SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-28866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4245

LOCATION:
Broomfield Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Burgess C/O Michael Vaughton Associates

PROPOSAL:
Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

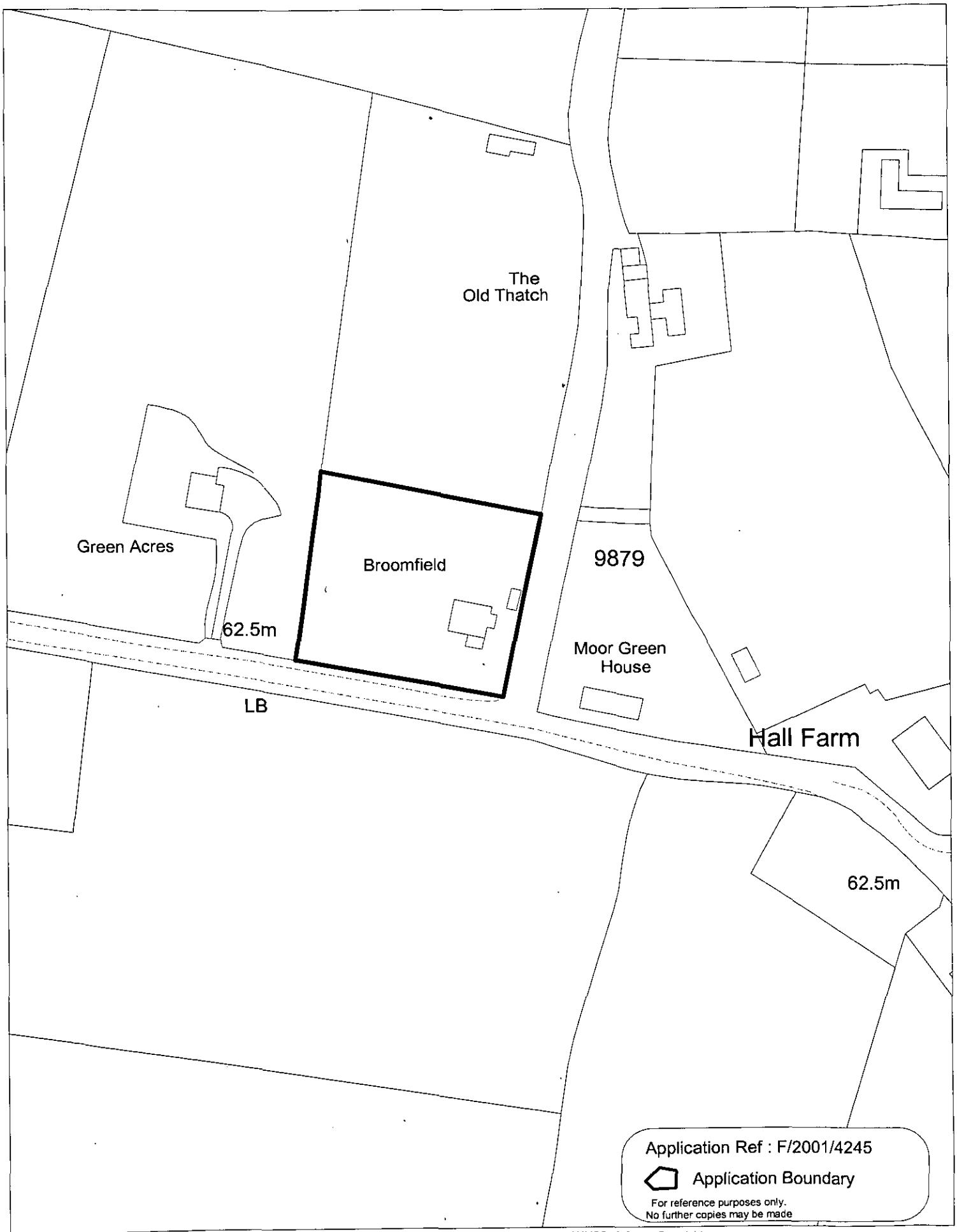
EARLIEST DATE FOR DECISION: **20/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/08/2001

CASE OFFICER: **Emy Circuit**

APPROVED

D 7



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Development Control Section, Environmental Services, Wokingham District Council.

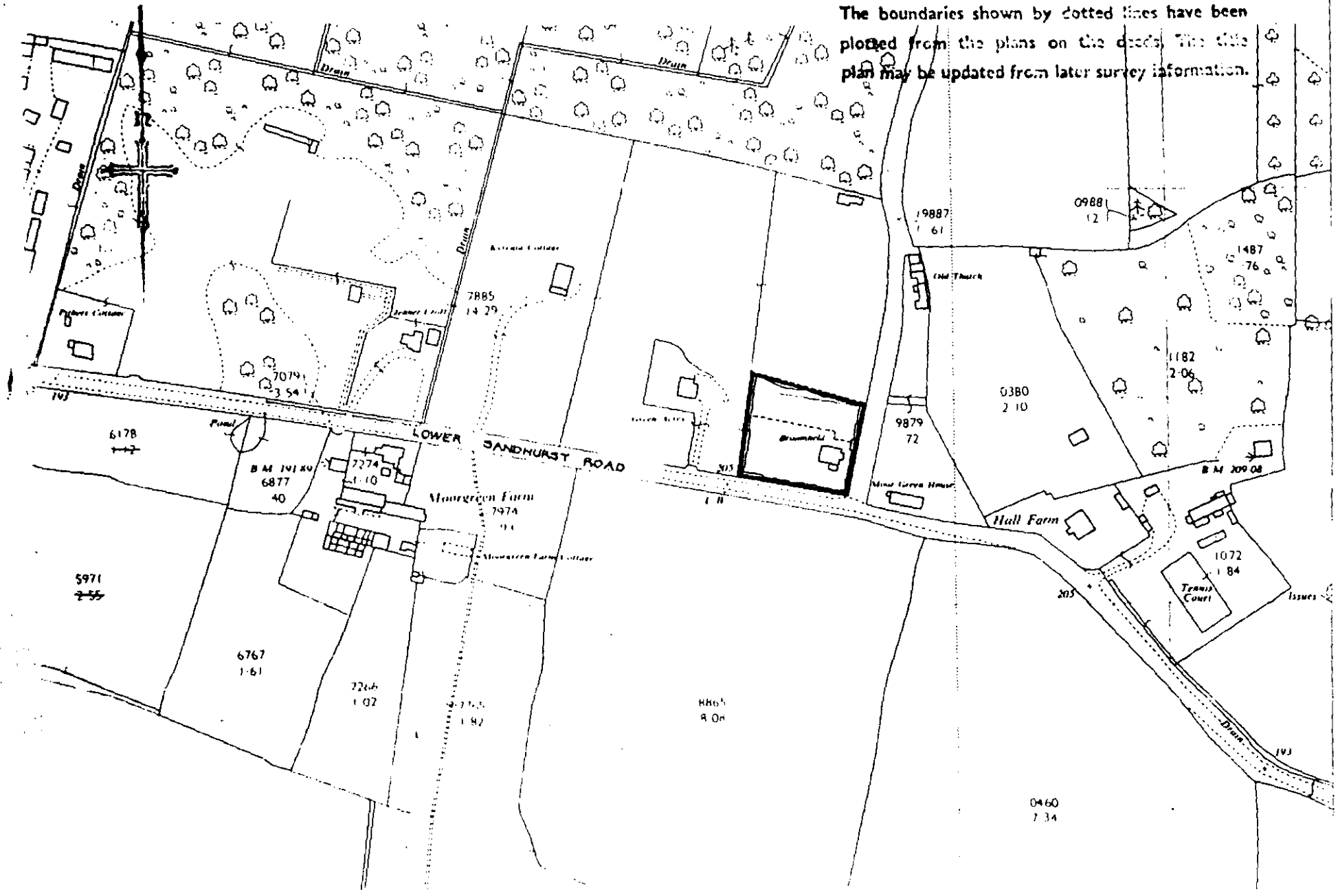
Scale: 1 : 1250

N
W E
S

ORDNANCE SURVEY PLAN REFERENCE	SU 8062	Scale 1/2500
COUNTY BERKSHIRE	DISTRICT ~~WOKINGHAM DISTRICT~~	© Crown Copyright

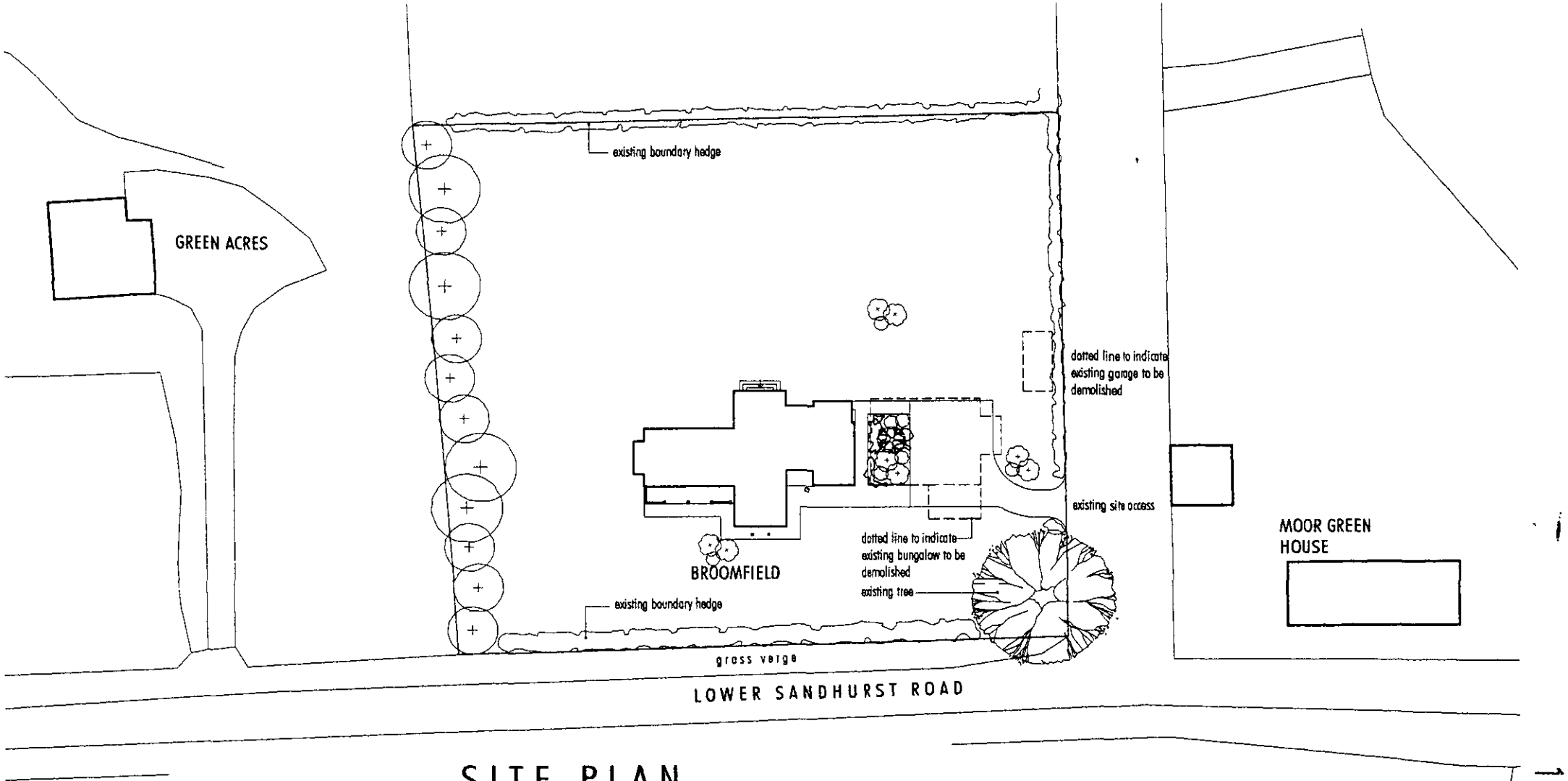
ADMINISTRATIVE AREA WOKINGHAM

The boundaries shown by dotted lines have been plotted from the plans on the deeds. This title plan may be updated from later survey information.



18 JUN 2001 * 4245

1430030004



SITE PLAN

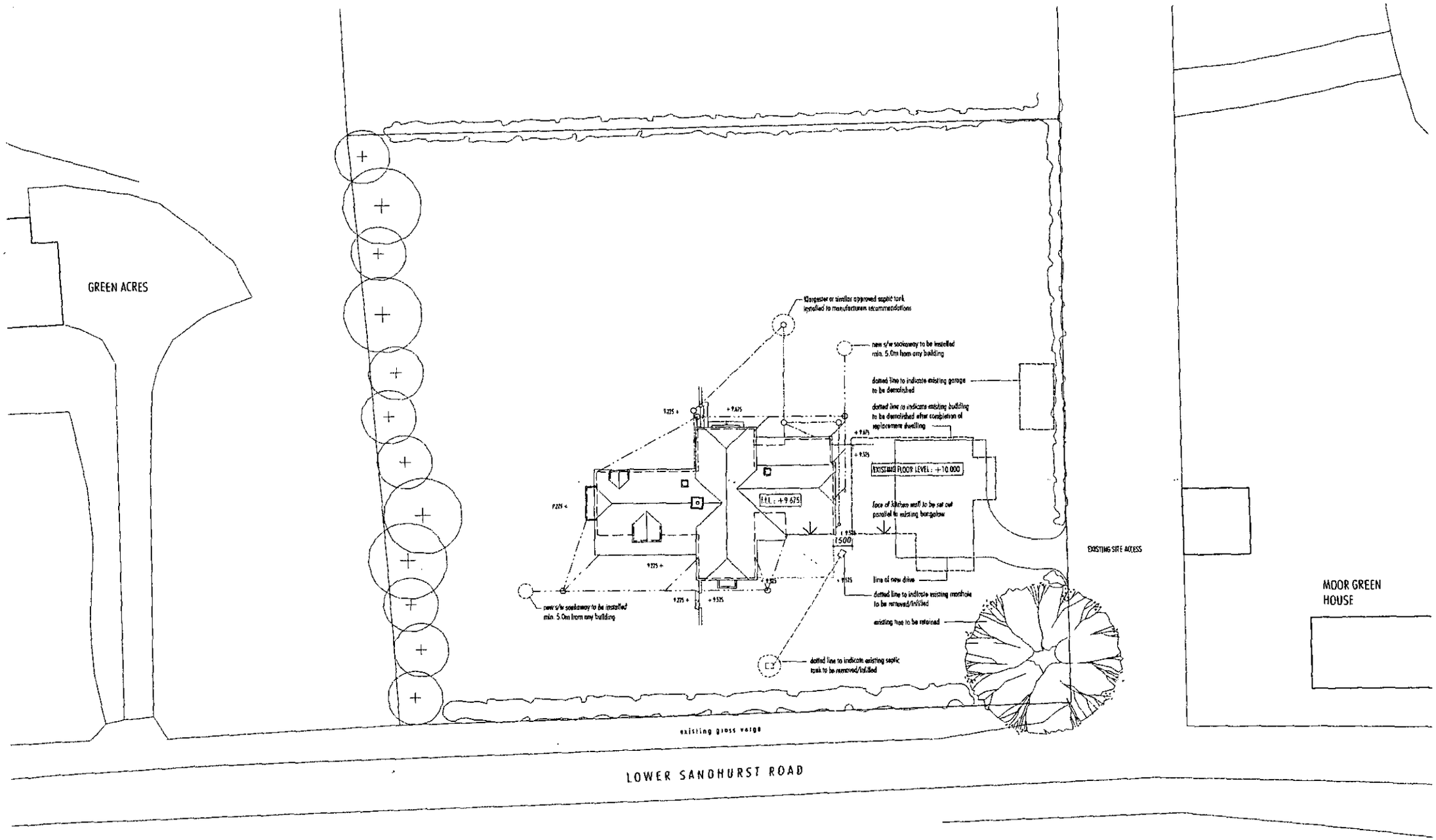
rev c 15/6/01 footprint amended

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:500	client MR & MRS BURGESS		
date 19/1/01	drawing SITE PLAN		
drawn AG			
job 2022	no. 2022-P05	rev C	

18. JUN. 2001 * 42415



SITE PLAN

A 9/4/01 levels added

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building *Regulations*

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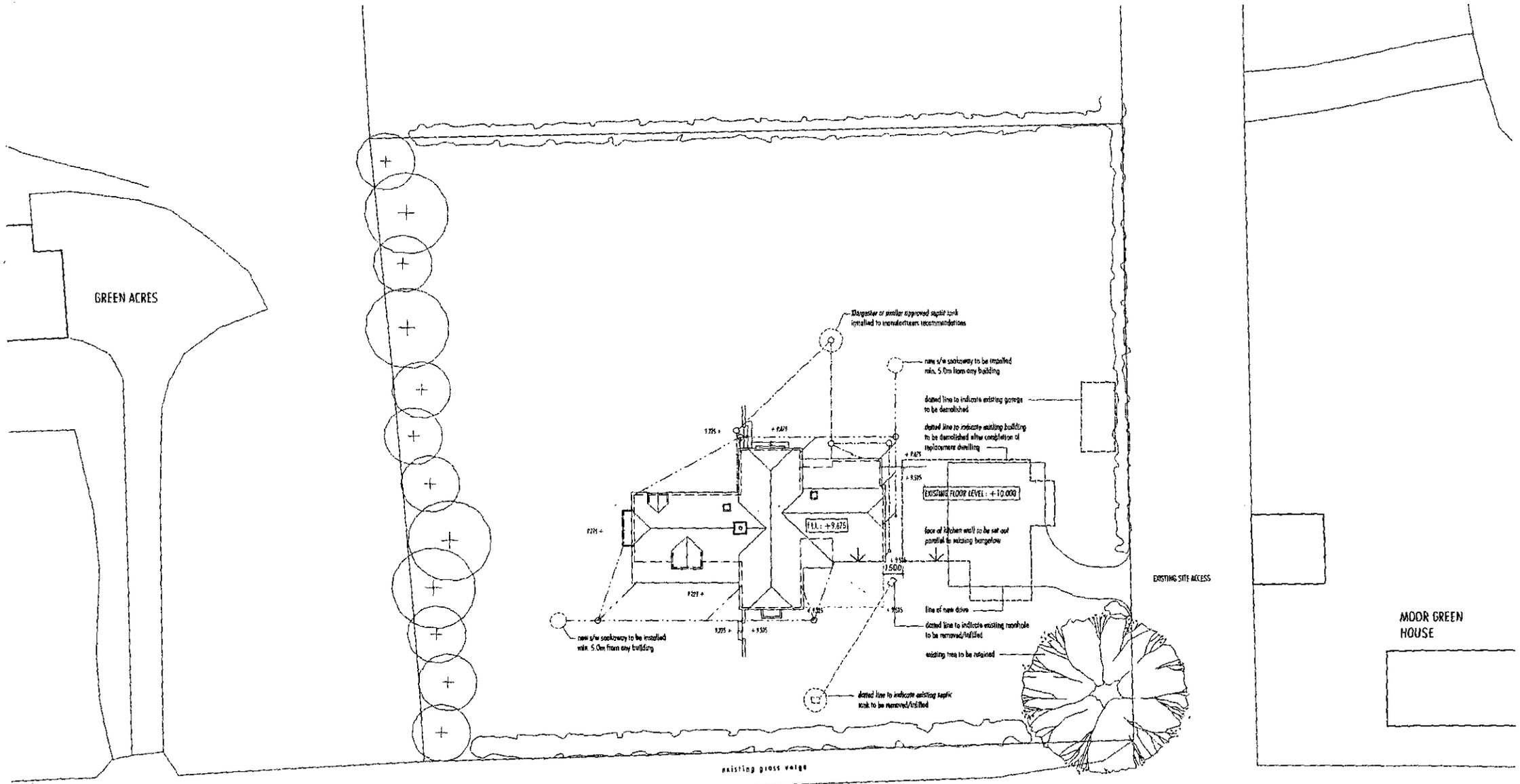
Michael Vaughton Associates
Rosary Mews, Crown Road, Wheatley, Oxon OX33 1UL. Tel: (01865) 873936

scale 1:200	client MR & MRS BURGESS
date 12/2/01	drawing SITE PLAN
drawn AG	
job 2022	no 2022 - W07 rev A

PROJECT
REPLACEMENT DWELLING
BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD



SITE PLAN

A 9/4/01 levels added

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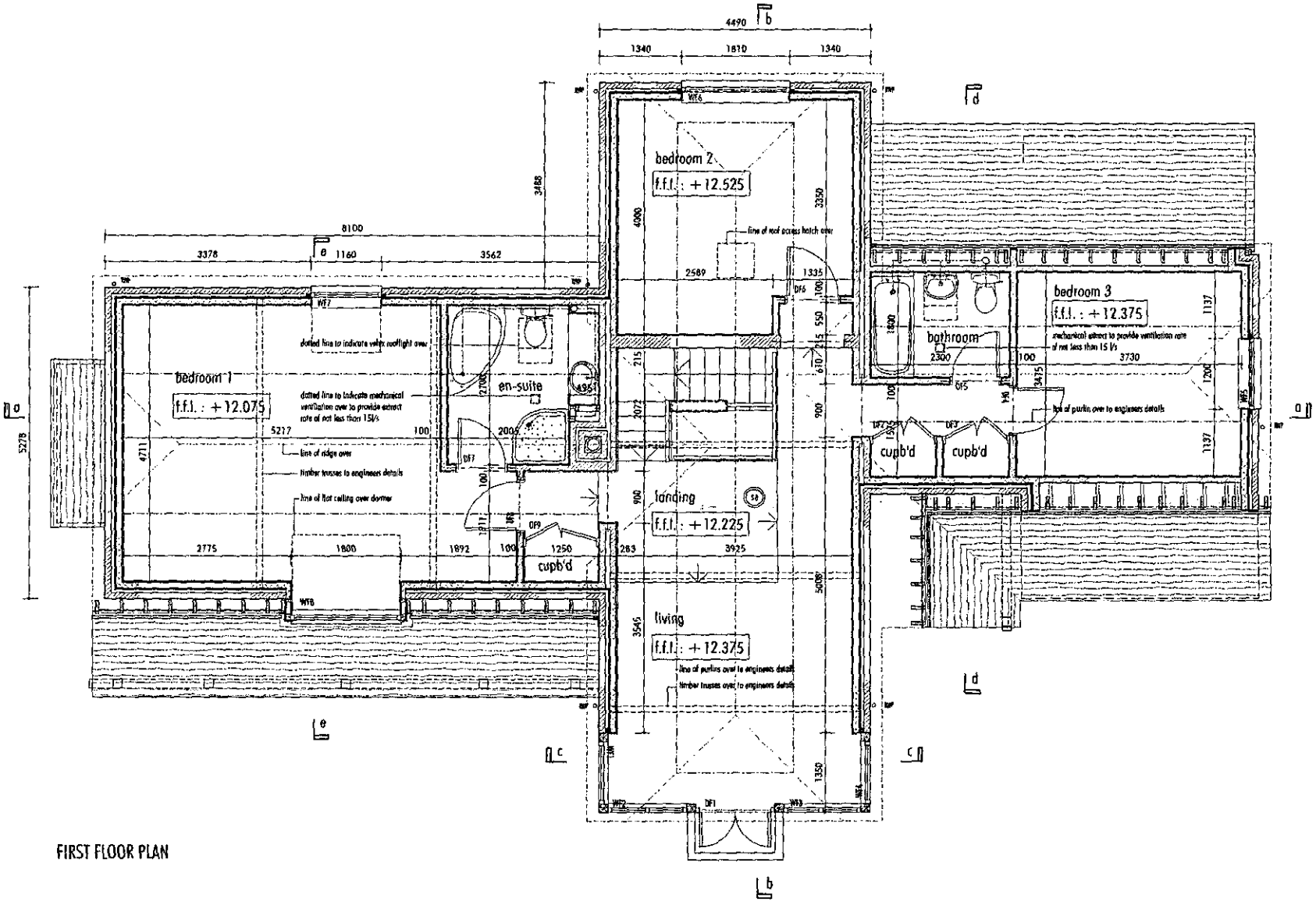
Rectory Mews, Crowell Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

scale 1:200	client MR & MRS BURGESS
date 12/2/01	drawing SITE PLAN
drawn AG	
job 2022	no 2022 - W07 rev A

PROJECT
REPLACEMENT DWELLING
BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD



FIRST FLOOR PLAN

18 JUN 2001 * 4245

A 08.06.01 WF7 amended

Michael Vaughton Associates Rectory Mews, Crows Road, Wheatley, Oxon. OX33 1UL Tel: (01865) 873936	scale 1:50	client MR & MRS BURGESS
	date 7/2/01	drawing FIRST FLOOR PLAN
PROJECT REPLACEMENT DWELLING BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD	drawn AG	
	job 2022	no 2022 - W02 rev A

Drawing 2022 - w02a.dwg was plotted on 15 June 2001 at 16:29:55

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations

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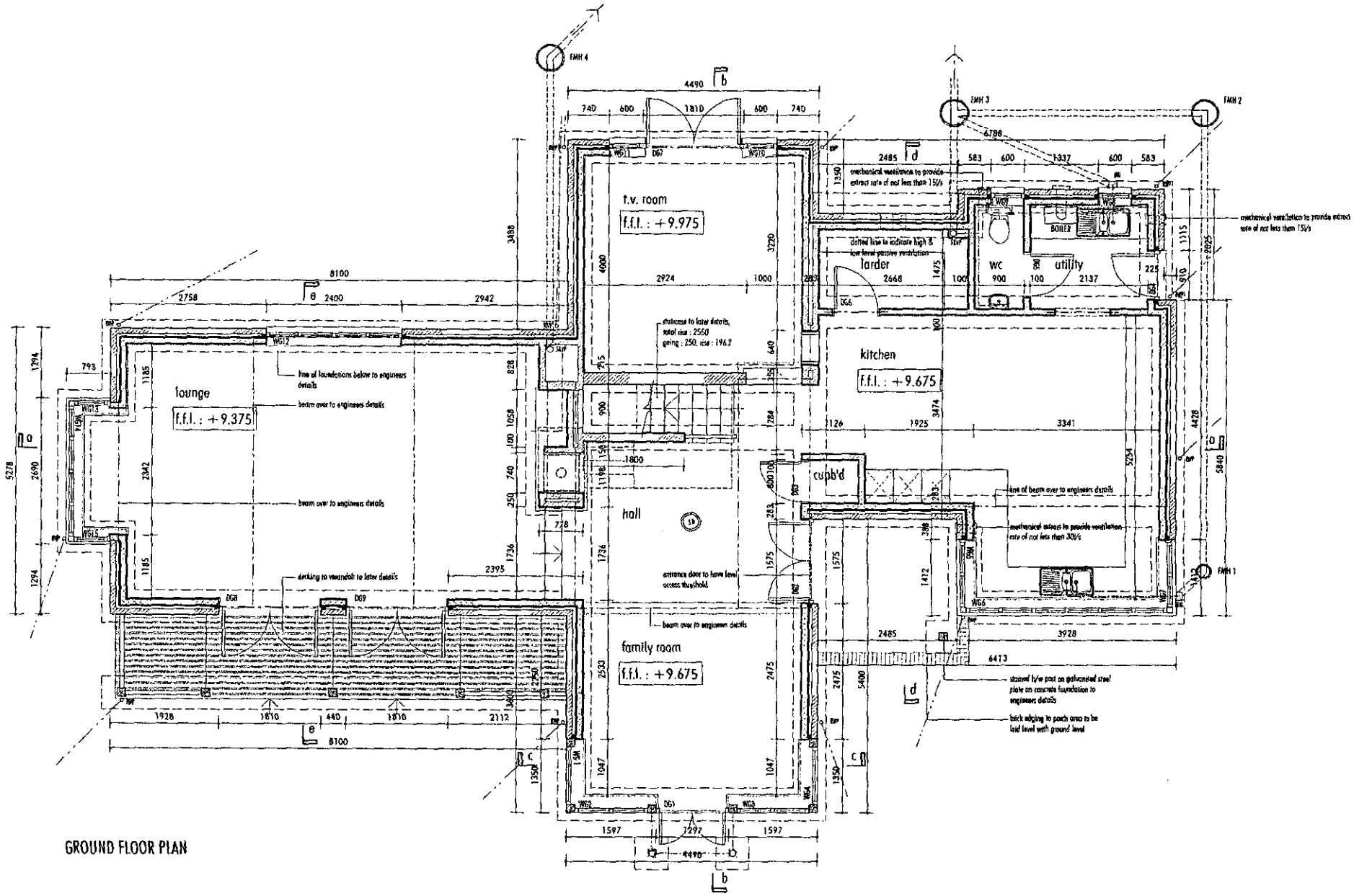

GROUND FLOOR PLAN

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations

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A 6/4/01 Engineers comments on foundations added

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel (01865) 873936

PROJECT
REPLACEMENT DWELLING
BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

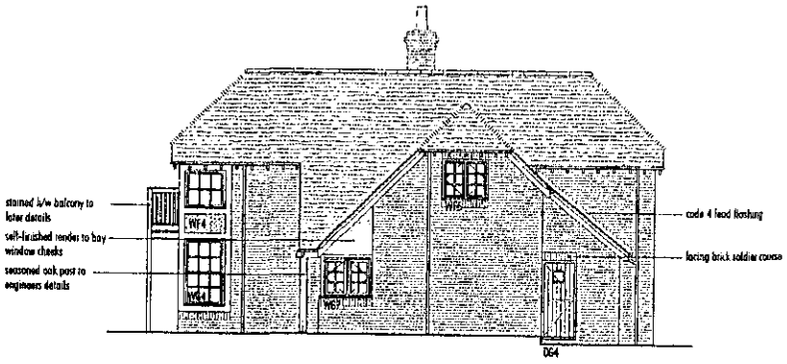
scale 1:50	client MR & MRS BURGESS
date 7/2/01	drawing GROUND FLOOR PLAN
drawn AG	
job 2022	no. 2022 - W01 rev A

Drawing 2022 - W01A last updated on 15 June 2001 at 19:27:15

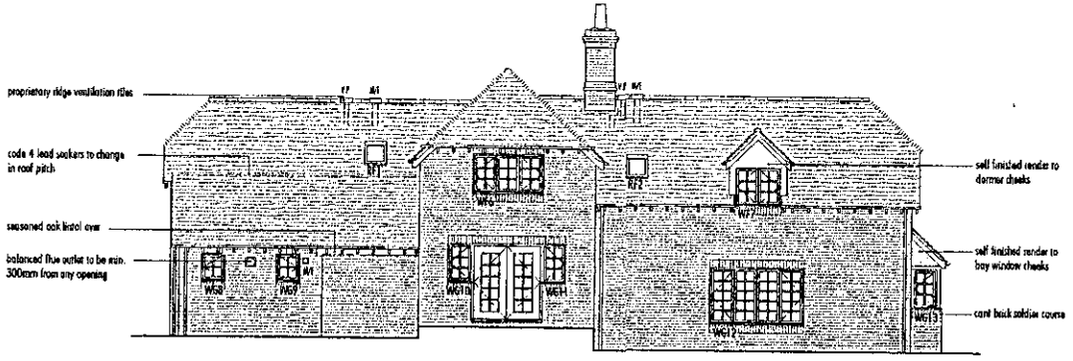
18 JUN 2001



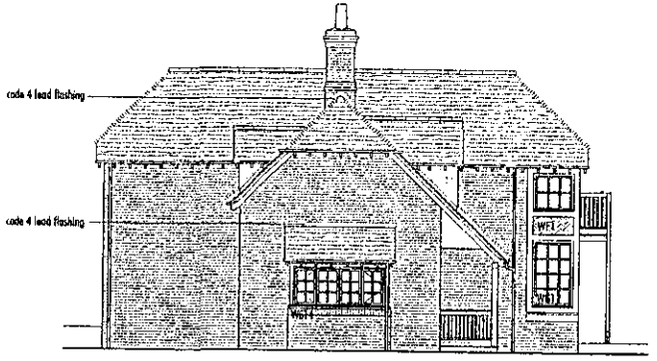
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
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B 11/06/01 WF7 repositioned
A 02/05/01 first floor screens amended

RECEIVED
18 JUN 2001
PART 4245

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL. Tel: (01865) 873936

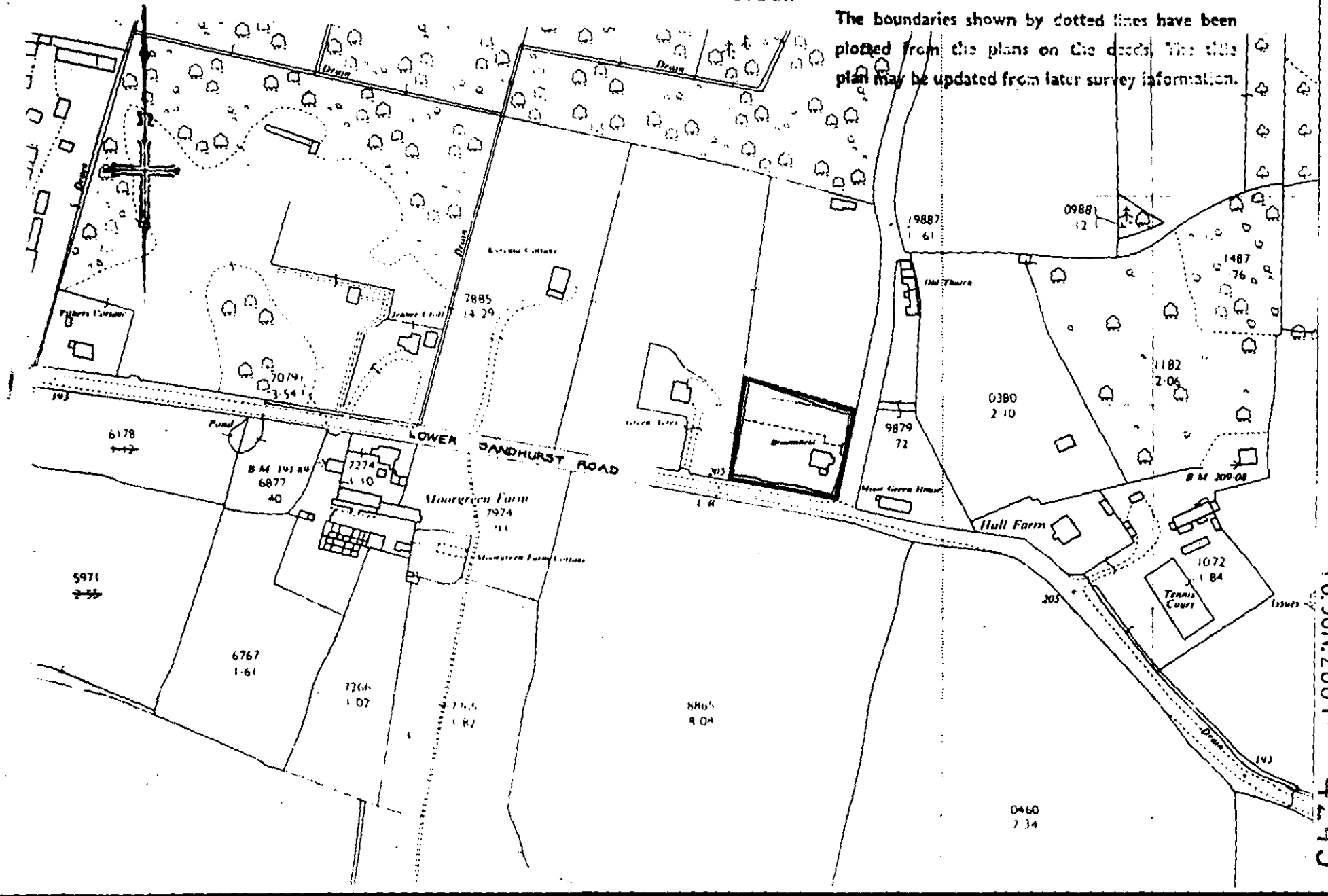
scale 1:100	client MR & MRS BURGESS
date 7/2/01	drawing ELEVATIONS
drawn AG	
job 2022	no 2022 - W06 rev B

PROJECT
REPLACEMENT DWELLING
BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

Drawing 2022 - w06b.dwg was plotted on 15 June 2001 at 15:28:55

ORDNANCE SURVEY PLAN REFERENCE	SU 8062	Scale 1/2500
COUNTY ~~BERKSHIRE~~	DISTRICT ~~WOKINGHAM DISTRICT~~	© Crown Copyright

ADMINISTRATIVE AREA WOKINGHAM



18 JUN 2001 * 4245
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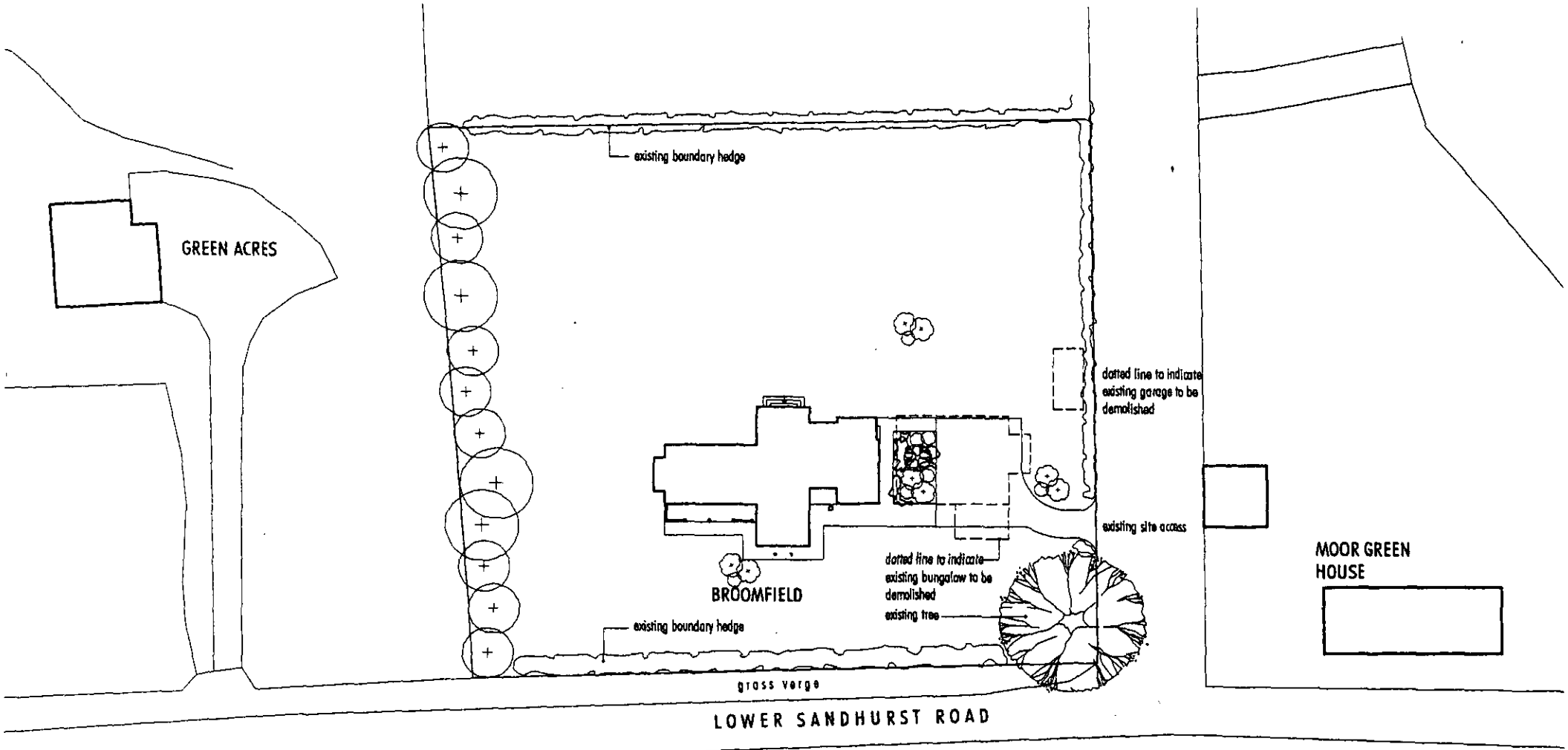

SITE PLAN

APPROVED

rev c 15/6/01 footprint amended

18 JUN 2001 * 42415

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:500		client MR & MRS BURGESS	
date 19/1/01		drawing SITE PLAN	
drawn AG			
job 2022	no. 2022-P05		rev C

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Burgess
C/O Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxford
OX33 1UL

Application Number: F/2001/4245

Parish:	**FINCHAMPSTEAD**
Location:	**Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. The existing dwelling on the site shall be demolished within one month of the dwelling hereby approved being substantially complete.

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

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

Condition
7. Slab levels of the proposed building shall not vary from the levels indicated on drawing No. 2022-W01 Rev A without the prior written approval of the Local Planning Authority.

Condition
8. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
10. Notwithstanding the provision 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 front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

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

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

Reason
3. To avoid overdevelopment of the site and safeguard the character of the area.

Reason
4. To ensure a satisfactory form of development on the site.

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

Reason
6. In the interests of visual amenity.

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

Reason
8. To safeguard visual amenities.

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

Reason
10. To avoid overdevelopment of the site and safeguard the character of the area.

Informative
1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

Informative
2. The landscape scheme, required to comply with condition 6 should include native tree planting adjacent to the site boundaries with Lower Sandhurst Road and the public right of way and reinstatement of the hedge along Lower Sandhurst Road.

Informative
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
4. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 10276 454509 for further details.

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

Berkshire Structure Plan Policies OS1 and C2.
South East Area Local Plan Policies STV2, SC3, SC18, SS1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC3, WLL2, WLL5 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

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

(PLANNING FILE),

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire
RG40 3TH
01252-873314
E-mail minder@beeb.net

8th June 2003

Dear Sirs,

Broomfield, Lower Sandhurst Road. Finchampstead

A large concrete slab has been laid at the above property recently that would appear to be the dimensions of the base of a double garage. This slab is near the site where plans submitted in respect of this property over the last few years have shown an existing garage. There has been no garage on this plot for the last twenty years at least. This error has been repeatedly reported to you in the long and complex planning history on this property.

The plans for the replacement dwelling that has been put onto the site, when originally proposed, included a garage at this point and the owner was advised that it would constitute over development. The garage was removed from the plans and permission granted. Permitted development rights have been removed. I believe you required an S106 agreement in respect of landscaping to be completed prior to approval and that the owner delayed this considerably. I am sure this slab does not appear on that scheme! You required the base of the existing bungalow to be destroyed to avoid its possible use for further development.

In the course of the building of the dwelling changes were made without planning consent and retrospective applications were made to remedy the situation. The result is that the dwelling is now larger than that originally approved and easily exceeds the enlargement guidelines that have been regarded as acceptable in this area. You have recently, on these grounds, refused further extension at Foxglade farm opposite Broomfield and my own property.

Would you please take enforcement action immediately to avoid the position arising whereby a garage is erected without permission and retrospective permission is again applied for that you feel unable to refuse.

Thank you

Anne Davies.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 20 August 2002
My ref: EXC/F/2001/4245 and TP/2001/4770
Your ref:

Mr and Mrs G Burgess
Broomfield
Lower Sandhurst Road
Finchampstead
RG40 3TH

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

Dear Mr and Mrs Burgess

SUBMISSION OF LANDSCAPING DETAILS TO COMPLY WITH CONDITION 6 OF PLANNING PERMISSION F/2001//4245 AND CONDITION 2 OF TEMPORARY PLANNING PERMISSION TP/2001/4770, BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

I write regarding the landscaping details submitted to comply with the above planning permissions and apologise for the delay in doing so.

Following discussion with the Landscape Officer, Catherine Brimble, I am please to inform you that the details shown on the revised landscape plan Drawing No 2022-W08 A, received on 16 July 2002 are considered acceptable.

I also note that you have not received written confirmation that the material samples submitted to comply with condition 2 of planning permission F/2001/4245 were acceptable. The approved materials are as follows:

- brick - the Chelwood Canterbury Red Multi
- tiles - mix of two coloured tiles from the Michelmersh Vintage hand-made clay range, as submitted.

If you have any further queries regarding this proposal please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

cc Richard Anderson, Michael Vaughton Associates

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
16 JUL 2002
COPIES TO

Our ref: 2022/02g15WDC/RA

15 July 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms C Brimble

Dear Ms Brimble,

Re: Condition 6 – Landscaping around new dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our conversation last week I enclose 2 copies of our amended drawing no 2022/W08A. To clarify I confirm that new trees will be planted in the positions shown along the southern and eastern boundaries as indicated. The temporary access is to be stopped up with the reinstatement of hedgerow to match the existing. This will comprise of a mix of hazel, hawthorn and laurel measuring 45-60cm planted in a double staggered row 50cm between each plant and 50cm between each row.

I trust that this is all in order however if you do have any queries I would be grateful if you could contact me.

Yours sincerely

Richard Anderson RIBA
cc Ms E Circuit
Mr and Mrs Burgess

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 July 2002
My ref: EXC/F/2001/4245 and TP/2001/4770
Your ref:

Mr and Mrs G Burgess
Broomfield
Lower Sandhurst Road
Finchampstead
RG40 3TH

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

Dear Mr and Mrs Burgess

SUBMISSION OF LANDSCAPING DETAILS TO COMPLY WITH CONDITION 6 OF PLANNING PERMISSION F/2001//4245 AND CONDITION 2 OF TEMPORARY PLANNING PERMISSION TP/2001/4770, BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

I write regarding the landscaping details submitted to comply with the above planning permissions.

Comments have now been received from the Landscape Officer, who does not consider that the scheme is acceptable as it stands. Copies of her comments, identifying her concerns, are enclosed.

If you would like advice regarding suitable species, I suggest you speak to the Landscape Officer, Catherine Brimble, who can be contacted on (0118) 9490. If you have any other queries regarding this matter, my telephone number is (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 2 July 2002

Location:	Broomfield, Lower Sandhurst Road, Finchampstead
Proposal:	Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)
Application Number:	F/2001/4245

In response to your consultation dated 24 June 2002 for the above application, the landscape comments are as follows:

I believe that the hedgerow at the front of the site consists of native species, therefore the proposed species necessary to reinstate the hedgerow will also need to be native. Prunus laurocerasus is not a native shrub and therefore not acceptable. The species required should be the same as those already in the current hedgerow. The applicant will need to submit alternative species for consideration.

Due to the site's countryside location and the need to compensate for the slightly larger house and the loss of some vegetation due to the repositioning of the property within the site, I had suggested that some additional tree planting would be required along the front boundary and that adjacent to the Public Right of Way. No additional planting has been indicated in these locations on the landscape plan. Several trees planted along the two boundaries where there are currently open views to the south and the east would satisfy the landscape condition and help integrate the new dwelling into the wider countryside. Therefore further details for additional planting are required form the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

57925

EC

26 JUN 2002

Our ref: 2022/02f26WDC/RA

26 June 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: Condition 6 – Landscaping around new dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to my letter dated 6 June I trust that this is all in order and that you will now be able to discharge the relevant condition as the applicant is keen to complete the implementation of the scheme.

However if you do have any queries I would be grateful if you could contact me.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

57886

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POL	TLB
DC EXC	ENF
ASP	
CS	
25 JUN 2002	
COPIES TO	ACK: 25/6/02

DISCHARGE CONDITION

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 2022/02f24WDC/RA/tc

24 June 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

CONDITION 02 of F/2001/4245

Dear Ms Circuit,

Re: Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to your e mail of today I enclose details of the Michelmersh vintage handmade clay roofing tiles as employed on the above development.

I trust that is sufficient for your purposes and that you can now discharge the relevant condition.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

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

Tel. **(0118) 974 6479** (Direct Line)
Fax. (0118) 974 6484
Email. Emy Circuit@wokingham.gov.uk
Date June 25, 2002
My ref.
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Mr & Mrs Burgess
C/O Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxford
OX33 1UL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Address of Site: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Application No: F/2001/4245

I refer to your recent submission seeking approval of details as required by condition 02 - materials/samples, attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the case officer , Emy Circuit on (0118) 974 6479 who is dealing with this matter.

Yours faithfully

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

Development Control Officer

C.I.| S.f.B. (47) Ng2

MICHELMERSH

PLANNING SERVICES	HPT
POL	TLS
	ENF
PP	
C	

25 JUN 2002

COPIES TO	ACK:
	FILE.

FULL ROOF TILE RANGE:

HAND MADE MELLOW

HAND MADE VINTAGE

MICHELMERSH VINTAGE HAND-MADE CLAY ROOFING TILES



VINTAGE HAND-MADE ROOFING TILES

A TRADITIONAL HAND-MADE CLAY PLAIN TILE GIVING A WARM MELLOW APPEARANCE, OFFERING EXCELLENT DESIGN VERSATILITY, AND A WEATHERING CAPABILITY TO PRODUCE STRIKING AND ATTRACTIVE ROOFS. TRADITIONAL KILN FIRING SKILLS COMBINED WITH THE INHERENT QUALITIES OF LOCALLY DUG CLAY HAVE MADE MICHELMERSH A LEADING MANUFACTURER OF QUALITY HAND-MADE ROOFING TILES.

Please contact our sales office for further information on Michelmersh products including hand made, stock, special shaped and glazed bricks, roofing tiles, pavers and fireplace kits.

Recommendations for Storage and Handling

Tiles are delivered in cages for maximum protection.

Off loading areas should be as near as possible to work to avoid double handling. Cages of tiles should be stored on firm, dry level ground.

Tiles should be laid in accordance with *BS5534 : Part I and II. Code of Practice for* Slating and Tiling.

To obtain the best effect, tiles from several cages should be mixed on the roof.



PRODUCT INFORMATION

Description	Traditional hand made clay roofing tiles to BS 402/1990
Overall Size	265 x 165mm approx.
Weight per 1000 tiles	1.25 tonnes
Number per cage	1000 average
Average weight per tile	1.25 Kg
Roof Pitch Recommended Minimum	35°
Transverse Strength	948 N
Colours	Mellow and Vintage

The information in this leaflet is provided for guidance only.



For colour matching purposes please request a tile sample.

Michelmersh Brick & Tile Company Limited reserve the right to amend specifications and prices at any time without notice, in the pursuit of continuous product development.

Attention to detail and the subtle qualities of Michelmersh Hand-Made Roofing Tiles give character and distinction to any building.

Certificate No FM 1677
QAS 2410/48

MICHELMERSH

MICHELMERSH
BRICK & TILE COMPANY LIMITED
Hillview Road Michelmersh
Romsey Hants SO51 0NN
Telephone: (01794) 368506
Fax: (01794) 366845

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

56945

PLANNING SERVICES	RECEIVED
POL	
DC ETC	FILE
APP	
CS	
28 MAY 2002	
COPIES TO	
	FILE

Our ref: 2022/02e27WDC/RA/tc

27 May 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our telephone conversation last week I am writing to clarify the roof tile used at the above development. It is in fact a Michelmersh handmade clay tile in the vintage colour range. I can provide you with literature if this would be helpful.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Tel: 0118 974 6430 (Direct Line)
Fax: 0118 974 6401
Email: richard.lettin@wokingham.gov.uk
Date: 23rd May,2002
My ref: RFS.02/5137/5179/5344/5387/RAL

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs.D.Burgess,
"Broomfield,"
Lower Sandhurst Road,
Finchampstead,
RG40 3TH

Dear Mrs.Burgess,

DEVELOPMENT AT "BROOMFIELD,"LOWER SANDHURST ROAD,FINCHAMPSTEAD

Further to my visit to the above address on Tuesday,21st May,2002.

I confirm that the original bungalow adjacent to the new dwelling must be demolished by Friday,31st May,2002 (ie.within one month of your occupancy of the new dwelling).

At a meeting held yesterday the Development Control Committee approved temporary access from Lower Sandhurst Road, for one month only from substantial demolition of the original bungalow, to facilitate removal of rubble following demolition.
At the end of this period the temporary access must be stopped up.

The committee decreed that you submit landscaping details for the whole site and also specific details of landscaping in respect of the temporary access area.
As I stated to you during our recent conversation we require details of plant species.
Thank you for your co-operation.

Yours sincerely,

R.A.Lettin
Planning Enforcement Officer.

Date: 24 June 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4245

Location: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Applicant: Mr & Mrs Burgess C/O Michael Vaughton Associates.

Case Officer: Emy Circuit

The new plans show the following: Landscaping details to comply with condition 06. Drawing no: 2022/P08.

Comments are required by 04/07/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. TP/2001/4770 Date Rec. ~~Finchampstead~~

Location: Broomfield, Lower Sandhurst Road

Parish: Finchampstead

Applicant: Mr and Mrs Burgess

Description of attached plans: Landscape plan to comply with condition 2

Drawing No's: 2022/P08

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees ☑

Urb. Design & Conservatio

Highways

Dinton Pastures

Environmental Health

A full set of plans will be s
unless particular drawings
in the spaces above.

NEIGHBOURS:

Penny - same plans for 2 diff appns - four copies in total - please can I have one for each file but Landscape will only need the one copy.

Jenny.

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Responses 10 days

Re-advertise App. (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 24.06.05

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. TP/2001/4770 Date Rec. ~~Enc~~

Location: Broomfield Lower Sandhurst Road

Parish: Finchampstead

Applicant: Mr and Mrs Burgess

Description of attached plans: Landscape plan to comply with condition 2.

Drawing No's: 2022/P08

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 24.06.05

Yellow - Case Officer Copy
Green - Part One Copy

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

57247

07 JUN 2002

Our ref: 2022/02f06WDC/RA

6 June 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

PLANS TO MEET CONDITIONS

Dear Ms Circuit,

Re: Condition 6 – Landscaping around new dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to my previous correspondences the latest dated 28 March which included copies of our drawing no 2022/P08 I enclose detailed information as requested regarding the reinstatement of the boundary hedge adjacent to the road where the temporary access has been created. The works as described will be implemented as part of the landscaping of the existing site.

I trust that this is all in order and that you will now be able to discharge the relevant condition however I would be grateful if you could contact me should you have any queries.

Yours sincerely

Richard Anderson RIBA
cc Mr and Mrs Burgess

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

LANDSCAPE WORKS AT BROOMFIELD, FINCHAMPSTEAD.

Ground preparation

- For hedge planting, a trench of approx 0.75 x 0.75 metre to be dug – to alleviate any ground compaction. Ground to the base and sides of trench to be loosened to aid free drainage. Trench to be backfilled with fresh, weed free, medium texture topsoil, and lightly compacted.
- Verge areas. For reinstatement of crossover, and any other areas of damaged verge, the ground is to be re-cultivated to a depth of 300mm to alleviate any ground compaction. Any stones are to be picked from the finished surface, which is to be graded to an even level for ease of future mowing. Roadside edge to be formed to match existing.

Verge reinstatement

- Recultivated verge areas to be raked to a fine tilth, and re-seeded with an amenity mix (50% ryegrass) to match adjacent areas. Seeding to be carried out from September-November, and watered as necessary to aid establishment.

Hedge planting

- Plant double staggered row of *Prunus laurocerasus* at 1.0 metre centres, with rows 0.5 metre apart . Hedge plants to be container grown; in 3 litre pots; 600-900mm high; multistemmed. Planting to be carried out **outside** the growing season - ideally between October and March. If planting is required outside this period, a maintenance / watering programme will need to be established.

Maintenance

- On completion of planting, a 125mm layer of bark mulch is to be spread over the planting strip to reduce weed growth & conserve moisture. Weeding to be carried out as required, and mulch topped up as necessary until plants are established.
- Newly seeded verge to be protected from vehicle damage whilst establishing. Mowing programme can commence after approx. 8 weeks, with high cuts (50mm). Mowing regime can commence after 4 months, as per adjacent verge areas.

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES S4820
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DC BXC ENF
APP
CS
02 APR 2002
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Our ref: 2022/02c28WDC/RA/tc

28 March 2002

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

BUILDING CONTROL
02 APR 2002

FAO Ms E Circuit

Dear Ms Circuit,

Re: Condition 6 – Landscaping around new dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to previous correspondences please find enclosed 2 copies of our drawing no 2022/P08 showing the proposed landscaping. I would point out that given that this is a mature plot much of the landscaping in and around the perimeter of the site is established. Apart from trees that have been removed within the footprint of the new dwelling and a large evergreen to the front of the site, all existing trees have been retained.

A copy of this letter and the drawing have been sent directly to Mr Ledger your Planning Enforcement Officer.

I would be grateful if you could contact me should you have any queries.

Yours sincerely

Richard Anderson RIBA
cc Mr D Ledger WDC

No details of species / size at time of planting. Left telephone message 4/4/02

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

ES

47800

MICHAEL VAUGHTON ASSOCIATES CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 2022/01i14WDC/RA/tc

14 Sptember 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our recent conversation please find enclosed 2 copies of our drawing no 2022-W08 which shows the proposed landscaping around the new dwelling at Broomfield. You will note that generally the existing features of the garden are retained. The hedge removed to allow a temporary access will be reinstated to match and the area where currently the existing bungalow is sited will become a gravel drive and parking area. It is proposed to erect a timber 5 bar gate at the existing entrance with a separate access gate for pedestrian use.

There are proposed areas of terrace adjacent to the new dwelling and these will be stepped in as necessary given the contoured nature of the site.

Protection of existing trees during construction of the new house will be in accordance with BS 5837:1991 'trees in relation to construction'. in that the e letter and application dated 15 June and our conversation today I can confirm that the insertion of a first floor window is in fact on the east elevation and not the west elevation as suggested in the aforementioned letter.

I hope that this will be acceptable but should you have any queries please do not hesitate to me.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

telephoned 3/10, requested species & density & size at planting

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

01865875275

EXC

PLANNING SERVICES	HPT 48384
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- 4 OCT 2001	
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Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 2022/01j04WDC/RA/tc

4 October 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

I received your message yesterday and have tried a couple of times to reach you on the phone without success. However I understand there was a query on the reinstatement of the hedge. I am not qualified to specify the information that you require and therefore if necessary I will need to contact a landscape gardener. I can say that the specie will be appropriate to its setting and will match with the adjoining hedge. In terms of size and density I can only advise that the landscaper finally appointed to carry out the work can be asked to consult with your landscape officer (or adviser) prior to implementation if necessary.

Yours sincerely,

Richard Anderson BA(Hons) Dip Arch ARIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

To: Planning

PLANNING SERVICES	RPT 47037
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24 AUG 2001	
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Our ref: 2022/01h23WDC/RA/tc

23 August 2001

24 AUG 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: Broomfield, Lower Sandhurst Rd, Finchampstead.

Following the approval of our amended application last night and the issue of the landscaping scheme raised by the Local Member I am writing to confirm that we have commenced the work on this issue and upon the return from holiday of our client on the 4 September we will finalise the proposals and submit them for your consideration.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

31.8.01.

REF:

BROOMFIELDS

LOWER SANDHURST ROAD
FINCHAMPSTEAD
BERKSHIRE

TILES FOR ROOF APPROVAL.

MICHELMERSH VINTAGE CLAY TILES.

- CONTACT MICHAEL VAUGHTON ASSOCIATES
  01865 873936
  OR PAUL KENNEDY
  07775 910114.

- Look ok but need ecow + s106 not issued —
  left message 14/9/2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

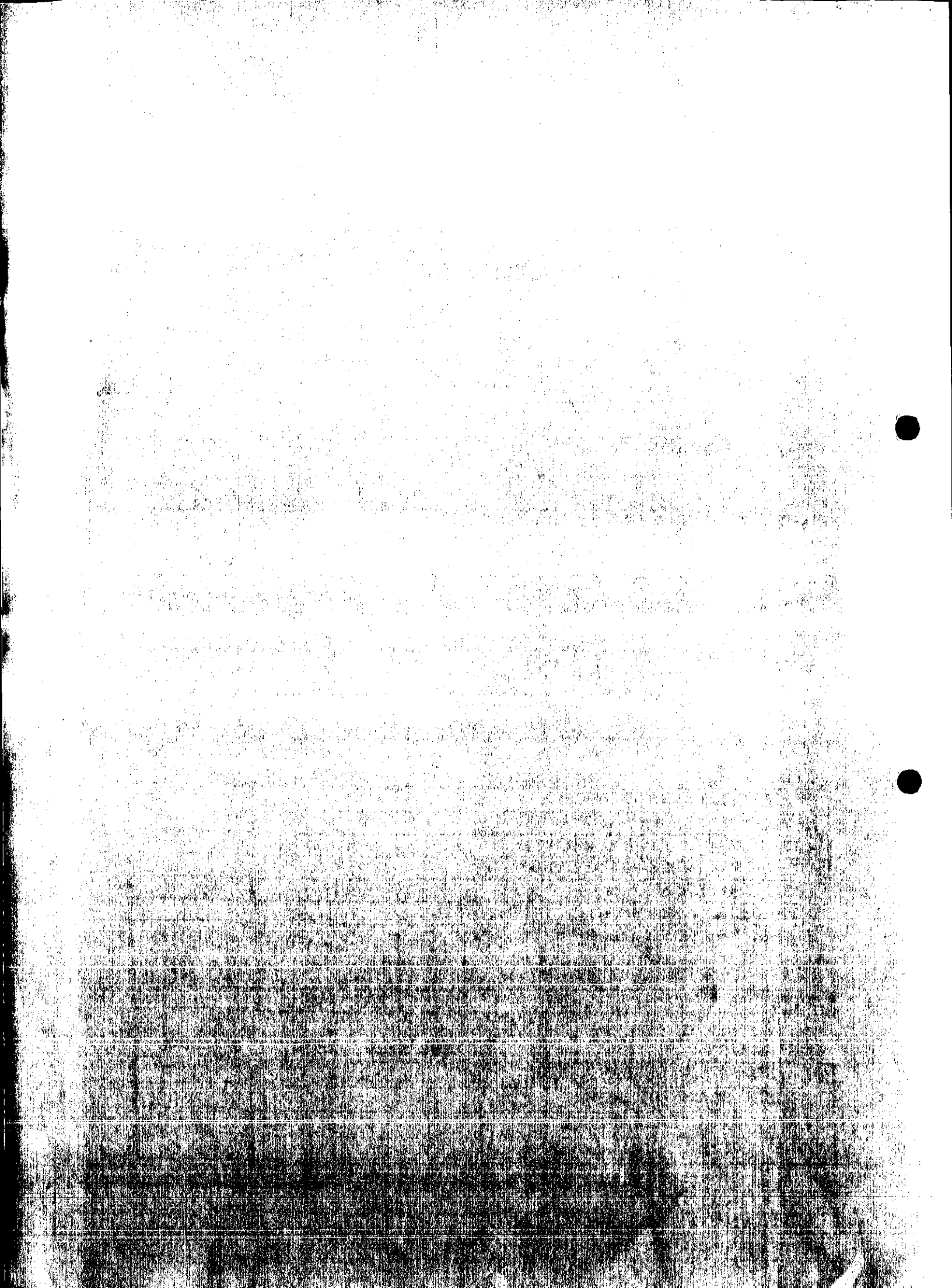
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4245	EJC
BUILDING CONTROL NUMBER	AP 2001/1595	Brian
APPLICANT/AGENT	Michael Vaughan.	
ADDRESS OF SITE	Broomfields Lower Sandhurst Road FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling + erect replacement dwelling (Amendment to consent P/2000/1584	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2022-W07 A	2022-W07 A
ELEVATIONS	2022-W06 B	2022-W06 B
FLOOR PLANS	W01 A W02 A	W01 A W02 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/5/02	

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

COMMENCED ON SITE	26/4/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4245

Applicant : Mr & Mrs Burgess C/O Michael Vaughton Associates.

Location : Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/06/2001

Earliest Date for Decision : 20/07/2001

Latest Consultation Date/Site Notice Expiry Date : 20/07/2001

This application will have expired on: 13/08/2001. 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 :

Planning Issues :

See DC committee report for 22/8/01

Please issue decision as per draft.

May I have the file back after please.

Thanks

Emy.

Application Number F/2001/4245
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C040	~~R040~~	as reason 10
4		reasm—	to ensure as satisfactory form of development on the site.

4. The existing dwelling on the site shall be demolished within one month of the dwelling hereby approved being substantially complete.

5	C122	R122	
6	C150	R150	
7		R100	

7. Slab levels of the proposed building shall not vary from the levels indicated on drawing No 2022-W01 Rev A without the prior written approval of the Local Planning Authority.

8	C050	R050	
9	C070	R070	
10			

10. Notwithstanding the provision 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 front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

Reason 10. To avoid overdevelopment of the site and safeguard the character of the area.

			PTO for informatives 1-5

6

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: /
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV 2, SC3, SC18, CS1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC3, WLL2, WLL5, WBE1
GREEN BELT LOCAL PLAN POLICIES: /
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, C2
MINERALS LOCAL PLAN POLICIES: /

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

Date: _____

1. N01

2. The landscape scheme, required to comply with condition 6 should included native tree planting adjacent to the site boundaries with Lower Sandhurst Road and the public right of way and reinstatement of the hedge along Lower Sandhurst Road.

3. N03

4. N04

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Claire Murphy on 10276 454509 for further details.

RECORD OF SITE VISIT

SITE ADDRESS: Broomfield Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4245

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

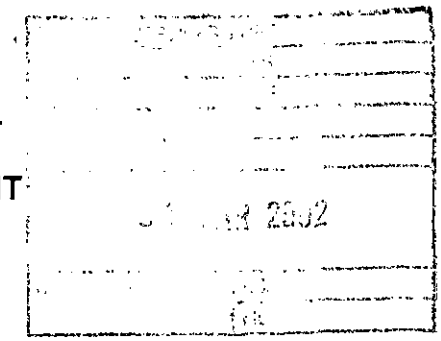
Applicationo	Name & Addres
F/2001/4245	Dr I J Hossack and M The Old Thatch Drift Lane Lower Sandhurst Road Finchampstead Berks RG40 3TH
F/2001/4245	Michael and Petra Johnstone Moor Green House Lower Sandhurst Road Finchampstead Berks RG40 3TH
F/2001/4245	Anne and Jeremy Davies Greenacres Lower Sandhurst Road Finchampstead Wokingham Berks RG40 3TH
Application Approved	Letters sent 07.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



TO: Emy Circuit
Planning Dept

YOUR REF:
DATE 1-Mar-02

FROM: Alison Wood
Legal Services

MY REF: AW
EXT: 6548

SECTION 106 AGREEMENT: BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD: APPLICATION NO: F/2001/4245

Attached is a copy of the completed Agreement.

I should be grateful if you would please issue the planning consent.

Alison Wood

Alison Wood

DATED 27th February 2002

WOKINGHAM DISTRICT COUNCIL

-and-

GRAHAM KENNETH BURGESS

-and-

DEBORAH MARY BURGESS

-and-

SUN BANK PLC

AGREEMENT

under Section 106 Town and Country Planning Act 1990
Broomfield, Lower Sandhurst Road, Finchampstead
Planning Application Number F/2001/4245

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

AW/SR/S106 burgess

THIS AGREEMENT is made the 27th day of February Two Thousand and Two BETWEEN GRAHAM KENNETH BURGESS and DEBORAH MARY BURGESS of Broomfield Lower Sandhurst Road Finchampstead RG40 3TH ("the Applicants") SUN BANK PLC of Bank House Primett Road Stevenage Hertfordshire SG1 3UQ ("the Bank") and WOKINGHAM DISTRICT COUNCIL of Civic Offices, Shute End, Wokingham, Berkshire RG40 1WH ("the Council")

WHEREAS:

(1) The Applicants are the estate owners of the land shown edged red on the plan annexed hereto and known as Broomfield Lower Sandhurst Road Finchampstead ("the Site") subject to a legal charge in favour of the Bank

(2) On the 13 October 1999 an application for planning permission was made ("Application No.99/70338/F") for a replacement dwelling ("the Original Consent")

(3) On 24th May 2000 the Applicants made an application for planning permission (Application No. F/2000/1584) for a proposed erection of a replacement dwelling ("the Previous Consent")

(4) On 15th June 2001, the Applicants made an application for planning permission (Application No. F/2001/4245) for an amended proposed erection of a replacement dwelling ("the Development")

(5) The Council is the District Planning Authority for the administrative district of Wokingham

(6) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. F/2000/4245 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/4245 ("the Permission")

(7) The Bank is entering the Agreement to consent to the Site being subject to the covenants contained herein

(8) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 ("the Statutory Provisions") whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. The Applicants so as to bind each and every part of the Site into whosoever hands the same may come hereby covenants with the Council

   (a) In the event that the Development is commenced not at any time thereafter to carry out any development pursuant to the Original Consent or the Previous Consent

   (b) In the event that development pursuant to the Original Consent is commenced not to carry out any development pursuant to the Permission or the Previous Consent

   (c) In the event that development pursuant to the Previous Consent is commenced not to carry out any development pursuant to the Permission or the Original Consent

   (d) The existing dwelling to be demolished within one month of the replacement dwelling being substantially complete

   (e) Not at any time to claim any compensation against the Council in connection with this Agreement

   (f) To pay to the Council the Council's reasonable legal fees for the preparation of this Agreement

3. The Bank hereby consents to the Site being bound by the covenants contained herein.

4. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:-

(a) The expression "the Applicants" and "the Council" shall include their respective successors in title and assigns

(b) No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the site

(c) In this Agreement where any matter fails to be agreed between the parties or a test of reasonableness fails to be applied in respect of any matter or a dispute shall arise if the matter shall not be agreed between the parties within three months from the date when it fails to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such expert as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have caused this Deed to be duly executed the day and year first before written:

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

15004

T. E. Hyde

Solicitor

SIGNED AS A DEED by the said
GRAHAM KENNETH BURGESS
in the presence of:

SIGNED AS A DEED by the said
DEBORAH MARY BURGESS
in the presence of:

THE COMMON SEAL of
SUN BANK PLC was hereunto
affixed in the presence of:

Director

Secretary

546
18.202



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Assistant	YOUR REF: DATE 18-Sep-01
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD – F/2001/4245

I enclose a draft agreement relating to the above application. Please let me know if you have any comments or questions regarding the agreement.

Many thanks

Alison Wood

Alison Wood

Spoke 3/10
① update app^n reference on cover page
② 'original' applicant was Mr and Mrs R Gulliver.

Application No.	Received	Finchampstead	Listed By
F/2000/4245	18 June 2001		Cllr Long

Applicant: Mr and Mrs G Burgess
Location : Broomfield, Lower Sandhurst Road
Proposal : Proposed erection of detached dwelling and demolition of existing dwelling (amendment to consent F/2000/1584)

1. **Planning History** - Broomfield is a two-storey property, located in the countryside and an Area of Special Landscape Importance (ASLI). Its construction predates planning records but it appears that it was originally a bungalow with a steeply pitched roof and has been converted to a chalet style dwelling by the installation of box dormers at first-floor level. It also appears that there has been a single-storey extension to the front of the property. A detached garage is indicated on the plans submitted but this no longer exists.

   In October 1999 planning permission was granted for a replacement two-storey house on the site (99/70338/F). An alternative proposal for a replacement dwelling approved by the Development Control Committee on 20 December 2000, subject to a s106 agreement to ensure demolition of the existing dwelling (F/2000/1584). Following completion of the s106 agreement, the decision was issued in June this year.

   In April 2001 and application for a new access from Lower Sandhurst Road was refused (F/2001/3382).

2. **Proposal** – The current proposal is for amendments to the most recently approved dwelling, planning permission F/2000/1584.

   Some of the rooms have been annotated differently on the plans for the current application to the previously approved one – where reference is made to rooms these relate to the plans for the current application.

   The application has been listed by Cllr Long due to concerns regarding the increase in size and potential for overlooking.

3. **Consultations** - the following consultation responses have been received:
   - ***Highway Officer*** - recommends a condition regarding parking
   - ***Landscape Officer*** - no objection to application but applicant should be aware of need to protect trees on site and a landscape scheme will be required
   - ***Environmental Health Officer*** – no objections
   - ***Environment Agency*** – request informative
   - ***Parish Council*** - "no objections"
   - ***Ramblers Association*** – "no comments to make"
   - ***Local Residents*** – 4 letters have been received from residents of three neighbouring properties, requesting clarification of aspects of the revisions to the scheme and objecting to the proposal. Their concerns are: the previously approved scheme was considered to be a 'finely balanced' decision and the proposed changes would increase the size/bulk of the building and the impact on the rural area; filling in of 'log store' would increase the accommodation and create an almost constant rear building line, which would be more

intrusive; the rear dormer would make the house more prominent from Drift Lane; the front dormer would be more prominent due to the change from a hip to gable, increase in depth and change to the pitch of the roof over the veranda; the window in the east elevation would result in overlooking; concerned regarding the number of additional windows; changes to the rear elevation should be the subject of a fresh planning application *(officer's note - the application currently under consideration is a fresh application, submitted because it was considered that some of the proposed changes required planning consent).*

There is support for the insertion of herringbone brickwork the gable in the south elevation and some of the changes to the fenestration pattern.

4. **Appraisal** – The principle of a replacement dwelling on the site has been established by the previous approvals so the main issues are:

   A. The impact on the character and amenities of the surrounding area (South East Area Local Plan Policies STV2, SC3, SS1, SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3, WCC3, WLL2, WLL5 and WBE1)
   B. Neighbours' comments

A. **The impact on the character and amenities of the surrounding area**

This application is for amendments to the previously approved scheme and, in assessing it, the main consideration is whether the changes to the scheme are significant and result in a detrimental impact on either the residential amenity of the occupants of neighbouring dwellings or the rural character of the area, which is an Area of Special Landscape Importance and within the Blackwater River Valley.

In terms of the layout of the proposed dwelling, the external log store would be partially incorporated into the house to form a larder. The log store would have been set back 2 metres from the rear of the kitchen and provided a break in the rear elevation. The proposed change would result in this set back being reduced to only 0.45 metres but this would still provide a visual break. The increase in the internal floor area would be 4 m^2. The approved dwelling would have a floor area of 261m^2, an increase of 106m^2 (68%) in comparison the existing dwelling. The proposed 4m^2 increase would result in an overall floor area of 265m^2, an increase 110m^2 (71%). It is not considered that this would represent a significant increase in the massing or floor area of the proposed dwelling that would warrant refusal of this application.

The other changes relate largely to fenestration but include increase in the size of a previously approved dormer and an additional dormer.

In the front (south) elevation three velux windows would be removed and the roof of the dormer window to the bedroom 1 would be changed from a hip to a gable and its depth would be increased by 0.2 metres. The area of the glazing in the projecting wing of the house would be reduced – this change also affects the side elevations.

In the east elevation, the size of the kitchen window would be reduced and an additional window would be inserted, to serve bedroom 3. The flank of the proposed house would be 18 metres from the eastern boundary with Green Acres and 28 metres from the boundary with Moor Green House, so the additional window would not give rise to unacceptable overlooking.

In the rear (north) elevation a dormer window would be added to the master bedroom, the height of the velux window to the en suite bathroom would be reduced by about 0.1 metres, the proportions of the middle bedroom window would be changed, small windows would be added at either side of the French windows and two, high-level lounge windows would be replaced by one larger window. There would be an overall increase in the amount of glazing in this elevation but only the dormer would add to the size and massing of the building. The distances between these windows and the western and northern boundaries of the site are sufficient to prevent overlooking of Green Acres.

In the west elevation the pitch of the veranda roof would be steeper, so there would no longer be a break in slope. Also, the changes to the dormer windows in the front and rear elevations would be apparent from this side of the house. As the dormers would be viewed against the wider middle section of the property they would not result in a significant increase in its apparent bulk.

B. Neighbours' Comments

The neighbours' comments relate to the impact of the proposals on the size and bulk of the proposed dwelling and the impact of this on the rural character of the area. As set out in A above, although the changes to the log store and front dormer and the additional rear dormer would have an impact on the massing of the proposal, it is not considered that this would be of such significance as to warrant refusal of the application.

5. **Conclusion** – Of the proposed changes, the reduction in the size of the log store, additional rear dormer and change to the design of the front dormer would have some impact on the size and massing of the proposed dwelling. The combined impact of these and the other proposed changes is not considered significant in terms of the character of the house or the impact on the surrounding area. The additional windows would not give rise to unacceptable overlooking of neighbours. Therefore, the proposed amendments to the approved scheme are considered acceptable.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement, preventing the previous approval and current proposal both being implemented, and the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
4. The existing dwelling on the site shall be demolished within one month of the dwelling hereby approved being substantially complete.
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
7. Slab levels of the proposed building shall not vary from the levels indicated on drawing No 2022-W01 Rev A without the prior written approval of the Local Planning Authority.
8. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
9. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
10. Notwithstanding the provision 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 front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To avoid overdevelopment of the site and safeguard the character of the area.
4. To ensure a satisfactory form of development on the site.
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. In the interests of visual amenity.

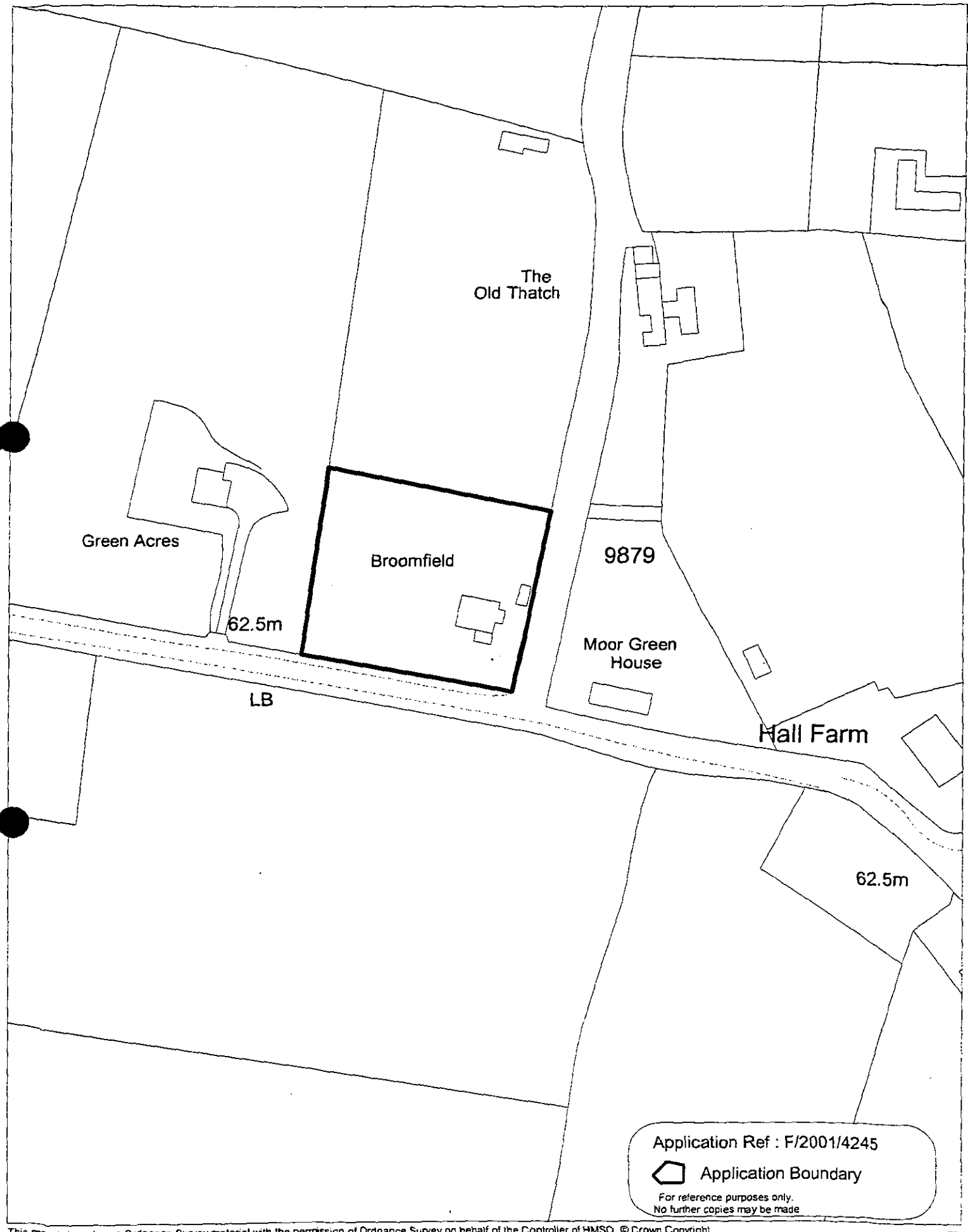
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To safeguard visual amenities.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. To avoid overdevelopment of the site and safeguard the character of the area.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. The landscape scheme, required to comply with condition 6 should included native tree planting adjacent to the site boundaries with Lower Sandhurst Road and the public right of way and reinstatement of the hedge along Lower Sandhurst Road.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Claire Murphy on 10276 454509 for further details.
6. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies OS1, C2
   South East Area Local Plan policies STV2, SC3, SC18, SS1, SBE1, SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC3, WLL2, WLL5, WBE1

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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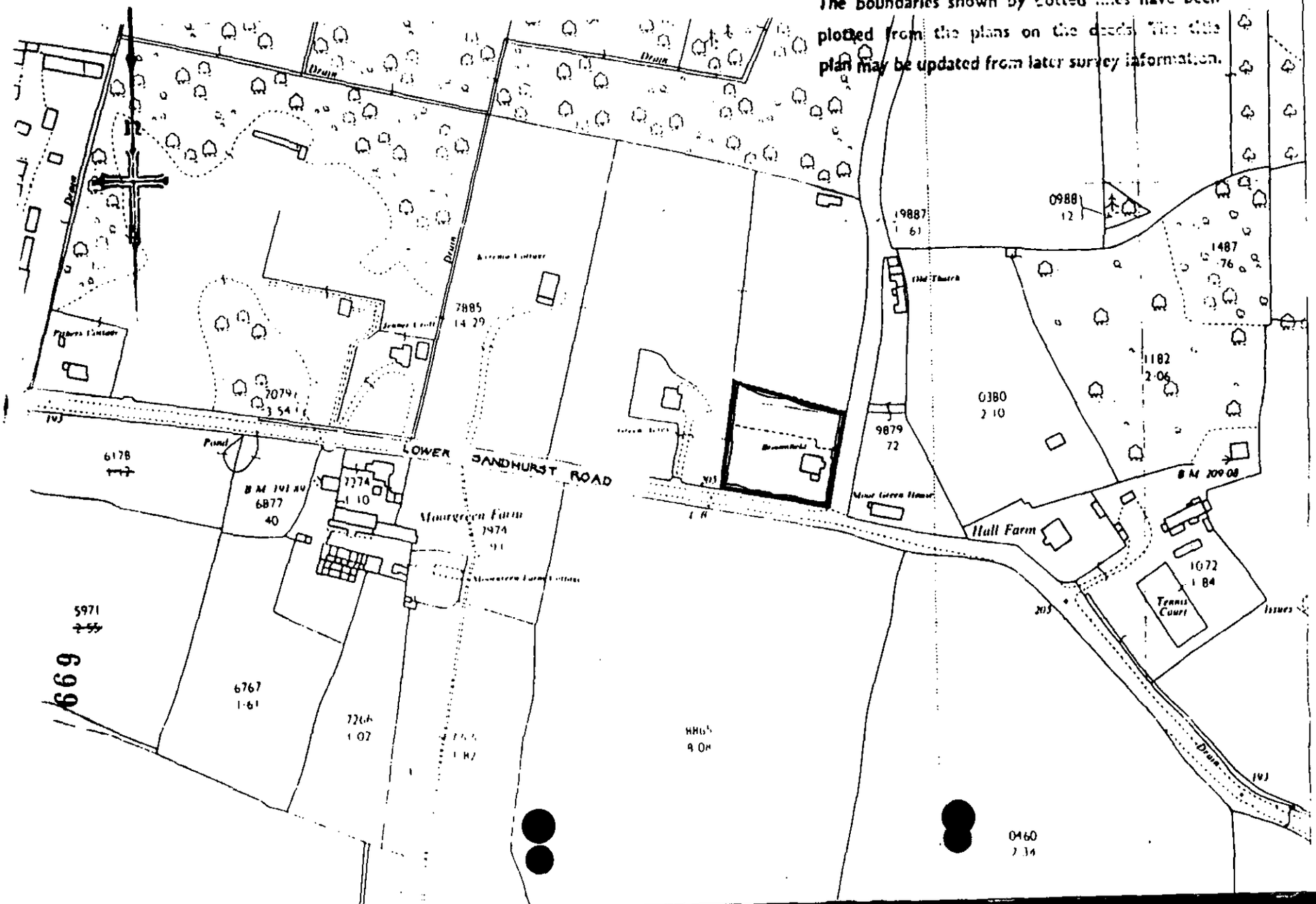
ORDNANCE SURVEY PLAN REFERENCE	SU 8062	Scale 1/2500
COUNTY ~~BERKSHIRE~~	DISTRICT ~~WOKINGHAM DISTRICT~~	© Crown Copyright

ADMINISTRATIVE AREA WOKINGHAM

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



18 JUN 2001 * 424
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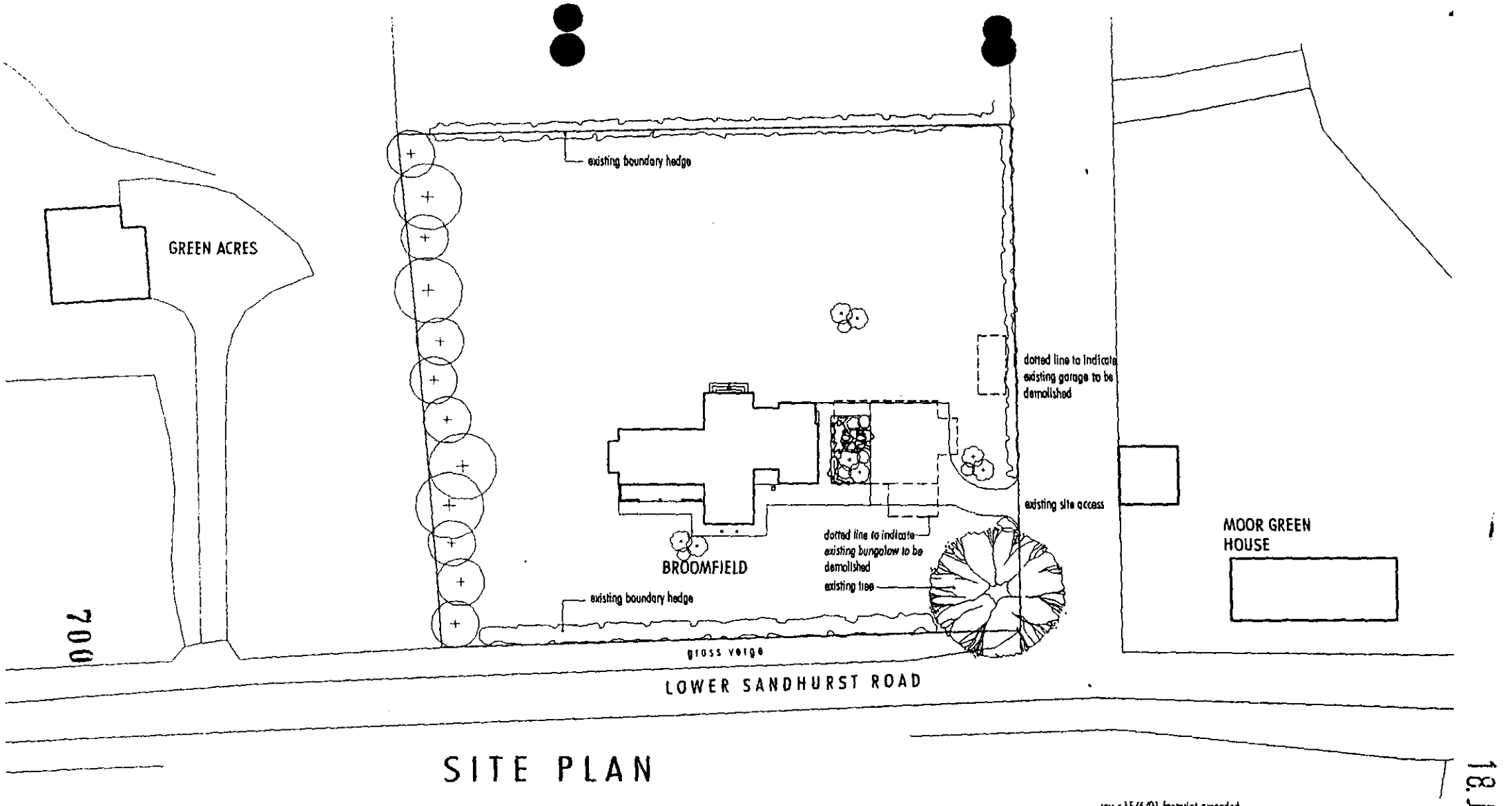
699



SITE PLAN

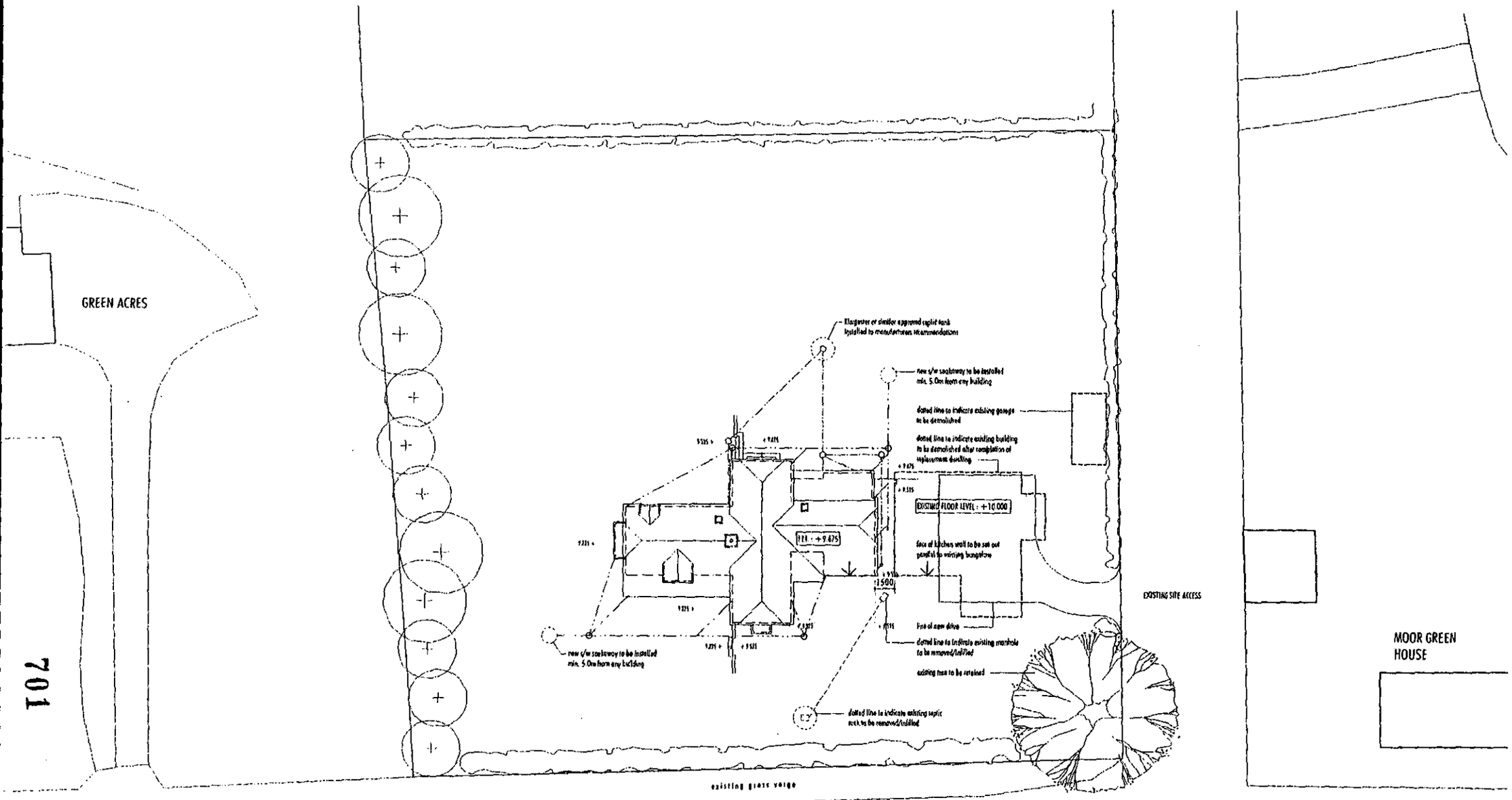
rev c 15/6/01 footprint amended

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:500	client MR & MRS BURGESS
date 19/1/01	drawing SITE PLAN
drawn AG	
job 2022	no. 2022-P05
	rev C

18 JUN 2001



SITE PLAN

A 9/4/01 levels added

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for correspondence with the Building Regulations

For use in precise named location only

Michael Vaughton Associates

Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

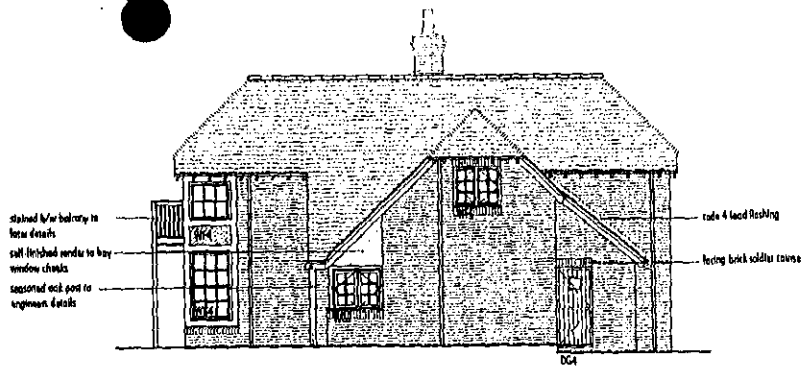
PROJECT

REPLACEMENT DWELLING

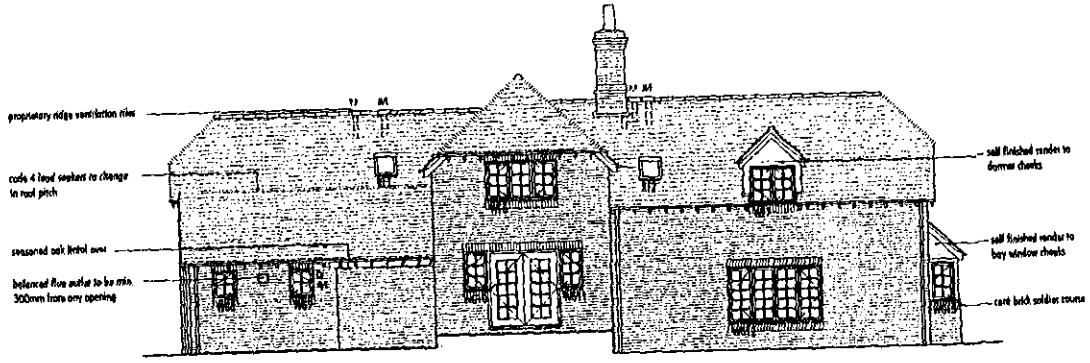
scale	1:200
date	12/2/01
drawn	AG
client	MR & MRS BURGESS
drawing	SITE PLAN



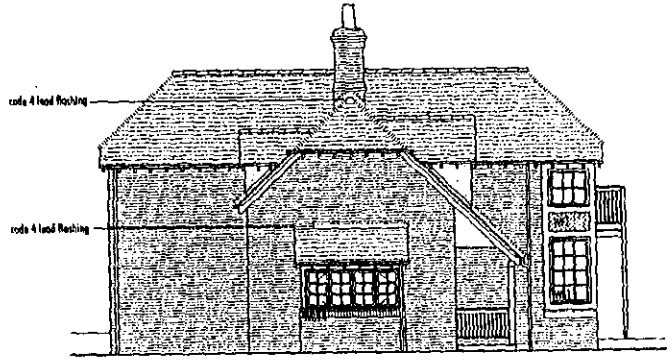
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

702

18 JUN 2001

4245

B 11/06/01 WF7 repositioned
A 22/05/01 first floor screens amended

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS
	date 7/2/01	drawing ELEVATIONS
PROJECT REPLACEMENT DWELLING BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD	drawn AG	
	job 2022	no 2022 - W06 rev B

Drawing 2022 - w06b.dwg was plotted on 15 June 2001 at 10:12:51

All dimensions must be checked on site and not scaled from this drawing

Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations

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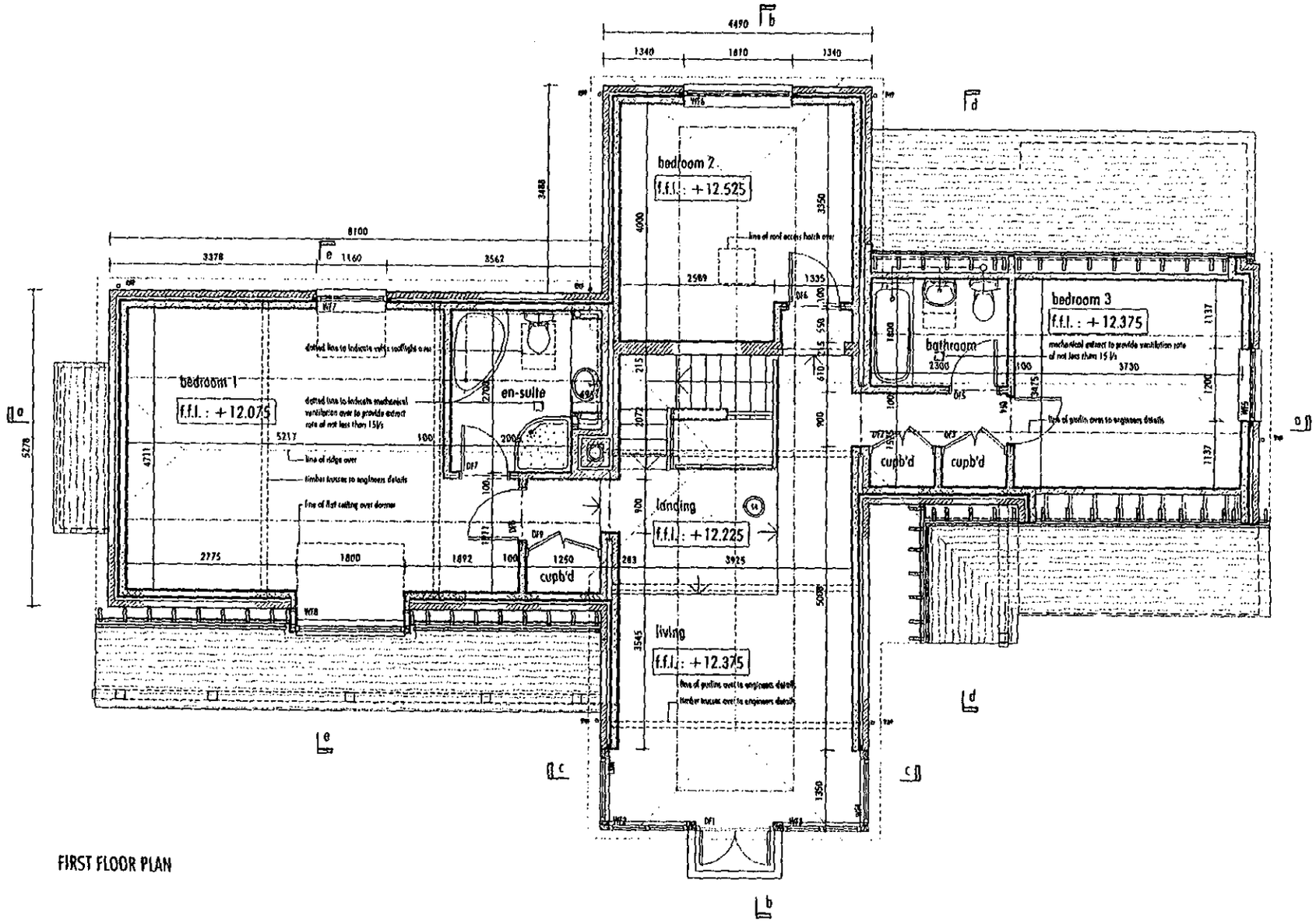

FIRST FLOOR PLAN

703

18.JUN.2001

4245

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Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations.
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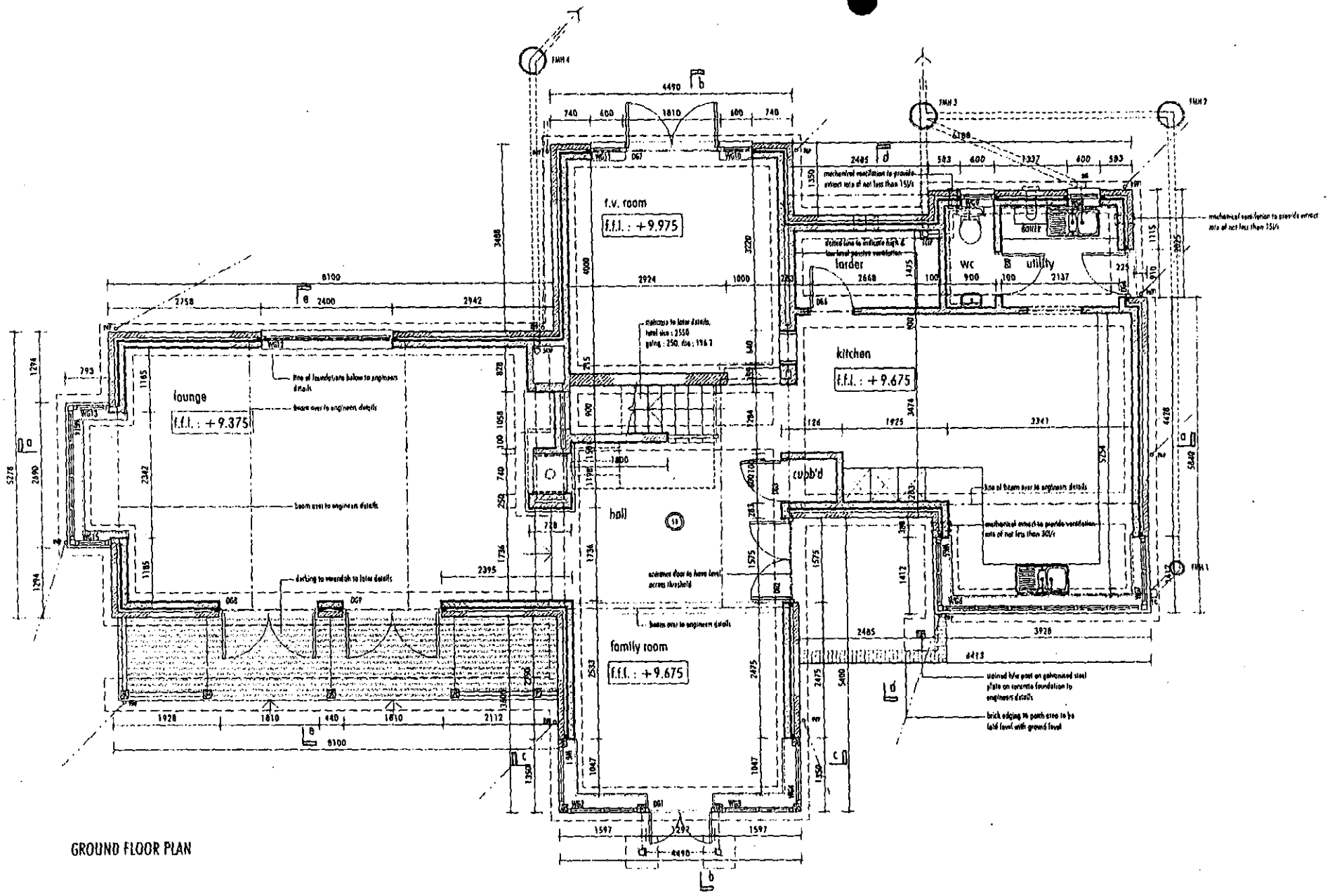
4 08.06.01 WF7 amended

Michael Vaughton Associates
Rectory Mews, Cromwell Road, Wheatley, Oxon. OX33 1UR. Tel: (01865) 873915

PROJECT
REPLACEMENT DWELLING
BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

scale 1:50
date 7/2/01
drawn AG
job 2022
client MR & MRS BURGESS
drawing FIRST FLOOR PLAN
no 2022 - W02
rev A



GROUND FLOOR PLAN

704

18 JUN 2001

A 6/4/01 Engineers comment on foundations added

All dimensions must be checked on site and not scaled from this drawing.
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations.
For use in practice named location only

Michael Vaughton Associates
Rectory House, Crown Road, Wheatley, Oxon. OX33 1UL. Tel (01865) 873936

PROJECT
REPLACEMENT DWELLING

scale 1:50
date 7/2/01
drawn AG

client
MR & MRS BURGESS

drawing
GROUND FLOOR PLAN

to Case officer

ENVIRONMENT AGENCY

Our Ref : SP/2001/004460-1/1
Your Ref : TP/2001/4770

Date : 07 December 2001

PLANNING SERVICES	NE 50955
POL	
DC EXC	
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK:
	FILE:

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

FAO: Emy Circuit

Dear Sir/Madam

POPOSAL: TEMP PERMISSION FOR FORMATION OF VEHICULAR ACCESS
LOCATION: BROOMFIELD, LOWER SANDHURST RD, FINCHAMPSTEAD, WOKINGHAM.

Thank you for your letter dated 7 SEPTEMBER 2001, received on 10 SEPTEMBER 2001. Please quote the following reference in any correspondence: **SU86SW/11/9**. The Environment Agency has the following comments:

There are no comments on this proposal from the Environment Agency-Thames Region.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the Agent Michael Vaughton Associates. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

Chris Lorkey

SARAH PAXMAN
Development Planning Officer
Direct dial: 01276 454323
Direct fax: 01276 454352
Email: sarah.paxman@environment-agency.gov.uk

CC: Michael Vaughton Solicitors Rectory Mews

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22 AUGUST 2001 FROM 7.00 PM TO 10.05 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Frank Browne, Mrs DF Carpenter, Mr G Cockroft, Mrs P Graddon, Mrs C Smith and Mr D Swindells

PART I

53. MINUTES

The Minutes of the meeting of the Committee held on 1 August 2001 were confirmed as a correct record and signed by the Chairman.

54. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mrs J Lissaman and Mrs DC Beatty and Mr AJ Ross for late arrival.

62. APPLICATION NO.2001/4245, PROPOSED ERECTION OF DETACHED DWELLING AND DEMOLITION OF EXISTING DWELLING (AMENDMENT TO CONSENT F/2001/1584), BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD FOR MR AND MRS G BURGESS

The Committee considered a report about this application set out on pages 695 to 704 of the Agenda.

Mr Davies, a local resident attended the meeting and spoke in opposition to the proposal.

Mr Anderson attended the meeting and spoke in support of the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and

other statutory powers securing that only one of the previous and the current approvals shall be implemented;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No. 2001/4245 be approved, subject to the conditions set out in the Agenda.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Dept	YOUR REF: DATE 24-Aug-01
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT: BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD – APPLICATION NO. 2001/4245

Colin has passed to me the Committee report regarding the above.

Please can you let me have the relevant paperwork so that a new Section 106 can be drafted.

Thank you.

Alison Wood

Alison Wood

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM : **Mike Thorp**
Development Control

☎ **6479**

TO : **Colin Lawley**
Legal

DATE : **28 August 2001**

Application F/2001/4245
Broomfield, Lower Sandhurst Road, Finchampstead

The above application is an amendment to a previous consent for a replacement dwelling (F/2000/1584), which was approved by the Development Control Committee at their meeting on 20 December 2000, subject to s106 agreement. The agreement, was required to prevent implementation of both the approved dwelling and an alternative replacement dwelling (99/70338/F), with a different siting, which had been approved in 1999. The legal agreement was signed on 22 May 2001 and the planning decision notice was issued on 15 June 2001.

The above application was approved by Development Control Committee on 22 August 2001, subject to a s106 agreement to prevent implementation of the earlier (99/70338/F) and most recent approval. Please can you draw up the necessary legal agreement.

If you have any queries or require further information please contact the case officer, Emy Circuit on ext. 6479.

M L Thorp,
Principal Development Control Officer

Tel: (0118) 974 6479

Date: 26 June, 2001

Your ref:

My ref: F/2001/4245

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application No: F/2001/4245

Applicant: Mr & Mrs Burgess C/O Michael Vaughton Associates.

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584).

Site Address: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Emy Circuit on (0118) 974 6479.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

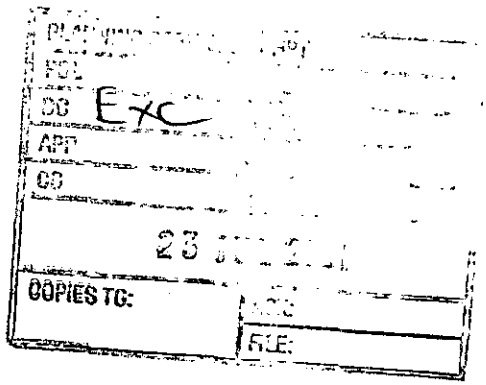
If the application is recommended for approval I would like it to be brought to Committee because of the very large footprint which looks as though it exceeds the increase in size for a rural area and the windows that may cause overlooking to my

Our ref: SP\2001\004016\001
Your ref: F/2001/4245

Date: 20th July 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

ERECTION OF DETACHED DWELLING
BROOMFIELD,LOWER SANDHURST ROAD, FINCHAMPSTEAD

Thank you for your letter dated 26 June 2001 which was received on 3 July 2001. You are asked to quote the following reference in any correspondence: SU86SW/11/9.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Claire Murphy on 01276 454509 for further details.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

c.c. Michael Vaughton Associates,Rectory Mews, Crown Rd, Wheatley, OX33 IUL

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Date: 25 July 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4245

Location: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Applicant: Mr & Mrs Burgess C/O Michael Vaughton Associates.

Case Officer: Emy Circuit

The new plans show the following: Clarification of:
1. The proposed dormer in the north elevation of bedroom 1 is central to the room.
2. The changes to the south elevation should include omission of rooflights rather than dormers as per application letter.
3. The dormer in the south elevation has a gable proposed in lieu or a hip. Letter dated 17.01.01.

Comments are required by 04/08/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

27/7

Emy,

Mr Davies came in re/ the consultation sent out - it makes ref to a letter dated 17.01.01 whereas the letter is dated 17.07.01 (& this is what you put on the form) so is obviously a typing error.

Mike talked to him about the application

Natalie.

(RING ONE)

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

App No. F/2001/4245 (Planaps) / (Ludhouse) Date Rec. 18/7/01

Location: Mr and Mrs Burgess

Parish Finchampstead

Applicant: Broomfield, Howe Sandhurst Rd

Description of attached plans clarification of 1. the proposed dormer in the north elevation of bedroom 1 is central to the room, the changes to the south elevation should include omission of rooflights & the dormer as per applicants letter, the dormer in the S elevation has a gable proposed instead of a hip.

Drawing No's: letter dated 17 July 2001

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS: Greensacres, Moor Green House & The Old Thatch

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EH

Consultations Sent by Admin. on 25.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

F/2001/4245?

Our ref: 2022/01f17WDC/RA/tc

17 July 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

ES- 46041

23 JUL 2001

COPIES TO: ACK: FILE:

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling (as amended) at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following our conversation today I am pleased to enclose a copies of our site plan drawing no 2022/P05C as requested.

In addition I should like to clarify the following;

The dormer window to the north elevation of bedroom 1 is central to the room;
The changes to the south elevation should include the omission of 3 no rooflights and not dormers as per my application letter;
The dormer window on the south elevation now has a gabled end in lieu of a hip.

Should you have any further queries please do not hesitate to me.

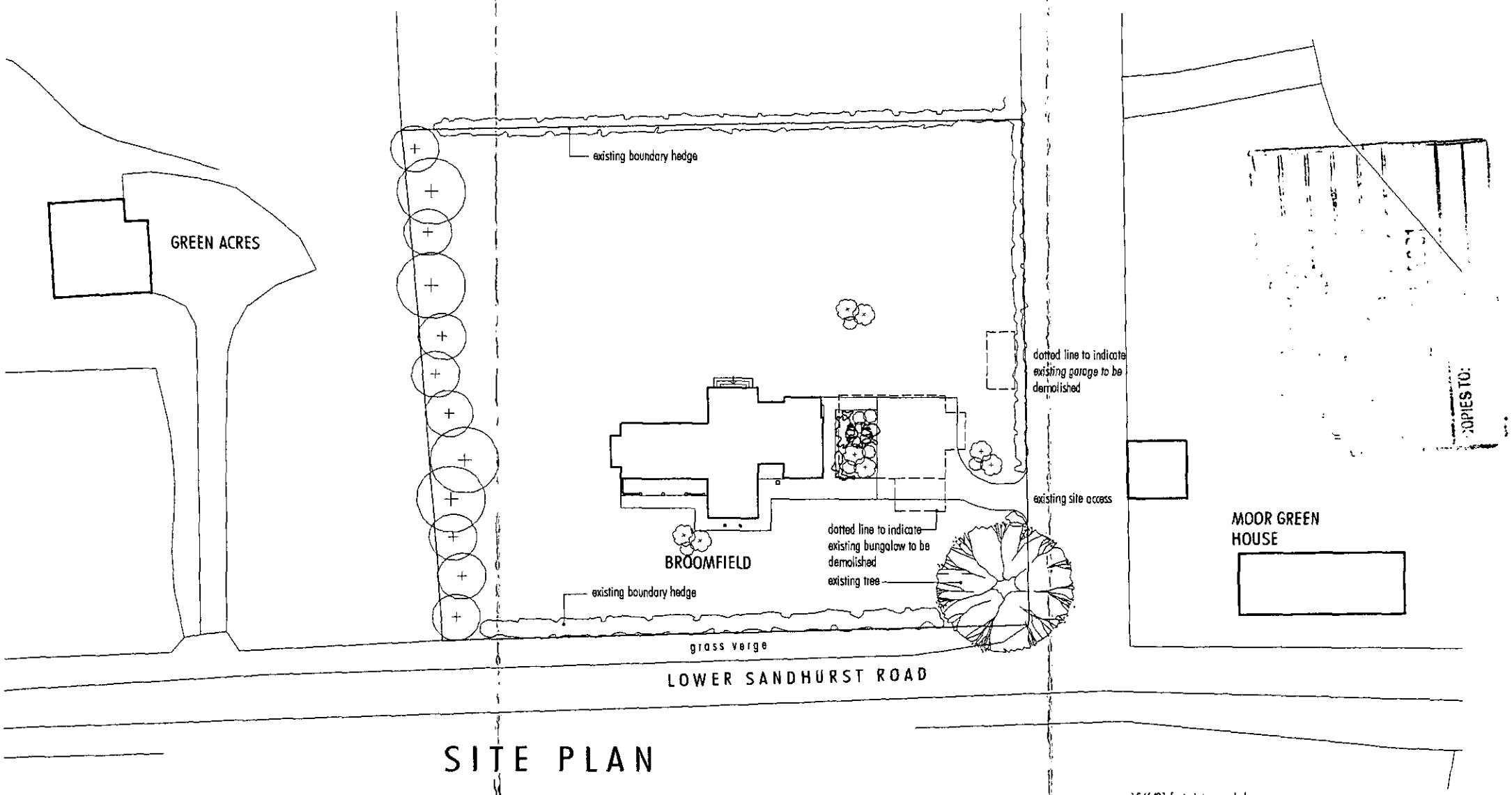
Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com



SITE PLAN

rev c 15/6/01 footprint amended

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:500	client MR & MRS BURGESS		
date 19/1/01	drawing SITE PLAN		
drawn AG			
job 2022	no. 2022-P05	rev C	

01865875275

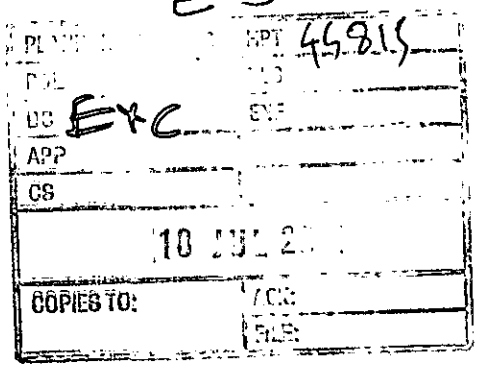
[redacted]
Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

ADDITIONAL PLAN
4245 /1

Our ref: 2022/01f17WDC/RA/tc

17 July 2001

ES



Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling (as amended) at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following our conversation today I am pleased to enclose a copies of our site plan drawing no 2022/P05C as requested.

In addition I should like to clarify the following;

The dormer window to the north elevation of bedroom 1 is central to the room;
The changes to the south elevation should include the omission of 3 no rooflights and not dormers as per my application letter;
The dormer window on the south elevation now has a gabled end in lieu of a hip.

Should you have any further queries please do not hesitate to me.

Yours sincerely

Richard Anderson RIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

PAGE 02
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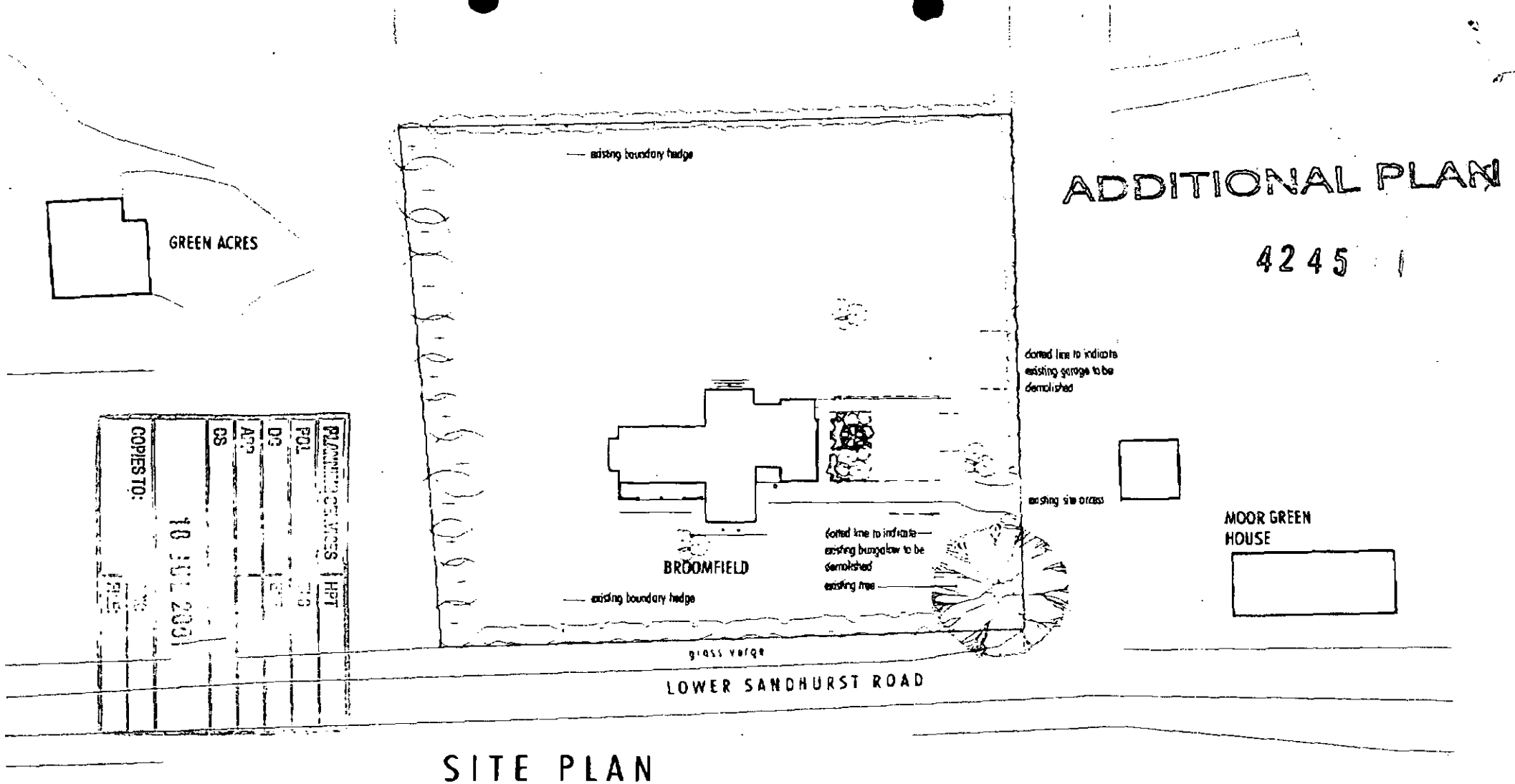


ADDITIONAL PLAN

4245 1

SITE PLAN

rev C 15/6/01 footprint amended

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

scale 1:500	client MR & MRS BURGESS
date 19/1/01	drawing SITE PLAN
drawn AG	
job 2022	no. 2022-P05 rev C

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 June 2001

Application Number: F/2001/4245

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Burgess C/O Michael Vaughton 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).

C22, R122.

Signed: _____ **Print name:** Adam Coggins 11/07/01

The Ramblers' Association
Working for walkers

The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid Berks • Pang Valley
South East Berks • West Berks

10 July 2001

Your ref: Emy Circuit
F/2001/4245

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2001/4245

Site address: Broomfield, Lower Sandhurst Road, Finchampstead

In response to your letter of 26 June, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
DAVID BOUNDS
Footpath Secretary
Loddon Valley RA Group

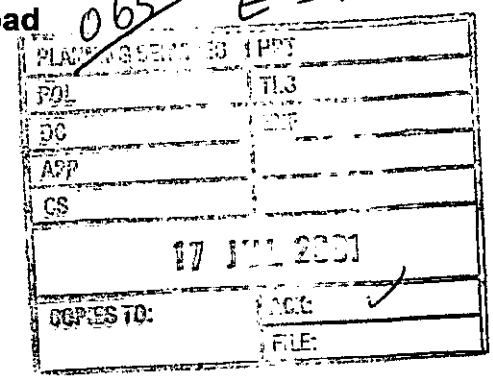
ES

PLANNING SERVICES SEPT
POL
DC Exc
APP
CG
2001
COPIES TO:

Recd AM 16.7.01

Moor Green House
Lower Sandhurst Road
Finchampstead
Berks. RG40 3TH

065 ES.



Ms Emy Circuit
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks. RG40 1WR

15 July 2001

Dear Ms Circuit,

Application F/2001/4245

We were startled to find that the present occupiers of Broomfield have, again, applied for further planning permission for alterations to the existing plan. This is for the 3rd time. When will it ever stop? We were also rather surprised to be called "paranoid" by the architect when all we are doing is trying to protect an, as yet, unspoilt bit of Berkshire. It makes one wonder if, had we not been "paranoid", what would have happened.

The previous application was sensitive, so much so that it was only passed on the Chairman's casting vote. Indeed, you, yourself said "This is a finely balanced proposal". No wonder we are being paranoid. Are you surprised?

However, as far as this application is concerned, you may be surprised to hear that we have no objections to:

- Insertion of herringbone brickwork to glazed gable on south elevation.

Our objections to the remaining proposals are as follows:

- Filling in the log store will serve to increase the floor area, which has already been increased quite considerably from the originally allowed area. **This appears to have been already done.**

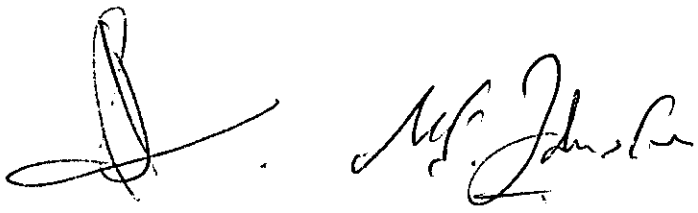
- The provision of a dormer window to the rear (north) elevation would increase the prominence of the house from Drift Lane. One of the reasons for allowing the plan was given that it would "reduce its prominence and prevent it having a greater impact than the previously approved scheme".

- We understand that the dormer on the south has been changed and will become more prominent, inasmuch as it extends beyond the roofline.

- The insertion of a window to the first floor of the east elevation would mean that the window would **directly** overlook our house and garden, which in turn would mean that we would lose all our privacy.

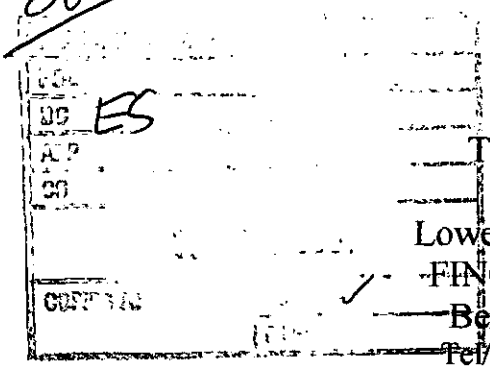
The point about the invasion of our privacy is one about which we feel particularly strongly.

Yours sincerely,



Michael & Petra Johnstone

065



The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD,
Berks. RG40 3TH.
Tel/Fax: 01252 873204
Email: rs@rosemarysmithandco.com

13th July 2001.
Your Ref: Emy Circuit

The Chief Planning Officer,
Environmental Services Department,
P.O.Box 157,
Shute End,
WOKINGHAM, Berks
RG40 1WR.

Dear Sir,

Re Application No: F/2001/4245
Site Address: Broomfield, Lower Sandhurst Road, Finchampstead.
Proposal: Proposed erection of detached dwelling (Amendment to Consent F/2001/1584

We refer to your letters dated 26th June, 2001 relating to the above application and to your 6th July relating to Revised Plans Notification.

We have now had an opportunity to peruse the revised plans and to compare these with the plans previously lodged and dated 17th and 18th May, 2000.

Planning consent was granted by you on the 20th December, 2000 on the basis of the Revised plans dated May, 2000 despite the fact that the same showing substantial change and a much larger building on the site than had been envisaged when the original outline planning permission was given based on the first plans dated July, 1999.

The Applicants letter to you dated 15th June brings to your attention the differences between the plans upon which permission was granted to them and the revised plans and we would like consideration to be given to the following concerns expressed by us in respect of those differences:-

1. The "filling In" of the log store to provide larder to kitchen at rear of house.

This proposal affectively increases the size of the house once more and provides an almost constant building line to a large proportion of the rear of the property rather than the less intrusive staggered building line. Also in the May 2000 plans this area was merely garden and not described as a "log store" meaning that the applicants are seeking to add further accommodation to an already large building.

2. Provision of a dormer window to the rear (north) elevation and alterations to the fenestration to the rear elevation.

It appears from the revised plans that the rear elevation is to be changed quite substantially by not only the addition of a dormer window to Bedroom 1 but also a change from 2 small rectangular windows to the Living Room to one large window (WG19) in the North facing Living Room wall. Also 2 additional square windows (WG10/11) appear to have been added to the side of the French doors off the TV room. These changes substantially change the back elevation to the proposed dwelling and should we believe be the subject of a fresh planning application rather than proceeding on Delegated Powers.

3. Omission of 3 dormer windows to front (south) elevation and insertion of window to first floor of west elevation.

With respect 3 dormer windows cannot have just been forgotten! Currently it would appear that by way of addition of windows that the Applicants are proposing to add 7 new windows in addition to adding a substantial window in the Living Room in substitution for 2 smaller ones as mentioned under 2.

It was clear from the Report prepared for the Development Control Meeting on 20th December, 2000 and discussions at that meeting that the Council accepted the local Residents' concerns as to the size/scale of the building and its impact on the character of the area. If the addition of the windows were allowed plus the addition of a larder this would increase not only the size of the building but also its impact on the rural area of the surrounding area to an unacceptable degree the impact on the landscape being of particular importance with the site being located in the Blackwater River Valley and in an Area of Special Landscape importance.

We trust than the Council's when approving the required Landscape Plan will ensure that the Applicants are required to maintain all the excising boundaries in their present state and without removal including the hedging/trees on the rear (northern) boundary with all of such boundaries being fully protected for the future.

We would urge that this matter be listed for hearing rather than proceeding under Delegated Powers and await both notification of the date of the meeting and also sight of the proposed Landscape Plan. If the matter is to proceed under delegated powers we would ask that the application for additional/substituted windows on the Northern and Western boundaries be refused together with the refusal of the proposed larger window to the living Room.

Yours faithfully,

Dr. I. J. Hossack and Mrs. R. Smith

065

ES

COPIES TO:

ACK:

FILE:

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham RG40 3TH
01252-873314

e-mail minder@beeb.net

27th July 2001.

John Mitchell
Planning Department
Wokingham District Council

Dear Sir,

4245

Application F/2000/4245/ ; F/2000/1584

In your recent letter of 25th July, re clarification of items on the plans currently for consideration by your department, reference is made to a letter dated 17.01.01; we understand that this date is in error and have seen sight of a letter dated 17th July relating to item 3, the changed dormer on the south elevation from a hip to a gable.

We have found no reference in any of the correspondence to the **extension of the N/S length of the dormer** or to the **changed roofline configuration associated with it.**

The roofline in the previous plan had a variation in pitch and was in effect two roofs. The veranda was not part of the house as such but had its own separately pitched roof. The approved dormer sat within the 'house roof' and behind the veranda roofline. In the current plan the veranda roofline becomes incorporated into the house roof and the dormer comes forward into this continuous roofline. Is it possible that before long a plan will be submitted to incorporate the veranda into the house?

We believe that the change of dormer shape, increased length and the effect of the changed roofline (to one roofline of continuous slope as opposed to two with differing slopes) significantly increase the visual intrusion of the dwelling. These cumulative factors are of considerable significance and more than changing a hip to a gable. **We would wish to record strong objection to this entire group of changes.**

Our other objections remain valid.

Would you please also take note of the fact that there is a continuing and substantial error in the 17th July 2001 accompanying site plan? This error has been raised in many letters of objection. **The plans indicate 'existing garage to be demolished.' The truth is that there is no garage on site and has not been for many years. We believe that it is high time that this myth was acknowledged and the error corrected on the plans.**

Yours sincerely

Anne and Jeremy Davies.

Emy Circuit

From: Jeremy Davies [minder@beeb.net]
Sent: 01 August 2001 07:19
To: Emy Circuit
Cc: Mike Thorp
Subject: Broomfield

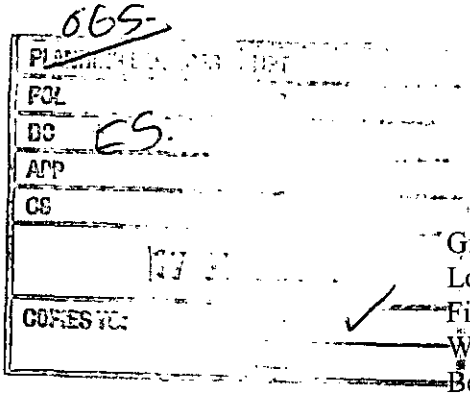
Dear Emy,

Please find attached our recent objections to Broomfield changes resulting from my husbands visit to your offices to view the plans after the further clarification letter received. Please also be advised that building is still continuing which is not in line with currently approved plans.



Dormer change.doc

Anne Davies



Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire RG40 3TH
01252-873314
E-mail minder@beeb.net

15th July 2001

Mr John Mitchell,
Development Control Manager,

Dear Mr Mitchell,

Application F/2001/4245

We are very surprised to see an application to alter the approved replacement dwelling in view of the architect's submission at the planning committee at which this was approved. We have noted the rectification of one incompatibility between the submitted plans and the accompanying letter from Mr R Anderson, of Michael Vaughan Associates. When compared with the plans that we have dated 17/5/00 there would appear to be three further inaccuracies.

We would ask for confirmation and clarification of certain points as a result of our inspecting the plans and accompanying letter.

'Omission of 3 no dormer windows on south (front) elevation.'

The plans that we have show only one dormer on the south elevation and 3 Velux type roof lights that are unobtrusive.

There would appear to be replacement, at the eastern end of the southern face of a 'weak' hipped dormer whose front face is aligned with the front face of the ground floor by a much stronger gabled dormer whose front face is cantilevered forward of the ground floor face

This change does not appear to be included in the accompanying letter, nor is it annotated as a change in the submitted drawings

The plans that are the subject of this application appear to have a dormer at both eastern and western ends of the northern elevation. The accompanying letter refers to construction of a dormer on the rear (northern) elevation.

The plans that we have show the northern elevation to have no dormers and two Velux windows. What is the correct position please in respect of this elevation?

Pending your clarification of the above points, we would ask you to note our objections to the application as currently submitted. In the December 2000 report to the Development Control committee when the present (new) dwelling was approved, Emy Circuit (Case Officer) said in her conclusion: -

"This is a finely balanced proposal. The proposals would result in a substantial increase in the scale of development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme."

"On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted".

The extent to which the committee regarded this as a 'finely balanced proposal' was evidenced by the vote for approval being passed only by the Chairman's casting vote. In view of this we believe that any amendment that increases the size of the dwelling or has the effect of increasing the prominence of the building in the environment should be refused.

We therefore register objection to: -

1. The replacement of a 'weak' hipped dormer protruding from the roof on the southern face by a much stronger gabled dormer that extends forward of the ground floor building line. **This would increase the prominence of the dwelling.**
2. The addition of dormers to the northern elevation. This would have the effect of increasing the prominence from the north where the building is visible to walkers etc. on the listed Berkshire walk. (This aspect was considered so important when we built our stables that even though they were half sunken it was required we paint them brown!). **It will also increase the bulky appearance from east and west.**
3. The filling in of the log store and incorporating it within the house. This increases still further the floor area of the house that has already considerably exceeded what has been allowed as precedent in the area previously. It also has the effect of making 'solid' the northern face that in the existing design is stepped by some two metres. **This increases the floor area and the apparent bulkiness of the house.**
4. The replacement of tile hanging on the western gable by a solid brick wall. **This again has the effect of increasing apparent bulkiness.**

We do not object to: -

1. The herringbone effect on the southern face as this breaks up a feature that was alien to the area.
2. The changed fenestration pattern, as the new style is more in keeping with the area.

We await your clarification on the points raised at the start of this letter. We wish to be advised if this matter is sent to committee for determination.

Yours sincerely

Anne Davies Jeremy Davies

4626 8

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 1 August 2001
My ref. SB/F/2001/4245
Your ref.

Mr J & Mrs A Davies
'Greenacres'
Lower Sandhurst Road
Finchampstead
WOKINGHAM
Berkshire
RG40 3TH

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

Dear Mr and Mrs Davies

PLANNING APPLICATION F/2001/4245

I acknowledge receipt of your letter dated 15 July 2001, addressed to John Mitchell, making observations on the above planning application.

Mr Mitchell has now left this Authority, however, I have passed your letter to the case officer, Emy Circuit for attention on her return to the office on 6 August.

I hope this is of assistance.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

Emy
Passed on from John 1/8/01.
I've given a copy to Admin to log as an Obs. letter.
Mr & Mrs Davies are wanting answers to some queries. I've acknowledged this letter.
Sandra

FROM: Emy Circuit

DATE: 26 June 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4245

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584).

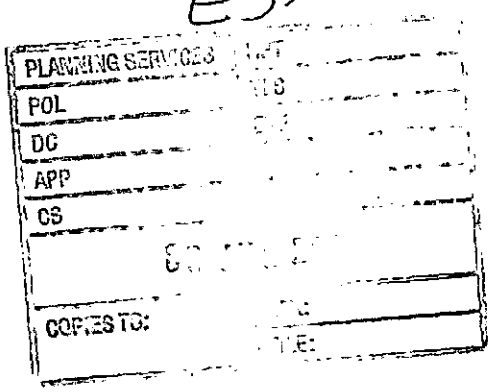
Site Address: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Burgess C/O Michael Vaughton Associates.

Your observations are required in respect of this application **by 20/07/2001** .

The Parish Council has no objections to this application.

ES.



SIGNED: C.S.Cl DATE: 6-7-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 5 July 2001

Location:	Broomfield, Lower Sandhurst Road, Finchampstead
Proposal:	Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)
Application Number:	F/2001/4245

In response to your consultation dated 26 June 2001 for the above application, the landscape comments are as follows:

Although the site is located within the ASLI, I have no objection to the proposals, as there will be no detrimental impact on the overall landscape designation.

The position of the proposed house within the plot is further from the boundaries than the existing house leaving a substantial amount of land surrounding the house. There are views into the site from Lower Sandhurst Road and the right of way to the east, however these are limited by the existing hedgerows on the site boundaries and other trees within the site. Hedgerow trees along Lower Sandhurst Road limit the views to this area from the Blackwater River valley.

A landscape scheme will need to be submitted by the applicant for additional planting within the site to compensate for the slightly larger house and the loss of some vegetation due to the repositioning of the property. This should include native tree planting adjacent to the site boundaries with Lower Sandhurst Road and the public right of way.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL INFORMATION

4245

ES.

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

PLANNING SERVICES	HPT 45314
POL	TLS
DC EXC	ENF
APP	
CS	
04 JUL 200	
COPIES TO:	ACK:
	FILE:

Our ref: 2022/01g02WDC/RA/tc

2 July 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling (as amended) at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our letter and application dated 15 June and our conversation today I can confirm that the insertion of a first floor window is in fact on the east elevation and not the west elevation as suggested in the aforementioned letter.

Should you have any further queries please do not hesitate to me.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

Date: 06 July 2001

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/4245

Location: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Applicant: Mr & Mrs Burgess C/O Michael Vaughton Associates.

Case Officer: Emy Circuit

The new plans show the following: Confirmation that the 6th change listed in the covering letter dated 15 June 2001 should read "insertion of window to first-floor of east elevation" - this description now corresponds with plans submitted. Letter dated 2 July 2001.

Comments are required by 16/07/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/4245 (Planaps) / (Ludhouse) Date Rec. 4/7/01

Location: Broomfield, Lower Sandhurst Road

Parish

Applicant: Mr and Mrs Burgess

Description of attached plans ~~Bad~~ confirmation that, covering letter dated 15 June 2001 the 16th change listed in the Should ~~read~~ read "insertion of window to first-floor of ~~west~~ east elevation" - This description now corresponds with the plans submitted

Drawing No's: letter dated 2 July 2001

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS: Greenacres, The old Thatch and Moor Green House

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 06.07.01

Yellow - Part One Copy
Green - Officer's Copy

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney Environmental Health	My Ref:	JRM/JS/20012426
To:	Emy Circuit Development Control	Your Ref:	F/2001/4245
		Date.	July 2, 2001

PROPOSED: ERECTION OF DETACHED DWELLING AMENDMENT TO CONSENT F.2000/1584)

LOCATION: BROOMFIELD LOWER SANDHURST ROAD FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER

ES.

PLANNING SERVICES
PT 45318
POL
DC E+C
AFP
CS
04 JUL 2001
COPIES TO:
ACK:
FILE:

Emy Circuit

From: Jeremy Davies [minder@beeb.net]
Sent: 29 June 2001 11:30
To: emy.circuit@wokingham.gov.uk
Cc: John R Mitchell; Ian & Rosemary; Mike & Petra Johnstone
Subject: Broomfield

Dear Ms Circuit.

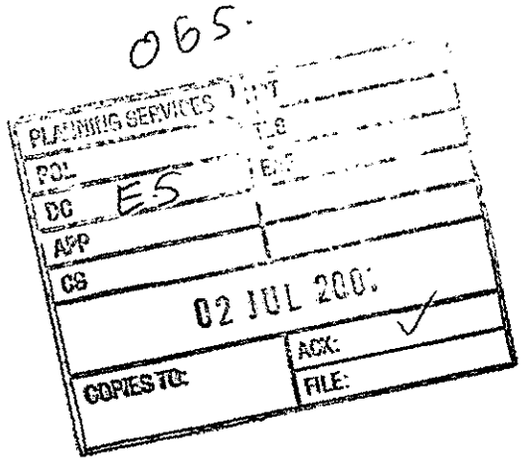
Broomfield application f/2001/4245

Having discussed these plans with John Mitchell it is apparent that there is a discrepancy between the application letter and the plans submitted. Will you please ensue that this discrepancy is corrected and advise us when correct plans are available for inspection. we trust that no action will be taken on this matter until fully acceptable plans are available and local residents have had an adequate opportunity to examine them

Sincerely

Anne Davies.

065.



Received by Wokingham District Council

Application No: F/2001/4245

Proposal:
Proposed erection of detached dwelling. (Amendment to consent F/2000/1584)

Location:
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/07/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 June 2001

Pre App N° 1520

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JUN 2001
Officer: EXC	Application No. F/2001/4245

Map No 22 Site 027
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING
(AMENDMENT TO CONSENT F/2000/1584)

Location: BROOMFIELD LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch South
26.6.01 TB

Applicant: MR/MRS BURGESS
RESUBMISSION 2000/1584

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Car parking layout		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.6.01 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

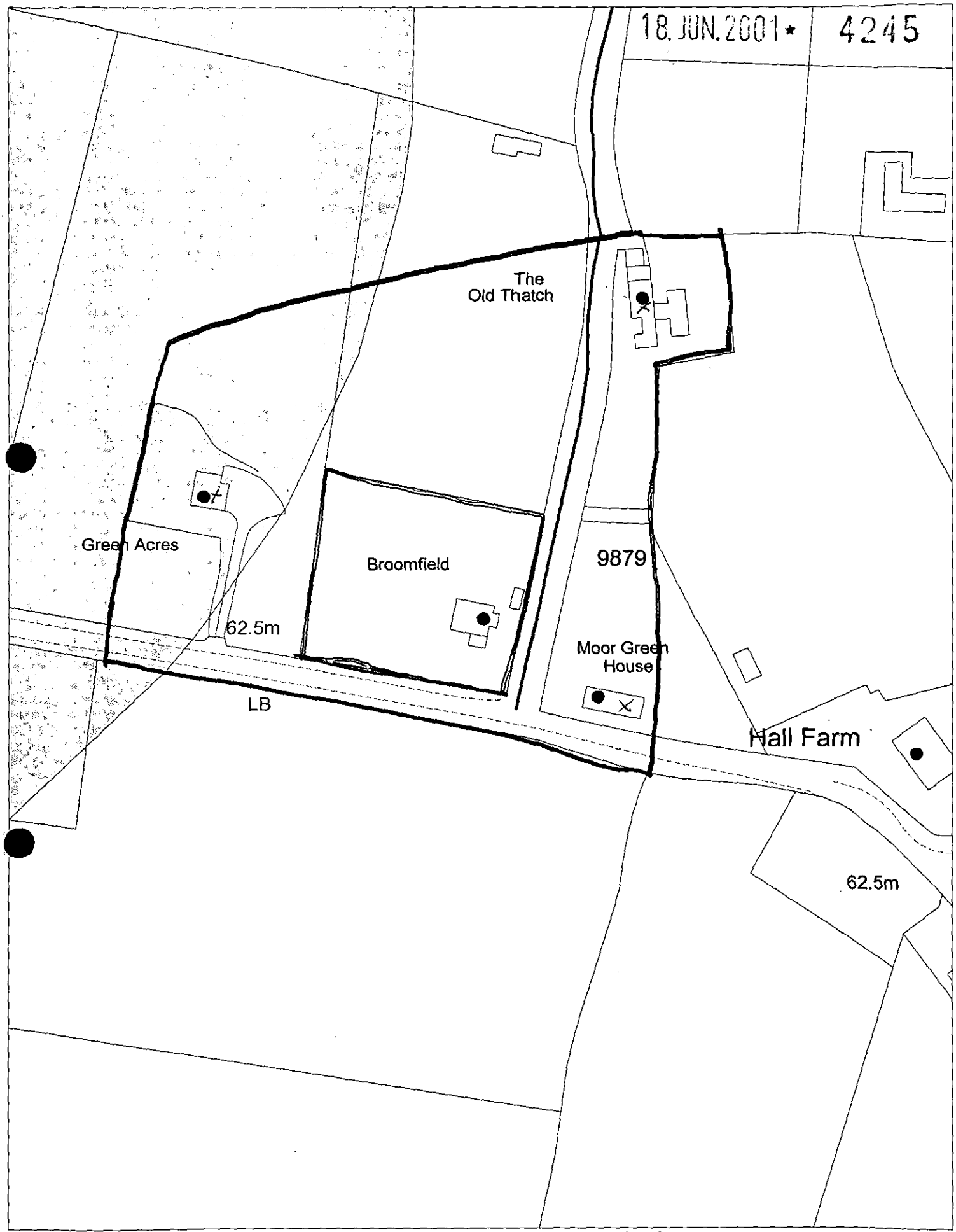
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

Pre App Attached

NEIGHBOURS:

Site notice + see map for neighbour notices



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Development Control Section, Environmental Services, Wokingham District Council.
19 June 2001
Scale: 1 : 1250

N
W E
S

18.JUN.2001* 4245

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 2022/01f15WDC/RA/tc

15 June 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

FAO Ms E Circuit

Dear Ms Circuit,

Re: New dwelling (as amended) at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following approval of our application number F/2000 1584 for the erection of a new dwelling we have now made some amendments to the layout and form of the building. In essence these amendments are fairly minor and it is our opinion that they will have no detrimental impact. However given the sensitivity of the previous application and the obvious paranoia that appears to grip some of the neighbours I am led to believe that a further planning application is required.

To that end I am pleased to enclose 4 copies of our drawing no's 2022/ W01A,W02A, W06B together with forms and particular's all as required. I trust that this represents a 'free' application. The changes are;

The 'filling in' of the log store to provide a larder off the kitchen at the rear of the house;
The provision of a dormer window to the rear (north) elevation;
Various alterations to the fenestration to the rear elevation;
Omission of 3 no dormer windows on south (front) elevation;
Insertion of herringbone brickwork to glazed gable on south elevation;
Insertion of window to first floor of west elevation

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT-Registration-No:-630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

I trust that you will this all in order but should you have any queries please do not hesitate to me.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA
Cc Mr and Mrs Burgess

1789/a

SECTION 66 CERTIFICATE

Application No.

18. JUN. 2001 * 4415

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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 [signature]

On behalf of MR & MRS G. BURGESS

Date 15.6.01

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

1509/ab

18. JUN. 2001 * 4245

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.	YOUR NAME	MR EMRYS G. BURGESS
	ADDRESS	BROOMFIELD LOWER SANDHURST RD
		FINCHAMPSTEAD
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MICHAEL VAUGHTON ASSOCIATES
	ADDRESS	RECTORY MEWS CROWN ROAD
		WHEATLEY
	POST CODE	OX33 1UL Tel No. 01865 873936
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	BROOMFIELD
		LOWER SANDHURST ROAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED NEW DWELLING TO SUPERCEED
		APPROVAL F/2000 1564
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

- [x] 1:25000 Location Plan
- [x] 1:500 Block Plan
- [x] 1:100 Elevations
- [x] 1:~~100~~ 50 Floor Plan
- [x] Other

8. Does the application involve any of the following

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

- [ ] CHANGE OF USE
- [x] CONSTRUCTION OF NEW BUILDING
- [ ] ALTERATION or EXTENSION
- [ ] DEMOLITION
- OTHER:

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

- [ ] RESERVED MATTERS — Go to Question 10.
- [ ] OUTLINE PERMISSION — State relevant outline permission No. Go to Question 10.
- [x] FULL PERMISSION — Go to Question 11.
- [ ] TEMPORARY PERMISSION — State period required. Go to Question 11.
- [ ] RENEWAL OF TEMPORARY PERMISSION — State previous permission No. Go to Question 11.
- [ ] VARIATION/RELAXATION OF CONDITIONS — State relevant application No.

Details of conditions to be relaxed. Go to Question 11.

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

- [ ] EXTERNAL APPEARANCE
- [ ] MEANS OF ACCESS
- [ ] SITING
- [ ] DESIGN
- [ ] LANDSCAPING

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICK TO L.A. APPRVAL
PLAIN GRAY TILE TO L.A APPRVAL

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

NEW SEPTIC TANK

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, *please show the route and any proposed alternative on the plans.*

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ N/A

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS G. BURGESS DATE 15.6.01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

Broomfield
ADDRESS LOWER SANDHURST ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU8062 (122)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70338/F	Mr. & Mrs. Gulliver	Replacement Dwelling	13/10/99	C/A
F/2000/1584	Mr. & Mrs. Burgess			
F/2001/3382	"	New access & boxing off exist access	10.04.01	Ref

DATE OF COMPLETION

MINISTRY DECISION PD Enq:- Temp Access - R. Anderson 25/4/01

SPECIAL ORDERS

DRAINAGE

091074