride WOKINGHAM. RG40 4UH
F/2002/5807	Mrs A Dyster 93 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	D M Chandler 2 Mornington Avenue FINCHAMPSTEAD RG40 4UG
F/2002/5807	Alison F Mihait 44 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Rosalind M Raines 78 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	J A Powell 25 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	J V Waters 108 McCarthy Way WOKINGHAM. RG40 4UB
F/2002/5807	Dr and Mrs P collins 7 the Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	Mr M & Mrs S Jones & Family 14 Burnt Oak FINCHAMPSTEAD RG40 4UQ
F/2002/5807	R A J Pratt 33 McCarthy Way FINCHAMSPTEAD RG40 4UA

F/2002/5807	B E Lloyd & D Lloyd 10 Willowdale Fernlea WOKINGHAM. RG40 4UF
F/2002/5807	The Owner/Occupier 105 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	The Owner/Occupier 42 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Elizabeth Day 12 Challener close FINCHAMPSTEAD RG40 4UJ
F/2002/5807	The Owner/Occupier 14 The Spinney FINCHAMPSTEAD Wokingham. RG40 4UN
F/2002/5807	Mr P R & Mrs G A Taylor 46 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 12 The Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	Stuart Gutteridge 6 Mornington Avenue FINCHAMPSTEAD RG40 4UF
F/2002/5807	The Owner/Occupier 111 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	Stephen Chater 10 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	C. Whiteley Mrs B. Edwards 17 Mornington Avenue FINCHAMPSTEAD RG40 4UE

F/2002/5807	Diane Benton Mark Benton 69 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	D L Rose 48 McCarthy Way FINCHAMPSTEAD RG40 UA
F/2002/5807	Mr P D W Stoneman 5 Radical Ride FINCHAMPSTEAD RG40 4UH
F/2002/5807	Mr Yusuf Siddiqui 22 Radical Ride FINCHAMSPTEAD RG40 4UH
F/2002/5807	D R Halley Irene Halley 96 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	J Manning 47 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	Peter Maund Siobhan Maund 28 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	D Haswell 6 The Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	John Wardlaw Jill Wardlaw 17 Challenor Close WOKINGHAM. RG40 4UJ
F/2002/5807	Mr & Mrs S Kelly 5 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 77 McCarthy Way FINCHAMPSTEAD RG40 4UA

F/2002/5807	The Owner/Occupier 31 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 11 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 3 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	The Owner/Occupier 9 McCarthy Way FINCHAMPSTEAD RG40 4UA

No. 116

Acknowledgement
Letter sent
15.03.02 SV

PLANNING SERVICES	HPT 53944
POL	TLS
DC NAB	ENF
APP	
CS	
	FILE:

07 MAR 2002

Please enter on POST system as rec'd 7/3/02 & reply req'd & enter as being replied on 7/3 Thanks Natalie

Natalie Brown

From: Natalie Brown
Sent: 07 March 2002 09:06
To: 'Ramsden, Ken'
Cc: Tim.Charlesworth@thameswater.CO.UK; THECUNDYS@finchampstead.fsnet.co.uk
Subject: RE: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Dear Mr Ramsden,

If the planning application looks as though it may be recommended for an approval, I will make an appointment to view the site from your property before a formal recommendation is made.

Regards
Natalie Brown

-----Original Message-----
From: Ramsden, Ken [SMTP:ken.ramsden@fox-it.co.uk]
Sent: Tuesday, March 05, 2002 5:49 PM
To: natalie.brown@wokingham.gov.uk
Cc: Tim.Charlesworth@thameswater.CO.UK; lauraine@newcombe46.freeserve.co.uk; finchpc@breathe.com; gail.stevens@talk21.com
Subject: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Please note that our email address has changed from fox-europe.com to fox-it.co.uk.

Natalie,
I am very disappointed that you did not consider it a priority to find a few minutes to view the site from the rear of my property, 82 McCarthy Way.
I realise that you had another appointment at 10.00, but given that my property is 1.02 metres above the baseline of the proposed property and will have its side elevation of 83 square metres positioned 8.5 metres from my conservatory, I would have thought it important to see the impact this would have on me, for yourself.
I would urgently request that you contact me to make another appointment, prior to reviewing the application, to view the site from the position of my house, as it poses a different perspective than from that of 80 Mccarthy Way, which you visited this morning.
I await your response.
Regards,
Ken Ramsden

82 McCarthy Way
Wokingham
Berks
RG40 4UB

Tel 07831 163896

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Brook House

100 Chertsey Road
Woking
Surrey GU21 5BJ

Tel: + 44 (0) 1483 221200
Fax: + 44 (0) 1483 221500
http://www.fox-it.co.uk

Natalie Brown

From: Ramsden, Ken [ken.ramsden@fox-it.co.uk]
Sent: 07 March 2002 10:53
To: 'Natalie Brown'; Ramsden, Ken
Cc: Tim.Charlesworth@thameswater.CO.UK; THECUNDYS@finchampstead.fsnet.co.uk
Subject: RE: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Please note that our email address has changed from fox-europe.com to fox-it.co.uk.

Good Morning Natalie,
Based on your reply, I hope that you don't have to contact me to view the site.
Any news on when you will be able to advise on whether the application is in breach of the various policies outlined in my earlier E'Mail.
Also do you have an answer relating to whether the Council has standards/guidelines regarding the minimum distance between dwellings. Again see my earlier E'mail.
I await your early response.
Regards,
Ken Ramsden.

-----Original Message-----
From: Natalie Brown [mailto:Natalie.Brown@wokingham.gov.uk]
Sent: 07 March 2002 09:06
To: 'Ramsden, Ken'
Cc: Tim.Charlesworth@thameswater.CO.UK;
THECUNDYS@finchampstead.fsnet.co.uk
Subject: RE: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Dear Mr Ramsden,

If the planning application looks as though it may be recommended for an approval, I will make an appointment to view the site from your property before a formal recommendation is made.

Regards
Natalie Brown

> -----Original Message-----
> From: Ramsden, Ken [SMTP:ken.ramsden@fox-it.co.uk]
> Sent: Tuesday, March 05, 2002 5:49 PM
> To: natalie.brown@wokingham.gov.uk
> Cc: Tim.Charlesworth@thameswater.CO.UK;
> lauraine@newcombe46.freeserve.co.uk; finchpc@breathe.com;
> gail.stevens@talk21.com
> Subject: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane
>
> Please note that our email address has changed from fox-europe.com to
> fox-it.co.uk.
>
> Natalie,
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> minutes to view the site from the rear of my property, 82 McCarthy Way.
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> house, as it poses a different perspective than from that of 80 Mccarthy
> Way, which you visited this morning.
> I await your response.
> Regards,
> Ken Ramsden
>
> 82 McCarthy Way
> Wokingham
> Berks
> RG40 4UB
>
> Tel 07831 163896
>
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CS	
07 MAR 2002	
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Natalie Brown

From: Tim.Charlesworth@Thameswater.CO.UK
Sent: 07 March 2002 17:32
To: philip@dwstoneman.freeserve.co.uk
Cc: ken.ramsden@fox-it.co.uk; natalie.brown@wokingham.gov.uk
Subject: Re: FW: Phil Stoneman [Virus Checked]

Wokingham DC.doc

Dear Phil

Many thanks for this. I couldn't agree with you more on the points that you make. I have already notified the officers of my opposition to this application, which is thoroughly unsuitable on a number of levels. If the application is recommended for approval, I have already indicated that I will list it (i.e. it will have to go to the full committee for consideration)

Thanks for taking the trouble to write

best wishes

Tim Charlesworth

WokinghamDC <WokinghamDC@wokingham.gov.uk> 07/03/2002 16:45

To: "'tim.charlesworth@thameswater.co.uk'" <tim.charlesworth@thameswater.co.uk>, "'thecundys@finchampstead.fsnet.co.uk'" <thecundys@finchampstead.fsnet.co.uk>, "'GAcockroft2@aol.com'" <GAcockroft2@aol.com>
cc:
Subject: FW: Phil Stoneman [Virus Checked]

Attached is a letter sent to Wokingham District Council by Mr. Phil Stoneman
with requesting that we forward it to all the Councillors for the Ward of Finchampstead

Wokingham District Council
www.wokingham.gov.uk

> -----Original Message-----
> From: Phil Stoneman [SMTP:philip@dwstoneman.freeserve.co.uk]
> Sent: Wednesday, March 06, 2002 8:54 PM
> To: wokinghamdc@wokingham.gov.uk
> Subject: Phil Stoneman
>
> Dear Sir/Madam,
>
> Will you please pass on the attachment to all Finchampstead Ward
> Councillors and the local MP. Alternatively please let me have their
> respective e-mail addresses.
>
> Thank you.
>

> Phil Stoneman <<Wokingham DC.doc>>
>
>
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(See attached file: Wokingham DC.doc)

Thames Water Plc., Registered Office 14 Cavendish Place, London W1G 9NU. Registered No. 2366623
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Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 4UH

Mr. P.D. W. Stoneman
5, Radical Ride,
Finchampstead,
Berkshire.
RG40 4UH

6 March 2002

FAO Ms N Brown - Development Control Officer

Dear Ms Brown,

Application Number F/2002/5807
Land to the rear of 24-26 Nash Grove Lane, Finchampstead, Berkshire.

In response to the above application I wish to formally object on the following grounds:-

Traffic/Parking

The proposed development will inevitably create a traffic hazard. The road from it's junction with Nashgrove Lane and the T. junction in McCarthy Way carries the majority of traffic to and from the Fernlea Estate. Residents and visitors parking in this important section of McCarthy Way will create a hazard at this location for motorists and pedestrians, particularly as the pavement parking which exists around the estate will almost certainly occur here also.

Some traffic is likely to be displaced to the Elgarth Drive access to the estate as motorists, who currently choose to use the unhindered access, accept there will be no difference and thus no advantage to using the McCarthy Way route. This will impact on residents in and around Elgarth Drive.

Safer Routes to Schools

We have recently been consulted, by the Council, on proposals to make routes to Gorse Ride Schools safer. Whilst the proposals do not extend to McCarthy Way it would be regrettable to think that the initiatives proposed may be diluted by creating yet another traffic hazard within such a short distance of Barkham Ride. I am sure you are aware that a considerable number of children walk to school from the estate and if the development does proceed many are likely to take their children to school by car to avoid the need to negotiate this potential hazard.

Impact on the local environment

Yet again in Finchampstead we are seeing developers take the opportunity to make a fast buck at the expense of the local community. The development is not of strategic importance in terms of Housing provision and will create more problems than it solves. I have a great deal of sympathy for residents who live in the immediate vicinity, as they will suffer most having enjoyed an open environment with good levels of light. This proposed development will surely impact on that amenity.

I request that my views be brought to the attention of the Planning Development Control Committee together with my proposal that the application be refused.

Yours sincerely,

P.D.W. Stoneman

Copy; All Finchampstead Ward Councillors and Member of Parliament (via e-mail)

Natalie Brown

From: Phil Stoneman [philip@dwstoneman.freeserve.co.uk]
Sent: 07 March 2002 22:48
To: Tim.Charlesworth@Thameswater.CO.UK
Cc: Ramsden, Ken; natalie.brown@wokingham.gov.uk
Subject: Re: FW: Phil Stoneman [Virus Checked]

Dear Tim,

Thank you kindly for responding to my e-mail. I am grateful that you have taken the time to show your support for the local community in this way.

I have also responded to Ken Ramsden who has certainly put a good letter together expressing his concerns.

I will keep an eye on how this progresses and will continue to offer my support to Ken and his neighbours who are most immediately affected by the proposal. I do of course have selfish reasons for expressing my views as I have two young children and as a caring parent, like all others on this estate I imagine, I am concerned for their safety and for that of the thousands of people that will walk and drive into, and out of, the Fernlea Estate in years to come.

An interesting moral - how a developer is willing to make a little profit at the expense of so many peoples' safety over a potentially long period of time! Also at the expense of destroying the amenity which Ken and his neighbours bought into when they purchased their homes!

Kind regards,

Phil Stoneman

----- Original Message -----
From: <Tim.Charlesworth@Thameswater.CO.UK>
To: <philip@dwstoneman.freeserve.co.uk>
Cc: <ken.ramsden@fox-it.co.uk>; <natalie.brown@wokingham.gov.uk>
Sent: Thursday, March 07, 2002 5:31 PM
Subject: Re: FW: Phil Stoneman [Virus Checked]

>
> Dear Phil
>
> Many thanks for this. I couldn't agree with you more on the points that
> you make. I have already notified the officers of my opposition to this
> application, which is thoroughly unsuitable on a number of levels. If the
> application is recommended for approval, I have already indicated that I
> will list it (i.e. it will have to go to the full committee for
> consideration)
>
> Thanks for taking the trouble to write
>
> best wishes
>
> Tim Charlesworth
>
>
>
>
> WokinghamDC
> <WokinghamDC@wokingh To:
"'tim.charlesworth@thameswater.co.uk'"
> am.gov.uk>
<tim.charlesworth@thameswater.co.uk>,
>

"'thecundys@finchampstead.fsnet.co.uk'"
> 07/03/2002 16:45
<thecundys@finchampstead.fsnet.co.uk>, "'GAcockroft2@aol.com'"
> <GAcockroft2@aol.com>
> cc:
> Subject: FW: Phil
Stoneman [Virus Checked]
>
>
>
>
>
> Attached is a letter sent to Wokingham District Council by Mr. Phil
> Stoneman
> with requesting that we forward it to all the Councillors for the Ward of
> Finchampstead
>
> Wokingham District Council
> www.wokingham.gov.uk
>
> > -----Original Message-----
> > From: Phil Stoneman [SMTP:philip@dwstoneman.freeserve.co.uk]
> > Sent: Wednesday, March 06, 2002 8:54 PM
> > To: wokinghamdc@wokingham.gov.uk
> > Subject: Phil Stoneman
> >
> > Dear Sir/Madam,
> >
> > Will you please pass on the attachment to all Finchampstead Ward
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> > Thank you.
> >
> > Phil Stoneman <<Wokingham DC.doc>>
> >
> >
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>
>
> (See attached file: Wokingham DC.doc)
>
>
>
> _____
> Thames Water Plc., Registered Office 14 Cavendish Place, London W1G 9NU.

> Registered No. 2366623
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> your computer.
>
> For more information on Thames Water visit our web site at
> www.thames-water.com
>

Tel: (0118) 974 6492

Date:

My ref: F/2002/5807

WOKINGHAM UNITARY
Aiming for Excellence

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2002/5807
Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with integral garage.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

WITHDRAWN

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** *Application Number*: **F/2002/5807**
Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.
Proposed erection of one detached dwelling with integral garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

Tel: (0118) 974 6492

Date:

My ref: F/2002/5807

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

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Case officer: **Natalie Brown** Application Number: **F/2002/5807**
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Proposed erection of one detached dwelling with integral garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2002/5807

Proposal:
Proposed erection of one detached dwelling with integral garage.

Location:
Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/5807 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 02/03/2002. 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.

Head Planning and Transportation

06 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5807
CASE OFFICER: Natalie Brown

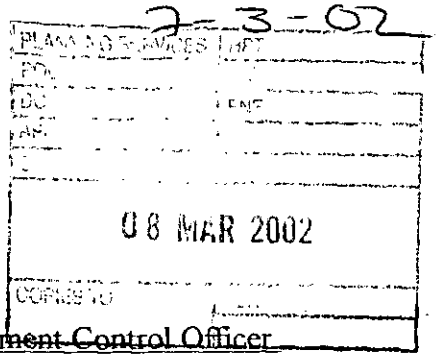
ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

55 Mc Carthy Way
Finchampstead
Berks
RG40 4UA

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

7-3-02



For the attention of Natalie Brown. Development Control Officer

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy! All would suffer loss of light.

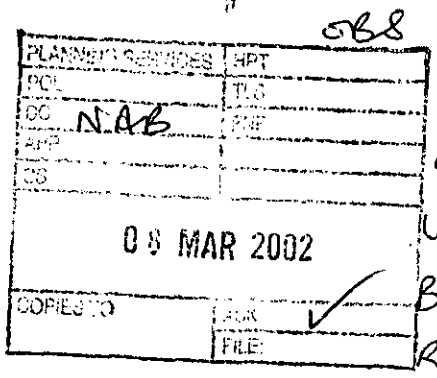
(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

Colin Bowsher



65 McCarthy Way
Wokingham
Berkshire
RG40 4UA

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

13 February 2002

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POL	TLS
DC NAB	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK: ✓
	FILE:

Mr M Solars
63 McCarthy Way
Finchampstead
Wokingham
Berks
RG40 4UA

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
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M J Solars

13 February 2002

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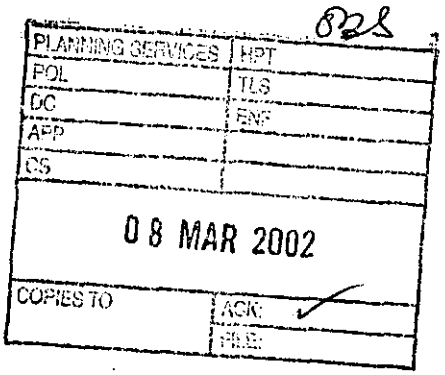

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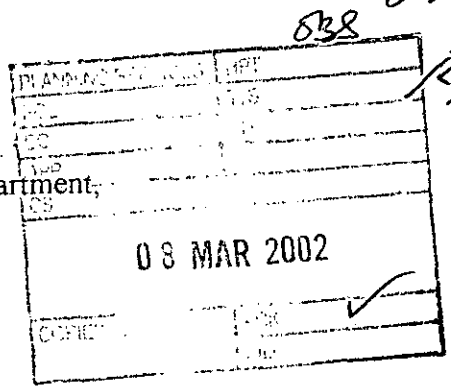
Please refuse this application.

Yours faithfully,

STEPHEN & ALISON BROOKES
34 MORNINGTON AVENUE
FINCHAMPSTEAD
RG40 4UE.

13 February 2002

8 The Spinney
RG40 4UN



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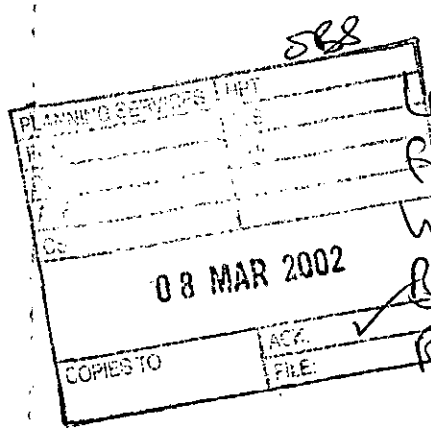
Please refuse this application.

Yours faithfully,

Mr J.C. Hall

2/24/2002



43 Jerymoor Hill
Finchampstead
Wokingham
Berkshire
RG40 4UG

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

Samantha Wood

1 Radical Ride
Wokingham
RG40 4UH

13 February 2002

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	

08 MAR 2002

COPIES TO

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

J. Bailey (Mrs)

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	

0 8 MAR 2002

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	FILE

Mrs A Dyster
93 McCarthy Way
Finchampstead
RG40 4UB

Dear Ms N Brown

1st March 2002

Re Planning App F/2002/5807

These are my objections to the above-proposed planning application at the rear of 24-26 Nash Grove Lane.

1) There has been a previous application at the site opposite this one, which was declined several times and eventually allowed on appeal. This is going to cause problems for a clear access to the estate of 450 houses, you only have to look at Elgarth Drive to see the problems this is going to cause (emergency service vehicles have not been able to get down this road). Another property opposite is only going to exacerbate the problem further.

2) The way the builder has gone about this has been appalling. Very conveniently the planning app went up the very week the council were replacing the path on that part of McCarthy Way, thus reducing the number of people that would see it (coincidence?). I was horrified some weeks back to see the beautiful trees on the land completely destroyed. They chopped them down, then burnt them with no consideration to the local people. I personally had to walk past it with 3 young children and we were all covered in ash. The flames were taller than the surrounding houses and someone actually called the fire brigade. This shows how IRRESPONSIBLE and INCONSIDERATE this builder is. DID HE HAVE PERMISSION TO KILL THOSES TREES?

3) The proposed size of property is ludicrous. I'm sure the builder knows it as his original proposal for the site opposite was of similar size and eventually got reduced to a bungalow. These are very sad tactics causing great distress to those living nearby. This person does not care about Fernlea, all he is interested in is making money for himself. This should not be allowed at the expense of others.

4) This proposed dwelling would also change the aspect from our house. Of course until a few weeks ago we had a view of beautiful trees. The prospect of the builder getting away with this makes me sick.

PLEASE DECLINE THIS APPLICATION.

Regards,

Mrs A Dyster

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POL | ELS
DC | SNF
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FILE:

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

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(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

D M. Arnold
2 Mornington Avenue
Finchampstead
Berkshire RG40 4UG

I fully endorse the comments made above and strongly object to over development at this dangerous location.

OBS

44, McCarthy Way
Wokingham
Berks.
RG 40 4UA

13 February 2002

PLANNING SERVICES | HP:
POL | CS:
DC | BSF:
APP |
CS |
08 MAR 2002
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FILE:

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

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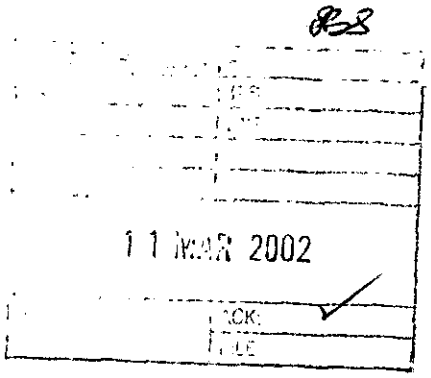
Please refuse this application.

Yours faithfully,

Alison Michael

78 McCarthy Way
Finchampstead
Wokingham
RG40 4UA

March 11, 2002



Wokingham District Council
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 4UA

For the attention of Natalie Brown, Development Officer

Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane Finchampstead Wokingham

We are writing to object to the above planning application, and to ask you to take the following comments into account before a decision is made.

You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, and rejected on appeal until finally a two bedroom bungalow with garage was refused and granted on appeal on 22nd June 2001 with conditions attached (Application No: F/2000/2671).

We believe that this current application for a large two-storey house with eight habitable rooms and garage is completing out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. Such a large property would be overbearing on a small road. All surrounding properties would suffer from a loss of light. The rear of our own property would be overshadowed and result in a loss of light.

At the beginning of this year, the developer removed all but two of the many trees on the site thus destroying an amenity that the local residents have enjoyed for the past 30 years.

We are concerned that building houses along this road will cause a traffic hazard during construction and when the house is occupied. The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications, residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the T-junction. This road carries 95% of the traffic from and to the 450 houses on the Fernlea Estate. Also, this road needs to be crossed by a large number of residents with small children in order to get to both Gorse Ride and Nine Mile Ride Schools. At the moment, because of the speed of traffic entering and leaving the estate, the only safe place to cross is at the halfway point (close to the entrance of the proposed development) along that road. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen to the genuine concerns of the residents. One only has to look at the only other entrance to the estate (Elgarth Drive) which is severely obstructed, particularly at night, by parked vehicles close the 'T-junction with McCarthy Way to appreciated this point.

Please refuse this application

Yours faithfully

Rosalind M Raines

Rosalind Raines
Stephen Raines

OBS
PLANNING SERVICES | RPT
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DC | ENF
APP |
CS |
11 MAR 2002
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13 February 2002

25 McCARTHY WAY
WOKINGHAM
RG40 4UA

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown, Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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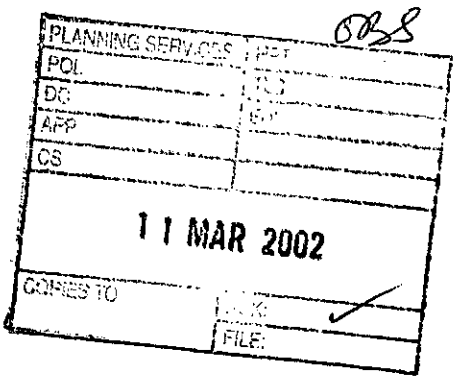
Please refuse this application.

Yours faithfully,

J.P.Bowell

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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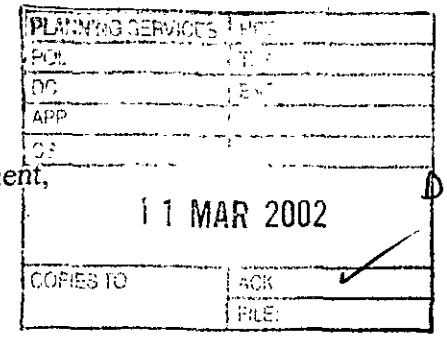
Please refuse this application.

Yours faithfully,

I V Waters
108 McCarthy Way
Wokingham
Berks
RG40 4UB

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dr and Mrs P Collins
7 The Spinney
Finchampstead
Wokingham
RG40 4UN.

For the attention of Natalie Brown. Development Control Officer.

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Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

Yours faithfully,

P Collins

13 February 2002

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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
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RG40 1WR

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Please refuse this application.

Yours faithfully,

S Jones

For and on behalf of:

MRS S JONES
MR M JONES
MISS S JONES
MISS T JONES

14 BURNT OAK
FINCHAMPSTEAD
WOKINGHAM
BERKS RG40 4UQ

13 February 2002

33 McCarthy Way
Finchampstead
Wokingham
RG40 4UA

PLANNING SERVICES	HPT
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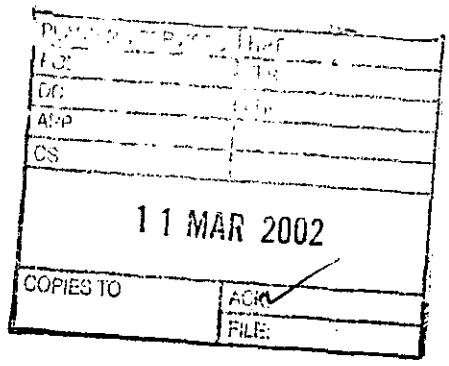
Please refuse this application.

Yours faithfully,

R. A. S. Ross

13 February 2002



Wokingham District Council.
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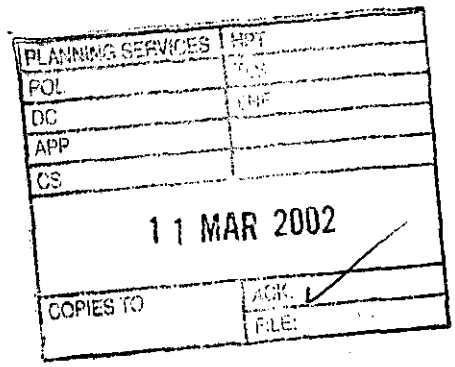
Please refuse this application.

Yours faithfully,

B. E. Lloyd D. Lloyd.

10. WILLOWDALE.
FERNLEA.
WOKINGHAM.
RG40 4UF.

13 February 2002



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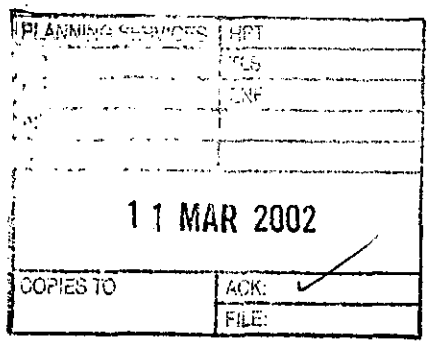
Please refuse this application.

Yours faithfully,

M McCarthy

105 Mc Carthy Way

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

42 McCarthy Way
Wokingham
RG40 4UA

13 February 2002

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	

11 MAR 2002

COPIES TO

11 Challenor Close,
Finchampstead
Berkshire
RG40 4UJ.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

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Please refuse this application.

Yours faithfully,

Elizabeth Jay MCSP SRP.

13 February 2002

25 Mornington Avenue
Wokingham
Berks
RG40 4LE

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

PLANNING SERVICES	HPT
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11 MAR 2002	
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	FILE:

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Please refuse this application.

Yours faithfully,

V. Whitehead

MRS V. WHITEHEAD

13 February 2002

14 The Spinney
Finchampstead
Wokingham
RG40 4UN

PLANNING SERVICES | HPT
POL | TLS
DC | FS
APP |
CS |
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FILE:

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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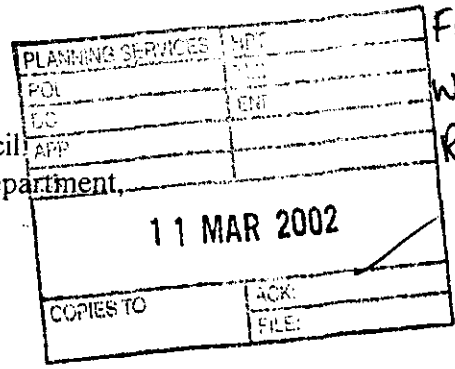
Please refuse this application.

Yours faithfully,

N. R. D. [illegible]

Mr. PR + Mrs. GA TAYLOR
46 McCARTHY WAY
FINCHAMPSTEAD
WOKINGHAM
RG40 4UA

13 February 2002



Wokingham District Council
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

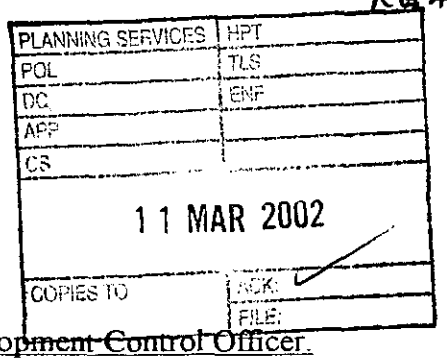
Yours faithfully,

P Taylor G Taylor

13 February 2002

12 The Spinney
Finchampstead
Wokingham
RG40 4UN

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR



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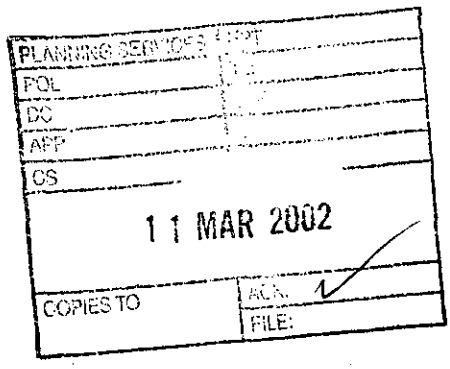
13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

Stewart Cuttridge

6, Mornington Ave.
Finchampstead
Wokingham, Berks, RG40 4UE.

13 February 2002

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POL	TLS
DC	ENF
APP	
CS	

11 MAR 2002

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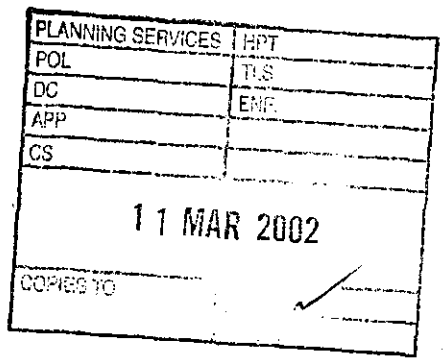

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Wokingham,
Berkshire.
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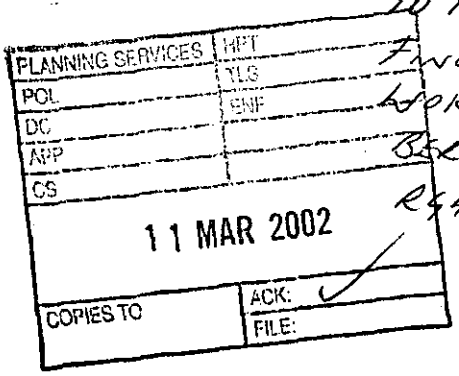
Please refuse this application.

Yours faithfully,

[signature]

111 McCarthy way
Finchampstead
Wokingham
RG40 4UB.

10 McCarthy Way
Finchampstead
Wokingham
Berkshire
RG40 4UA



13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

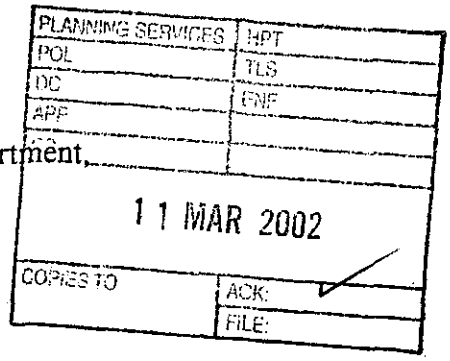
Yours faithfully,

Stephen Carter

STEPHEN CARTER

17 Mornington Avenue
Finchampstead
RG40 4UE
0118 973 4343

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

C Whitelery

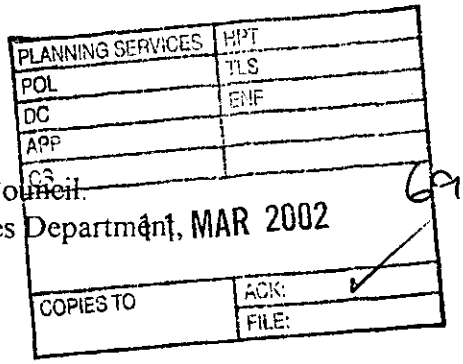
C WHITELEY

17 MORNINGTON AVENUE

B Edwards

Brenda EDWARDS (Mrs.

13 February 2002



69 McCarthy Way
Finchampstead
RG40 4UA

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
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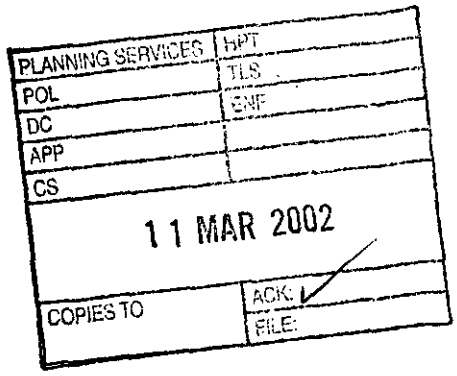
Please refuse this application.

Yours faithfully,

Diane Benton

Mark Benton



13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Yours faithfully,

D. L Rose

48 McCarthy Way

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.

Mr. P.D. W. Stoneman
5, Radical Ride,
Finchampstead,
Berkshire.
RG40 4UH

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
APP
OS
11 MAR 2002
COPIES TO | ACK:
FILE:

6 March 2002

FAO Ms N Brown - Development Control Officer

Dear Ms Brown,

Application Number F/2002/5807
Land to the rear of 24-26 Nash Grove Lane, Finchampstead, Berkshire.

In response to the above application I wish to formally object on the following grounds:-

Traffic/Parking

The proposed development will inevitably create a traffic hazard. The road from it's junction with Nashgrove Lane and the T. junction in McCarthy Way carries the majority of traffic to and from the Fernlea Estate. Residents and visitors parking in this important section of McCarthy Way will create a hazard at this location for motorists and pedestrians, particularly as the pavement parking which exists around the estate will almost certainly occur here also.

Some traffic is likely to be displaced to the Elgarth Drive access to the estate as motorists, who currently choose to use the unhindered access, accept there will be no difference and thus no advantage to using the McCarthy Way route. This will impact on residents in and around Elgarth Drive.

Safer Routes to Schools

We have recently been consulted, by the Council, on proposals to make routes to Gorse Ride Schools safer. Whilst the proposals do not extend to McCarthy Way it would be regrettable to think that the initiatives proposed may be diluted by creating yet another traffic hazard within such a short distance of Barkham Ride. I am sure you are aware that a considerable number of children walk to school from the estate and if the development does proceed many are likely to take their children to school by car to avoid the need to negotiate this potential hazard.

Impact on the local environment

Yet again in Finchampstead we are seeing developers take the opportunity to make a fast buck at the expense of the local community. The development is not of strategic importance in terms of Housing provision and will create more problems than it solves. I have a great deal of sympathy for residents who live in the immediate vicinity, as they will suffer most having enjoyed an open environment with good levels of light. This proposed development will surely impact on that amenity.

I request that my views be brought to the attention of the Planning Development Control Committee together with my proposal that the application be refused.

Yours sincerely,

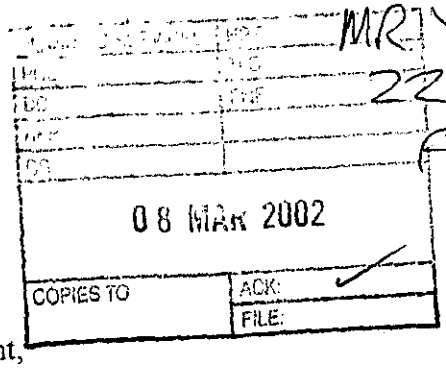
P Stoneman

P.D.W. Stoneman

Copy; All Finchampstead Ward Councillors and Member of Parliament (via e-mail)

MR Y. SHAIQUI
22, RADICAL RDS,
FINCHAMPSTEAD,
BERKS.
RG40 4JH

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

Yours faithfully,

MR. YUSUF SHAIQUI

13 February 2002

PLANNING SERVICES	HPT
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COPIES TO	ACK: ✓
	FILE:

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Please refuse this application.

Yours faithfully,

D.R. Halley

Irene Halley

96 McCarthy Way
Finchampstead
Wokingham
Berkshire
RG40 4UB

47, McCarthy Way
Finchampstead
Wokingham
RG40 4UA

13 February 2002

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Please refuse this application.

Yours faithfully,

J Manning

J. MANNING

13 February 2002

PLANNING SERVICES	HPT
POL	TLS
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CS	
08 MAR 2002	
Comments	ACK 28
	FILE:

Siobhan and Peter Maund
28 McCarthy Way.
Finchampstead
Wokingham
Berks RG40 4UA

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
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Berkshire.
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Yours faithfully,

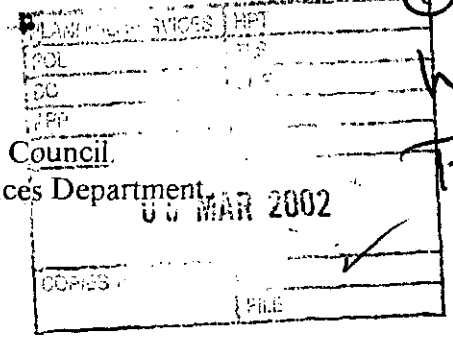
Peter Maund.

PETER Maund.

Siobhan Maund.

SIOBHAN MAUND.

13 February 2002



6 THE SPINNEY,
FINCHAMPSTEAD,
WOKINGHAM,
BERKS.,
RG40 - 4UN
6-3-02.

Wokingham District Council.
Environmental Services Department,
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(D. HASWELL.)

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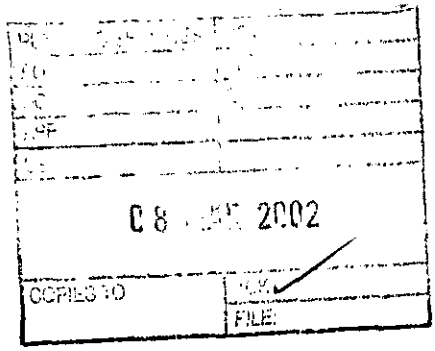
13 February 2002



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Please refuse this application.

Yours faithfully,

John Wardlaw

Jill Wardlaw

, 7 Challenor Close
Wokingham
RG40 4US

13 February 2002

PLANNING SERVICES | RPT
POL
DC

Mr & Mrs S Kelly
5 McCarthy Way
Finchampstead
Wokingham
Berks
RG40 4UA

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
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13 February 2002

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	FILE:

77 McCARTHY WAY.
RG40 4UA.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
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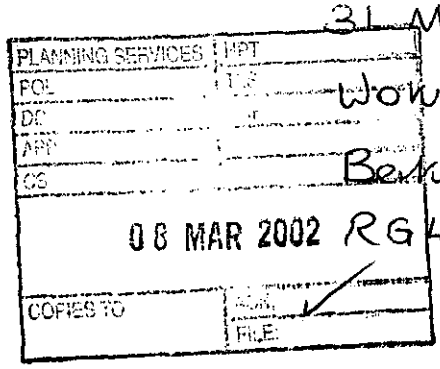
Yours faithfully,

C. Bark

13 February 2002

31 McCarthy Way
Wokingham
Berks.
RG40 4UA.



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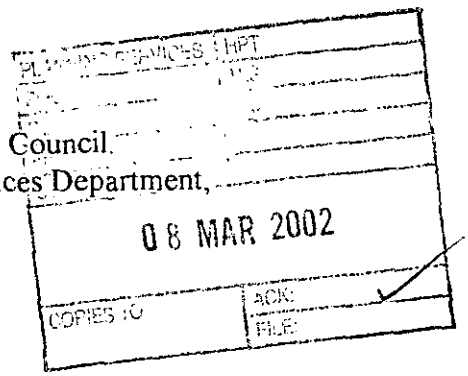
13 February 2002



11 McCarthy Way
Finchampstead
Berks RG40 4UA
6.3.02

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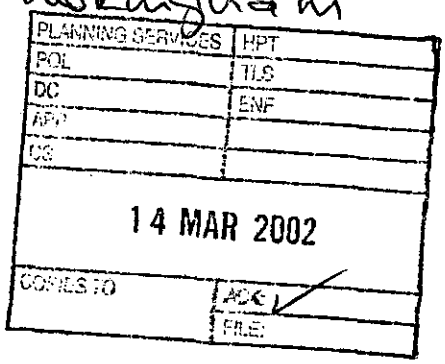
Yours faithfully,

Susan M Gibbs (Mrs)

Rec'd PM 14.3.02

3 McCarthy Way
Wokingham

13 February 2002



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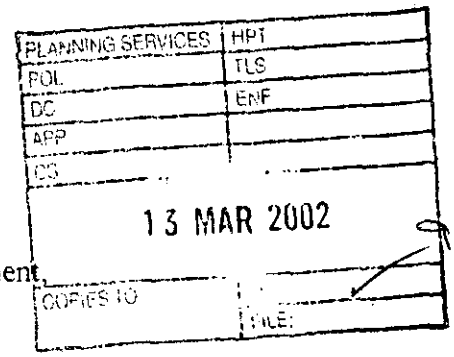

McCARTHY WAY
FINCHAMPSTEAD
WOKINGHAM
RG40 4WA.

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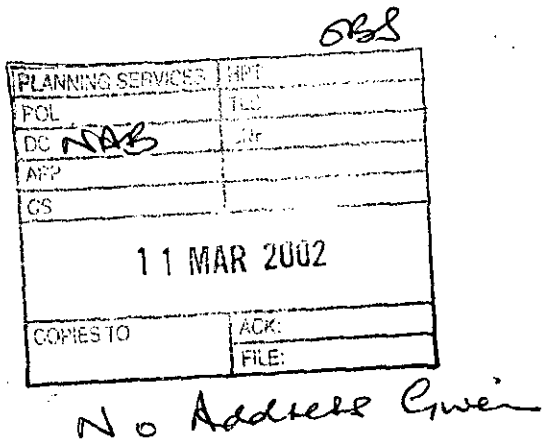
Please refuse this application.

Yours faithfully,

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

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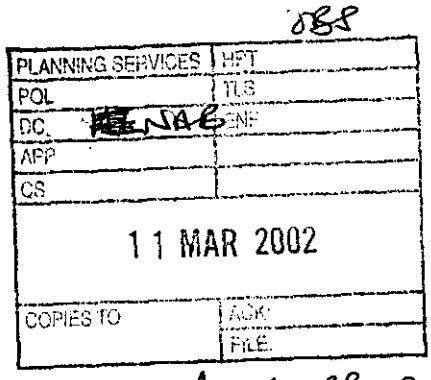
Please refuse this application.

Yours faithfully,

MRS. T. J. CLAYTON.

13 February 2002



No Address given

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MRS T. J. CLAYTON

R. K. ATKINSON

PLANNING SERVICES	HOT
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DC	ENF
APP	
CS	

06 MAR 2002

COPIES TO	CR
	FILE

No Address given

13 February 2002

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

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Please refuse this application.

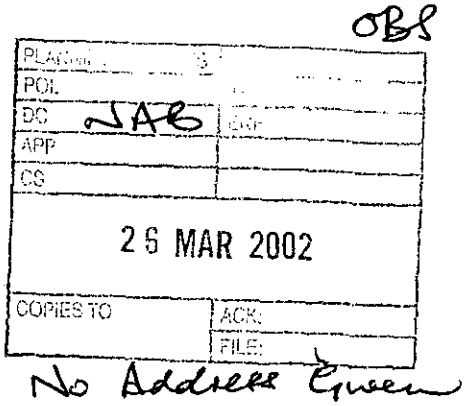
Yours faithfully,

R K Atkinson

13 February 2002

Please file on application file

OBS



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Please refuse this application.

Yours faithfully,

Adrian . G. Clarke

DMS

13 February 2002

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POL | HS
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APP
CS
12 MAR 2002
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45 THE SPINNEY
WOKINGHAM
RG40 4UN

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

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Please refuse this application.

Yours faithfully,

D.G. Merritt.

D.G. MERRITT

1933

ADDRESS REAR OF 30/32 NASHGROVE LANE. PARISH FINCHAMPSTEAD.

PLOT No. 99/69357/F Mr. L. Dean - Erect Det Dwelling + Int. Dble Garage 5.5.99 REF

BUILDER ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70104/O	Tony Thorpe Assoc.	O/L Prop. Erection of Det Dwelling + Garage	14.9.99	REF
FP99/8595	Mr. L. Dean	Det 4-Bed dwelling	12.4.99	APP
~~F/2000/A25~~				
F/2000/2671	" " "	Erection of dwelling	1.2.01	REF
F/2001/3659	Mr. D. Dean			WD

MINISTRY DECISION 70104 - APPEAR DISMISSED - 1.2.00

SPECIAL ORDERS F/2000/2671 Appeal Allowed. 22.6.01

Lynn

The Planning Inspectorate

1426

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Tony Thorpe Associates
The Studio
1 Durrant Way
Tilehurst
Reading
Berks
RG31 6TR

Your Ref:
AJT/MT/630

Our Ref:
T/APP/X0360/A/99/1031876/P8

Date:
1- FEB 2000

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR DAVID DEAN
APPLICATION NUMBER 99/70104/0

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Wokingham District Council to refuse outline planning permission for the erection of a detached dwelling and garage at the rear of 30/32 Nash Grove Lane, Finchampstead. I have considered all the written representations together with all other material submitted to me. I inspected the site on 19 January 2000.

2. The application was in outline with all matters reserved. Although the application form referred to a 'detached house', I am treating the application as being for a 'dwelling' with no specific suggestion as to whether it would be of single or two-storey construction.

3. The development plan for the area comprises the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan that was adopted in 1994. The Wokingham District Local Plan Deposit Draft has been subject to Public Inquiry and is a material consideration. Adopted Local Plan Policy SBE2 says that development that is inappropriate in terms of its relationship with adjoining sites and buildings will not normally be permitted. Deposit Draft Local Plan Policy WBE1 states that the Council will require good contemporary design which respects its local context. Among the factors to be considered will be the visual impact and the privacy and amenity of the existing environment.

4. From my inspection of the site and its surroundings and from the representations received, I consider that the principal issue is the effect of the proposal on the living conditions of adjoining occupiers with particular reference to privacy, visual impact, sunlight and daylight,

5. The appeal site was formerly part of the rear gardens of Nos. 30 and 32 Nash Grove Lane. It is has been fenced off and is surrounded on all four sides by timber fencing. It has a frontage to McCarthy Way and is bounded on the east by the rear gardens of Nos.76, 78 and 80 McCarthy Way. There are trees and shrubs within the site and around the boundaries.

6. Government Policy as set out in PPG3 and PPG13 encourages the full and effective use of land within existing urban areas in order to reduce demand for development in the countryside, and also to reduce dependence on the private car. The appeal site is within a built-up area and the general principle of infill development would normally be acceptable. However, any benefits must be weighed against any harm which might be caused to nearby residents and to the character and appearance of the area.

7. Although access is a reserved matter, it is apparent that an entrance would have to be formed from McCarthy Way. This road is the main way in to the estate and I have noted the concerns of residents about possible danger from a new access and from parking outside the site. However, the Highway Authority did not object to the proposal, subject to the imposition of conditions relating to garaging, parking and sight lines. I give greater weight to the professional advice of the Highway Authority and consider that the creation of a new access would not have any serious impact on road safety or the amenities of nearby residents.

8. A dwelling on the appeal site would be visible from other houses to the north and south. Some of these are set at an angle and would have views of any development. Nevertheless, I consider that they are far enough away to avoid any significant loss of privacy or visual harm.

9. In my opinion, the most significant impact of any new dwelling would be on the two houses to the east – Nos.78 and 80 McCarthy Way. These houses have fairly short rear gardens which are about 10 metres deep. No.78 has rear windows on the ground and first floors, whilst No.80 has west facing windows on the ground floor only. The windows look out onto the site and there would be views of any development.

10. A detailed application for planning permission (99/69357/F) for a two-storey detached house was refused by the Council in 1999. This would have been a large 4-bedroom dwelling with a ridge height of about 8.5 metres. The single storey side garage would have been about 1 metre from the east boundary, and the main two-storey section would have been about 3.5 metres from the boundary. The building would have been clearly visible from the rear windows and gardens of Nos. 78 and 80, and the Council considered that it would have an unacceptably overbearing effect on No.78 and to a lesser extent on No.80.

11. I visited No.78 and saw the appeal site from the garden and from inside the house. Although I did not visit No.80, I was able to appreciate the potential impact of a new building from the photographs submitted and from views from adjoining land. I see no reason to differ from the Council's opinion that the proposed two-storey dwelling would have had a serious and unacceptable visual impact on the residents of Nos. 78 and 80 McCarthy Way.

12. The appeal site is about 16 metres wide and 27 metres deep, and the small size severely restricts any alternative positions for a dwelling. This is an outline application and no sketch plans have been put forward to show where a dwelling could be satisfactorily sited. Whilst the principle of residential development is acceptable, I must consider whether it is actually possible to build on the site without harming the amenities of nearby residents. I have little doubt that a dwelling would have to be sited behind Nos. 78 and 80. Although the building could be moved slightly further away from the east boundary, I do not think that this would overcome the strong objections to a two-storey house which would still be overbearing. Furthermore, it would cause overshadowing with loss of afternoon sunlight, and some

restriction of natural light. A single storey bungalow would be lower and less dominating, but would probably occupy a larger footprint in order to provide an acceptable level of accommodation. It would have a more built-up appearance with substantial areas of roof which would detract from the appearance of the locality. Trees along the east boundary would provide partial screening, but construction work close to the boundary would be likely to damage these and reduce the effectiveness of any screening.

13. I conclude that there is no firm and clear cut evidence that a single or two-storey dwelling could be erected on the site without causing unacceptable harm to the amenities of nearby residents and to the character of the area. In the absence of such evidence, I consider that the proposal would be contrary to adopted Local Plan Policy SBE2 and to Policy WBE1 of the emerging District Local Plan. In my judgement, the benefit of making full and effective use of land in built-up areas is outweighed by the harm to the amenities of local residents.

14. Reference is made to the development at Nos.1 and 3 Elgarth Drive. There are some similarities to the appeal scheme but No.3 only affects the corner plot – 48A McCarthy Way. This house has an outlook over the side road and is also at a slightly higher level. Whilst the dwelling at No.3 Elgarth Drive has some impact on the adjoining property, I consider that it is significantly less than the potential impact of the appeal proposal on neighbouring properties. I do not consider that the Elgarth Drive development is a material consideration of sufficient weight to justify allowing this appeal.

15. I have also taken into account all the other matters referred to in the representations but consider that none of these are of sufficient weight to alter my decision.

16. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

JOHN S DEAKIN FRICS
Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF OUTLINE PLANNING PERMISSION

Tony Thorpe Associates
The Studio
1 Durrant Way
Tilehurst
Berkshire
RG31 6TR

Application No : 99/70104/O

Parish : FINCHAMPSTEAD PARISH

Proposal : OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF DETACHED DWELLING AND GARAGE

Location : REAR OF 30/32 NASH GROVE LANE, FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE OUTLINE PLANNING 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.

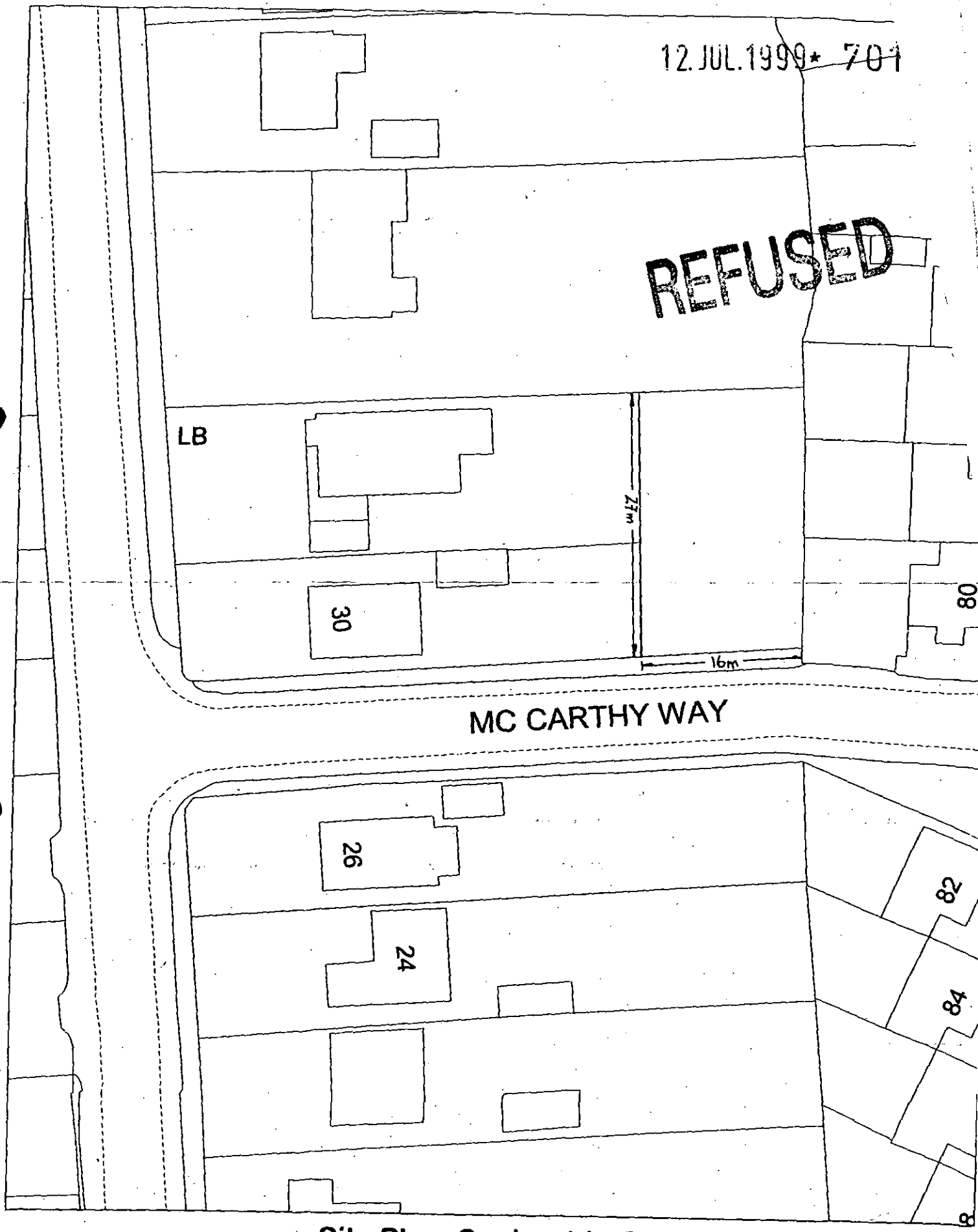
REASONS(S) :
01
Due to the siting of the plot in close proximity to existing residential properties, the proposal is likely to have an unacceptably overbearing effect and cause unacceptable overlooking of adjacent residential property, resulting in unacceptable loss of amenity. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan Policy WBE1.

Development Control Manager

Date 14 September 1999

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



Site Plan, Scale: 1 to 500

SITE AT 30-32 NASH GROVE LANE
PROPOSED DWELLING

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Mr L Dean
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application No : 99/69357/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF DETACHED DWELLING WITH INTEGRAL DOUBLE GARAGE

Location : REAR OF 30/32 NASH GROVE LANE, FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING 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.

REASONS(S) :
01
Due to its siting and massing the proposed dwelling will have an unacceptably overbearing effect and cause unacceptable overlooking of adjacent residential property, resulting in unacceptable loss of amenity. The proposal is therefore contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan Policy WBE1.

Date 05 May 1999

C.E. Plimmer
Development Control Manager

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per second). Kitchen to either have cooker hood (30 litres per second) or extract fan (60 litres per second) all discharging to open air.

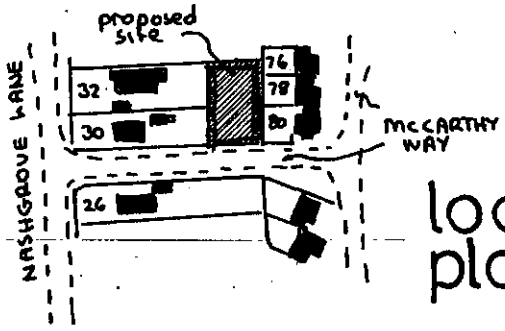
Rainwater :- 112mm gutters and 62mm downpipes discharging to back inlet gullies and 100mm upvc underground drainpipe to new soakaways 1000mm diameter x 2000mm deep and situated a minimum 5000mm from any building.

Foul drainage :- Bathroom and shower room equipment to discharge via deep seal traps and wastes to 100mm pvc SVP's terminating min: 900mm above highest opening windows. Any new foul drainage to be formed of 100mm upvc underground drainpipe, bedded in pea shingle, set to min: 1 in 40 fall and provided with concrete lintels over where pipes pass under walls. 100mm wc. wastes, 40mm bath, shower, sink, 32mm basins.

Beams :- All beams formed of 2N°152x89x16kg mild steel joists bolted together with 12mm bolts and spacers at 600mm centres with full bearing on 450mmx100x150mm deep concrete padstone or 225x250x150 as appropriate. Beams to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster as fire protection (use masterboard in garage).

Heating :- Gas fired wall mounted balanced flue boilers (complete with guard) serving traditional radiator system.

REFUSED 22 MAR 1999 * 69557

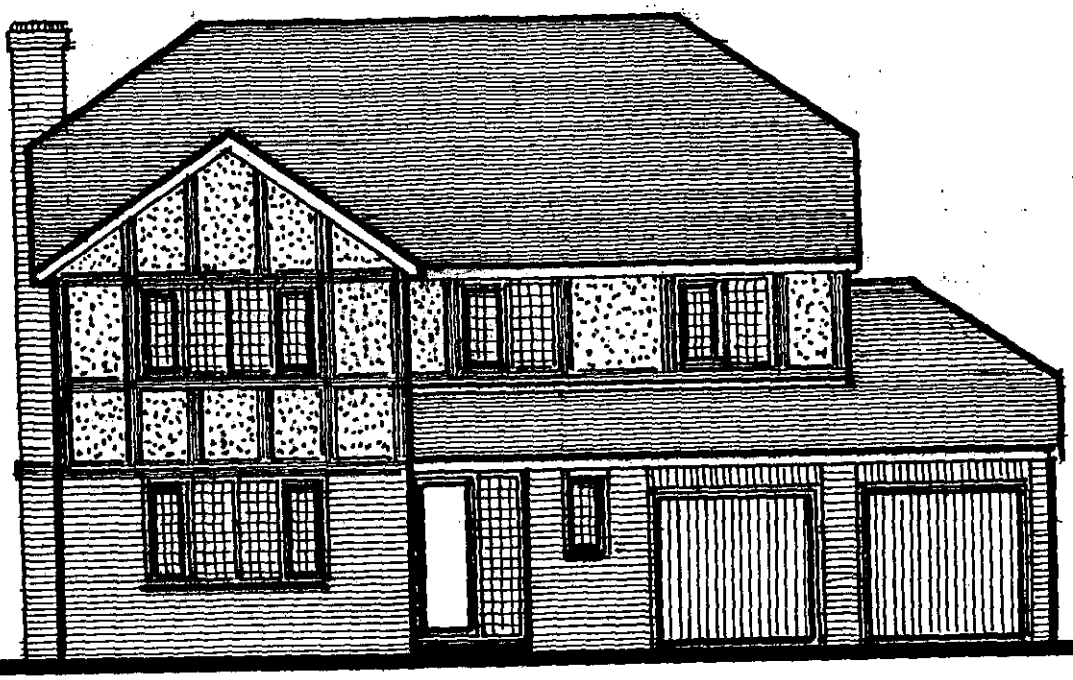


location plan 1:2500

block plan 1:500

Drawing N° AH/H/232	
Scales	1:50 & 100
Date	MARCH 1999

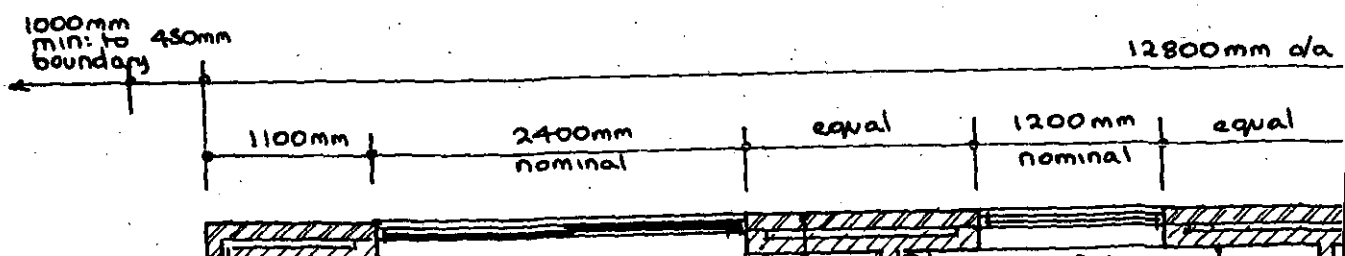
NDESIGN BUILDING PLANS



south elevation



north elevation



Appeal Decision

Hearing held on 5 June 2001

by Shelagh C Bussey DipTP DipEM MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport 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

DC 44926

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Date 25 JUN 2001 22 JUN 2001

Appeal Ref: APP/X0360/A/01/1059239
Land adjoining 30-32 Nash Grove Lane, Finchamstead, Wokingham.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs D Dean against the decision of Wokingham District Council.
- The application (Ref.F/2000/2671), dated 20 October 2000, was refused by notice dated 1 February 2001.
- The development proposed is the erection of a two bedroom, single-storey dwelling with an integral garage.

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

Procedural Matter

1. At the Hearing, dimensions concerning the siting and the height of the development were confirmed by the Appellants and agreed by the Council. The distance between the eastern boundary of the site and the outer wall of the eastern elevation of the proposed dwelling would be 4.0 metres. The main front elevation of the bungalow would be positioned 7.75 metres from the highway boundary and, notwithstanding the connotation on drawing number 2295/04/B, concerning the proposed pitch of the roof, the ridge height would not exceed 5.6 metres above the slab level of the building. I have taken those dimensions into account in my consideration of the appeal proposal.

Main Issue

2. From what I have read, seen and heard, I consider that the main issue is the effect of the development on the living conditions of occupiers of neighbouring dwellings located in McCarthy Way, with particular reference to its mass and proximity.

Planning Policy

3. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006, adopted in 1995 and the South East Area Local Plan, adopted in 1994.

4. Policy EN1 of the Structure Plan advises that development within the built-up areas must be appropriate to its location, in terms of its scale, form, impact, character and siting. It should also be of a high standard of design, in order to help maintain and, where possible, to enhance the character of its surroundings.

5. Policy SH1 of the Local Plan is permissive towards infill development that complies with its criteria. Amongst other considerations, these require that the development has no adverse effect on the character of the area and that there is adequate space about buildings. Policy SBE1 advises that development should be of a high standard of design that is appropriate to the character of the locality and which contributes to the creation of a safe and attractive

environment, in which to live and work. Policy SBE2 requires that development is appropriate in terms of its relationship with adjoining sites and buildings.

6. The Local Plan is under review and the Wokingham District Local Plan Deposit Draft has formed the basis for development control decisions by the Council, since 1997. Policy WH1 of the emerging Local Plan reaffirms the Council's general presumption in favour of infill development, provided that it has no adverse effect on any residential property. Policy WBE1 requires that the design of development respects its local context, in terms of considerations that include its impact on the privacy and amenity of the existing environment. Policy WBE2 advises that infill development should be used as an opportunity to create added visual interest and to raise the architectural quality of the area. Policy WOS3 sets out development control principles against which development proposals are assessed. Amongst other matters, these require that development integrates into its local context without detriment to the amenities of adjoining land uses and occupiers and, that it is of high quality design.

7. Representations have been made concerning Policy WBE1. Therefore, that draft Policy may yet be amended or deleted. However, I consider that the Wokingham District Local Plan Deposit Draft has reached an advanced stage in its procedure towards its adoption by the Council and I afford its policies substantial weight, in accordance with advice contained in paragraph 48 of *Planning Policy Guidance: General Policy and Principles* (PPG1).

Reasons

The Site and Its Surroundings

8. The appeal site is a rectangular parcel of land that is included in the rear garden of 30 Nash Grove Lane, which is a corner plot. The site is about 15.7 metres wide at its frontage to McCarthy Way, from where access to the development would be gained. It is around 27.5 metres deep. Adjoining the appeal site to the west, there are two bungalows numbered 30 and 32 Nash Grove Lane and adjoining to the east, there are three, two-storey houses. The site and the surrounding area are relatively flat. Fences approximately 2.0 metres high bound the southern, eastern and part of the western sides of the site. The remaining part of its western boundary is open and a post and wire fence marks the northern boundary. There is row of mature deciduous trees growing adjacent to the eastern boundary. There is no frontage development to the west-east section of McCarthy Way that lies between its junction with Nash Grove Lane and the main part of McCarthy Way, which turns in front of number 80 McCarthy Way to run north-south.

9. In its wider context, the appeal site is situated within a settlement boundary, in an extensive estate of modern residential development, containing a variety of house types and residential densities. It also includes some later infill development. In my opinion, the proposed development would accord, in principle, with Policies SH1 and WH1. However, I turn now to consider the impact of the development on the living conditions of neighbouring occupiers.

The Effect on Neighbours' Living Conditions

10. The main part of the proposed bungalow would be 2.3 metres high to its eaves and 5.6 metres high to the ridge of its roof, which would be half hipped at the front and rear elevations. The garage would be a forward projection to the western half of the bungalow and it would have a lesser eaves and ridge height than the main building. The south-eastern corner of the bungalow would lie approximately 14.1 metres to the west of the northern part

of the rear elevation of 80 McCarthy Way, which is a corner plot. The development would also extend the full width of the rear elevation of the main part of number 78 McCarthy Way, which has an attached garage on its northern side. The distance between the appeal bungalow and number 78 would also be about 14.1 metres. Number 80 has west-facing windows on its ground floor and number 78 has west-facing windows on the ground and first floor.

11. Taking into account the orientation of the buildings adjacent to the appeal site, the proposed development would be clearly visible from the rear of several dwellings in Nash Grove Lane and in McCarthy Way. However, that would be so of any development constructed at the site, including that permitted by the provisions of *The Town and Country Planning (General Permitted Development) Order 1995*. But it is the Council's opinion that, as a consequence of its proximity and its mass, particularly of its roof, the proposed development would have an unacceptably overbearing impact on the occupiers of 78 and 80 McCarthy Way. I agree that those occupiers would be the most affected by the development, but for the following reasons, I do not consider that it would have a significantly overbearing effect on them.

12. The Council has no defined minimum separation distances between dwellings. But in my opinion, the intervening distance of approximately 14.1 metres between the eastern side elevation of the proposed bungalow and the western, rear elevations of numbers 78 and 80 McCarthy Way would compare favourably with the rear to flank separation distances that are typical of modern housing development. It would also exceed the distances between other infill and existing development, which has been granted planning permission, by the Council, in the locality. Taking into consideration also, the advice contained in paragraphs 56, 57 and 58 of *Planning Policy Guidance Note 3: Housing* (PPG3), concerning the avoidance of inflexible planning standards, in order to make the best and efficient use of land, I do not consider that the new development would be unacceptably close to the existing dwellings.

13. The main slope of the roof would fall away from the existing properties in McCarthy Way. Thus, there would be a greater separation distance between the existing dwellings and the roof of the development, which is the part of the proposed bungalow that I consider would have the greatest impact on neighbours. Furthermore, it is my opinion that the siting of the development in relation to numbers 78 and 80 and its half-hipped roof form would provide adequate space around the dwelling, which would preserve a sense of openness and outlook in views from the rear of those adjoining houses. I consider also, that those features of the development would significantly reduce the dominance of its roof, in views from the neighbouring properties. In addition, the trees growing along the eastern boundary of the site would partly screen the development, especially in the summer and autumn, when they are in leaf. From the plans submitted with the application and from my inspection of the site, it appears to me that the development would be clear of the spreads of their canopies. Their retention and protection during the construction works could, therefore, be conditioned.

14. From my views of the site, from within the dwellings and the gardens at numbers 78 and 80 McCarthy Way, I do not consider that either the proximity or the mass of the development would create a perception of enclosure within those adjoining dwellings, or from their gardens. It is my opinion that, although it would be clearly visible, the development would not have an unacceptably overbearing impact on neighbouring occupiers. Nor do I consider that it would result in significant overshadowing of their homes or gardens.

15. I have taken into account the views of the Inspector, concerning an outline planning application for residential development at the appeal site, reference

T/APP/X0360/A/99/1031876/P8. But in my opinion, the specific details of the development that is before me, clearly indicate that the proposed single-storey dwelling could be erected on the site without causing unacceptable harm to the living conditions of the nearby residents.

16. I conclude that the development would not be significantly detrimental to the living conditions of occupiers of neighbouring dwellings located in McCarthy Way. I also conclude that it would not conflict with Policies SBE1 or SBE2 of the adopted Local Plan, or with Policies WBE1, WBE2 or WOS3 of the emerging Local Plan.

Other Matters

17. Many local residents consider that the development would be detrimental to highway safety, because it would give rise to vehicles being parked on the highway, which would cause obstruction and congestion on this part of McCarthy Way, which is the main access into the estate. However, the Highways Authority does not object to the development, subject to the imposition of conditions concerning parking and turning within the site. From what I have read seen and heard, I have no reason to disagree with its professional opinion. Subject to the provision of adequate parking and turning within the site, I do not consider that the development or its associated vehicular access would be significantly detrimental to highway safety.

18. Residents and the Finchamstead Parish Council are additionally concerned that approval of this development could create a precedent for other proposals for infill development in the locality, including at the land opposite the site, on the southern side of McCarthy Way. However, the Council's planning policies are generally permissive towards infill development provided that it does not adversely effect the character of the area, the amenity of neighbouring occupiers or highway safety. It would, therefore, be for the Council to consider any other planning applications on their own particular merits, in the light of the Development Plan and all other material considerations. Therefore, I do not consider that precedent is a good reason to refuse planning permission, in this case.

19. Queries have been raised concerning the ownership of the site, but I am satisfied that the procedures concerning notification of people having an interest in the land have been correctly observed. In any case, the granting of planning permission for the development would not override normal property rights.

20. I have taken into consideration all of the other matters raised in the representations and at the Hearing, but none are sufficient to outweigh those that have led to my conclusions on the main issue.

Conditions

21. I have considered the conditions suggested by the Council, in the light of advice contained in Circular 11/95, *The Use of Conditions in Planning Permissions*. In my opinion, a condition regarding the external materials is necessary, to ensure that the development harmonises with the locality. In order to safeguard the living conditions of neighbours, I consider that it is necessary for the Council to retain control over any future extensions to the bungalow and to alterations to its roof. In order to safeguard visual and residential amenity, I consider that it is necessary to protect, during the period of construction, existing trees that are to be retained and to ensure that the front garden area is adequately landscaped. I agree that, in order to avoid the necessity of cars being parked or reversed onto the highway, conditions are required to ensure the provision of adequate on-site parking and turning. For the

avoidance of doubt, and in order to safeguard the living conditions of nearby neighbours, I consider that it is necessary that the slab level of the dwelling be agreed with the Council, prior to the commencement of the development. Also, that it be conditioned that the ridge of the roof of the bungalow shall not be more than 5.6 metres above the approved slab level, as agreed by the main parties at the Hearing. For clarity, I have amended the wording of some of the Council's suggested conditions.

22. However, taking into account the close proximity of the fence and trees growing along the eastern boundary of the site, that are to be retained, I consider that it is unnecessary to condition the obscure glazing of bathroom windows, in order to safeguard privacy. I have no information to indicate that the construction works would give rise to significant nuisance to nearby residents, thus I do not intend to impose the Council's suggested hours of work condition. The deposition of mud and similar debris on the highways could be controlled by highways legislation. I do not, therefore, intend to duplicate that control by a planning condition.

Conclusion

23. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

24. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a two bedroom, single-storey dwelling with an integral garage, at land adjoining 30-32 Nash Grove Lane, Finchamstead, Wokingham, in accordance with the terms of the application Ref. F/2000/2671 dated 20 October 2000, 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 development 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) 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 and E of Part 1 of the Second Schedule of the Order 1995 shall be carried out without the prior written permission of the local planning authority.

4) 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 windows or similar openings shall be inserted in the roof of the development hereby authorised without the prior written permission of the local planning authority.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the garage 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 use, or as a habitable space without the prior written permission of the local planning authority.

6) The development hereby authorised shall not be occupied until space has been laid out within the site in accordance with drawing No 2295/04/B for parking and for vehicles to turn, so that they may enter and leave the site in a forward gear. The vehicle parking and turning area shall be permanently retained for those purposes.

7) No development shall take place until full details of landscape works have been submitted to and approved in writing by the local planning authority. These details shall show all existing trees and hedgerows growing on the land and shall include the retention of trees growing adjacent to the eastern boundary of the site, together with measures for their protection for the duration of the construction works. The landscape works shall also include details of new planting to be provided within the front garden area of the development.

8) The approved scheme of tree protection shall be provided prior to the commencement of the development hereby authorised and the approved scheme for new planting shall be implemented, in full, during the first planting season following the first occupation of the building, or the completion of the development, whichever is the sooner.

9) If within a period of five years from the date of the planting of any tree or plants included in the approved landscape scheme, any tree or plant originally planted, or planted in replacement for any tree or plant planted, is removed, uprooted or is destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, it shall be replaced by another tree or plant of the same species and size as that originally planted, during the next planting season, unless the local planning authority gives its written approval to any variation.

10) Prior to the commencement of the development hereby authorised details of the slab level of the building shall be submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved level and the ridge height of the bungalow shall not exceed 5.6 metres above the approved level.

Information

25. 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.

26. 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.

27. 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.

S. C. Bussey

INSPECTOR

(JRM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

The Owner
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/2671

Parish: **FINCHAMPSTEAD**

Location: **30 - 32, Nash Grove Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of dwelling.**

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

Reason
1. The proposed development, by virtue of its close proximity to existing residential properties would have an unacceptably overbearing effect to the detriment of the amenity of their occupiers and is contrary to the South-East Area Local Plan policy SBE2 and to the Draft Deposit Wokingham District Local Plan policy WBE1.

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 EN1.

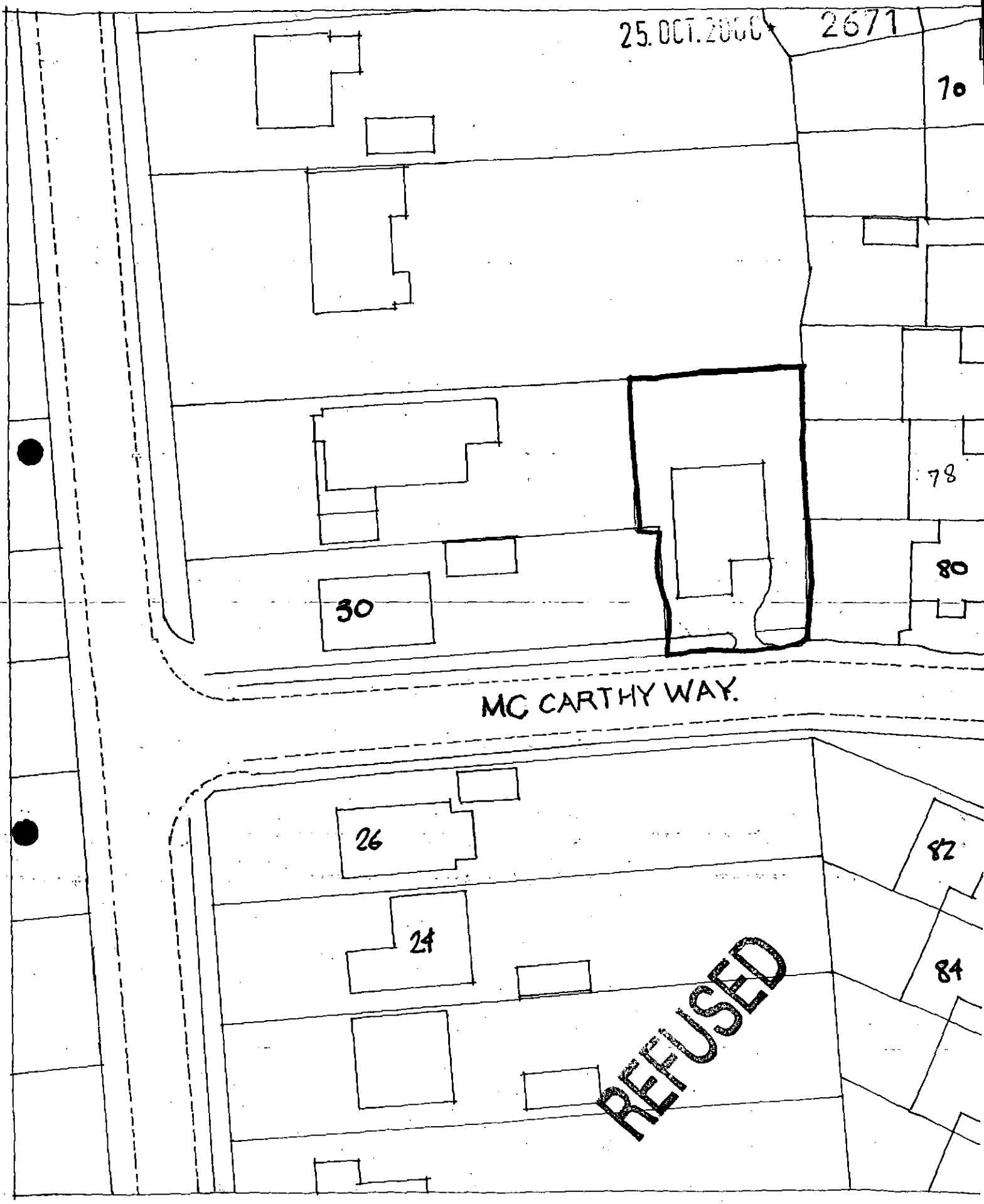
South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1, WBE2 and WOS3.

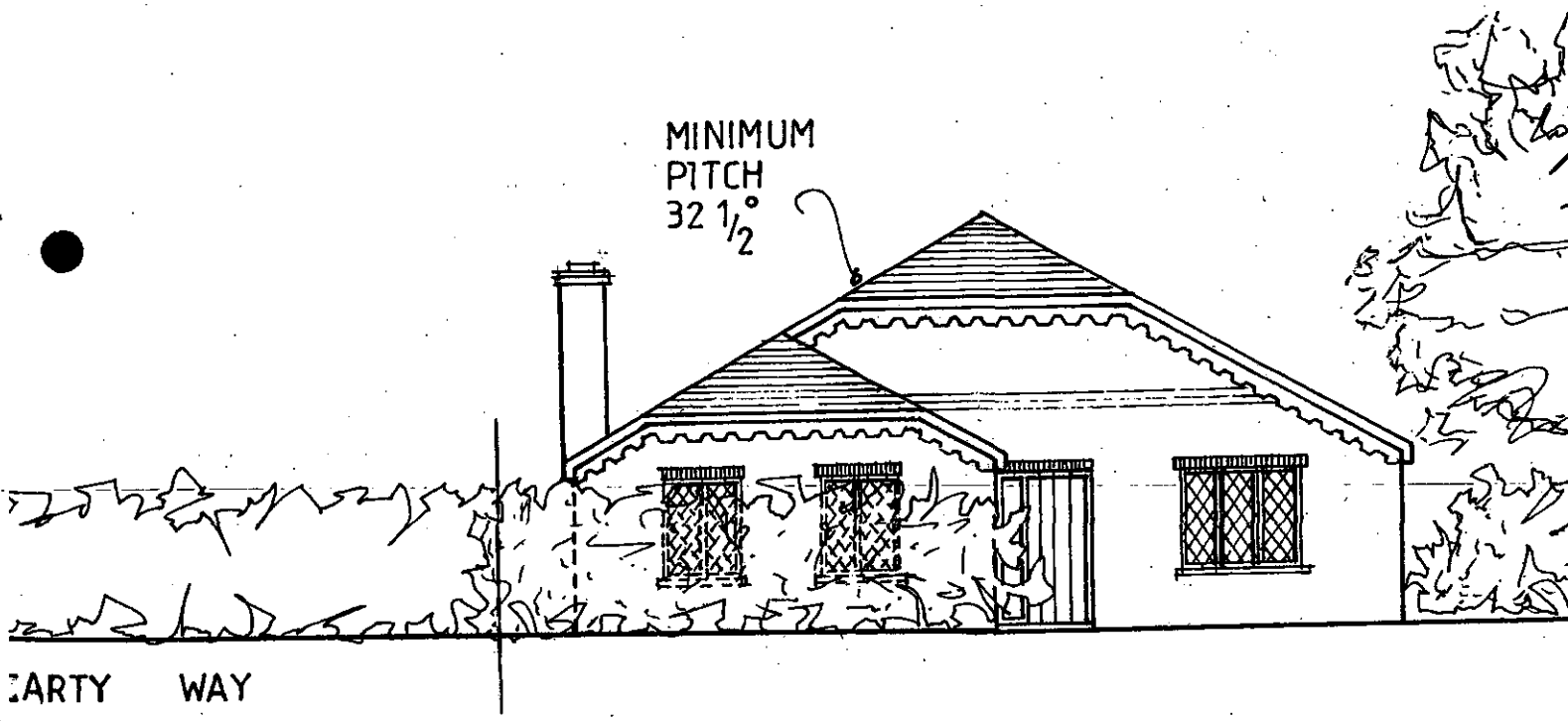
John Mitchell
Development Control Manager
Date: 01/02/2001

Notice checked by: _____

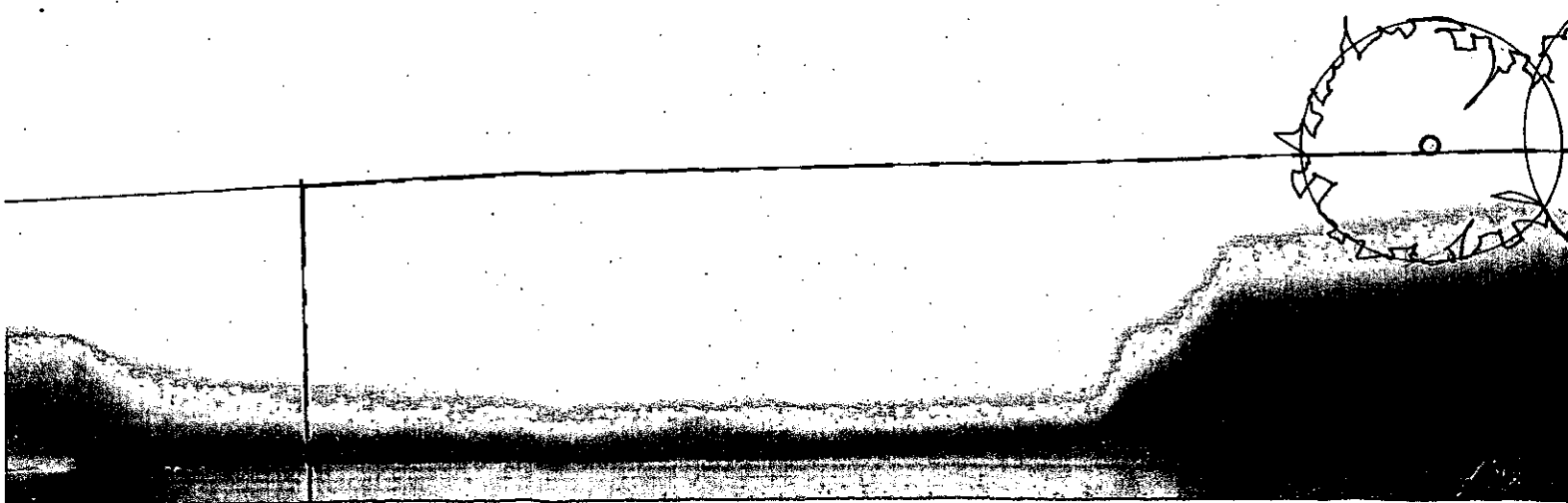
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.



PROPOSED SITE SCALE 1:500.



CARTY WAY



WOKINGHAM UNITARY
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Applicationo	Name & Address
F/2002/5807	Miss J Hanif 84 McCarthy Way Wokingham Berkshire RG40 4UG
F/2002/5807	Mr & Mrs Armitage 80 McCarthy Way Finchampstead Wokingham Berks RG40 4UA
F/2002/5807	Paul & Mandy Cockayne 26 Nash Grove Lane Finchampstead Wokingham RG40 4HD
F/2002/5807	Mr & Mrs Sands 91 McCarthy Way Finchampstead Wokingham Berks RG40 4UB
F/2002/5807	Adrian Slade 22 Jerrymoor Hill Finchampstead Wokingham RG40 4UG
F/2002/5807	Allan & Val Buckland 11 Jerrymoor Hill Wokingham Berks RG40 4UG
F/2002/5807	Mrs S Perry 90 McCarthy Way Finchampstead Berks RG40 4UB
F/2002/5807	Mr Charlesworth 3 Rowan Drive Crowthorne Berks RG45 6RY
F/2002/5807	Mr & Mrs E J Parr 38 Mornington Avenue Finchampstead Berks RG40 4UE



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F/2002/5807	Gillian Houlton 4 Purfield Drive Wargrave Berks RG10 8AP
F/2002/5807	Mr J P Davis Trenarth 22 Nash Grove Lane Finchampstead Wokingham RG40 4HD
F/2002/5807	Michael Webster 128 McCarthy Way Wokingham Berks RG40 4UB
F/2002/5807	E A Shortall 12 Burnt Oak Wokingham RG40 4UQ
F/2002/5807	Eileen Lewis 6 Wild Briar Wokingham RG40 4UL
F/2002/5807	Ivan Kileff 2 Willowdale Finchampstead Berks RG40 4UF
F/2002/5807	The Owner/Occupier 2 Jerrymoor Hill Finchampstead Berkshire
F/2002/5807	The Owner/Occupier 7 Radical Ride Wokingham Berks RG40 4UH
F/2002/5807	Mr & Mrs A J Spashott 22 Mornington Avenue Finchampstead Berks RG40 4LE
F/2002/5807	Catherine LeMaiste 66 McCarthy Way FIINCHAMPSTEAD RG40 4UA

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F/2002/5807	Miss J Ralph 77 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 40 McCarthy Way WOKINGHAM.
F/2002/5807	The Owner/Occupier 33 Tickenor Drive WOKINGHAM. RG40 4UD
F/2002/5807	A B & P M Wilding 15 Mornington Avenue WOKINGHAM. RG40 4UE
F/2002/5807	Mr & Mrs D Clough 7 Mornington Avenue FINCHAMPSTEAD RG40 4UE
F/2002/5807	M Finch 24 Wild Briar FINCHAMPSTEAD RG40 4UL
F/2002/5807	Mrs J E Grainge 14 Challenor Close WOKINGHAM. RG40 4UJ
F/2002/5807	Mrs J Siney 48 Jerrymoor Hill WOKINGHAM. RG40 4UG
F/2002/5807	P J Woods 47 Jerrymoor Hill WOKINGHAM. RG40 4UG
F/2002/5807	Gail Stevens 11 Wildbriar FINCHAMPSTEAD RG40 4UL
F/2002/5807	J D Ismail T Y Trim 9 Radical Ride FINCHAMPSTEAD RG40 4UH
F/2002/5807	Mr & Mrs N Duncan 92 McCarthy Way FINCHAMPSTEAD RG40 4UB



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F/2002/5807	The Owner/Occupier 35 The Spinney FINCHAMPSTEAD RG40 4UN
F/202/5807	Mr & Mrs T Dwyer 19 Radical Ride FINCHAMPSTEAD RG40 4UH
F/2002/5807	Mr & Mrs R Hanif 16 McCarthy Way FINCHAMSPTEAD RG40 4UA
F/2002/5807	Mrs A D Crouchman 2 The Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	Mr K J Ramsden And Mrs S L Morrison 82 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	B A Collard 4 Challenor Close Wokingham RG40 4UJ
F/2002/5807	The Owner/Occupier 86 McCarthy Way Finchampstead Wokingham Berks
F/2002/5807	Mr & Mrs E Lundy 20 McCarthy Way Fernlea Estate Wokingham Berks RG40 4UA
F/2002/5807	Mrs L M Ghosh, P Ghosh & D A Ghosh 16 Burnt Oak Finchampstead Wokingham Berks RG40 4UQ
F/2002/5807	The Owner/Occupier 97 McCarthy Way Wokingham Berkshire RG40 4UB

F/2002/5807	Mr Peter Pirie 21 Radical Ride Wokingham Berkshire RG40 4UH
F/2002/5807	The Owner/Occupier 99 McCarthy Way Wokingham RG40 4UB
F/2002/5807	Elaine Holmes 38 Wildbriar Finchampstead Wokingham Berkshire RG40 4UL
F/2002/5807	Mrs V A Hopkins 15 Challenor Close Finchampstead Berkshire
F/2002/5807	Mrs J Phenna 33 Mornington Avenue Finchampstead Wokingham Berkshire RG40 4UF
F/2002/5807	Mrs C A Wilkinson 14 Willowdale Wokingham Berks RG40 4UF
F/2002/5807	I E Grainge 14 Challenor Close Wokingham Berks RG40 4UJ
F/2002/5807	The Owner/Occupier 126 McCarthy Way Finchampstead Wokingham Berks RG40 4UB
F/2002/5807	Mrs H Huczok 40 Mornington Avenue Wokingham Berks RG40 4UE

F/2002/5807
P J & D G Barrett
39 Mornington Avenue
Finchamsptead
Wokingham
Berks
RG40 4UE

F/2002/5807
The Owner/Occupier
103 McCarthy Way
Finchampstead
Wokingham
Berks
RG40 4UB

F/2002/5807
Joan & Les Tricker
8 Fosters Lane
Woodley
Reading
Berks
RG5 4HP

F/2002/5807
Simon Ryeland
Denmark Court
17-18 Market Place
Wokingham
Berkshire
RG40 1AL

F/2002/5807
Ann Hutt
19 Challenor Close
Wokingham
Berks
RG40 4US

F/2002/5807
J Parmar
11 Radical Ride
Finchampstead
Wokingham
Berkshire
RG40 4UH

F/2002/5807
Mr A A Owens
43 McCarthy Way
Finchampstead
Wokingham
Berks
RG40 4UA

F/2002/5807
S N Jenkins
20 Mornington Avenue
Finchampstead
Berks
RG40 4UE

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F/2002/5807	The Owner/Occupier 49 McCarthy Way Finchampstead Berks RG40 4UA
F/2002/5807	The Owner/Occupier 76 Jerrymoor Hill Finchampstead Berks
F/2002/5807	Mr & Mrs R Martin 15 Radical Ride Finchampstead Wokingham RG40 4UH
F/2002/5807	Mr & Mrs A H John 18 McCarthy Way Wokingham Berks RG40 4UA
F/2002/5807	The Owner/Occupier 11 Mornington Avenue Finchampstead Berks RG40 4UE
F/2002/5807	The Owner/Occupier 36 McCarthy Way Wokingham Berks
F/2002/5807	A R Porter 42 Mornington Avenue Finchampstead Berkshire RG40 4UE
F/2002/5807	Mr B Sargeant 23 McCarthy Way Barkham Ride Finchampstead Berks RG40 4UA
F/2002/5807	The Owner/Occupier 11 The Spinney Finchampstead Wokingham Berks RG40 4UN

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F/2002/5807	Mr C Scrags 3 The Ridgeway Finchampstead Wokingham RG40 4UN
F/2002/5807	Mr M Oyster 93 McCarthy Way Finchampstead Berks
F/2002/5807	The Owner/Occupier 8 Willowdale Wokingham Berks RG40 4UF
F/2002/5807	Mrs J Widdup 102 McCarthy Way Finchampstead Berks
F/2002/5807	Paul & Laura Mortimer 124 McCarthy Way Finchampstead Wokingham Berks RG40 4UB
Ack Letters sent 07/03/02 (PS)	
F/2002/5807	D G Merritt 15 The Spinney WOKINGHAM. RG40 4UW
F/2002/5807	Colin Bowsher 55 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 65 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Mr M Sollars 63 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	Stephen & Alison Brookes 34 Mornington Avenue FINCHAMPSTEAD RG40 4UE



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F/2002/5807	MR J C Ayer 8 The Spinney WOKINGHAM. RG40 4UN
F/2002/5807	Samantha Wood 43 Jerrymoor Hill FINCHAMSPTEAD RG40 4UG
F/2002/5807	Mrs J Bailey 1 Radical Ride WOKINGHAM. RG40 4UH
F/2002/5807	Mrs A Dyster 93 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	D M Chandler 2 Mornington Avenue FINCHAMPSTEAD RG40 4UG
F/2002/5807	Alison F Mihait 44 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Rosalind M Raines 78 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	J A Powell 25 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	J V Waters 108 McCarthy Way WOKINGHAM. RG40 4UB
F/2002/5807	Dr and Mrs P Collins 7 the Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	Mr M & Mrs S Jones & Family 14 Burnt Oak FINCHAMPSTEAD RG40 4UQ
F/2002/5807	R A J Pratt 33 McCarthy Way FINCHAMSPTEAD RG40 4UA

F/2002/5807	B E Lloyd & D Lloyd 10 Willowdale *Fernlea* WOKINGHAM. RG40 4UF
F/2002/5807	The Owner/Occupier 105 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	The Owner/Occupier 42 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	Elizabeth Day 12 Challener close FINCHAMPSTEAD RG40 4UJ
F/2002/5807	The Owner/Occupier 14 The Spinney FINCHAMPSTEAD Wokingham. RG40 4UN
F/2002/5807	Mr P R & Mrs G A Taylor 46 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 12 The Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	Stuart Gutteridge 6 Mornington Avenue FINCHAMPSTEAD RG40 4UF
F/2002/5807	The Owner/Occupier 111 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	Stephen Chater 10 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	C. Whiteley Mrs B. Edwards 17 Mornington Avenue FINCHAMPSTEAD RG40 4UE

WOKINGHAM UNITARY
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F/2002/5807	Diane Benton Mark Benton 69 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	D L Rose 48 McCarthy Way FINCHAMPSTEAD RG40 UA
F/2002/5807	Mr P D W Stoneman 5 Radical Ride FINCHAMPSTEAD RG40 4UH
F/2002/5807	Mr Yusuf Siddiqui 22 Radical Ride FINCHAMSPTEAD RG40 4UH
F/2002/5807	D R Halley Irene Halley 96 McCarthy Way FINCHAMPSTEAD RG40 4UB
F/2002/5807	J Manning 47 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	Peter Maund Siobhan Maund 28 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	D Haswell 6 The Spinney FINCHAMPSTEAD RG40 4UN
F/2002/5807	John Wardlaw Jill Wardlaw 17 Challenor Close WOKINGHAM. RG40 4UJ
F/2002/5807	Mr & Mrs S Kelly 5 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 77 McCarthy Way FINCHAMPSTEAD RG40 4UA

WOKINGHAM UNITARY
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F/2002/5807	The Owner/Occupier 31 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 11 McCarthy Way FINCHAMPSTEAD RG40 4UA
F/2002/5807	The Owner/Occupier 3 McCarthy Way WOKINGHAM. RG40 4UA
F/2002/5807	The Owner/Occupier 9 McCarthy Way FINCHAMPSTEAD RG40 4UA
Acknowledgement Letter sent 15.03.02 SV	
Application Withdrawn	Letters sent 03.04.02

Application Number : F/2002/5807	**Map No :** 98
Case Officer : NAB	**Site Area :** 0·04
Valid Date : 4 FEBRUARY 2002	**Received Date: 04/02/2002**

Level : Delegated Application

Description : Proposed erection of one detached dwelling ~~and~~ with integral garage.

Location : Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

Parish : FI **Ward : FIN** 6·2·02 73.

Applicant : Winslow Homes C/O R G Butler And Associates.

Fee Required: £190 **Fee Received: £190** (4)

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	Show 4 parking spaces	6·2	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Bay window of livingroom not shown on side elevations.	6·2·	
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 6.2.02-B.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

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 ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N – McCarthy way & Nash Grove Lane

.....

+ See map.

No pre-apps.

13 February 2002

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DC | CMF
APP |
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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

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Please refuse this application.

Yours faithfully,

M. Jordan
P. Jordan

19 Chalkhouse Close,
Wokingham
Berks RG40 4US

13 February 2002

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Please refuse this application.

Yours faithfully,

Anne Scott

19 Challenor Close
WOKINGHAM

Wednesday 6 March 2002

Anne Hutt
19 Challenor Close
Finchampstead
WOKINGHAM

PLANNING SERVICE
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To the attention of The Development control officer

Dear Sirs,

Application no F/2002/5807
Land rear of 24-26 Nash Grove Lane, Finchampstead

I am writing in connection with the request for planning application and construction of a house and garage at the rear of 24 and 26 Nash Grove Lane in the Fernlea Estate.

Access to the Fernlea estate 456 homes - with a two to three car ownership - is through only two parallel internal roads, namely Mc Carthy Way and Elgarth Drive both narrower (5,55 metres wide) than Nash Grove Lane and Barkham Ride which are main roads. Any car parked in either road Mc Carthy Way or Elgarth Drive not only impedes the flow of traffic but causes queues at the week-end.

Under normal circumstances it is not uncommon for work to be done at the telephone joint at the corner of Nash Grove Lane and Mac Carthy way and to see the BT van cause bottlenecks for incoming traffic. The worst episode has none the less been what happened during the recent 2 months Kerb work on the estate when, at times, four lorries would be parked in the length

of the access end of Mc Cartley Way, making it hazardous to negotiate (both entry and exit.
The obvious way out was the parallel road Elgarth Drive but at week-ends in particular there is a minimum of four to five cars parked in the street, resulting again in a bottleneck situation (there are about three cars parked in the street during day time).

Accepting the planning application at the rear of 24-26 Nash Grove Lane would result in parking in Mc Cartley Way directly opposite to cars parked by visitors to the property to be built at the rear of 30-32 Nash Grove Lane.
Given that you already have to filter through obstructions at Elgarth Drive before negotiating a hazardous T junction at the top creating a new obstacle course at Mc Cartley Way would result in "epic" traffic jams, not to say "lockups".

Please refuse this application.

Anne Scott

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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
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RG40 1WR

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Please refuse this application.

Yours faithfully,

J Parmar

(J. Parmar)

11 Radical Ride
Finchampstead
Wokingham
Berkshire
RG40 4UH.

13 February 2002

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MR A. A. OWENS
43 McCARTHY WAY,
FINCHAMPSTEAD,
WOKINGHAM,
BERKS.
RG40 4WA.

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

20 Mornington Avenue
Finchampstead
RG40 4UE

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Wokingham District Council.
Environmental Services Department,
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Please refuse this application.

Yours faithfully,

S. N. Perkins

49 McCARTHY WAY
Finchampstead
BERKS
RG40 4UA

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Please refuse this application.

Yours faithfully,

GLASSFORD

13 February 2002

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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

76 Jerrymoor Hill
Finchamstead.

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13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

MR & MRS R MARTIN
15 RADICAL RIDE
FINCHAMPSTEAD
WOKINGHAM
RG40 4UH

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13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Mr & Mrs A H John
18 McCarthy Way
Wokingham
Berks
RG40 4UA

6 March 2002

For the attention of Natalie Brown. Development Control Officer.

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Please refuse this application.

Yours faithfully,

Mrs J John

C A H John

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13 February 2002

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Environmental Services Department,
Planning Services,
P.O.Box 157,
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Please refuse this application.

Yours faithfully,

Lee Foley

11 Mornington Avenue
Finchampstead
RG40 4UE

36 McCarthy Way
Wokingham
Berks

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MR B. SARGEANT
23 McCARTHY WAY
BARKHAM RIDE
FINCHAMPSTEAD, BERKS.
RG40 4UA

Wokingham District Council.
Environmental Services Departme
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
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Yours faithfully,

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	FILE

11. The Spinney
Finchampstead
Wokingham
Berks
RG40 4UN.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

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Please refuse this application.

Yours faithfully,

13 February 2002

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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

C. Scales
3 The The Spinney
Finchampstead
Wokingham
RG40 4QH.

For the attention of Natalie Brown. Development Control Officer.

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POL	LC
DC	FNF
APP	
CS	

07 MAR 2002

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	FILE:

2/24/2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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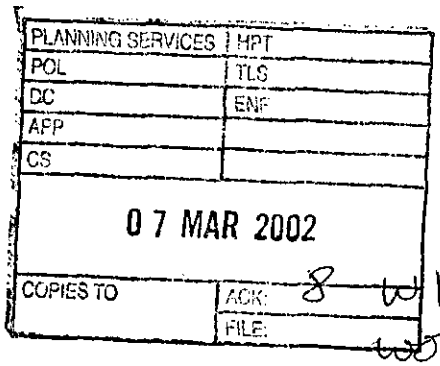
Please refuse this application.

Yours faithfully,

MARTIN DYSTER
93 McCarthy Way
Finchampstead,

13 February 2002



8 WILLOWDALE
WOKINGHAM
BERKS
RG40 4UF

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
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Please refuse this application.

Yours faithfully,

Edwin Sorrell

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	FILE:

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
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RG40 1WR

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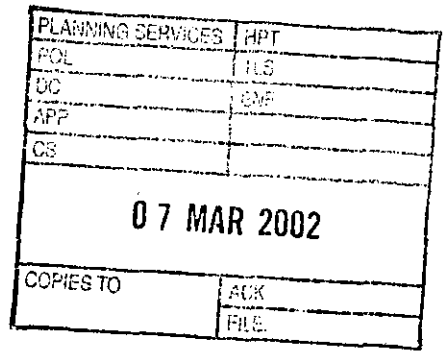
Please refuse this application.

Yours faithfully,

swiddup

Mrs J. Widdup
102 McCarthy Way.

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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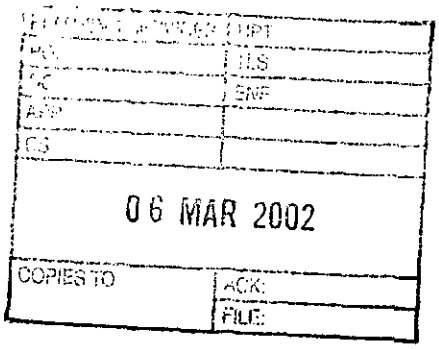
Please refuse this application.

Yours faithfully,

PAUL & LAURA MORTIMER
124 McCARTHY WAY
FINCHAMPSTEAD
WOKINGHAM,
BERKS
RG40 4UB

P. Mortimer

L Mortimer



2/24/2002

97, McCarthy Way
Wokingham
Berkshire
RG40 4UB

4th March 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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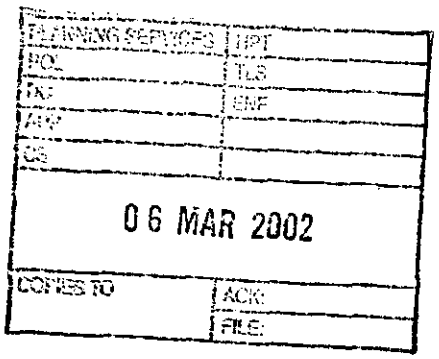

21 Radical Ride
Wokingham
Berkshire
RG40 4UH

Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WJ

4th March 2002

Planning application No.F/2002/5807

We write to register our concern regarding the proposed planning application for the plot of land behind 24-26 Nashgrove Lane in McCarthy Way Finchampstead.

The proposed property will require vehicle access to McCarthy way, there was planning applied for dead opposite this plot also requiring vehicle access. McCarthy Way is a busy road especially during school run times, the proposed driveway would be far to close to an already busy "T" junction.

Many children use this route both to and from school. The proposed vehicle access would present a serious risk to the safety of these school children.

In addition the other factors that should be taken into account are:

- *The privacy of the adjoining properties will be compromised.*
- *The re-sale value of adjoining property will be reduced.*
- *The site has been cleared prior to planning application and created an eyesore with out any consideration for the local community.*
- *The proposed structure is not in keeping with the surrounding properties*

Based on the safety factor alone planning should not be granted.

Yours faithfully

Mr Peter Pirie

5th March
~~13 February~~ 2002

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	FILE:

Mr S.T. Sayle & Mrs J.F. Sayle
99 McCarthy Way
Wokingham
RG40 4US

Wokingham District Council
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown, Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

Yours faithfully,

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FILE:

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG4O 1WR

Elaine Holmes
38 Wildbriar
Finchampstead
Wokingham
Berkshire
RG40 4UL

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs, Application Number: *F/2002/5807*
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E Holmes

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POL	TLS
DC	ENF
APP	
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13 February 2002

Wokingham District Council.
Environmental Services Department,
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P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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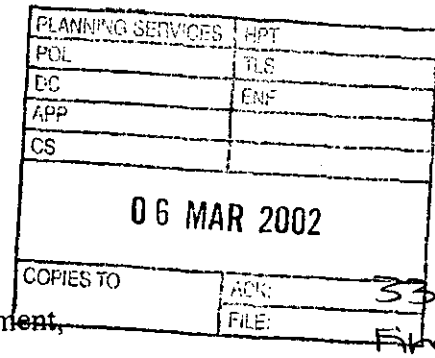
Yours faithfully,

Mrs. V A Lupkin
15, Challenor Close
Finchampstead.

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

33 Mornington Avenue
Finchampstead
Wokingham
Berkshire
RG40 4HE
5/3/02

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Yours faithfully,

Mrs. J. Phenna

13 February 2002

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APP |
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06 MAR 2002
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14, Willowdale,
Wokingham,
Berks
RG40 4UF.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
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Yours faithfully,

Mrs C.A. Wilkinson

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PUL | TLS
DC | CDF
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06 MAR 2002
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FILE:

14 CHALLENOR CLOSE
WOKINGHAM
BERKS RG40 4US

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
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(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

J.E. GRANGE

126 McCarthy Way
FINCHAMPSTEAD
WOKINGHAM
BERKS
RG40 4HB.

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APP	
CS	
06 MAR 2002	
	ACK:
	FILE:

13 February 2002

4 MARCH 2002.

Wokingham District Council
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

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Please refuse this application.

Yours faithfully,

Clive Malcolm
AS Coniff-Malcolm.

C MALCOLM
AS CONIFF-MALCOLM

PLANNING SERVICES	HPT
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DC	ENF
APP	
OS	

06 MAR 2002

COPIES TO	ACK:
	FILE:

40 Mornington Ave
Wokingham
Berks
RG40 4HE

13 February 2002

Wokingham District Council
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

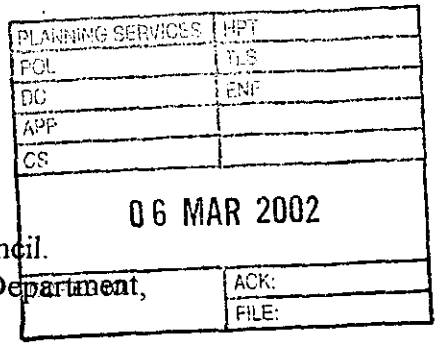
Yours faithfully,

H Hitchcock

Mrs. H. Hitchcock

39 Mornington Avenue
Finchampstead
Wokingham
RG40 4QE

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

P J Barrett
D G Barrett

P J & D G BARRETT

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CS	
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	FILE:

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Please refuse this application.

Yours faithfully,

Mr. Deards
(103 McCarthy Way)
Finchampstead
Wokingham
RG40 4UB

Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

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06 MAR 2002	
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8, Fosters Lane
Woodley
Reading
Berks
RG5 4HP.
1st March 2002

Dear Ms Lynch,

Application No: F/2002/5888
2, Wingate Road Woodley

With reference to the extension of 2, Wingate Road which is on the junction of Fosters Lane. and Wingate Rd. This property is rented out and at present has five cars parked outside.
Two in the drive, causing one to overlap the pavement as the garage is not used.
Two in the roadway, half on, half off the pavement and covering the sloping kerb and one parked on the grass verge.
This causes a very dangerous situation both for pedestrians and cars turning out of Wingate Road. They have to swing out in the middle of the road to avoid the parked cars. Fosters Lane runs between Crockhamwell Rd and Loddon Bridge Rd and is used for a short cut for many vehicles going to the M4/Henley.
We have Fosters Residential Home a short distance away. They need access for Ambulances and other vehicles.

We have Addington School in Loddon Bridge Rd, and have many parents and children driving parking and walking down Fosters Lane.
We have a home for mentally & physically handicapped children who daily use Fosters Lane.
These children are often give a lesson in road safety outside our drive.
And finally, we have bungalows for the elderly disabled who use our uninterrupted pavement to drive their buggies along and cross in the sloping kerb opposite our driveway to Woodley shopping Precinct. Are all these people will be put at risk.?
By building an extension, we assume it is to house more people. Where are they to park?

With reference to the four flats.

These are to be built in most of the garden of 2, Wingate Rd.
It will mean they will be overlooking peoples gardens at very close quarters, invading their privacy and blocking out the natural sunlight.
Apparently there will be parking for six cars only. Each flat has two bedrooms with the top flats having a bonus room /third bedroom which makes at least two cars per flat. This will certainly increase more On street parking in an already very busy road.

There are some beautiful established shrubs and trees. What will happen to them because there will be no open spaces left to grow anything.
Our gardens and green belt are very important for our leisure times and are all we have left of a very over populated area. Obviously the developers do not to live here.

Please consider all these points we are making before you make any decisions.

Yours sincerely.

Tricker.

Joan & Les Tricker

Mr. K J Ramsden & Mrs. S L Morison

82, McCarthy Way,
Finchampstead,
Wokingham,
Berkshire.
RG40 4UB

ken.ramsden@fox-europe.com
Tel. 01189 734080

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APP |
CS |
06 MAR 2002
COPIES TO | ACK: ✓
FILE:

2 March 2002

Your Ref: Natalie Brown.
F/2002/5807

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Sirs,

Application Number: F/2002/5807. Land rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

We write in reply to your letter of the 6 February 2002, informing us of a proposal to erect one detached dwelling with integral garage on the above site. We ask that you take into account our following comments on this application before arriving at a decision, which we believe should be a rejection of the application.

(1) The site in question is directly opposite one of a larger size which was the subject of five planning applications over the period March 1999 to March 2001.
The application reference numbers were 99/69357/F, 31/03/1999 (a four bedroom detached dwelling of similar size to the above application). Refused.
99/70104/O, 20/07/1999. Refused and Dismissed on Appeal 1/01/00.
F/2000/1725, 21/06/2000. Withdrawn 18/08/2002.
F/2000/2671, 20/10/2000 for a two bedroom detached Bungalow, with five habitable rooms and single garage. Refused, then granted on Appeal 22/06/01.
We suggest that the case officer should carefully study the papers concerning the previously mentioned five applications to build on the site opposite this one. In particular the conditions laid down by the Inspector in granting the appeal ,Ref: APP/X0360/A/01/1059239-Rear of 30-32 Nash Grove Lane.

82, McCarthy Way,
Finchampstead,
Wokingham,
Berkshire.
RG40 4GB

Tel. 01189 734080

2 March 2002

Your Ref: Natalie Brown.
P/2002/5807

Wokingham District Council.
Environmental Services Department.
Planning Services.
P.O.Box 157,
Shute End,
Wokingham
Berkshire.
RG40 1WR

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In addition, the application for a bungalow with a 17-degree pitch roof and no garage.

(2) The dimensions of the proposed site are 17.00 metres wide x 24.50 metres deep.
The dimensions of the site directly opposite, as detailed in point 8 of appeal document, APP/X0360/A/01/1059239, are 15.7 metres wide x 27.50 metres deep.
It seems ludicrous to us that the (same) developer should even consider asking for planning permission for such a huge dwelling, when after submitting five applications he was only given permission, on the second appeal; to build a small bungalow only 20 metres away on a **larger site**.
We would also request that the case officer notes the comments of the Inspectorate, Mr. John S Deakin, when rejecting the application on the opposite site, reference F/2000/2671. He stated that the proposed site was not suitable for the erection of a two storey or single storey dwelling.

(3) The proposed dwelling's size and design are such, that it would in our opinion, if built, be a monstrous construction and totally inappropriate in terms of its relationship to neighboring properties, including the small bungalow that will be built directly opposite. It would also be inconsistent with reasons for rejecting previous applications relating to the site opposite.

(4) Two bedrooms, a bathroom, kitchen and conservatory relating to our property would overlook the side elevation, (see attached photograph No. 1), which is monstrous in its design. The height to the ridge of the roof is 8.80 metres. (It should be noted that point 21 of appeal document, APP/X0360/A/01/1059239, stated as a condition that the ridge height should not exceed 5.6 metres). The height to the eaves is 5.50 metres, which is higher than neighboring houses, including those that would be overlooking it.
With a length of 11 metres, this would mean a total side elevation of 83 square metres.
As can be seen from the attached photographs, reference numbers 1, 2 and 6, the land from the base of my property drops away to the base of the side elevation. The size of this drop from the floor of my conservatory to our rear boundary fence is 1.02 metres. The application states that the boundary fence is 2 metres high, where in fact it is only 1.83 metres. Given the drop in the land, this means that the boundary fence only provides a screening of 0.61 metres, measured from the floor of our conservatory. Given the average height of an adult, this provides no screening at all. This is illustrated in the attached photographs, reference numbers 2 and 3.
We would overlook 76.29 square metres of the side elevation. (Total side elevation, 83 sq metres – screening from fence (0.61metres) x length of side elevation (11 metres)).
Whilst there are no windows in the overlooking side elevation, people would be able to partially overlook properties 82, 84 and 86 McCarthy Way from bedroom 2 front and/or rear windows. See attached photograph, No. 1.

(5) Unfortunately the Council does not have defined minimum separation distances between dwellings, as highlighted in point 12 of appeal document,

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(5) Unfortunately, the Council does not have defined minimum separation distances between dwellings, as highlighted in point 12 of appeal document

APP/X0360/A/01/1059239. The appeal was allowed because the distance was 14.1 metres. However the distance from our conservatory to the proposed side elevation is only 8.5 metres, which is totally unacceptable, as it would cause loss of both daylight and sun to our property. See attached photographs, numbers 1, 2, 3 and 6.

(6) A few weeks prior to submitting the application, the developer removed all but two trees and bushes on the site and also cut the side boundary fence on to McCarthy Way down to 1 metre in height, thus exposing the site to all neighboring properties and users of McCarthy Way. The attached photographs, numbers 1,2, 4, 5,6 and 7 illustrate the site prior to and post removal of the trees and boundary fence.
It is unclear why the developers should take such action, causing destruction to habitat for numerous wildlife and loss of an amenity for local residents, prior to an application to build being granted.
Two possible reasons are put forward as to why the developer should take such action.

- Points 22, 24.7, 24.8 and 24.9 of appeal document, APP/X0360/A/01/1059239, states the preservation of boundary trees and landscaping of the site. By removing all trees prior to the application, is the developer trying to avoid such conditions being imposed on this site?
- Since the removal of the trees and the boundary fence, the site has been neglected, making it an eyesore for residents. In addition the developers left a summer house on the site, which is now being used by teenagers, causing a potential hazard and security risk to local residents and their children. See attached photographs, numbers 1 and 7. By creating this eyesore and security risk, could the developer be trying to reduce the resistance of residents, as the building of a property may be seen as a more desirable option?

The removal of these trees, which beforehand were part of established gardens, is nothing short of vandalism and another significant loss of amenity to all local residents. It should be noted that the developer has not put forward any plans to landscape the site after construction, nor to plant any trees to replace at least some of those that were removed.
The site plans shows a tree, which implies that it provides screening. In fact this tree is positioned at the far boundary corner, adjacent to McCarthy Way. All branches overhanging the proposed site were removed by the developer. As can be seen from attached photographs, numbers 1, 2 and 6, the position of this tree in relationship to the proposed dwelling, will not provide any screening for our property.

(7) The site entrance is directly opposite the entrance to the site where it is proposed the bungalow (F/2000/2671) will be built. See attached photograph, No. 8. These entrances are very close to the "T" junction with McCarthy Way proper. The traffic from most of the 450 houses on Fearnlea Estate uses this road and we must express, yet again, our concern that this development will result in accidents. It is inevitable that vehicles will park in front of this

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proposed dwelling and the bungalow to be built, forcing traffic to the wrong side of the road immediately before the junction. Thus creating an even greater safety hazard.
In addition, point 24.6 of appeal document, APP/X0360/A/01/1059239, stated as a condition, that all vehicles must enter and leave the site in a forward gear.

(8) At the appeal, APP/X0360/A/01/1059239, when it was raised that the developer, Mr. Dean, would use this as precedent to apply for building a property on the opposite site, Mr. Dean stated that he had no interest in this site. Yet it was interesting, that whilst Mr. Dean's name does not appear on the application, he was seen directing the removal of the trees from the site. It should be ascertained whether Mr. Dean is directly or indirectly associated with this proposed development, as he may be planning further such developments.

(9) It should be noted that the land the developer would need to cross in order to gain access from McCarthy Way to the site is not owned by the developer. It forms part of Land Title BK235934 and owned by T A Fisher & Sons Ltd. Recent contact with Mr. Fisher indicated that the developer had not contacted him regarding access across his land.

(10) It is my understanding that a covenant exists on the proposed site and the site opposite, concerning the erection of buildings on these sites. We propose that the case officer investigates any such covenants.

(11) We strongly advise that the case officer view the site, particularly from the rear of our property, so as to appreciate the full impact this proposed development would have on us.

We would be grateful if the case officer could return all original photographic evidence, following review of this application.

Yours faithfully,

Mr. K J Ramsden

Mrs. S L Morison

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In addition, point 7.4.6 of appeal document, APP/X0360/A/01/1059239, stated as a condition, that all vehicles must enter and leave the site in a forward gear.

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We would be grateful if the case officer could return all original photographic evidence, following review of this application.

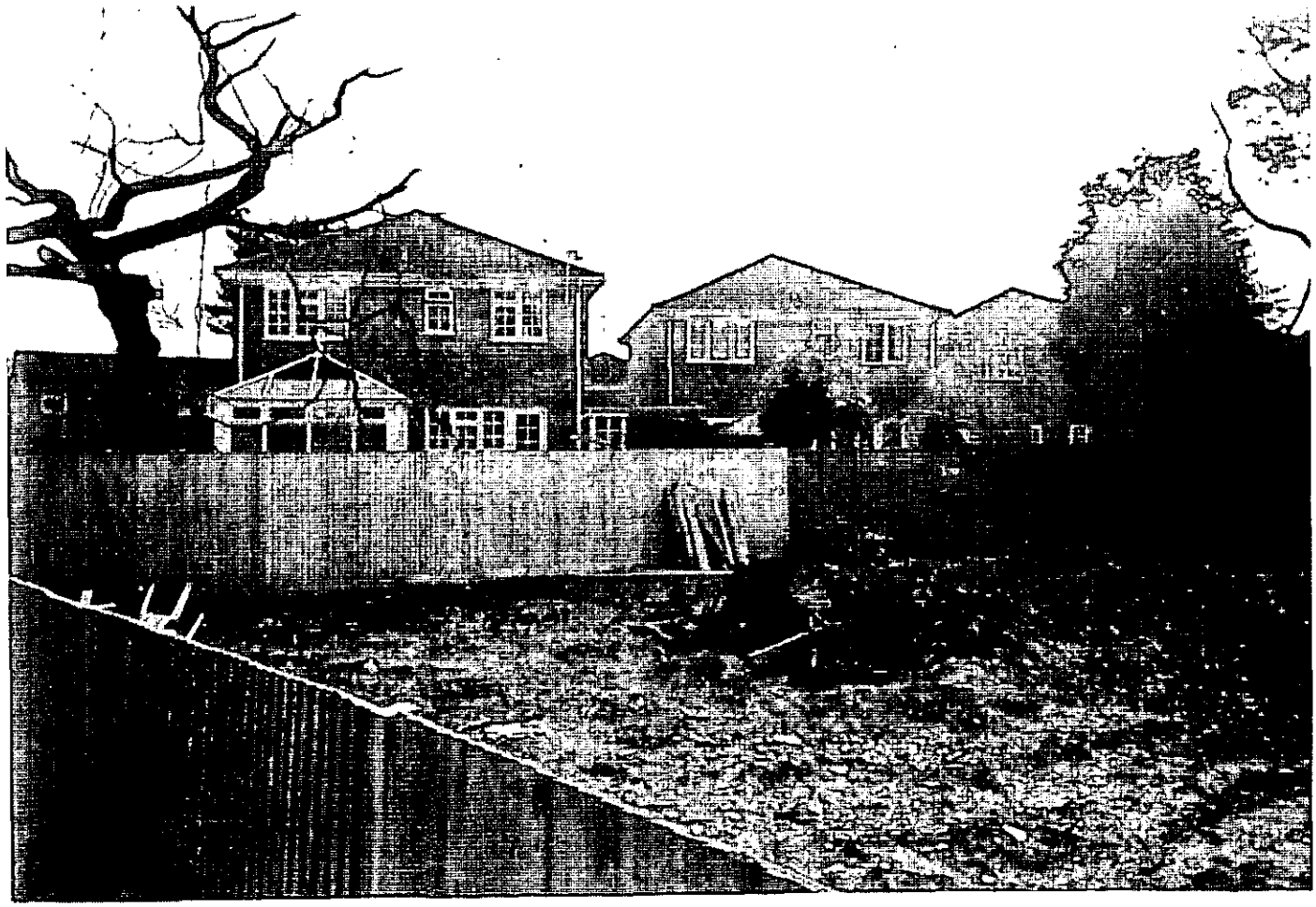
Yours faithfully,

Mr. K J Ramsden Mrs. S L Morrison

PHOTOGRAPHIC EVIDENCE SUPPORTING OUR OBJECTIONS TO APPLICATION

F/2002/5807

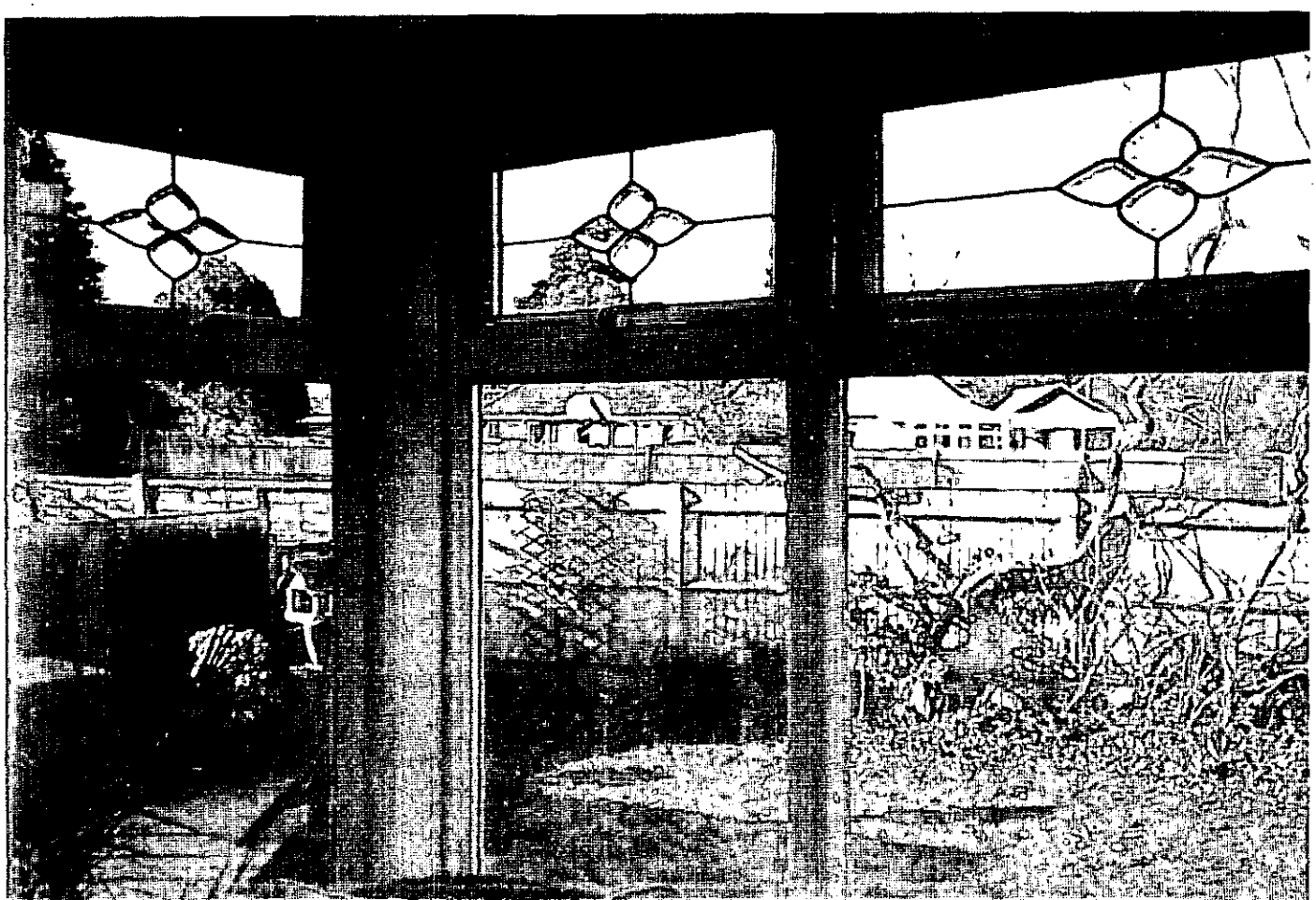
PHOTOGRAPH Nº 1



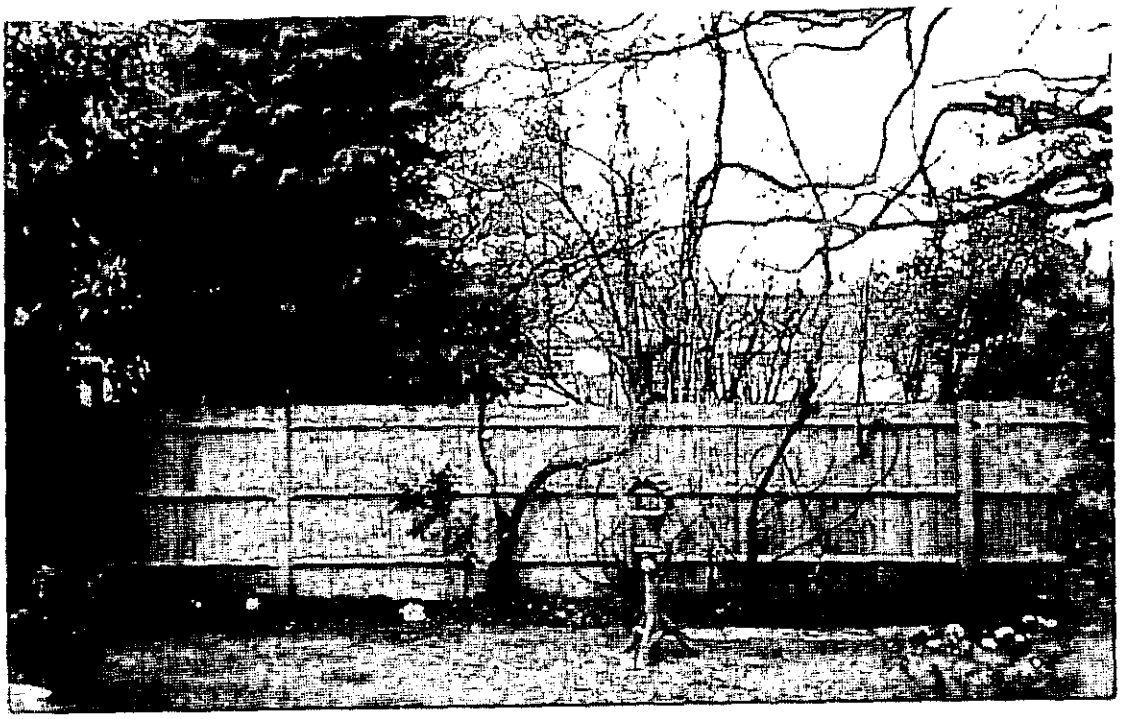
PHOTOGRAPH Nº 2



PHOTOGRAPH Nº 3



PHOTOGRAPH Nº 4



PHOTOGRAPH Nº 5



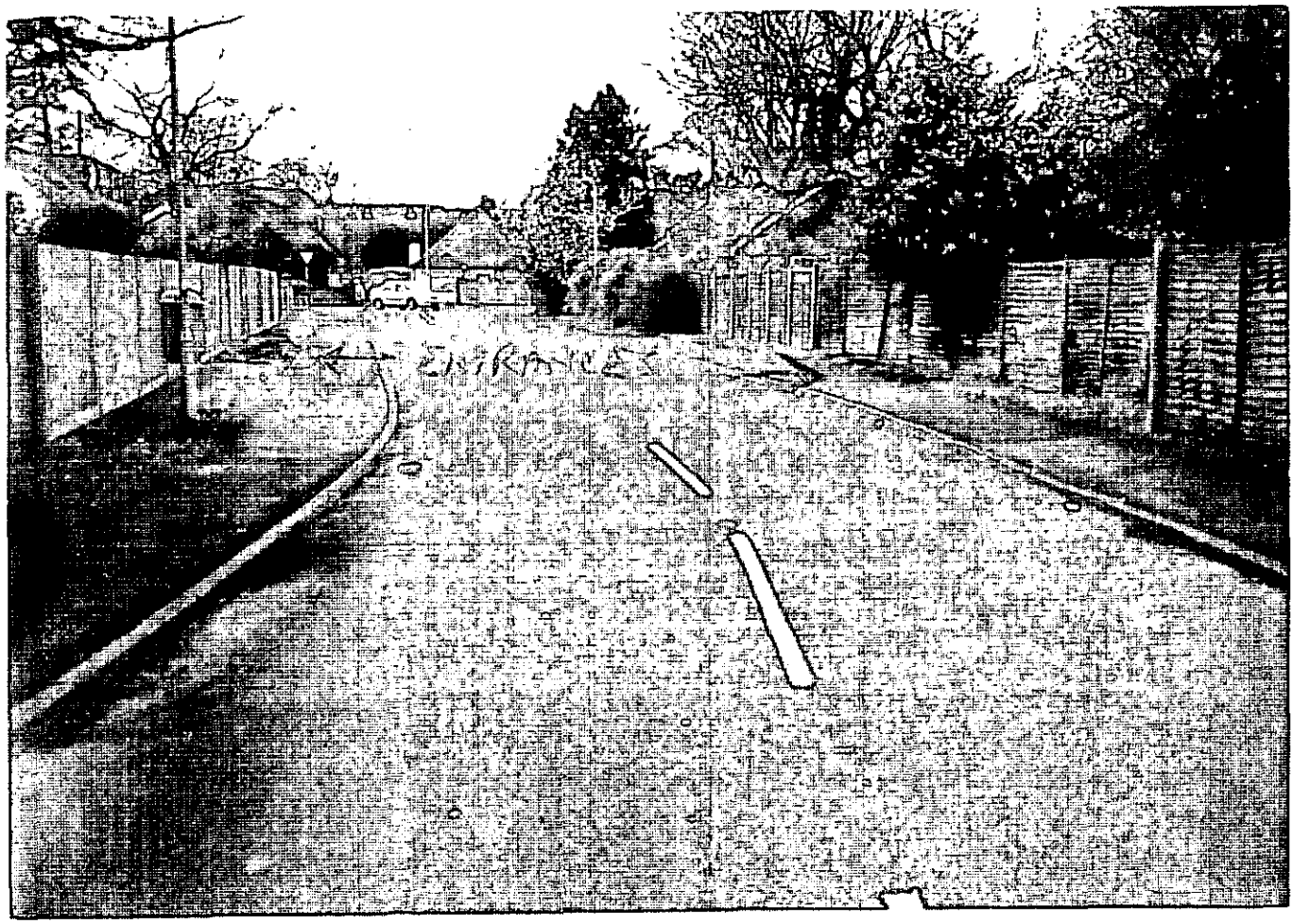
PHOTOGRAPH Nº 6



PHOTOGRAPH Nº 7



PHOTOGRAPH No 8



Ramsden, Ken

From: Ramsden, Ken [/o=FOX/ou=ULTRACOMP/cn=Recipients/cn=Ken Ramsden]
To: 'natalie.brown@wokingham.gov.uk'
Cc: 'THECUNDYS@finchampstead.fsnet.co.uk'; 'Tim.Charlesworth@thameswater.CO.UK'; 'mackay@parliament.uk'; 'lauraine@newcombe46.freeserve.co.uk'; 'finchpc@breathe.com'; 'gail.stevens@talk21.com'
Subject: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Dear Natalie,
I would be grateful if you could advise whether the above application complies with the following policies;
- SH1 and WH1
- SBE1 or SBE2 of the adopted Local Plan
- WBE1, WBE2 or WOS3 of the emerging Local Plan
- EN1 of the Structure Plan

In addition, the Planning Inspectorate, Miss A Groves, documented in her Appeal Document, APP/X0360/A/01/1059239, point 12, that the Council has no defined minimum separation distances between dwellings.
She therefore had to make a subjective decision, which for something that has such a dramatic impact on the environment and residents is totally unacceptable.
Could you please inform me whether this is still the situation or have planning resources now been made available to define required standards. If the latter, please advise what they are.
I would be grateful for a prompt response to the above questions, which should not be dependent on waiting for the application to be processed.
Regards,
Ken Ramsden

82 McCarthy Way
Wokingham
Berkshire
RG40 4UB

Tel 07831 163896

Reply Rqd

PLANNING SERVICES	APP 53856
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DC NAB	ENF
APP	
CS	
05 MAR 2002	
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Lane	

Natalie Brown

From: Ramsden, Ken [ken.ramsden@fox-it.co.uk]
Sent: 05 March 2002 07:37
To: natalie.brown@wokingham.gov.uk
Cc: THECUNDYS@finchampstead.fsnet.co.uk; Tim.Charlesworth@thamesvalley.co.UK; mackay@parliament.uk; lauraine@newcombe46.freeserve.co.uk; finchpc@breathe.com; gail.stevens@talk21.com
Subject: Application F/2002/5807 - Land rear of 24-26 Nashgrove Lane

Please note that our email address has changed from fox-europe.com to fox-it.co.uk.

Dear Natalie,
I would be grateful if you could advise whether the above application complies with the following policies;
- SH1 and WH1
- SBE1 or SBE2 of the adopted Local Plan
- WBE1, WBE2 or WOS3 of the emerging Local Plan
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Regards,
Ken Ramsden

82 McCarthy Way
Wokingham
Berkshire
RG40 4UB

Tel 07831 163896

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Fox IT Limited
Brook House
100 Chertsey Road
Woking
Surrey GU21 5BJ

Tel: + 44 (0) 1483 221200
Fax: + 44 (0) 1483 221500
http://www.fox-it.co.uk

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0 5 MAR 2002

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13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

47 TORRYMOOR HILL
WOKINGHAM
RG40 4HG

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: *Land Rear of 24-26 Nash Grove Lane, Finchampstead*, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

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Please refuse this application.

Yours faithfully,

P. J. Woods

0B8

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DC NAB	ENF
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	FILE:

05 MAR 2002

48, Jerrymoor Hill,
Wokingham,
Berks. RG40 4UG

1st. March 2002

Wokingham District Council.
Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham RG40 1WR

For the Attention of Natalie Brown, Development Control Officer.

Dear Ms. Brown,

Re: Application No. F/2002/5807

I feel I must strongly protest about the proposed plan to build a 5-bedroom house, or any other dwelling, in the access road to McCarthy Way.

It is totally ludicrous to cram a house in an already congested estate. This is the main access route to an estate of over 400 houses and it would be dangerous to pedestrians, children and drivers alike should heavy plant be positioned here. The ongoing access to such a development would continue to present a danger to all those using the road. Especially so as the entrance will be much too near the 'T' junctions at either end of this short stretch of road.

The proposed development for such a large property is completely out of character with the existing properties and would overshadow them completely.

This particularly, since our feelings were over-ridden regarding the development of the space oposite. (Application No:F/2000/2671) That development went ahead after much opposition from the local residents.

It seems significant that the developer has already cleared almost all of the site as if knowing that the application will be granted. This action alone has already interfered with bird and wildlife habitat which has been available for the last 30 years.

Presumably he did not wish to wait in case protection notices were issued in respect of the trees, etc. To make matters worse, the height of the fence has been halved presumably so that passers-by will eventually think that a house would be preferable to a view of waste land.

This would seem to smack of malpractice within the Council and Planning Committee. Actions of this nature should be totally controlled.

The developer, obviously, does not live locally and has only his financial interest at heart. Presumably none of the Planning

Committee live within close proximity to this site and therefore have not such a particular interest in the area that the electorate have.

I understand that both the local councillors have expressed their objections against this development.You should listen to them as they know the feelings of the local residents.

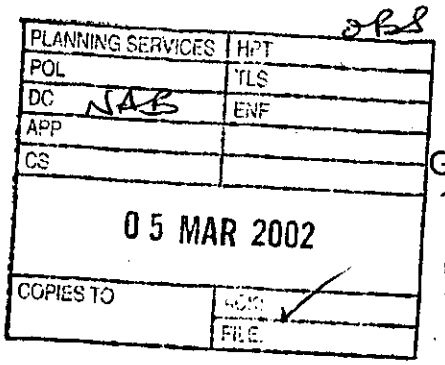
I urge you to reject this, and any other, application for development in the area.

Yours sincerely,

J. Siney

J. Siney (Mrs.)

Natalie Brown
PO Box 157
Wokingham District Council offices
Shute End
Wokingham
Berkshire



Gail Stevens
11, Wildbriar
Finchampstead
Berkshire
RG40 4UL

Reference F/2002/5807

February 27,2002

Dear Mrs Brown,

I am writing to you with regard to the above planning application:

It is my view that the aforementioned property will be an eyesore and will not be in keeping with the other properties on the estate. The position of the plot is directly opposite another similar site, which has already received the go ahead to build a bungalow. This in itself will cause major problems to traffic coming in to and out of the estate. Proof of this can be seen, by visiting Elgarth Drive.

Elgarth Drive is the only other entrance into McCarthy Way, the estate itself holds 450 houses, as you can imagine traffic in and out of the estate can be very heavy at times.

As extra houses were allowed to be built in Elgarth Drive, a problem with parking on the road has occurred. Therefore most residents choose to enter and leave the estate via McCarthy Way, as this is the safest option. Allowing the same problem to occur would be irresponsible, and a potential hazard to all motorists and pedestrians alike.

The size of the proposed property is ridiculous a five bedroom house would be totally out of place amongst the other properties.

Due to the fact that the builder has already stripped the site of all trees etc, and removed half of the boundary fence, the plot itself is already an eyesore.

Is there no consideration given to the surrounding houses or is this just a ploy to get the council's permission to get the application approved?

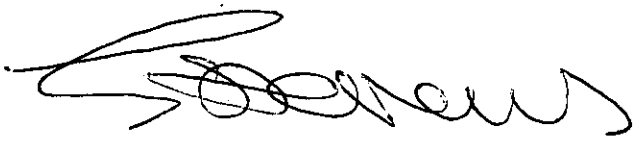
The people living directly to the right of the plot may as well be living in a goldfish bowl, they no longer have any privacy, allowing this planning application will mean they are completely overlooked. This seems grossly unfair.

Surely the fact that the residents opposed so strongly to the last application affecting the entrance to the estate must show you that

WE DON'T WANT ANOTHER PROPERY on that or any other plot on the estate.

Please please listen to our views before YOU make the decision that affects US.

Yours Sincerely Mrs Gail Stevens 0118 9734385



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13 February 2002

15 MORNINGTON AVE
WOKINGHAM
BERKS. RG40 4UE

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,.
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

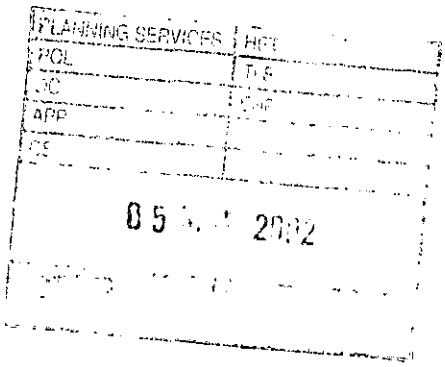
(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

P. M. Wilding

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

B. A. Collard

4 Challenor Close

RG40 4UJ

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The Spinney,
Finchampstead,
Wokingham,
Berks
RG40 4UN.

2/24/2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

A.D. Cronchman (Mrs).

Mr & Mrs R Hanif
16, McCarthy Way
Finchampstead. RG40 4UA

13 February 2002

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Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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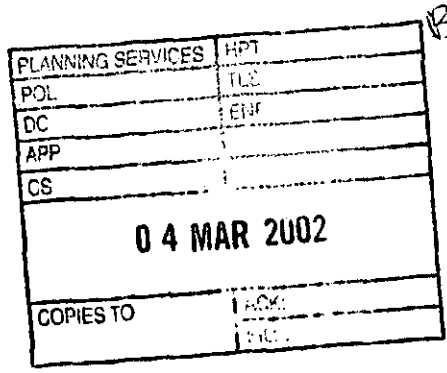
Please refuse this application.

Yours faithfully,

R Hanif

Address: 86 McCarthy Way
Finchampstead
Wokingham
Berks.

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

H. WEHRLI

PLANNING SERVICES	HPT
POL	TLS
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04 MAR 2002	
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	FILE:

Mrs E Hundy
20 McCarthy Way
Fearnlea Estate
Wokingham
RG40 4UA

2/24/2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

Yours faithfully,

Jennifer D Hundy

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PQL	TLS
DC	ENF
APP	
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04 MAR 2002	
COPIES TO	ACK:
	FILE:

2/24/2002

16 Burnt Oak,
Finchampstead,
Wokingham,
Berks. RG40 4UQ

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

1st March 2002

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

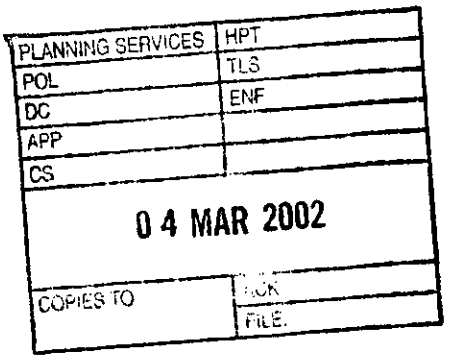
Yours faithfully,

L M Ghosh (Mrs.)

P. Ghosh

D A. Cross

13 February 2002



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

C. Jacobs

PLANNING SERVICES	HPT
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0 4 MAR 2002	
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13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Please refuse this application.

Yours faithfully,

2/24/2002

PLANNING SERVICES	HPT
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	FILE:

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

Yours faithfully,

Miss E. A. CHURCH

2/24/2002

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

For the attention of Natalie Brown, Development Control Officer.

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Application Number: C 2002 5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham

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Please refuse this application.

Yours faithfully

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COPIES TO	ACK:
	FILE:

2/24/2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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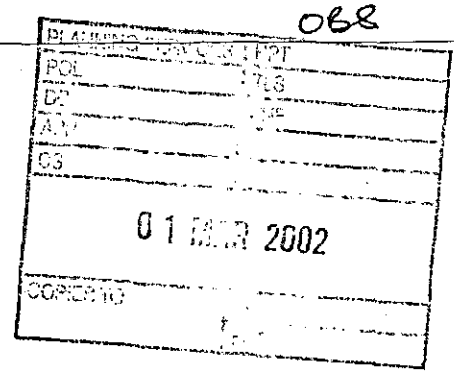
Please refuse this application.

Yours faithfully,

Ian Jordan

068



I did not see until 7/3

From: WebComments@wokingham.gov.uk
Sent: 01 March 2002 11:26
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

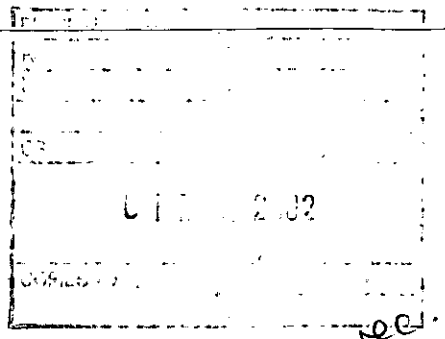
NatureofEmail: Object
ApplicationNumber: F/2002/5713
Correspondent_FullName: M.D.Shelton
Correspondent_StreetAddress: 453 Wokingham Road
Correspondent_Address2: Earley
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 7EL
Correspondent_Telephone: 0118-9617817
Correspondent_Email: mike_shelton@agilent.com

Comments:

I believe the 2 storey extension will block a large amount of light from my garden, and the overlooking bedroom window will invade my privacy

Ian Jordan

OBS



I did not see until 2/3.

From: WebComments@wokingham.gov.uk
Sent: 01 March 2002 13:19
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2002/5828
Correspondent_FullName: Simon Ryeland
Correspondent_StreetAddress: Denmark Court
Correspondent_Address2: 17 - 18 Market Place
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 1AL
Correspondent_Telephone: 011 9794500
Correspondent_Email: simon.ryeland@principal-dynamics.co.uk

Comments:

For a previous planning application for these premises, I did raise some comments / concerns about the proposal.

My business is based only 50 yards or so from the premises in question. As a Call Centre business, our offices are heavily manned, primarily by female staff from 9am to 9pm each week day.

Therefore, at about 9-9.15 pm each evening, we have a large group of mainly female staff leaving our office. My comment / concern relates to the likely clientele of the business that will occupy the premises in question and whether it creates any additional security / safety risk to my staff

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2/24/2002

Mr & Mrs D. Clough
7, Mornington Avenue
Finchampstead
Wokingham
Berks.
RG40 4UE

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

2/24/2002

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

For the attention of Natalie Brown Development Control Officer.

Dear Sir,
Application Number: F 2002 5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Wokingham.

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(2) I believe this current application for a two-storey house with eight habitable rooms and garage is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

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Please refuse this application.

Yours faithfully,

0118 9733380.

A & P.M. WILDING
15 MORNINGTON AVENUE
WOKINGHAM. BERKS
RG40 4UE

PLANNING CONTROL
PCL
DC NAB
APP
CS
01 MAR 2002
COPIES TO

28.02.02

RE: PLANNING APPLICATION. F/2002/5807
RD. 24-26 NGL

Dear Sirs, I ~~wish to record~~ an objection to the above application.

Despite assurances from our councillor to the contrary, application for a property on the opposite side of Nashgrove Lane was eventually granted after several applications had been rejected. Now, on top of this some developer from another area, I believe, has the gall to pre-empt any application by clearing a site and then putting in a planning application for an even larger property on the opposite side of the road.

This narrow road is the main entrance (of 2) to Fernlea Estate and at certain times of day is as busy as any major road.

I can't imagine the chaos ensuing if building work took place when the usual array of building service vehicles plus workmans vehicles would clutter the whole of Nashgrove Lane and McCarthy Way - positively dangerous in fact very dangerous.

To prepare this site a green area has already been destroyed without reference to any residents. Recently the pavements have all been re-laid, no doubt at considerable council tax expense and would all be torn up again together with the road, for service supplies if building work were to take place.

Please note my objections.

Yours faithfully

A.P. Wilding

obs

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CS	
28 FEB 2002	
COPIES TO	ACK ✓
	FILE

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

[signature]

33 Tickenor Drive
Wokingham
Berks
RG40 4UD

OBS

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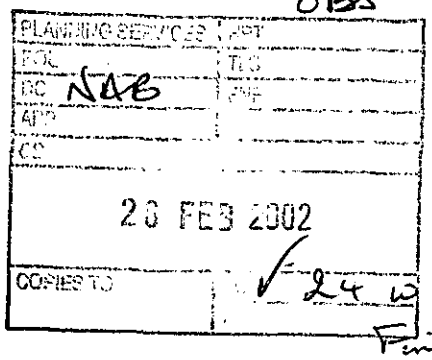
FOL | TLS
DC NAB | ENF
APP
CS

26 FEB 2002

COPIES TO | ✓ 24 Wild Brier
Finchampstead
Wokingham
Berks
RG40 4UL



13 February 2002

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Environmental Services Department,
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P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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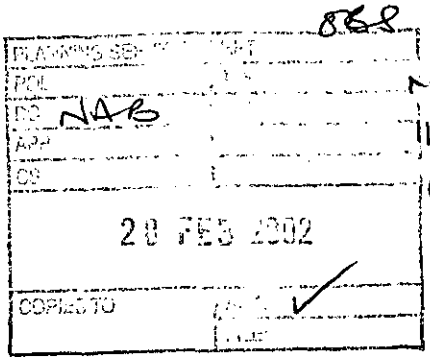
Please refuse this application.

Yours faithfully,

M. Finch

M FINCH



868

PLANNING SER... POL DC NAB APP CS 28 FEB 2002 COPIES TO

MRS J GRAINGE
14 CHALLENOR CLOSE
WOKINGHAM
BERKSHIRE
RG40 4UJ

2/24/2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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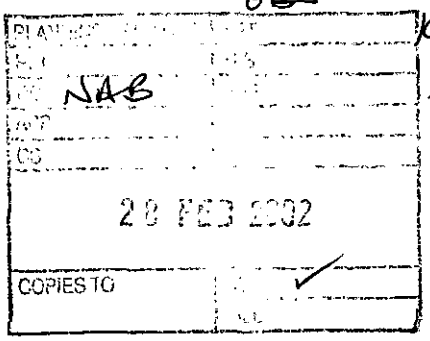
Please refuse this application.

Yours faithfully,

J.E. GRAINGE

068 Mr & Mrs T Dwyer
9, Radical Ride
Finchampstead
RG40 4LH



2/24/2002

27/2/02

I did not receive until 6/3

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

D. A Dwyer

9 Radical Ride,
Finchampstead,
Wokingham,
Berkshire,
RG40 4LH.

13 February 2002

OBS

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20 FEB 2002

I did not rec. until 6/3

Wokingham District Council.
Environmental Services Department
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

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Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

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Please refuse this application.

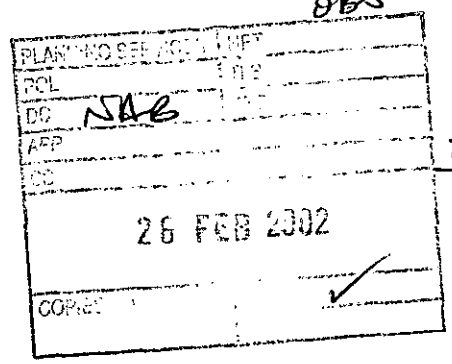
Yours faithfully,

J.D. Ismail

T.A. Ismail

13 February 2002

OBS



35 The Spinney
Finchampstead
Wokingham.
Berks
RG40 4UN.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

I did not rec. until 6/3

For the attention of Natalie Brown. Development Control Officer.

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Please refuse this application.

Yours faithfully,

Mr and Mrs N. Duncan

92, McCarthy Way, Finchampstead, Berkshire, RG40 4UB

OBS

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28 FEB 2002	
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26 February 2002

Natalie Brown (Case Officer)
Planning Dept
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

I did not rec. until 6/3.

Dear Sir

Planning Application F/2002/5807

In relation to the above application I would firstly like to express my extreme anger at the way the landowner has cut his fence in half and exposed an unsightly rubbish tip to local residents and passers by. Is this a responsible way to protect the environment? Does he now think all the residents of the Fernlea estate would prefer to see a house built on the land?

To give planning permission for any type of dwelling would seriously undermine any confidence the local residents have in the council planning department. Quite simply, the slip road into McCarthy Way needs to be free of parked traffic to allow easy, safe access/exit to and from the estate for 450 residents. Chaos is caused when one car is left in this road. To have cars parked outside a dwelling would seriously increase the chance of an accident with a "blind" corner in near proximity.

Recently planning applications were made to build a house on land directly opposite this application. The council know the strength of opposition for that application. Decent citizens who pay a considerable council tax are fed up with these "grab a quick profit" developers. Please protect our safe slip road, show consideration for the residents of 82 & 84 McCarthy Way whose privacy is seriously compromised.

Yours in anticipation of a common sense decision.

Yours sincerely

N. Duncan

Mr N. Duncan

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FILE:

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

Eileen Hewins
6 Wild Briar
Wokingham
RG40 4HL

SMS

PLANNING SERVICES	HPT
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27 FEB 2002	
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	FILE:

12 BURNT OAK
WOKINGHAM
BERKS
RG40 4UQ.

13 February 2002

Wokingham District Council.
Environmental Services Department
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

E.A SHORTELL

805

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DC NAB | 2
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GS
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FILE:

MICHAEL WEBSTER
128 McCARTY WAY
WOKINGHAM
BERKS
RG40 4WB.

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

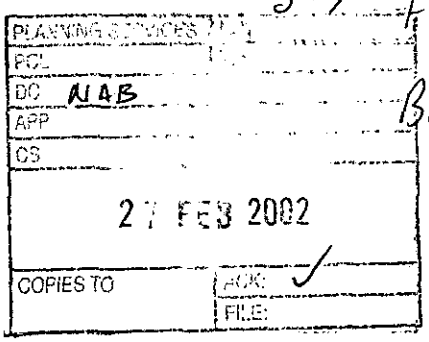
Yours faithfully,

M. Webster

MICHAEL WEBSTER.

2 Willowdale
SNS Finchampstead
Berks RG40 4UF

13 February 2002



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

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Please refuse this application.

Yours faithfully,

Ivan Kileff

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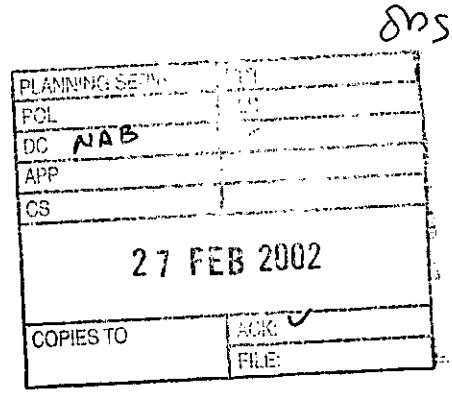

13 February 2002

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Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

2. Jerrymoor Hill
Finchampstead
Berks.

ons

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APP	
CS	
27 FEB 2002	
COPIES TO	ACK 7
	FILE:

Radical Ride
Wokingle
Berks
RG40 4UH.

Aplication
No. F/2002/5807

Dear Sirs,

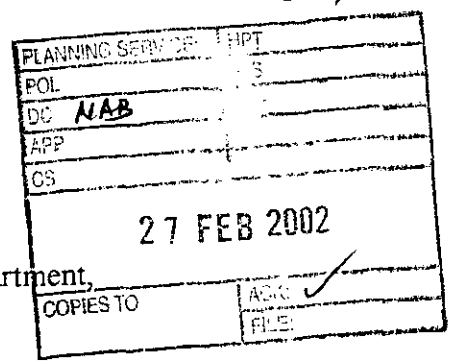
We would like to object very strongly as it is an accident waiting to happen. The road is two narrow plus far too much traffic.

Spoiling the area by putting a house on every spare bit of land where will it end.

Yours faithfully
BSS & PM Blackshe

8N5

Mr + Mrs. A.J. Spashett
22 Mornington Avenue
Finchampstead
Berks RG40 4NE



13 February 2002

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P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

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COPIES TO	ACK:
	FILE:

13 February 2002

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

Mr S. Chater

13 February 2002

OBS

NAB

26 FEB 2002

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NO NAME/ADDRESS

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

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Please refuse this application.

Yours faithfully,

088

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A&P	
CS	
26 FEB 2002	
COPIES TO	

NO NAME/ADDRESS

13 February 2002

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Environmental Services Department,
Planning Services,
P.O.Box 157,
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Wokingham,
Berkshire.
RG40 1WR

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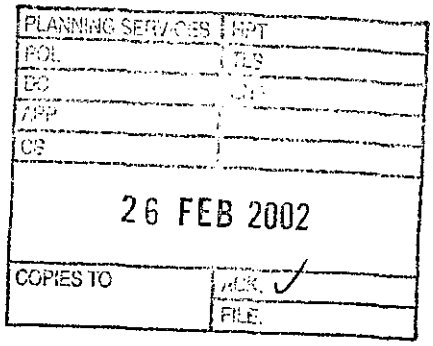
13 February 2002



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Shute End,
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Berkshire.
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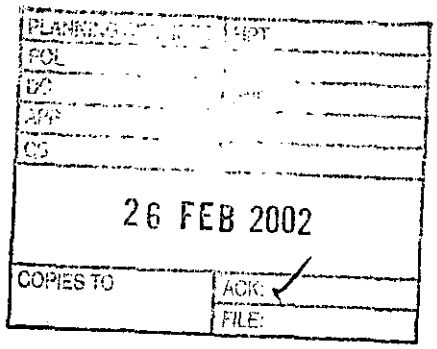
Chemaathi (Catherine Remaiste)
66 McCarthy Way
Finchampstead
RG40 4WA



13 February 2002

PLANNING ... | HPT
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26 FEB 2002
COPIES TO | ACK: ✓
FILE:

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

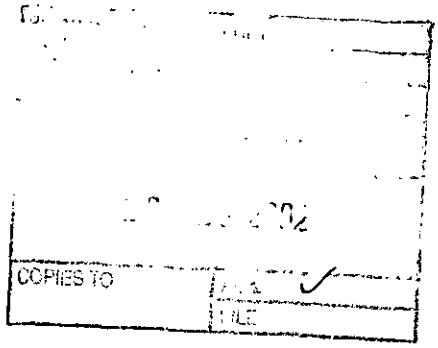
Please refuse this application.

Yours faithfully,

Malcolm Hall

40 McCarthy Way
Wokingham

I have objected repeatedly to developments in the general area of the application identified above. This letter reflects my earlier concerns.
Please put a stop to this work.



77 McCarthy Way
Finchampstead.
Wokingham.
RG40. 4UA.

22 Feb 02.

Dear Natalie Brown

Application F/2002/5807.

I wish to make an objection against the dwelling being built in McCarthy Way. As its the ~~remain~~ access to Nashgrove Lane from the estate I feel it would be quite dangerous to have a building facing onto that piece of road, both for the school children that gather in that road & other pedestrians that use that piece of road. The vehicle that would come with the residence would be parked on the pavement probably, like a lot of other vehicle are, causing this danger. Unless 'all the time' double yellow lines were placed on the road Although its only a couple of vehicle probably can the infrastructure take it, congestion in the rush hour is already high, 35 mins for a usual 5 min journey from here to Tesco in the morning, we really don't need it.

We should all strive to safeguard the wildlife in our district by keeping trees & bushes for them to thrive in. but this applicant has prevented the approval by cutting down the trees & hedgerows with in the ~~area~~ area. so he should be made to put them back if he ~~loses~~.

Yours faithfully

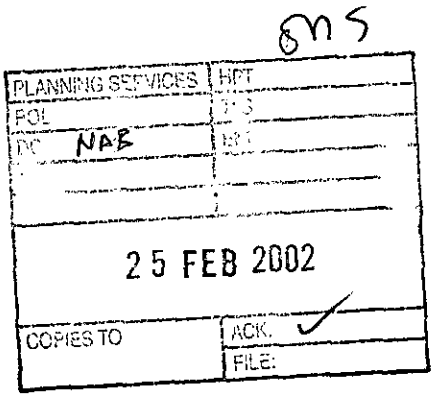
Miss. J. Ralph.

MR. G.H. & MRS. R.B. ARMITAGE

80, McCarthy Way,
Finchampstead,
Wokingham,
Berkshire.
RG40 4UA
England
georgearmitage@onetel.net.uk

23 February 2002

Your Ref: Natalie Brown.
F/2002/5807



Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Sirs,

Application Number: F/2002/5807. Land rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

In reply to your letter of the 6 February 2002, informing us of a proposal to erect one detached dwelling with integral garage on the above site. We ask that you take into account our following comments on this application before arriving at a decision.

(1) The site in question is directly opposite one of similar size which was the subject of five planning applications over the period March 1999 to March 2001. The application reference numbers were 99/69357/F, 31/03/1999 (a four bedroom detached dwelling of similar size to the current application). Refused.
99/70104/O, 20/07/1999. Refused and Dismissed on Appeal 1/02/00.
F/2000/1725, 21/06/2000. Withdrawn 18/08/2002.
F/2000/2671, 20/10/2000 for a two bedroom detached Bungalow, with five habitable rooms and single garage. Refused, then granted on Appeal 22/06/01. The appeal pro forma for the latter application was submitted on 12/02/2001. In March 2001 another application (we do not have the reference number, only the drawing number, 04, job no: 2295, dated March 01, prepared by W.M.Graham Associates for Mr&Mrs Dean) was submitted for a bungalow of a design almost as that of application F/2000/2671. Except that there was no garage and most

importantly a roof pitch of 17 to 18 degrees instead of the previous minimum of 32 degrees.
We asked the planning development Manager; John Mitchell why this application should be submitted before a decision had been reached on the appeal. He explained that it was to establish a fallback position in case the appeal was dismissed.
We have since learned that this drawing was included with the documents presented to the Inspector at the appeal hearing and that it could have influenced the inspector's decision if the subject had been raised.

(2) The proposed dwellings size and design are such, that it would; in our opinion, if built, be a monstrous construction in relation to the adjacent properties, including the small bungalow that will be built directly opposite.
The front elevation would be 27 metres from our patio windows. The footprint is 145 square metres and the height to the ridge of the roof is 8.80 metres. The height to the eaves is 5.50 metres (the height of our eaves is 4.70 metres).
From our front and side windows, also our garden, we would be able to see the front and east facing side elevations of this proposed dwelling, an area of ***204 square metres*** that would overlook, completely dominate and overshadow our property. For many months of the year, we would also suffer loss of sunlight. People living in the proposed dwelling would be able to easily look through our windows and into our garden. For us to plant trees on our southern boundary to act as a screen would deprive our house and garden of sunlight. This is therefore out of the question.
These points alone constitute an exceptional loss of amenity and privacy.

(3) This proposed dwelling would be entirely inappropriate in terms of its relationship with adjoining sites, ***with particular reference to loss of privacy, loss of daylight and visual impact on adjacent neighbours to the North, East and West of the site; also, to some extent those to the Southwest.***

(4) Last month the developer removed all but two trees and all bushes on the site, possibly to try to avoid being subjected to the conditions regarding trees that the Planning Inspectorate imposed when allowing the appeal on the site opposite (F/2000/2671), along with other significant conditions. We believe the developer putting forward this application is involved with the development of the site opposite.
The removal of these trees, which beforehand were part of established gardens, is nothing short of vandalism and another significant loss of amenity to all local residents. It should be noted that the developer has not put forward any plans to landscape the site after construction, nor to plant any trees to replace at least some of those that were removed.

(5) The site entrance is directly opposite the entrance to the site where the bungalow (F/2000/2671) will be built. These entrances are very close to the "T"

junction with McCarthy Way proper. The traffic from most of the 450 houses on Fearnlea Estate uses this road and we must express, yet again, our concern that this development will result in accidents. It is inevitable that vehicles will park in front of this proposed dwelling and the bungalow yet to be built, forcing traffic to the wrong side of the road immediately before the junction. Will anybody listen this time?

(6) The dimensions of this site are 17.00 metres wide x 24.50 metres deep.

The dimensions of the site directly opposite (F/2000/2671) are
18.50 metres wide x 27.90 metres deep.

It seems ludicrous to us that the (same) developer should even consider asking for planning permission for such a huge dwelling, when after submitting five applications he was only given permission, on the second appeal; to build a small bungalow only 20 metres away on a larger site.

We suggest that the case officer should carefully study the papers concerning the previously mentioned five applications to build on the site opposite this one. In particular the conditions laid down by the Inspector in granting the appeal Ref: APP/X0360/A/01/1059239-Rear of 30-32 Nash Grove Lane. In addition, the application for a bungalow with a 17-degree pitch roof and no garage.

We feel that our comments would be more clearly understood if the case officer could take the time to view the site in question from our property, so as to appreciate to the full the impact this proposed development would have on us.

Yours faithfully

G.H. Armitage R.B. Armitage.

Mr. G.H.Armitage. Mrs. R.B.Armitage

Miss J Hanif
84, McCarthy Way, Wokingham, Berkshire, RG40 4UG

8VS

PLANNING SERVICES	
POL	TLS
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CS	
25 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

Natalie Brown, Development Control Office
Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157, Shute End,
Wokingham, Berkshire.
RG40 1WR

20th Feb 2002

Dear Ms Brown,

Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

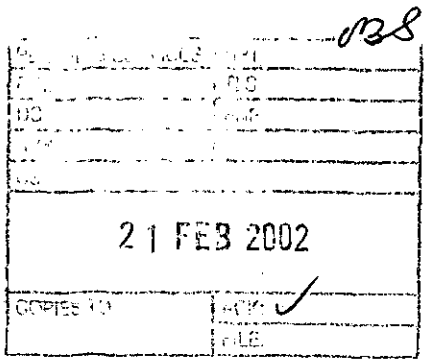
(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

J. HANIF



Adrian Slade
22 Jerrymoor hill
Finchampstead
Wokingham
Berkshire
RG40 4UG

20/02/2002

Ref: F/2002/5807

Dear Ms. Brown,

I am writing to protest the planning application for a single dwelling to the rear of numbers 24 & 26 Nashgrove Lane.

The concerns I have are the same as I rose against Application F/2000/2671 (land to rear of No 30 & 32 Nashgrove) by the same builder.

The entrance to the estate via McCarthy way is the main one to an estate of 500 houses, the other entrance being further down Nashgrove and heavily restricted with parked cars on both sides of the road.

It causes chaos if ever there is a service vehicle (Gas/BT/SEB) parked on that section of road, there are already severe congestion problems just getting out onto Nashgrove lane in the mornings. To allow the possibility of having a car parked in that road would be incredibly naive planning and create a constant bottleneck.

What does concern me is the fact that it is the same builder applying for planning. This builder has gone to a great deal of effort to purchase this land (buying and selling No 24 (with smaller rear garden) and purchasing the rear garden from No 26) they seem very confident that planning will be given, especially after F/2000/2671 was refused!!!

The estate is already fully developed and mature, the residents of 500 houses will surely suffer increased traffic congestion and RTA risk if this planning application is granted.

If planning where to be considered, I would expect a strict covenant on the use of this land to be registered, a purchaser of the new property (or visitor to) could not park a vehicle of any type on this road, enforceable by council action (including removal)

Sincerely,

A.Slade

Allan & Val Buckland
11 Jerrymoor Hill Wokingham Berkshire RG40 4UG
Tele:- 0118 973 3934

BBB

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

PLANNING SERVICES	HPT
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21 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

18th February 2002

Dear Sir/Madam

Re: Planning Application –F/2002/5807
SAFETY HAZARD

I would like to protest against above mentioned planning application for a new property at the rear of 24 and 26 Nash Grove Lane Wokingham on the grounds that it would create a serious **SAFETY HAZARD.**

The proposed property would result in a driveway exiting on McCarthy Way which is the main access and egress route to the Fernlea Estate which has 450 houses.

In the past some 400 residents on the Fernlea Estate have signed petitions in protest against additional property in that particular location for the reasons listed below:-

1. The proposed house would be built in a road which is the Main Access Route into and out of the Estate which has 450 houses. That's a lot of cars going along this short stretch of road approximately 50 meters long.
2. BT has a phone connection point for the Estate in this small road. When one or two off their service vehicles are attending the connection point the traffic congestion is awful. There are also School Buses which now pick up and drop off children within 5 meters off the junction with Nash Grove Lane.
3. Any additional residents cars parked in this road would cause a serious **safety hazard**.
4. The area is already overdeveloped. All the roads in the locality are badly congested at all peak times.
5. The proposed house would overlook 4 / 6 other houses.
6. It could set a precedent for other similar developments in an already overcrowded area.
7. Consideration should be given to recreation facilities on any free space in this locality , especially for children, as the original builders of the Estate fell short of their commitment.

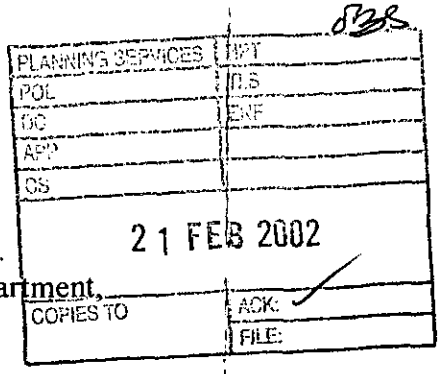
Please do not condemn the residents of this estate to a life of traffic **misery and danger.**

I hope you take the above into consideration and thank you in anticipation of your deliberations.

Yours sincerely

A F W B

14 February 2002



Mrs S. Perry
90 McCarthy Way
Finchampstead
Berks
RG40 4UB

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

S. Perry

Mrs. S. Perry

Not in my inbox until 22-27 Feb.

888

PLANNING SERVICES	HPT
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20 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 20 February 2002 10:59
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2002/5807
Correspondent_FullName: Adrian Slade
Correspondent_StreetAddress: 22 Jerrymoor hill
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: rg40 4ug
Correspondent_Telephone: 07712 487 133
Correspondent_Email: aslade@novell.com

Comments:

The entrance to the estate via McCarthy way is the main one to an estate of 500 houses, the other entrance being further down Nashgrove and heavily restricted with parked cars on both sides of the road.

It causes chaos if ever there is a service vehicle (Gas/BT/SEB) parked on that section of road, there are already severe congestion problems just getting out onto Nashgrove lane in the mornings. To allow the possibility of having a car parked in that road would be incredibly naive planning and create a constant bottleneck.

What does concern me is the fact that it is the same builder applying for planning. This builder has gone to a great deal of effort to purchase this land (buying and selling No 24 (with smaller rear garden) and purchasing the rear garden from No 26) they seem very confident that planning will be given... Do they have reason for this confidence? Am I wasting my time raising objections?

The estate is already fully developed and mature, the residents of 500 houses will surely suffer increased traffic congestion and RTA risk if this planning application is granted.

If planning where to be considered, I would expect a strict covenant on the use of this land to be registered, a purchaser of the new property (or visitor to) could not park a vehicle of any type on this road, enforceable by council action (including removal)

OBS not in my itray until 22 → 27 Feb

DO	
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19 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

26 Nash Grove Lane
Finchampstead
Wokingham
RG40 4HD
February 16, 2002

Application Number F/2002/5807

Dear Sirs,

We are writing in relation to the above planning application for a detached dwelling at the rear of 24-26 Nash Grove Lane.

We would like first to point out that the street elevation plan prepared by R.G.Butler & Associates is inaccurate. It shows our house to have a detached garage at the rear. In fact this was converted many years ago and is now part of the house. In addition, we have recently had a conservatory built at the rear of our house. We find it difficult to see how such an error could have been made accidentally, especially as a new conservatory on 82 McCarthy Way is shown.

We believe the size of the house planned is completely inappropriate given its proximity to the surrounding houses, including our own. The inaccuracies in the drawing mean that the distance between the proposed dwelling and the living accommodation of our house is less than half that suggested by the plan.

We are very concerned about loss of privacy. Our house and garden would be overlooked and the height and closeness of the planned dwelling would mean that the rear of our property would be completely overshadowed. We believe that the proposed development would severely limit the amount of sun reaching our garden in the mornings, indeed the level of light throughout the day would be significantly reduced.

When we sold the land at the bottom of our garden, we discussed the development plans with Mr. David Dean, whom we believe was acting as an agent for Winslow Homes. Mr.Dean categorically stated that the dwelling constructed on this plot would be similar in size and style to the one approved on the opposite side of McCarthy Way, that is, a single story dwelling with a low pitched roof. Although no documentary evidence of this conversation exists we believe that this does represent a verbal contract, and we therefore urge you to insist that a dwelling of this size is planned on the site.

We trust that, bearing in mind these points, you will reject this application.

Yours truly,

Paul Cockayne A. Cockayne

Paul Cockayne Mandy Cockayne

not in my intray until 22-27 Feb.

OBS

PLANNING SERVICES	HPT
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DC	ENF
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19 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

13 February 2002

MR & MRS D SANDS
91 McCARTHY WAY
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG40 4UB

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

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Please refuse this application.

Yours faithfully,

ALISON & DAVID SANDS

not in my in tray until 22-27 feb

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 17 February 2002 12:56
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

OBS

PLANNING SERVICES	
POL	TLS
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CS	

18 FEB 2002

	ACK ✓
	FILE

OBJ
NB

****

NatureofEmail: Object
ApplicationNumber: F/2002/5807
Correspondent_FullName: Paul & Mandy Cockayne
Correspondent_StreetAddress: 26 Nash Grove Lane
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG40 4HD
Correspondent_Telephone: 0118 932 8218
Correspondent_Email: pcockayne@talk21.com

Comments:

We would like first to point out that the street elevation plan prepared by R.G.Butler & Associates is inaccurate. It shows our house to have a detached garage at the rear. In fact this was converted many years ago and is now part of the house. In addition, we have recently had a conservatory built at the rear of our house. We find it difficult to see how such an error could have been made accidentally, especially as a new conservatory on 82 McCarthy Way is shown.

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We trust that, bearing in mind these points, you will reject this application.

not in my itray until 22-27 feb

088

PLANNING SERVICES	HPT
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COPIES TO	ACK: ✓
	FILE:

18 FEB 2002

F.A.O. Natalie Brown
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services, P.O.Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Trenarth
22-Nash Grove Lane
Finchampstead
Wokingham
Berkshire RG40 4HD

Tel: 0118 973 3792
14th February 2002

Application Number: F/2002/5807
Site Address: Land Rear of 24 – 26 Nash Grove Lane, Finchampstead, Wokingham
Proposal: Proposed erection of one 5-bed detached dwelling with integral garage

I refer to your letter of 6th February and yesterday's visit to your Reception desk to see the plans and other details in respect of the above development.

In regard to the proposed 2metre screen fence at the rear of the above development, I trust that it will be erected with care. Hopefully, it will be well clear of my 3ft high green chainlink renewed only just over six months ago.

Years ago, when the Jovial/Fisher properties were built at the rear of our gardens, screen fences were erected and our chainlink fencing has survived intact to this day, in spite of their screen fence being renewed several times.

Yours sincerely,

JP Davis

Mr. J. P. Davis

c.c. Mrs Gillian A Powell, Ratcliffe Duce & Gammer Solicitors,
86 Rose Street, Wokingham Berkshire RG40 1XU

not in my intray until 22-27 feb.

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18 FEB 2002	
COPIES TO	ACK: ✓
	FILE:

13 February 2002

38. Mornington Avenue
Finchampstead
Wokingham.
Berkshire.
RG40 4UE.

Wokingham District Council.
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

For the attention of Natalie Brown. Development Control Officer.

Dear Sirs,
Application Number: F/2002/5807
Site Address: Land Rear of 24-26 Nash Grove Lane, Finchampstead, Wokingham.

Further to your letter of the 6th February 2002, would you please take the following comments into account before a decision is made on this application.

(1) You should be aware that a similar application was made in March 1999 on land at the rear of 30-32 Nash Grove Lane, directly opposite the current application site. It met with very strong local opposition and was refused. Several other applications were made, refused, rejected on appeal, until finally a two-bedroom bungalow, with garage was refused and granted on appeal on 22nd June 2001, with conditions attached. Application No: F/2000/2671.

(2) I believe this current application for a two-storey house with eight habitable rooms and garage; is completely out of character with existing properties in every direction. The properties on all sides would be completely overshadowed by a dwelling of this size, while those to the front and rear would be overlooked and suffer loss of privacy. All would suffer loss of light.

(3) The developer, in January last, removed all but two of the many trees on the site. Thus destroying an amenity that residents have enjoyed for the last 30 years.

(4) The site entrance is exactly opposite the entrance to the site on which permission has been granted to erect a bungalow. At previous applications residents expressed grave concerns about the traffic hazard that would be created by site entrances so close to the "T" junction. This road carries 95% of the traffic from and to the 450 houses on Fearnlea Estate. Another site entrance at this location, with the inevitable parking of vehicles there will surely result in accidents. No one seems to listen. One only has to look at the only other entrance to the estate, Elgarth Drive, which is severely obstructed particularly at night by parked vehicles, close to the "T" junction with McCarthy Way to appreciate this point.

Please refuse this application.

Yours faithfully,

E J Parr

M. R. Parr

MR & MRS. E.J. PARR.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 19 February 2002

Location:	Land Rear of 24 – 26 Nash Grove Lane, Finchampstead.
Proposal:	Proposed erection of detached dwelling with integral garage.
Application Number:	F/2002/5807

In response to your consultation dated 6 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The oak tree in the rear garden of no. 82 McCarthy Way is fairly close to the proposed driveway, however it is not a large tree and has recently been reduced making it less visually important in the street scene. The tree will need to be accurately plotted on a plan in order to assess if damage will occur to the tree due to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

DATE: 06 February 2002

8 FEB 2002 DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5807

Proposal: Proposed erection of one detached dwelling with integral garage..

Site Address: Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Winslow Homes C/O R G Butler And Associates.

Your observations are required in respect of this application **by 02/03/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF

18 FEB 2002

COPIES TO	ACK
	FILE

Parish Council objects to this application because of overdevelopment of the plot and too near the corner of McCarthy Way for road safety

SIGNED: _____ DATE: 15.2.02

for Clerk To Finchampstead Parish/Town Council.

Date: 12 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5807

Location: Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

Proposal: Proposed erection of one detached dwelling with integral garage.

Applicant: Winslow Homes C/O R G Butler And Associates.

Case Officer: Natalie Brown

The new plans show the following: Street elevation on to McCarthy Way.
Drawing no: 521/2.

For information only.

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

1970

(RING ONE)

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

App No. F/2002/807 (Planaps) / (Ludhouse) Date Rec. 11 feb 2002

Location: land rear of 24-26 Nash Grove Lane

Parish Fitchampstead

Applicant:

Description of attached plans street elevation on to McCarthy Way

Drawing No's: 521/2

CONSULTEES

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

Please tick which of the following you wish consulted. FOR INFO ONLY

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 n/a

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 12.02.02

Yellow - Part One Copy
Green - Officer's Copy

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

PLANNING [illegible]	HP 5 2933
PCL	TLS
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[illegible]	
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11 FEB 2002	
COPIES TO:	ACK:
	FILE:

ADDITIONAL PLAN

5807

8 February 2002

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir/Madam

Re: Site rear of 24 and 26 Nashgrove Lane Wokingham F/2002/5807

Please would you attach drawing No 521/2 to the recent planning application submitted on 31 January 2002.

Yours sincerely

R G Butler

Natalie Brown

From: John Mullaney
Sent: 07 February 2002 16:06
To: Natalie Brown
Subject: LAND REAR OF 24-26 NASH GROVE LANE, FINCHAMPSTEAD F/2002/5807

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

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 February 2002

Application Number: F/2002/5807

Proposal: Proposed erection of one detached dwelling with integral garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 24 - 26, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Winslow Homes C/O R G Butler And Associates.

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 garage increased in size so that it has minimum internal dimension of 5m by 5m.

Signed: _____ **Print name:** ADAM 8/2/02

① ADDRESS 26 NASH GROVE LANE PARISH ~~[illegible]~~

PLOT No. ORD. SHEET No. SU.7965 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
~~155/59~~	~~MR B.J. HARRIS~~	~~BUNGALOW~~	~~11.11.59~~	~~APP.~~	~~C/~~
189/60	MR. L. WEBB	BUNGALOW	6.10.60	APP	C/A
PD/25/63	MR. H. NICHOLLS	GARAGE	21.2.63	APP.	N/
BR 2819	"	ROOF CONVERSION	17.6.75	APP.	N/A
02886	"	"	4.9.75	N/A	C/A
BR 4655	"	"	30.4.76	APP.	N/A
04639	"	"	10.6.76	N/A	C/A
BR 22644	MR. BROWN	S/ST. EXTENSION	14.5.84	APP	N/
21471	Mr D. Brown	S/St Extn.	28.6.84		C/
BR25639	"	CONV. GARAGE, NEW GARAGE +	2.12.85	APP	N/
24694	"	ALTS & APPS.	23.12.85		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 Lyndan

②

ADDRESS 26 Nash Grove Lane PARISH Finchampstead

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planni
F/2001/4412		Mr & Mrs Cockayne	S/st rear ext - conservatory	5.9.01		C/
F/2002/5807		Winslow Homes	Erect 1 dwelling & garage			

MINISTRY DECISION:

SPECIAL ORDERS:

ADDRESS 24 NASH GROVE LANE PARISH [illegible]

PLOT No. ORD. SHEET No. SU. 7965 (S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
155/59	MR. B. HARRIS	BUNGALOW	11.11.59	APP.
PD/105/61	B J HARRIS	GARAGE	23.3.61	APP.
BR 2477	MR. K. ARIGHT	PORCH	11.4.75	APP.
BR 12223	MR. B. HUNT	CARPORT	23.10.79	APP.
97/66196/F	Mr. & Mrs. Whitten	S/St. R. Ext.	23.9.97	REF
97/66651/F	"	S/St Rear Ext + loft Conv	12.12.97	CI
F/2002/5807	Winslow Homes	Erect 1 dwelling & garage		

Informal notice under Building act 1984 - FP/1998/7195

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

04 FEB 2002 5807

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 . . . . . R C Butler .

On behalf of . . . WINSLOW HOMES . . . . . .

Date . . . . . 31-01-02 . . . . . .

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

04.FEB.2002* 5807

1.	APPLICANT'S NAME	WINSLOW HOMES
	ADDRESS	15 NIGHTINGALE CRESCENT BRACKNELL
	POST CODE	RG12 3PY PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R.G. BUTLER & ASSOCIATES.
	ADDRESS	11 STRATHMORE DRIVE CHARVIL READING
	POST CODE	RG10 9QT PHONE 0118 934 3040
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	SITE AT REAR OF 24 & 26 NASHGROVE LANE WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW DWELLING + GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·044 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	521/1

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 ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
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.

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.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKS
CONCRETE TILES.

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.

2 SIDES & REAR - 2m SCREEN FENCE
FRONT 1m FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY.

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

NEW VEHICULAR / PEDESTRIAN ACCESS 2.7m OFF McCARTHY WAY

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	1 / 8 *	/ *	/ *
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.

£190

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 R C Butler ON BEHALF OF WINSLOW HOMES DATE 31-01-02

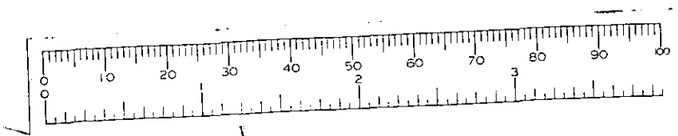
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Nº 82.

Nº 26 NASHGROVE LANE.



STREET ELEVATION ONTO McCARTHY WAY. WOKINGHAM.



ADDITIONAL PLAN

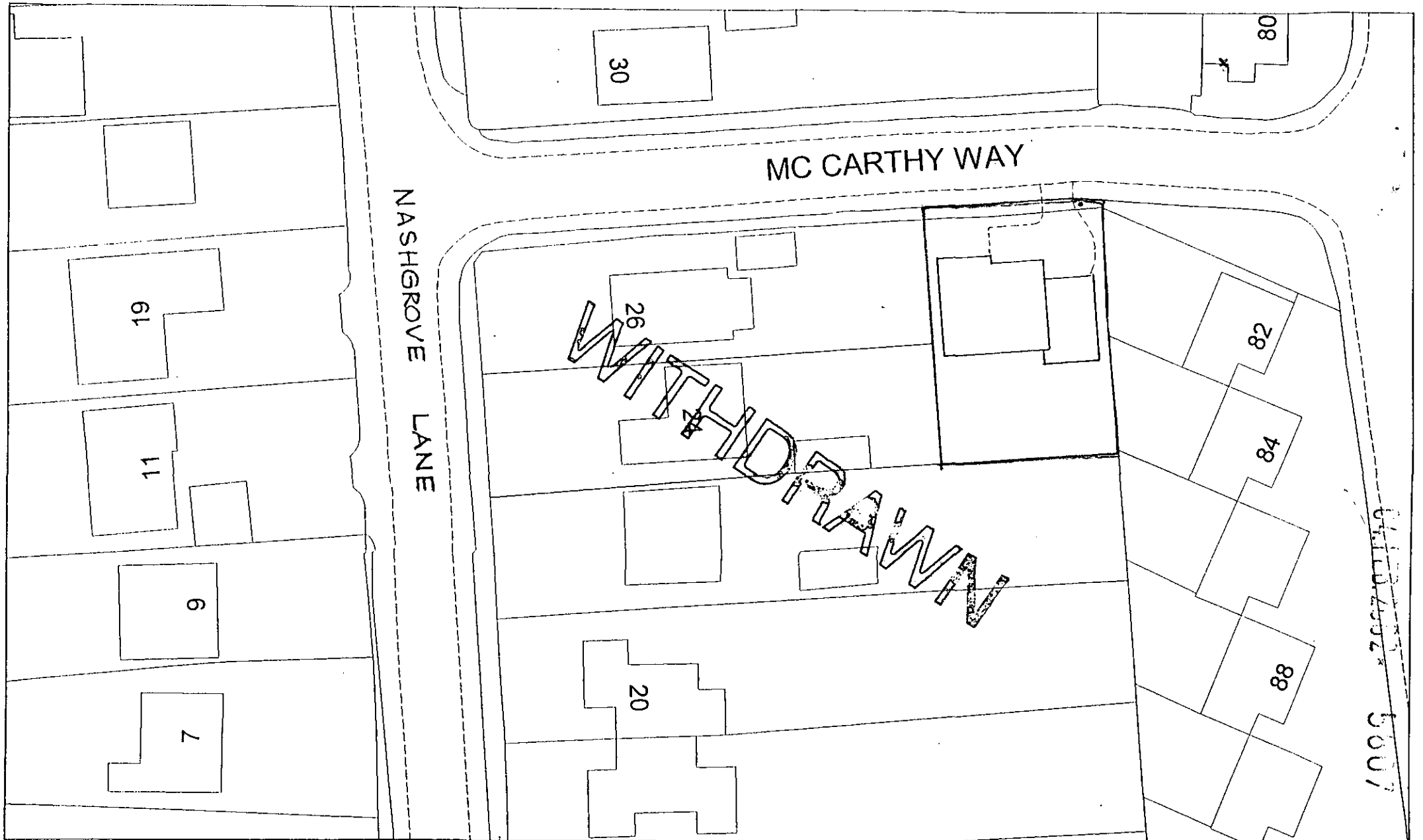
5807

PLANNING SERVICES
P/OL
DC
AFP
GS
11 FEB 2002
COPIES TO

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE. CHARVIL. READING
RG10 9QT. Tel/fax 0118 934 3040

PROPOSED DEVELOPMENT OFF
McCARTHY WAY TO REAR OF
24 & 26 NASHGROVE LANE
WOKINGHAM.

scale 1:200 drgn° 521/2
date Feb 02



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Site Plan
Scale: 1 to 500

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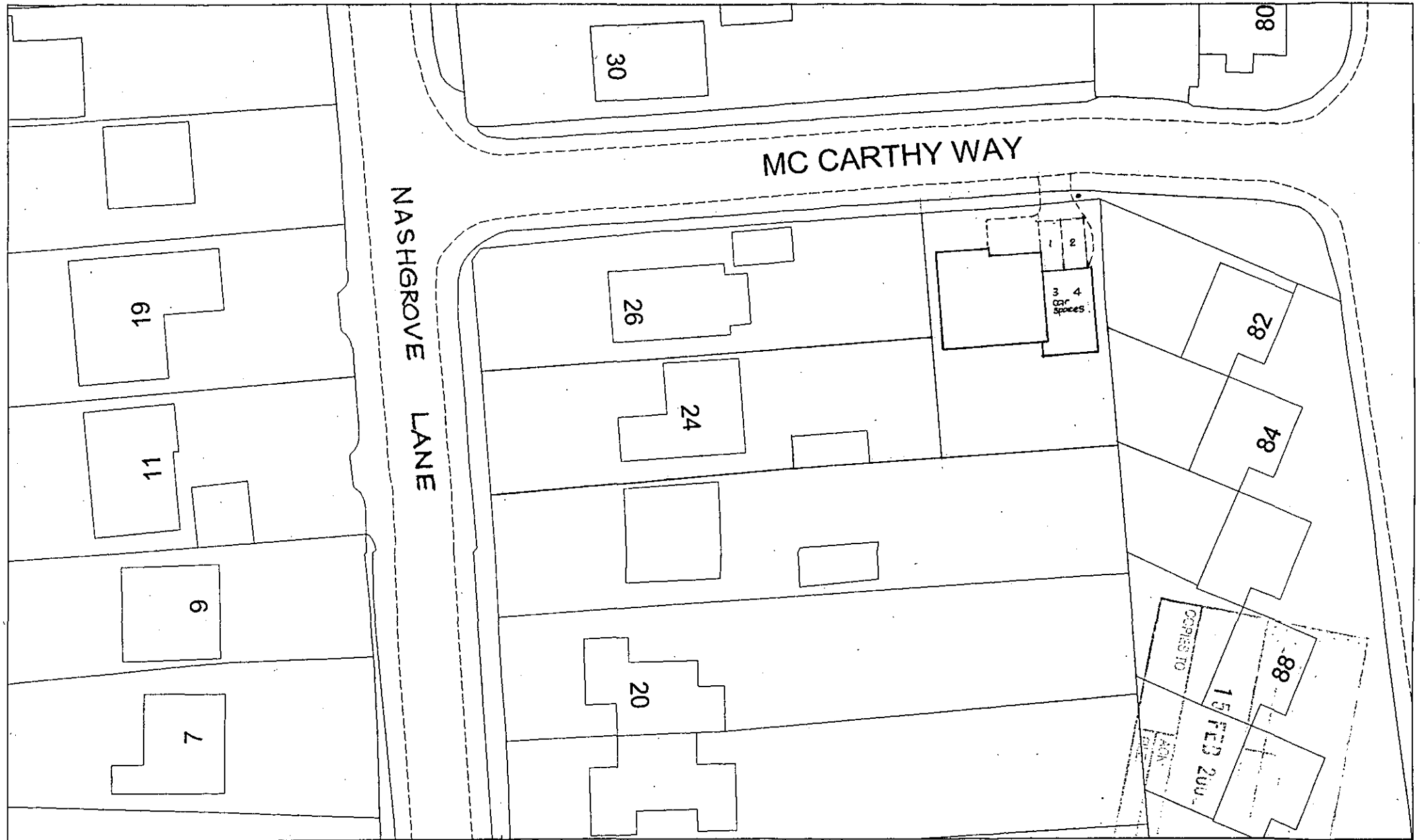

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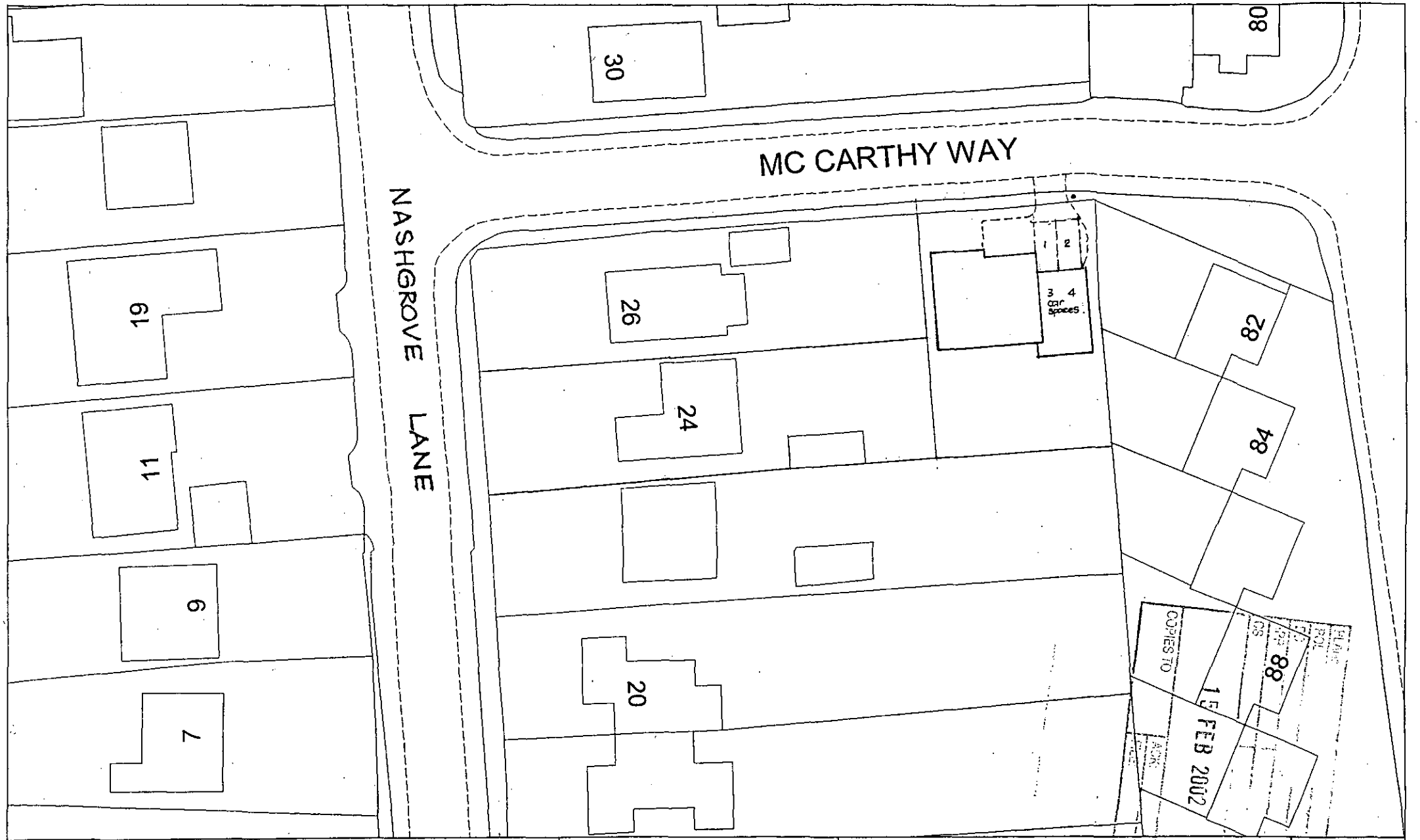

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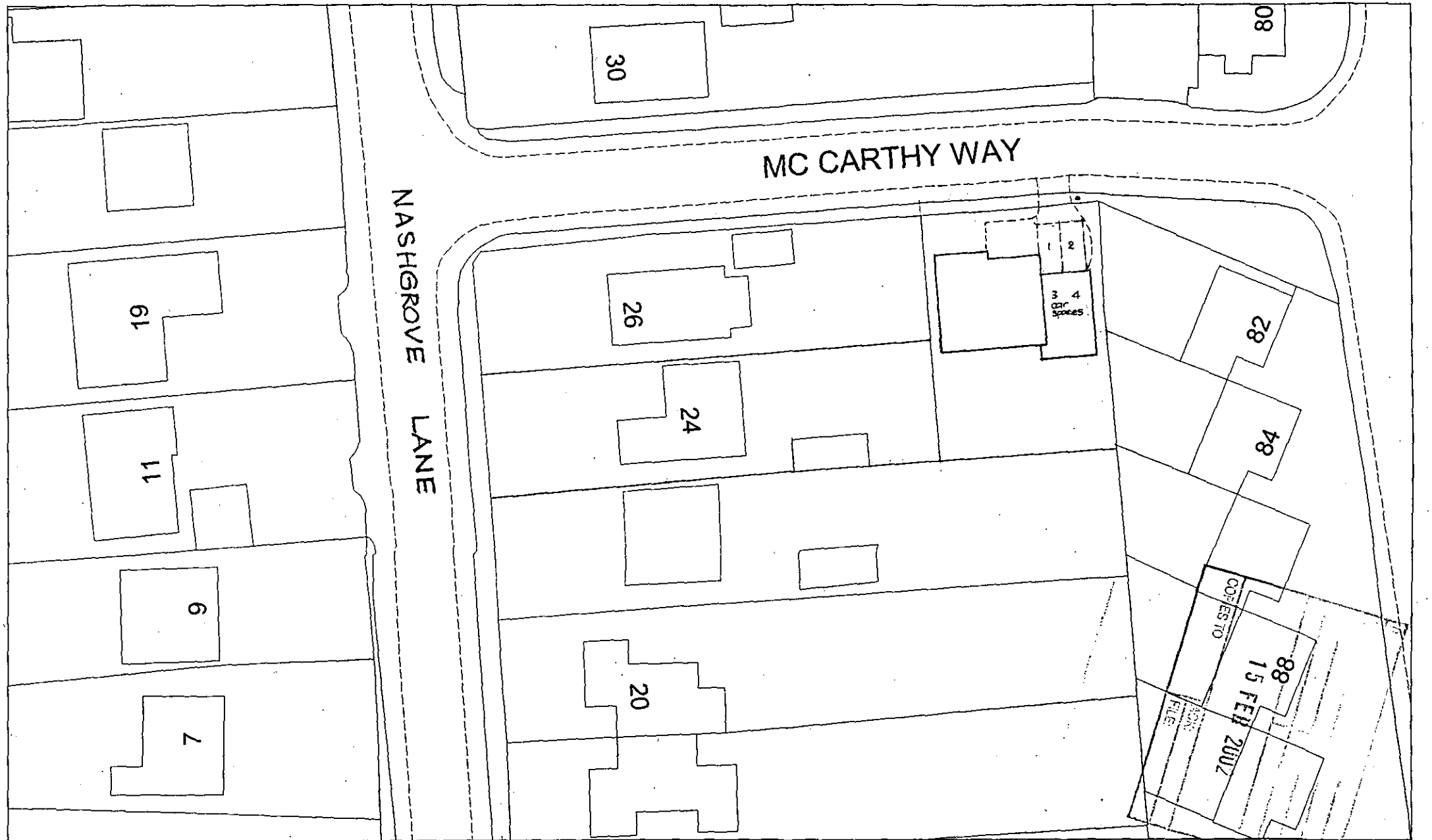

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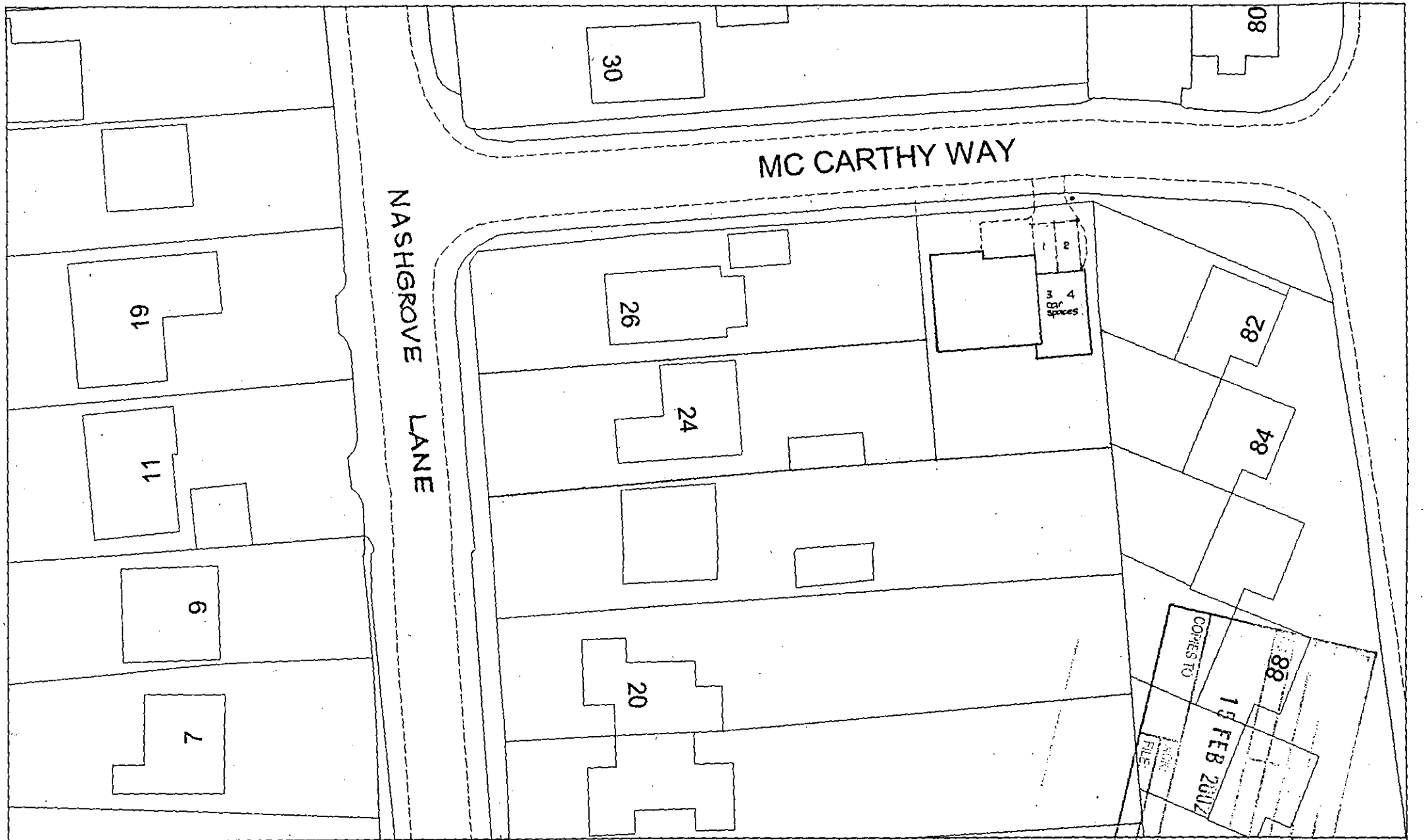

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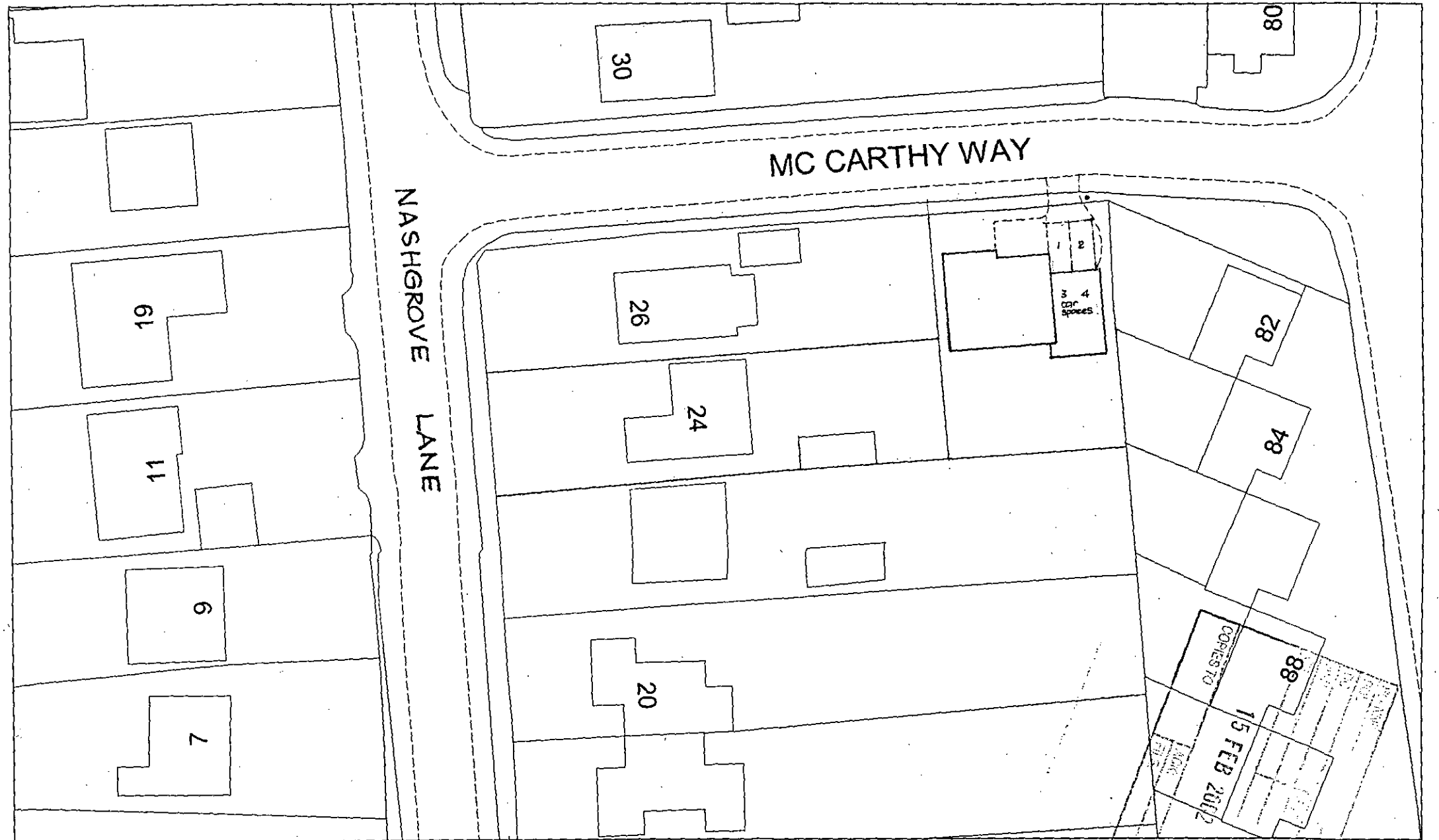

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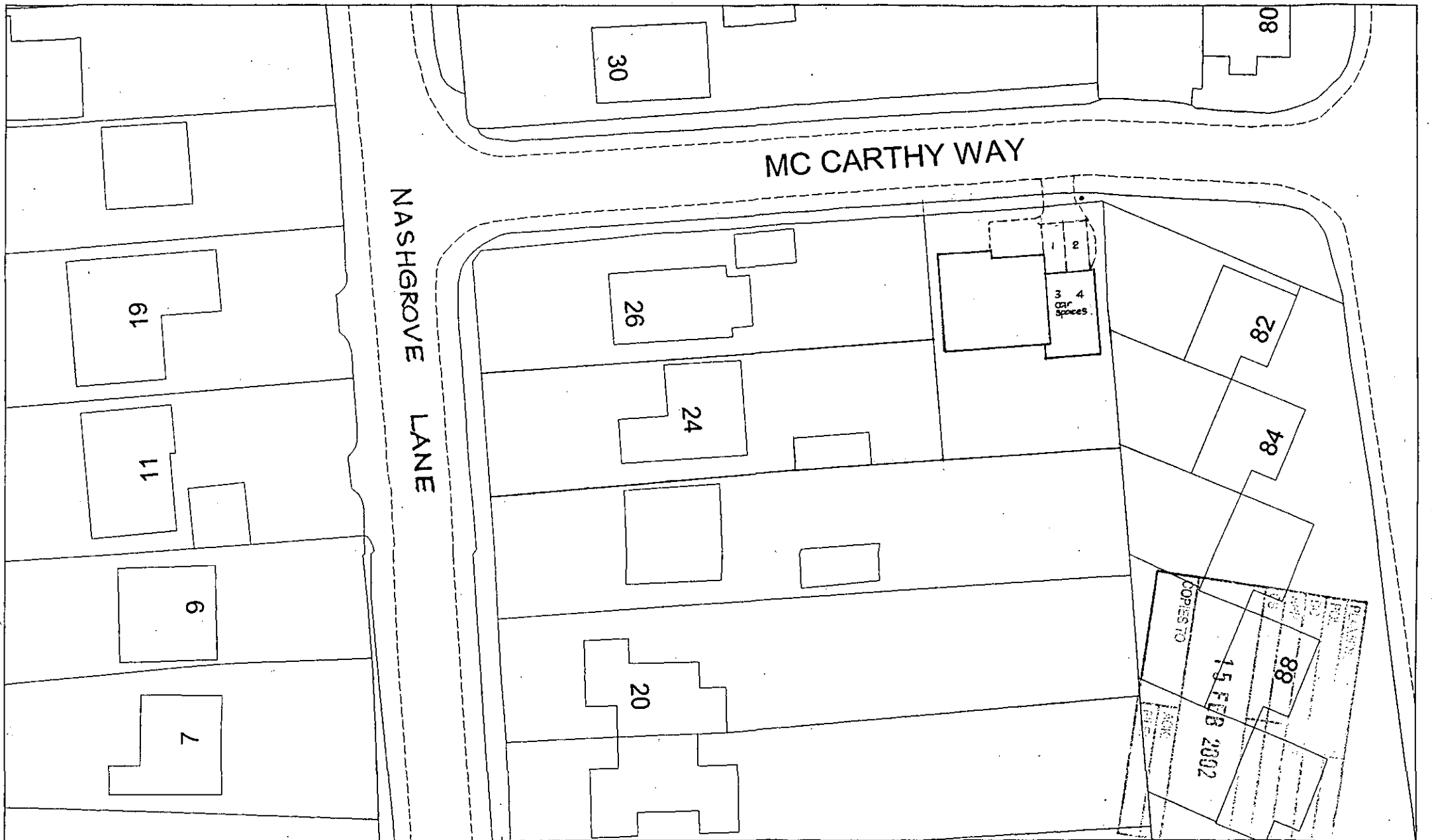

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Site Plan
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5415 top row. end of 1st sect.

5857 2nd row.

04.FEB.2002* 5607



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Development Control Section, Environmental Services, Wokingham District Council.

5 February 2002

Scale: 1 : 1250

N W E S