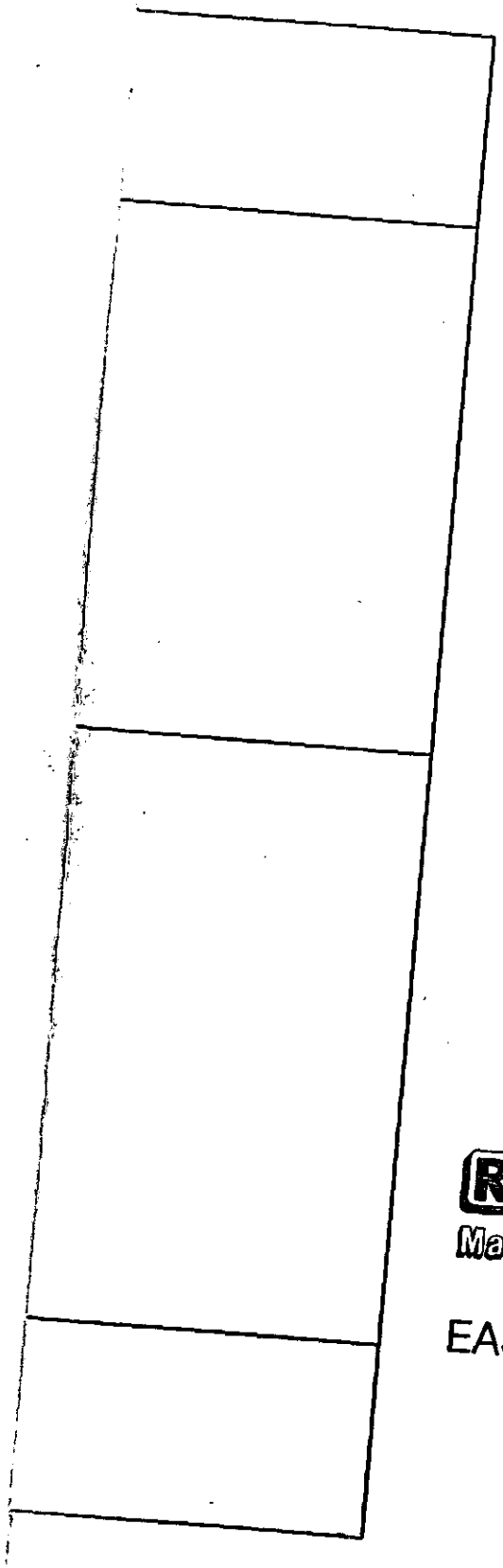


APPLICATION NO:
F/2001/5358

LOCATION:
Avolon Church Lane, Finchamp Wokingham.

APPLICANT:
Mr & Mrs D Collins C/O Day Tanr Partnership

PROPOSAL:
Proposed erection of a replacem and outbuildings. Demolition of e dwelling and outbuildings.

EARLIEST DATE FOR DECISION: **27/12/**

APPLICATION WILL HAVE EXPIRE 22/01/2002

CASE OFFICER: **Natalie Brown**

RECEIVED
No OBS 22/01/02 SV

D5 468

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs D Collins
C/O Day Tanner Partnership
Bagshot House
37- 39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2001/5358

Parish: **FINCHAMPSTEAD**

Location: **Avalon, Church Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.**

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

Reason

1. The proposed development by virtue of its size, bulk and massing would unacceptably alter the scale of the development on site, to the detriment of the rural character of the area. As such, the proposed development would be contrary to policy C2 of the Berkshire Structure Plan, policies STV2, SC2 and SC18 of the South East Area Local Plan and to policies WCC1 and WLL6 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2, SBE1, SBE2, SC2 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL6 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 21/01/2002

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.

ADDRESS AVALON, CHURCH LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1900	MR H.R. RUDDLE	EXTENSION TO GARAGE	9.1.75	APP N/A
BR. 20575	Mr. H.R. Ruddle.	Porch.	18.4 83	App. N/A.
BR22480	MR.A.BURROWS	EXTENSIONS	23.5.84	APP N/A
✱21326	"	2/St. "	28.6.84	N/A C/A
38279	"	2/St. GRANNY ANNEXE	18.9.91	Ref.
		ATTACHED ROOF TO PORCH		
✱38502	"	"	8.11.91	C/A
BRA11020	"	8/St. GRANNY ANNEXE	20.11.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5358**

Avolon, Church Lane, Finchampstead, Wokingham.

Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 3.01.02

Councillor M Long

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

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5358**

Avolon, Church Lane, Finchampstead, Wokingham.

Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Transfer: Yes ☐ No ☑

Reason for Transfer:

OK

Signed: _____ Date: 06/01/02

Councillor G Cockroft

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 JAN 2002	
COPIES TO:	ACK
	FILE

Tel: (0118) 974 6492

Date: 28.12.01

My ref: F/2001/5358

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5358
Avolon, Church Lane, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling and outbuildings.
Demolition of existing dwelling and outbuildings.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 7.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5358**
Avolon, Church Lane, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6492

Date: 28.12.01

My ref: F/2001/5358

CONFIDENTIAL

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 Number: F/2001/5358
Avolon, Church Lane, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling and outbuildings.
Demolition of existing dwelling and outbuildings.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 4.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5358**
Avolon, Church Lane, Finchampstead, Wokingham.
Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2001/5358

Proposal:
Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Location:
Avalon Church Lane Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 12/12/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/01/2002**. Written comments submitted will become available for public inspection.

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

Date: 12/12/2001

17/12
By NAB on white picket fence at front. Longcircle Road SW.

Received by Wokingham District Council

Application No: F/2001/5358

Proposal:
Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Location:
Avolon, Church Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5358 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

03 December 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5358

Applicant : Mr & Mrs D Collins C/O Day Tanner Partnership.

Location : Avolon, Church Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....17/12.....

Date Registered : 27/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

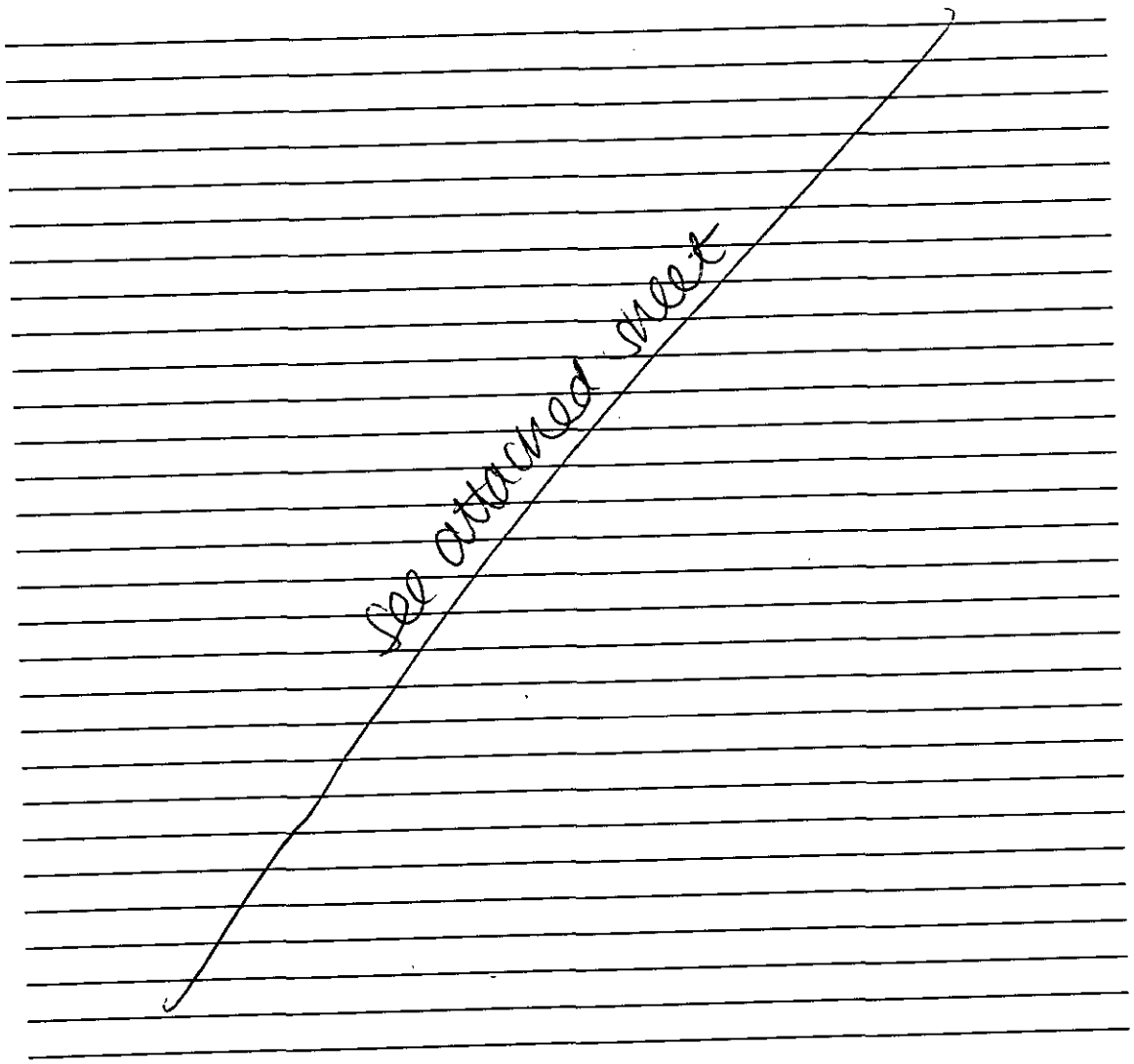
This application will have expired on: 22/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Parish Council: NO objections
Landscape: considers proposals would not be in keeping with character of surrounding countryside due to size, scale + location within site
Env Health: no objections, recommend COTO cond
Archaeological: likely to be a min impact.
Dinton Pastures: Bat survey.
Highways: approval with conds.
Cons. Officer:

Planning Issues : Access to site within cons area
SEALP: rural, setting of sett, area sporadic d'ment
WDLP: countryside, setting of sett.

Application Number: F/2001/5358

Appraisal :



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

Application Number F/2001/5358
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its size, bulk + massing would unacceptably alter the scale of the development on site, to the detriment of the rural character of the area
			As such, the proposed development would be contrary to the following policies:
			RSP: C2
			WDLP: WCC1, WLL6
			SEALP: SN2, SC2, SC18

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	———
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SN2, SBE1, SBE2, SC2, SC18
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WLL6, WOS3
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	C2
MINERALS LOCAL PLAN POLICIES:	———

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

Date: 21/1/02

RECORD OF SITE VISIT

SITE ADDRESS: Avolon Church Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5358

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on white fencing at front

2. DESCRIPTION OF SURROUNDINGS

Res. Rural.

Access within cons area.

3. DESCRIPTION OF SITE/BUILDING

Detached double garage to side of dwelling - to be demolished.
gable roof faces into site
2s dwelling - (double gabled at rear) hipped roof. S.S at front + sides.
currently set away from all boundaries

Detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Driveway access - hedging alongside boundaries with neighbours
open view across fields to side - with view towards church lane.
(hedging alongside church lane)

Dwellings at side 2s + bungs.
Dwellings at front 2s.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Access off of Church lane.

LEVELS

BOUNDARY TREATMENT - 1.8m fencing with existing tides gaps.
tall conifer hedging with dwellings at side (The Retreat etc)
- hedging along rear boundaries of oakleaf (etc).

OTHERS

Application Number: F/2001/5358 – Avalon, Church Lane

Appraisal:

Development

Proposed replacement of existing two-storey detached dwelling and detached garage with detached dwelling and link to garage.

The site is located within a rural area and setting of settlement, with the access to the site running through a conservation area, and is within close proximity to an Area of Special Landscape Importance.

Relevant Polices:
Berkshire Structure Plan (BSP): C2
Wokingham District Local Plan (Deposit Draft) (WDLP): WCC1, WLL6
South East Area Local Plan (SEALP): STV2, SBE1, SBE2, SC2, SC18

1. Impact upon neighbouring properties
   (4 letters received raising concerns over increase in height and overlooking)

   Whilst the proposed dwelling would be increased in length and width and height, it would still be set away from neighbouring properties. The dwelling would be located approx. 17m from the rear boundary of 1-4 Church Lane, with the garage being 3m. The existing dwelling (at its closest point is 17m with the garage being 3m, but at an angle. 1-4 church lane are more than 30m from this boundary and so it is considered that the proposed replacement dwelling would have no adverse effect upon these properties, in terms of being overbearing and causing overshadowing.

   There are already windows in the side elevation facing Bellsway and The Retreat, though additional windows are proposed. This could possibly worsen the effect of overlooking especially if the proposed dwelling were to be built at a higher level than the existing. However, there is hedging along this boundary which would reduce this potential impact. The distance of the proposed dwelling to these properties would reflect the existing relationship and so there would be no issue of overshadowing/overbearing.

2. Impact upon the rural character of the area
   The last paragraph of policy C2 of the BSP says that development ion the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside.

   Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy WLL6 relates to setting of settlement and says that development would not be permitted that would detract from the open or countryside appearance of areas. In the Inspector's report to the WDLP public inquiry, he recommends the deletion of this policy. He acknowledges that there is considerable support for the settings of settlements designation but cannot agree that the areas concerned have been rigorously justified. He says that unlike gaps, settings are intended as a landscape tool and believes that adequate protection can be achieved through the application of policy WCC1. (However, the Council has not yet formally considered these Inspectors recommendations).

Policy SC2 of the SEALP relates to setting of settlements and states that development will not be permitted which would detract from the open or rural appearance of the area. Policy SC18 relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that :

"c) The size of the new development will not significantly exceed that of the existing property both in height and floor area and where appropriate the numbers of separate units."

It is considered that due to the size of the replacement dwelling, (compared to the existing), that the bulk and massing of the resultant building would alter the scale of the development on site, and would therefore be in conflict with the above policies.

The existing side boundary with the adjacent field is quite open, and vehicles (vans etc) can be seen travelling along Church Lane to and from Jubliee Road. There is therefore concern that the proposed development would be more visual from within the countryside and that this would have a detriment impact upon the rural character of the surrounding area.

The proposed garage would be attached to the dwelling by way of a utility room link which would increase the built form from the front and rear elevations, and inclusion of three dormer windows in the front and rear elevations would have an urbanising effect. The existing garage is detached from the dwelling and is of a smaller scale and so has less impact over the proposed arrangement.

This application seeks to incorporate the floor area of a previously approved dwelling (which was to replace a builders office), and then rescind this approved application. The application (F/2000/3009) gave approval for a bungalow at the rear of 'The Hollys' and would have covered 91m^2 in ground floor area, and replaced a builders office covering approximately 121m^2.

Avalon has been previously extended in the past: application 21326 for a two-storey extension (approx. 119m^2 floor area) and application 38502 for a single storey extension (approx. 26m^2 floor area). The original floor area is therefore considered to have been 135m^2 floor area with the existing dwelling being approx. 280m^2. The proposed floor area would be approx. 472m^2 (including the garage link).

The proposed dwelling amounts to about 69% over the existing dwelling, and would therefore amount to an approximate 250% over the original dwelling (excluding the existing detached garage outbuilding). These increases are considered unacceptable increase given the rural character of the area.

When the floor area of the bungalow approved by application F/2000/3006 is included with the original floor area, the proposed dwelling would amount to a 109% increase. This is also considered to be an unacceptable increase and adds to the increasing the size and scale of the proposed dwelling.

The landscape department also raised concerns over the there being a significant increase in the size of the built element within the site and the mass of the buildings together would be visually detrimental from the footpath and be visible from Church Lane.

3. Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms, and would require 3 off-road parking spaces in order to comply with Council parking standards. Provided that the garaging/turning and parking is retained and that the turning is provided prior to the occupation of the dwelling, the Highways department would have no objection to the proposed development.

~~**Approval:**~~ **Refusal: ✓**

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) 3 x PRE-APPS ATTACHED (*)

Start date:	27 NOV 2001
Officer: NAB	Application No. F/2001/5358

Map No. 114. Site 0.31

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF A REPLACEMENT DWELLING AND OUTBUILDINGS. DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS

Location: ANALON, 1 CHURCH LANE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: MR/MRS COLLINS

Fee (2) Received 190-00 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			
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 ... Finchampstead ...

Listed Building 1 2 2*

Advertisement Required ... Access to site lies within Conservation Area ✓

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer ✓ .....
Environmental Health ✓ .....
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 ✓ .....
1). Pastures re demolition

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: (Rural Area Countryside)

.....

.....

Pre-apps (x3) attached.

NEIGHBOURS:

S/N ✓ + see map.

5358

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 7 January 2002

Location:	Avalon, Church Lane, Finchampstead
Proposal:	Proposed erection of replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.
Application Number:	F/2001/5358

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside (setting of settlements designation has recommended to be deleted by the Inspector), adjacent to a conservation area and in close proximity to an ASLI. There is limited boundary vegetation on the south eastern boundary of the site with the adjacent field, allowing open unrestricted views into the site from the footpath. (Please note the north point is wrong on the Site Plan).

The proposed house and garage including the link building is a significant increase in size of the built element within the site and the mass of all the buildings together will be visually detrimental from the footpath and could also be visible from Church Lane. I therefore consider the proposals to be not in keeping with the character of the surrounding countryside due to size, scale and location of the proposed buildings within the site and I recommend refusal of the application.

Catherine Brimble

Catherine Brimble
Landscape Architect

Please file on application file

Thanks.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 03 December 2001

Application Number: F/2001/5358

Proposal: Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings..

Site Address:
Avolon, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs D Collins C/O Day Tanner Partnership.

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

---

1 AVALON IS SET BACK FROM CHURCH LANE AND DOES NOT HAVE A VISUAL IMPACT ON THE FINCHAMPTON CONSERVATION AREA. THE ENTRANCE DRIVE IS WITHIN THE CONSERVATION AREA BUT NO CHANGES ARE PROPOSED FOR THIS PART OF THE PROPOSAL.

2. THE EXISTING BUILDING IS SCREEN FROM IMMEDIATE PROPERTIES AND FROM THE ADJOINING FIELDS AND PUBLIC FOOTPATH. THE COLLECTION OF CONIFERS AND PLANTING COULD HOWEVER BE REMOVED.

3 THE PROPOSED NEW DWELLING HAS THE POTENTIAL TO BE A THREE STORIED STRUCTURE WITH A TWO STORIED OUTBUILDING / LIVING ACCOMMODATION.

4 THE OBJECTIVE OF CAPITALISING ON THE POTENTIAL OF THE SITE IS ACKNOWLEDGED BUT A BUILDING OF THIS BULK SHOULD BE RESISTED AND A LOWER DESIGN CONSIDERED.

5. ELEVATIONS ANOTATED INCORRECTLY. SOUTH WEST SHOULD BE NORTH EAST ETC.

Harold Sanders. 19.12.01.

"Reddons"
Church Lane
Fi-champstead
Berks RG40 4LT

Received 8/1

27 December 2001.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	

31 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

Your ref: Natalie Brown
F/2001/5358.

Dear Madam,

Ref: F/2001/5358.
Avalon "Church Lane, Fi-champstead
Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Reference the above planning application I have inspected the relevant papers at your office and make the following comments.

I live in Church Lane adjacent to "Avalon" and when I look out of my back windows I cannot see the actual house just a vast expanse of roof. There are no elevations shown on the plans produced to me and I trust that the new house will be no higher than the existing building.

I also hope that there will be no windows in the "roof room" looking out onto our property.

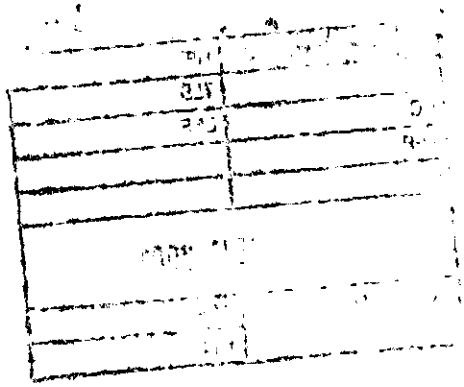
I would also stress that the existing Leylandii hedge remains in situ.

I make these comments as I have to safeguard the privacy and value of my property.

Access to the property is not mentioned. Is there any question of an alternative access as Mr & Mrs. Collins own other land adjoining "Avalon"?

Yours faithfully,
Beryl MJ Andrews

Natalie Brown
Development Control Officer
Wokingham District Council Shute End Wokingham



I received 8/1

PLANNING SERVICES	HPT.
POL	TLS
DC	ENF
APP	
CS	
31 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Mrs R. May
Bellsway
Church Lane
Finchampstead
Berks RG40 4LT
0118 ~~9730187~~
9730269.

28 December 2001
Ref: Application No: F/2001/5358
Site Address: Avalon, Church Lane, Finchampstead, Wokingham

For the attention of
Natalie Brown
Development Control Officer
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Brown

I am the property owner most immediately affected this planning application. I went to view the plans at Shute End just before Christmas but was unable to see any elevation drawings.

Prior to any decision on this application I would like to be able to see the elevation drawings. I understand that you would be able to come and explain the proposed application to me on site.

My concerns are to ensure that the new dwelling does not detract from my property, specifically that it does not exceed the height of the existing dwelling and that the Leylandii screen on the boundary between my property and Avalon is maintained at its present height and density.

I look forward to your early reply.

Yours sincerely

Mrs R. May

I received 8/1

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	
28 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 23 December 2001 17:58
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, December 23, 2001 6:05:09 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5358 - Avalon, Church Lane
Correspondent_FullName: MR R BOND & MRS J TAYLOR
Correspondent_StreetAddress: THE WATER GARDEN
Correspondent_Address2: CHURCH LANE
Correspondent_Town: FINCHAMPSTEAD
Correspondent_County: BERKS
Correspondent_PostCode: RG40 4LT
Correspondent_Telephone: 01189 733139
Correspondent_Email:

Comments:

WE ARE CONCERNED THAT THE 3 WINDOWS ON THE UPPER STOREY OF THE TRIPLE GARAGE (FACING APPROXIMATELY NORTH-WEST) WILL OVERLOOK OUR GARDEN AND THE REAR OF OUR HOUSE LEADING TO A LOSS OF OUR PRIVACY.
WE WOULD ALSO BE CONCERNED IF THE ROOFLINE OF THE MAIN HOUSE WAS ANY HIGHER THAN THAN THAT OF THE CURRENT BUILDING (NO INFORMATION ABOUT THIS ON THE PLANS)

Recd 1.45pm 15.1.02.

Mrs R. May
Bellsway
Church Lane
Finchampstead
Berks RG40 4LT

January 14 2002

Ref: Application No: F/2001/5358
Site Address: Avalon, Church Lane, Finchampstead, Wokingham

For the attention of
Natalie Brown
Development Control Officer
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Brown

Further to my letter of 28 December 2001 referring to the above planning application, I have now had the opportunity to see the detailed plans including elevations.

I have the following points to raise with regard to the application:

- The overall height of the building appears to be approximately 1 metre higher than that of the current property. I feel that this is unnecessary and excessive and would like to see the overall height reduced so that it is no higher than the present building.
- Two upstairs windows, in bedrooms 2 and 3, will overlook my property. As there are two other adequate windows in these two bedrooms, I would suggest that the two that overlook Bellsway are omitted.
- As the application proposes to increase the overall size of the building are and bring it closer to my property, the preservation of the tree screen is of paramount importance. I would like to see some commitment made to this in the planning consent.

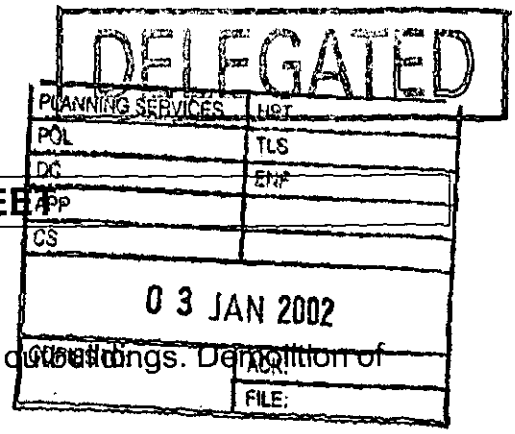
I trust the application will be modified to take into account these points prior to consent.

Yours sincerely

R. T. May

FROM: Natalie Brown

DATE: 03 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5358

Proposal: Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings..

Site Address: Avolon, Church Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs D Collins C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 27/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: John Mullaney
Sent: 13 December 2001 16:21
To: Natalie Brown
Subject: Avalon, Church Lane, Finchampstead. f/2001/5358

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

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref As below

7TH December 01

PLANNING SERVICES | HPT 50745
TLS
NB | ENF
10 DEC 2001
COPIES TO: | ACK:
FILE:

Ms N Brown
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Helen.

Planning Application F/2001/5358
Avalon, Church Lane, Finchampstead

With reference to the above planning application, after careful consideration I have concluded that there is likely to be a minimum of impact on the archaeological record.

If you wish to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
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Reading
Telford
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Wallingford
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Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

Natalie Brown

From: Andy Glencross
Sent: 07 December 2001 17:05
To: Natalie Brown
Subject: Planning Application F/2001/5358 Avolon Church Lane Finchampstead

Hi Natalie

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

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 December 2001

Application Number: F/2001/5358

Proposal: Proposed erection of a replacement dwelling and outbuildings. Demolition of existing dwelling and outbuildings.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Avolon, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs D Collins C/O Day Tanner Partnership.

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

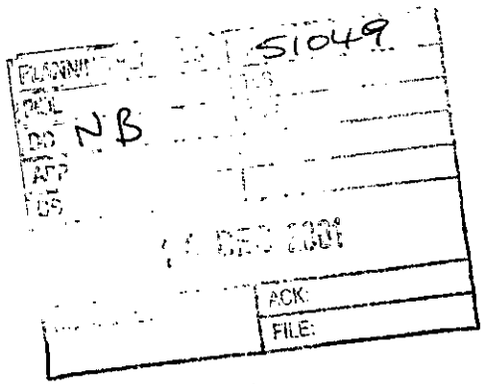
✓ below as applicable;

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).

C049, R049.
C122, R122.
C137 (INSERT: dwelling), R137.

Signed: _____ **Print name:** AC 05/12/01

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING



AID/LC/1735

17 December 2001

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

For the attention of Natalie Brown

Natalie,
only the drive is in C+A
but if drive is redlined
then it is part of the site
& this is correctly advertised
Tony

Dear Ms. Brown

AVALON, CHURCH LANE, FINCHAMPSTEAD (2001/5358)

We noted that the application was posted in the Wokingham Times under Public Notices due to the site being in a Conservation Area. As far as we are aware only the driveway is in the Conservation Area and perhaps you can confirm this.

Yours sincerely

A I Day

I spoke to him mon 17th dec pm & confirmed that only the driveway is in the cons area

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

27 NOV 2001 5358

DAY • TANNER
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ARCHITECTURE
& PLANNING

AID/LC/1735

26 November 2001

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

Dear Sirs

PROPOSED REPLACEMENT DWELLING AT AVALON, CHURCH LANE, FINCHAMPSTEAD

We refer to correspondence between Mrs Odell of your planning department and the owner of Avalon between April and June 2000, concerning the wishes of Mr and Mrs Collins to carry out certain works to their house and property and the possibility of replacing the current house with a new one. The property falls outside but is adjacent to both the Settlement and Conservation Areas around Church Lane and subsequently Mr and Mrs Collins have purchased The Retreat and agreed to purchase land to the east currently owned by The Holly's.

The total area of garden land now belonging to Avalon will be 0.27 hectares and additionally the bungalow which was approved at The Holly's last year (F2000/3009) would not now be built. The current house at Avalon is some 280m^2 GFA plus outbuildings and the previously approved bungalow a further 91m^2 making a total of 371m^2 GFA.

The proposal shown with this application for a replacement dwelling provides 472m^2 on two floors together with the outbuilding. The loft room in the house has not been included as this could be carried out in the current house.

In view of the changed circumstances and the much larger garden area of Avalon compared with a year ago and the fact that it is fully screened from all of its neighbours by large evergreen trees we hope that you would be able to consider this application sympathetically and recommend approval. We enclose the following documents:

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk

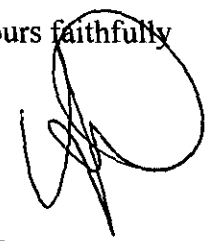
Partners:
A I Day S Tanner J E Day C H Tanner

27.NOV.2001 5358

Six copies each of our drawings numbers 1735/01, 02, 03, 04 and 05 together with location plan
Six copies of the application form.
Certificate B
Deposit cheque in the sum of £190.00

We look forward to hearing from you in due course.

Yours faithfully



A I Day

Encs

cc Client

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

27.NOV.2001* 5358

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.		APPLICANT'S NAME	MR & MRS D COLLINS
		ADDRESS	AVALON CHURCH LANE, FINCHAMPSTEAD
		POSTCODE	PHONE:
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
		ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY
		POSTCODE	GU19 5AF PHONE: 01276 451456
3.	On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	AVALON CHURCH LANE FINCHAMPSTEAD
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING HOUSE AND OUT-BUILDINGS AND ERECTION OF REPLACEMENT HOUSE AND OUTBUILDINGS.
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.27
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER AND PROSPECTIVE PURCHASER
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1735 AS LISTED

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

CHANGE OF USE		REDEVELOPMENT	X
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING			
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL AND BUILDER'S OFFICES & STORES WITH PERMISSION FOR RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	YES YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING TREE SCREENS AND SOME NEW FENCING AS SHOWN.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS EXISTING.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES AT GROUND FLOOR	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 10	/	1 / 9
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190.00	

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

SIGNED: _____ ON BEHALF OF: MR & MRS D COLLINS DATE: 26/11/01

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

SECTION 66 CERTIFICATE

Application No. 27.NOV.2001* 5358

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

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs J May	**Holly's Church Lane Finchampstead**	**26 November 2001**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a agricultural holding on all or part of the land to which the application relates, as follows.

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

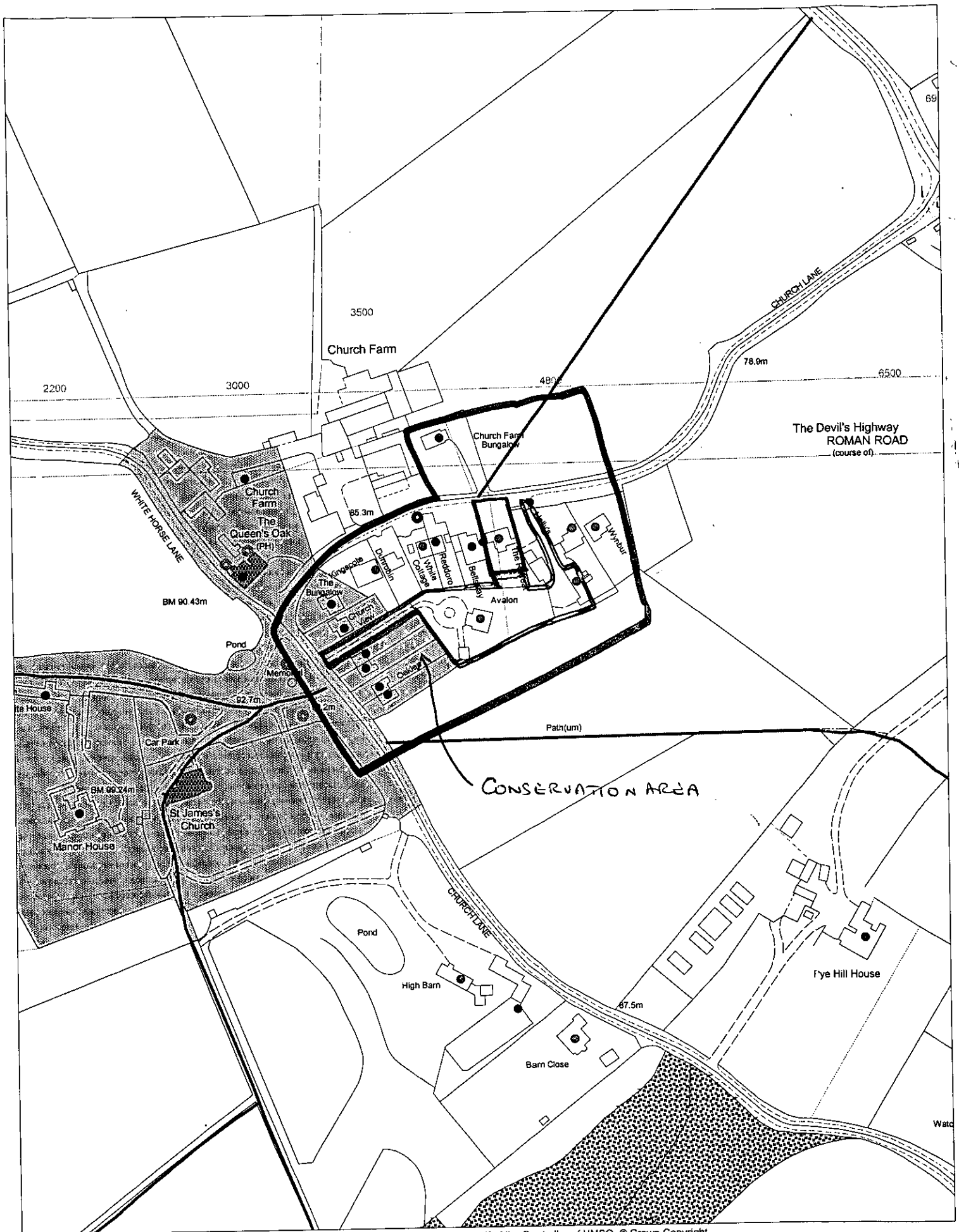
Signed _____

On behalf of **MR & MRS D COLLINS**

Date 26 NOVEMBER 2001

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

27.NOV.2001 • 5558



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001

Scale: 1 : 2500

N
W E
S

Scale 1/1250. Enlarged from 1/2500.

27.NOV.2001* 5358

ADMINISTRATIVE AREA WOKINGHAM

