APPLICATION NO:
O/2001/5385 ✓

LOCATION:
49 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Anderson C/O Greogry Gray Associates

PROPOSAL:
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED

495.00

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Anderson
C/O Greogry Gray Associates
Chartered Town Planning Consultants
17 Dinorben Close
Fleet
Hants
GU52 7SL

Application Number: O/2001/5385

Parish: **FINCHAMPSTEAD**

Location: **49, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Outline application for the erection of a replacement dwelling and demolition of existing dwelling.**

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

Condition

1. a) Approval of the details of the siting, design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

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

Condition
6. The replacement dwelling hereby approved in outline shall neither exceed the height of the existing dwelling nor exceed the gross external floor area of the existing dwelling (excluding outbuildings).

Condition
7. 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
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
9. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, turning and garaging of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

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

Condition
12. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. A larger dwelling would be contrary to countryside policies.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

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

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

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

Reason
12. The proposed development may have an impact on bats, which are of international importance and protected by law.

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 Policies C2 and C6.
South East Area Local Plan Policies STV2, SC1 and ST3.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

WORK SHEET FOR : Natalie Brown

Application Number : O/2001/5385

Applicant : Mr & Mrs Anderson C/O Greogry Gray Associates.

Location : 49, Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	17/12

Date of Neighbour Notifications : .....

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

Date Registered : 28/11/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 23/01/2002. 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: (8/1): no objections
Env Health: no objections. Rec. CO70.
Dinton Pastures: Bat survey.
Highways: rec. conds.
Landscape: no objection in principle.

Planning Issues : SEALP: rural, sep of sett, area sporadic d'ment
WDLP: countryside, green gap.

Application Number: O/2001/5385

Appraisal :

see attached sheet

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

Application Number O/2001/5385
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C002	R002	O/L permission
			del: 'the means of access thereto'
2	C012	R012	materials to be agreed.
3	C100	R100	slab levels
4	C070	R070	trs of construction
5	C017	R017	Boundary treatment
6			The replacement dwelling hereby approved in outline shall neither exceed
			the height of the existing dwelling nor
			exceed the gross external floor area of the
			existing dwelling (excluding outbuildings)
		Reason:	A larger dwelling would be contrary to countryside policies.
7	C150	R150	landscaping details
8	C151	R151	landscaping planting to be carried out
9	C120	R120	Parking (O/L) Ins: parking, turning + garaging
10	C137	R137	Turning within site
			Ins: dwelling
11	C040	R040	No PD, extns, alts & outbuildings
12			

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SN2, SC1, ST3
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WCC2, WT7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6
MINERALS LOCAL PLAN POLICIES:	—

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] 8/1/02
(Development Control Manager)

Bat Condition:
Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason:
The proposed development may have an impact on bats, which are of international importance and protected by law.

RECORD OF SITE VISIT

SITE ADDRESS: 49 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: O/2001/5385

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? on telegraph pole at side of site

2. DESCRIPTION OF SURROUNDINGS
Rural / green-gap.
Res. strip.

3. DESCRIPTION OF SITE/BUILDING
R/O 45a + 49a: existing dwelling
Dilapilated dwelling + garage – no roof, not lived in.

Detached
4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES conifers – alongside access to dwellings from nine mile ride

ACCESS/PARKING gate fence provides access to site off or access from nine mile ride
(i) set away from boundary.

LEVELS

BOUNDARY TREATMENT R/O 51 – fencing (1.8m).

OTHERS

opp side to No 49 { Nos 47A + B : walled ~~enclosure~~ at front

No 47 – part 1.8m fencing at front.
replacement dwelling being built.

Application Number: O/2001/5385 – 49 Nine Mile Ride

Appraisal:

Development

Outline application for the means of access of a replacement dwelling and demolition of existing. The site is located within a rural area and area of green gap/separation of settlement.

No. 49 is a dilapidated dwelling to the rear of No. 49a. Permission was given by consent 173/73 for a detached house and demolish the existing. The house was built on plot 49a but No. 49 was never demolished despite a condition on the consent. A subsequent consent (04600) allowed the re-siting of a detached garage, and again a condition was added to the effect that the dwelling to the rear (No. 49 be demolished).

An application was then made in 1998 (26913) for a replacement dwelling on the site of No. 49, which was refused and dismissed on appeal.

A certificate of lawful use (existing was then applied for in 2000, for the use of the land continued use of dwelling which was approved (application CLE/2001/0398).

1. Impact upon neighbouring properties
   The application is for means of access only, and not siting, and so the impact upon neighbouring occupiers can not be fully assessed.

2. Impact upon the rural character of the area
   The residential status of the land has been established on the site by the granting of CLE/2001/0398), however, this does not give automatic rights to apply the replacement dwelling principle. As a guide, the Council would allow approx. 50% increase over the original floor area, within a rural area, provided that a scheme was considered acceptable in terms of bulk, massing, impact upon the countryside, impact upon neighbouring properties, highways issues etc.

   In this case, it is acceptable that the residential status has been established. However, as the dwelling should have been demolished under consents 173/73 and 04600, it is considered that it would not be appropriate to allow any increase over the existing dwelling, and this would increase the built form of development within the countryside and be contrary to local plan polices. Therefore, provided that the proposed development does not exceed the gross external floor area and height of the existing dwelling, and replacement would be considered acceptable in this location.

It is also recommend that a condition be added removing PD rights for outbuildings, extensions and alterations to safeguard against over development of the site.

3. Impact upon highway safety (parking provision)
Provided that details of parking, garaging and turning are provided within the site and that turning is completed prior to the occupation of the replacement dwelling (out line), hereby approved, the Highway department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

Letter of representation received raising concerns over access to site/highway issues – the highways dept. raised no objection to the o/L application for means of access. Concerns also raised re/ a replacement dwelling of a larger size, this has been restricted by condition.

Tel: (0118) 974 6492

Date: 28.12.01

My ref: O/2001/5385

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: O/2001/5385
49, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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: **O/2001/5385**
49, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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.

Tel: (0118) 974 6492

Date: 28.12.01

My ref: O/2001/5385

CONFIDENTIAL

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

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

Dear Councillor

Application Number: O/2001/5385
49, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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

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Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **O/2001/5385**
49, Nine Mile Ride, Finchampstead, Wokingham.
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

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.

Received by Wokingham District Council

Application No: O/2001/5385

Proposal:
Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Location:
49, Nine Mile Ride, 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 O/2001/5385 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 29/12/2001. 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

05 December 2001

ADDRESS 49 Nine Mile Ride PARISH Finch E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1201/72	MR T SNOOK	2 DET. HOUSES + GARAGES	3.8.72	Ref.
1568/72	"		28.9.72	Ref
173/73	"	DEM. BUNGALOW/HOUSE & GARAGE ON SITE OF	22.2.73	App Cond
BR 1837	MR. N. HILL	2 HOUSES + GARAGES	8.1.75	App n/a
01894	"	IN FRONT OF	23.1.75	N/A Ref
BR 4412	ROSE STREET PROPERTIES	DEMOLE GARAGE	18.3.76	App Cond
04600	"	REPLACE GARAGE	7.5.76	App Cond
BR 5005	"	GARAGES	2.7.76	App n/a
11682	"	DEMOL. + GARAGE ON SITE OF	27.9.79	N/A Ref
29613 APPEAL	"		16.2.88	Ref
~~[illegible]~~	~~[illegible]~~			
31759	"	HOUSE + GARAGE ON SITE OF BUNGALOW	27.10.88	Ref

DATE OF COMPLETION

MINISTRY DECISION 29613 - APPEAL DISMISSED - 24.2.89

SPECIAL ORDERS

DRAINAGE

091074

2
1933

ADDRESS 49 Nine Mile Ride PARISH Finchampstead

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CLE/2000/0398	Mr G ANDERSON	CLE Use of land for continued use of dwelling (Br. of Cond. consent 173/73)	12.00.00	App

MINISTRY DECISION

SPECIAL ORDERS

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 , Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

28.NOV.2001★ 5385

DESIGN STATEMENT

IN RESPECT OF A REPLACEMENT DWELLING AT

49 NINE MILE RIDE, FINCHAMPSTEAD.

APPROVED

1.0 Introduction

1.1. PPG1 sets out guidance on design issues. It is said that buildings and their curtilages have a significant effect on the character of an area. Further, the appearance of development and its relationship to its surrounds are material to the determination of planning applications. Importantly this requires an understanding of the context in which development is situated.

1.2. Annex A to PPG1 provides detailed advice on the approach to design and highlights the following:

- A proper assessment of the surrounding built and natural environment.
- Identifying the defining characteristics of the area.
- The need to submit supporting information with planning applications in respect of these matters.

1.3 This design statement applies this advice by evaluating, the existing character of the locality; assessing the wider locational characteristics in which the proposed development is situated; and, detailing the localised impact with particular regard to adjoining properties.

2.0 Existing situation & impact of proposed development

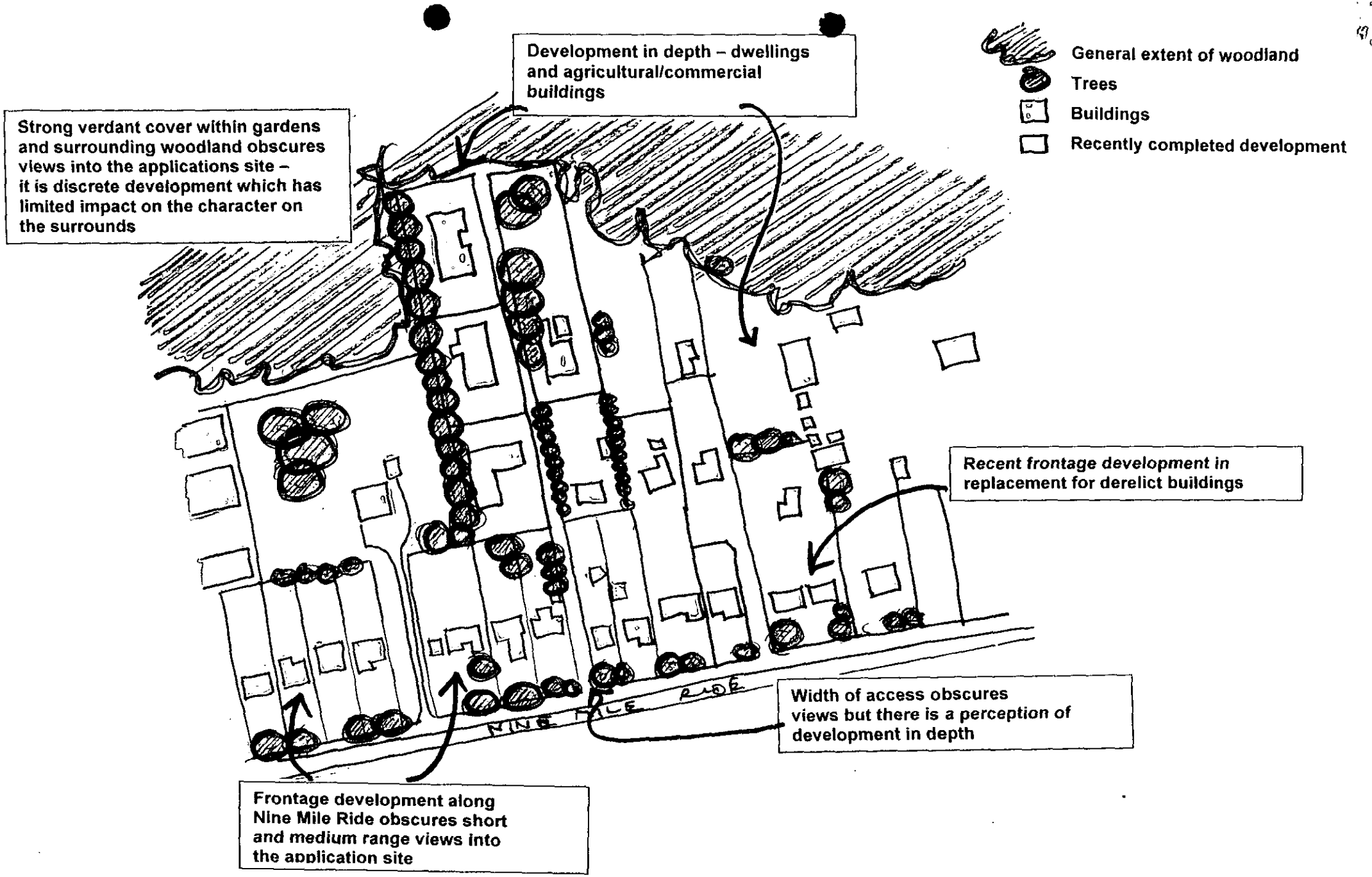
2.1. The site currently accommodates a single dwelling. There is a tree screen alongside the curtilage and a range of buildings within it. The site is of generally flat topography.

2.2. Adjoining to the east and south are dwellings which continue northwards and along the frontage with Nine Mile Ride. The general pattern of development in the wider locality reflects this with frontage housing along the main through road and development behind and to the north.

2.3. The locality is well treed both within gardens and beyond in wider tracts of woodland.

2.4. The accompanying diagram demonstrates these circumstances and that the proposed development is characteristic of it's surrounds. As a consequence of the general extent of development and strong verdant cover, there are limited views to the applications site. The development proposal, as a matter of principle, will have no adverse impact on the amenity and integrity of the area.

2.5. On a more detailed level there is an appropriate amount of amenity space with the dwelling. This allows for ample space about the building which, with careful detailing design and siting would ensure than no harm to amenity would occur.



Urban Design Appraisal

LISTING FORM

Case officer: **Natalie Brown** Application Number: **O/2001/5385**

49, Nine Mile Ride, Finchampstead, Wokingham.

Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 26/01/02

Councillor G Cockroft

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

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: **RM/2002/5763**

49, Nine Mile Ride, Finchampstead, Wokingham.

Reserved matters application on consent O/2001/5385 for the erection of one replacement dwelling and variation of condition 06 of consent O/2001/5385.

Transfer: Yes ☐ No ☑

Reason for Transfer:

OK

Signed: _____ Date: 06/03/02

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	
POL	
DC	
CS	
08 MAR 2002	
COPIES TO	

after 10 Days exp — please file

Received 8/1

OBS -

PLANNING SERVICES	HPT
POL	TLS
DC NB -	ENF
APP	
CS	
27 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

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

45a,Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4ND

22nd December 2001

Re : Planning Application Number O/2001/5385
Site Address 49, Nine Mile Ride, Finchampstead.

Dear Sir/Madam

Further to your letter of 5th December 2001 I am writing to convey my comments prior to the determination of the above application.

I and my family occupy the property which adjoins the western boundary of the access road to the site address.

Amenity and integrity of the area.

(1) The existing building on the site is a single storey, unoccupied, dwelling of modest size measured in both square footage and cubic footage.

(2) It has been unoccupied for at least six years, this being the time we have lived at 45a Nine Mile Ride. Furthermore it was in a derelict condition when we moved to our current address indicating a period of unoccupancy prior to our arrival.

(3) On the eastern boundary of the access road abutting the site are some conifer trees of significant height.
On the southern boundary of the site, which adjoins the garden of 49a Nine Mile Ride, is a substantially lower conifer hedge which is planted within the garden maintained by the occupants of that property.

The design statement which accompanies the application states "...there are limited views to the applications site. The development proposal as a matter of principle will have no adverse impact on the amenity and integrity of the area".

The view of the applications site from both the dwelling and the land associated with 45a Nine Mile Ride is not, in my opinion, limited. The current single storey building is clearly visible. A replacement dwelling of greater size would be more visible yet.

A replacement dwelling of greater height or of greater size would reduce the amenity which we currently enjoy.

The integrity of the area would be impaired by the replacement of the existing dwelling.

Means of access to be site.

(1) The site is accessed from a private drive which joins Nine Mile Ride at its southern end.

(2) The private drive also gives access to three existing properties which are situated along the western edge of the drive, behind the land occupied by 45a Nine Mile Ride.

(3) At its southern end the private drive is approximately 6 metres wide.
Between the junction with Nine Mile Ride and the southern corner of the site there is evidence that the width of the maintained drive is reduced. On the eastern side in excess of 1 metre is grassed, and on the western side 0.5 metres is not gravelled.
At the southern corner of the site the private drive narrows.
On the eastern side of the drive there is a pole carrying telephone and/or electricity cables which is 3.5 metres from the boundary fence on the western side of the drive.

The private drive is of insufficient width to allow for the free passage for traffic in two directions.

The site of 45a Nine Mile Ride is abutting the western boundary of the private drive at its southern end. Consequently **all** traffic which uses the private drive for access passes along the boundary of the site of 45a Nine Mile Ride.

The volume of traffic currently using the private drive is significant and would increase in the event of the dwelling on the application site being occupied.

When the private drive becomes dry the traffic using the drive creates dust which disperses into the site of 45a Nine Mile Ride.

The speed limit for the section of Nine Mile Ride which accommodates the junction with the private drive is 50 mph. Traffic on Nine Mile Ride regularly exceeds this limit and access from all side turnings in the general area is hazardous. Increasing the volume of traffic emerging from the private drive increases the hazard.

Impact on the wider area.

Facilities at Gorse Ride School, which provides Junior and Infant schooling for the area, are already under considerable pressure. Physically accommodating all the pupils within its catchment area is creating difficulties. Class sizes are high, the number of pupils in each year group is high. Any development which could lead to an exacerbation of this situation should not be undertaken without due consideration.

Yours

Mike Green

LISTING FORM

Case officer: **Natalie Brown** Application Number: **O/2001/5385**

49, Nine Mile Ride, Finchampstead, Wokingham.

Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 3 1 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.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS (*) ATTACHED

99/66

Start date:	28 NOV 2001
Officer: NAB	Application No. 0/2001/5585

Map No. ..... Site ...020.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O...) OUTLINE APPLICATION FOR THE ERECTION OF A REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING

Location: 49 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South. 5.12.01

Applicant: MR / MRS ANDERSON

Fee (10) Received 190-00 Required 380-00 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 .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.12.01 B 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 ✓ .....
Dinton Pastures 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: (Green Gap & Wedges Rural Area Countryside)

2x pre-apps attached

NEIGHBOURS:

S/N + see map.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

PLANNING SERVICES 51494

POL | TLS

DC NAB | ENF

APP

CS

07 JAN 2002

COPIES TO: | FILE:

Head of Planning & Transportation,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

4th January 2002
Our Ref: NMR/00/166

Dear Miss Brown,

49 NINE MILE RIDE, FINCHAMPSTEAD.
0/2001/5385

I refer to the above application.

You may now be aware that both my Clients and I have had pre-application correspondence and meetings with Mrs Vashi in relation to the above. As a result it was established that the principle of a replacement dwelling was acceptable. This follows by reason of the lawful use granted by issue of the Certificate under CLE/2001/0398. This application simply seeks to formalise that view. Thereafter details of the replacement can be negotiated.

I trust you will not have any difficulty with the application bearing in mind the foregoing and that a decision will be issued within the statutory period. Please telephone me if I can be of further assistance.

Yours sincerely,

Mark Leedale

c.c. Mr and Mrs G. Anderson

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 7 January 2002

Location:	49 Nine Mile Ride, Finchampstead
Proposal:	Outline application for erection of replacement dwelling and demolition of existing dwelling.
Application Number:	O/2001/5385

In response to your consultation dated 5 December 2001 for the above application, the landscape comments are as follows:

The site is located within a Green Gap designation. I have no objection in principle to the replacement of the existing dwelling within the site. The design statement includes information on the existing boundary vegetation surrounding the site, but it is not clear if this will be retained. It is also not clear if any of this vegetation will need to be removed as part of the access arrangements into the site. This should be clarified by the applicant.

I cannot comment further on how the development will integrate into the existing character of the area until details have been submitted on the design and location of the proposed dwelling within the site.

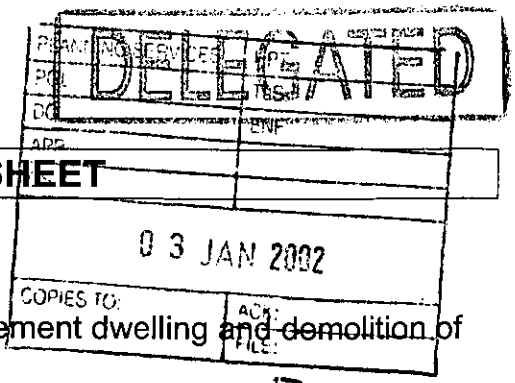
Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

13 DEC 2001

DATE: 05 December 2001

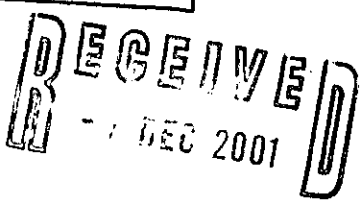


FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2001/5385

Proposal: Outline application for the erection of a replacement dwelling and demolition of existing dwelling..

Site Address: 49, Nine Mile Ride, Finchampstead, Wokingham.



Applicant: Mr & Mrs Anderson C/O Greogry Gray Associates.

Your observations are required in respect of this application **by 29/12/2001**

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: John Mullaney
Sent: 13 December 2001 16:48
To: Natalie Brown
Subject: 49 Nine Mile Ride, O/2001/5385

49 Nine Mile Ride, O/2001/5385

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

Natalie Brown

From: Andy Glencross
Sent: 07 December 2001 17:20
To: Natalie Brown
Subject: Planning Application O/2001/5385 49 Nine Mile Ride Finchampstead

Hi Natalie

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

I have not visited the site.

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:** 05 December 2001

Application Number: O/2001/5385

Proposal: Outline application for the erection of a replacement dwelling and demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
49, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Anderson C/O Greogry Gray 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).

C120, R120.

C137 (INSERT: dwelling), R137.

Comment.

Dwelling to be of a similar size / have similar number of bedrooms.

Signed: _____ **Print name:** AC 7/12/01

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

28.NOV.2001 * 5385

Head of Planning & Transportation,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

26th November 2001
Our Ref: NMR/00/166

Dear Madam,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF A DWELLING 49 NINE MILE RIDE, FINCHAMPSTEAD.

I enclose on behalf of my Clients, Mr. & Mrs. Anderson, an application for the above.

As you are aware, a Certificate of Lawfulness was granted in June 2000 under reference CLE/2000/0398. This has the effect of establishing that there is a dwelling on the land.

Subsequent to this, it has been agreed in correspondence with your officers that a replacement dwelling is acceptable in principle. This is in accordance with adopted policy SC18. This application simply seeks to formalise this view with all matters apart from access reserved for future consideration. Since it accords with policies of the development plan and there are no other material considerations justifying departure from those polices, I trust the application can be determined expeditiously.

Notwithstanding this, the application is accompanied by a brief design statement setting out the nature of existing surrounding development. The critical matters are:

- The extent of development in depth behind the dominant frontage development along Nine Mile Ride
- The impact of this development on the character of the countryside in this location
- The extent and impact of verdant cover along Nine Mile Ride and the woodland beyond the application site. Again this has the effect of reducing the impact of development on the wider countryside

I trust on the basis of the foregoing that permission will be granted. If there is any matter on which I can assist please do telephone me.

Yours faithfully,

Mark Leedale

Enc.

Form 2

Town and Country Planning (General Development Procedure) Order

CERTIFICATE UNDER ARTICLE 7 28.NOV.2001* 5385

This Certificate relates to proposed development at (a) 49 Nine Mile Ride, Finchampstead, Berkshire

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below:

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:

Agricultural tenant's name (c)	Address at which notice was served	Date on which notice was served

Signed Geeman Gen Associates.

*On behalf of Mr and Mrs G Anderson

Date 26th November 2001

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

28.NOV.2001 * 5385

1.	APPLICANT'S NAME	Mr & Mrs G Anderson
	ADDRESS	c/o the Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates Chartered Town Planning Consultants
	ADDRESS	17 Dinorben Close Fleet Hampshire
	POST CODE	GU52 7SL PHONE 01252 624004
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	49 Nine Mile Ride, 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 & erection of a dwelling
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	NMR/00/166/01 & 02 Design Statement

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☑	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be determined at reserved matters stage

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

By existing confiers and fencing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Via private drive to Nine Mile Ride

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

No

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	To be determined at Reserved Matters stage *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

£190.00

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 Graham Gray Associates ON BEHALF OF Mr & Mrs G Anderson DATE 26th November 2001

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".

Applicationo	Name & Address
O/2001/5385	Mike Green 45a Nine Mile Ride FINCHAMPSTEAD RG40 4ND
Application Approved	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

REFUSAL OF PLANNING PERMISSION

P
GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

TO: ROSE STREET PROPERTY (BERKS) LTD
C/O MERVYN J BURROUGHS
1 THE COURTYARD, DENMARK STREET
WOKINGHAM
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 31759 (F)

Proposal:
DEMOLITION OF EXISTING BUNGALOW & OUTBUILDINGS AND
ERECTION OF A 4 BEDROOM HOUSE WITH GARAGE
AT NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

01 "The County Council proposes some continued development on small sites on the fringes of the main urban areas, and in other settlements outside the confines of the existing built-up areas of Reading, Wokingham and Bracknell. Normally such development will only be permitted if it involves infilling, rounding-off or small scale redevelopment; development should be appropriate to the physical, social and visual character and structure of the settlement; and conform with other policies in this plan." (Policy H6)

01 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

01 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character

continued/-

of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

01 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

02 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

02 Policy H 6 (Housing Development within and on the edge of existing settlements outside the Green Belt)(RV2)

02 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

03 The proposed development is contrary to policies relating to this type of development contained in the South-East Area Local Plan - Approved Development Control Draft, which state that:-

03 Planning permission will not normally be given for residential development in the countryside unless it can be proven to be essential to meet cases of special need, and it can be demonstrated that such development cannot reasonably be located in a nearby settlement.(WH11)

03 There will be a presumption against development within the rural areas, as defined on the Proposals Map, subject to the provisions of other policies in the Local Plan, in order to maintain the balance between urban and rural areas, to prevent the consolidation of existing scattered development and to maintain tracts of open land between settlements.(WRA1)

04 In the opinion of the District Planning Authority, it would be inappropriate to locate the type of development proposed by the application on this site, having regard to its unsatisfactory design and siting and the likely adverse affect on nearby properties.(544A)

INFORMATIVE:-

The District Planning Authority are strongly opposed to the development of this site for residential purposes because the existing derelict bungalow on the site has been replaced by two new properties on the Nine Mile Ride frontage on previous occasions, and in both instances the removal of the now derelict bungalow was required as a condition of the

continued/-

Application 31759 continued

approval. (543A)

Date..... 28 NOV 1988 .....
Planning Officer

N.B. A statement of the applicant's rights is attached

3159

30 AUG 88

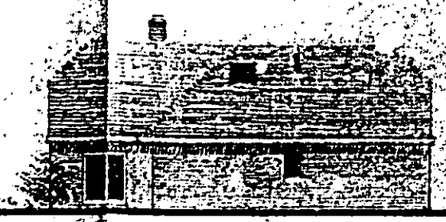
-9 SEP 88



SOUTH ELEVATION



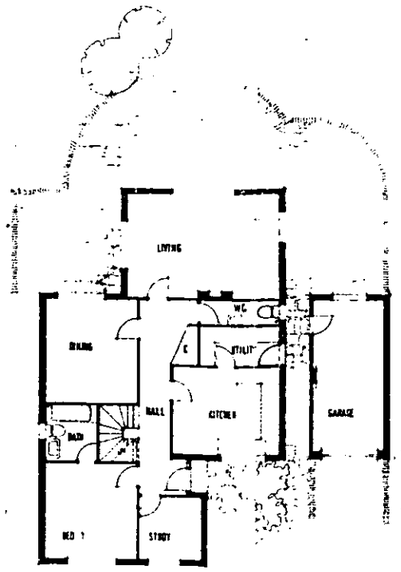
NORTH - ELEVATION



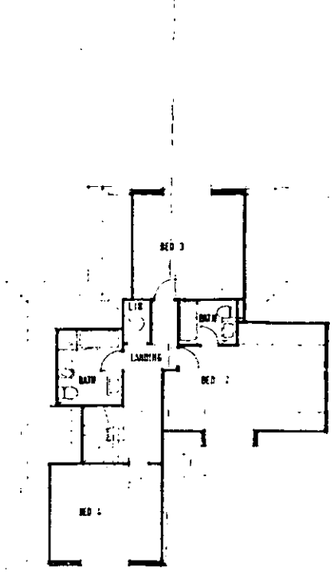
EAST ELEVATION



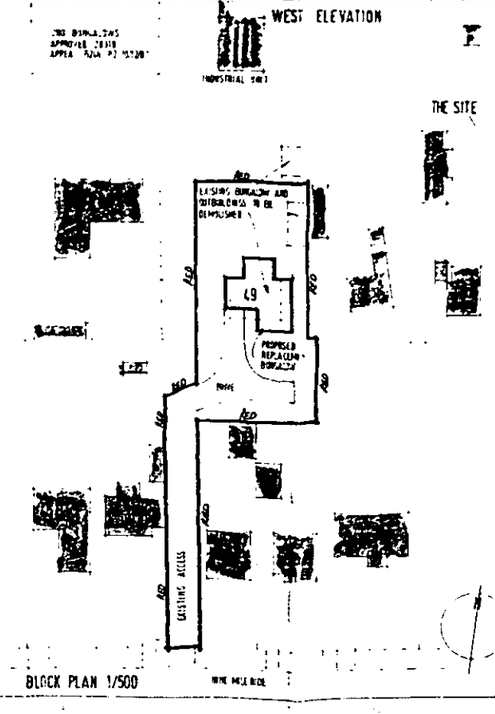
WEST ELEVATION



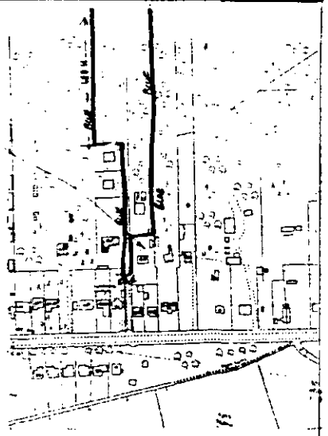
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN 1/500

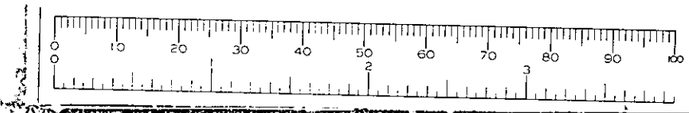


LOCATION PLAN 1/2500

49 NINE MILE RIDE. FINCHAMPSTEAD
WOKINGHAM

PROPOSED REPLACEMENT CHALE
CHALET BUNGALOW

AUGUST 88	1:100
	1





Notes
Do not scale except for Planning and Building Regulations purposes.

28.NOV.2001★ 5385

Revision Details			
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D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Mr and Mrs G Anderson

Job Title
Replacement dwelling

Drawing Title
Site plan

Scale
1:500

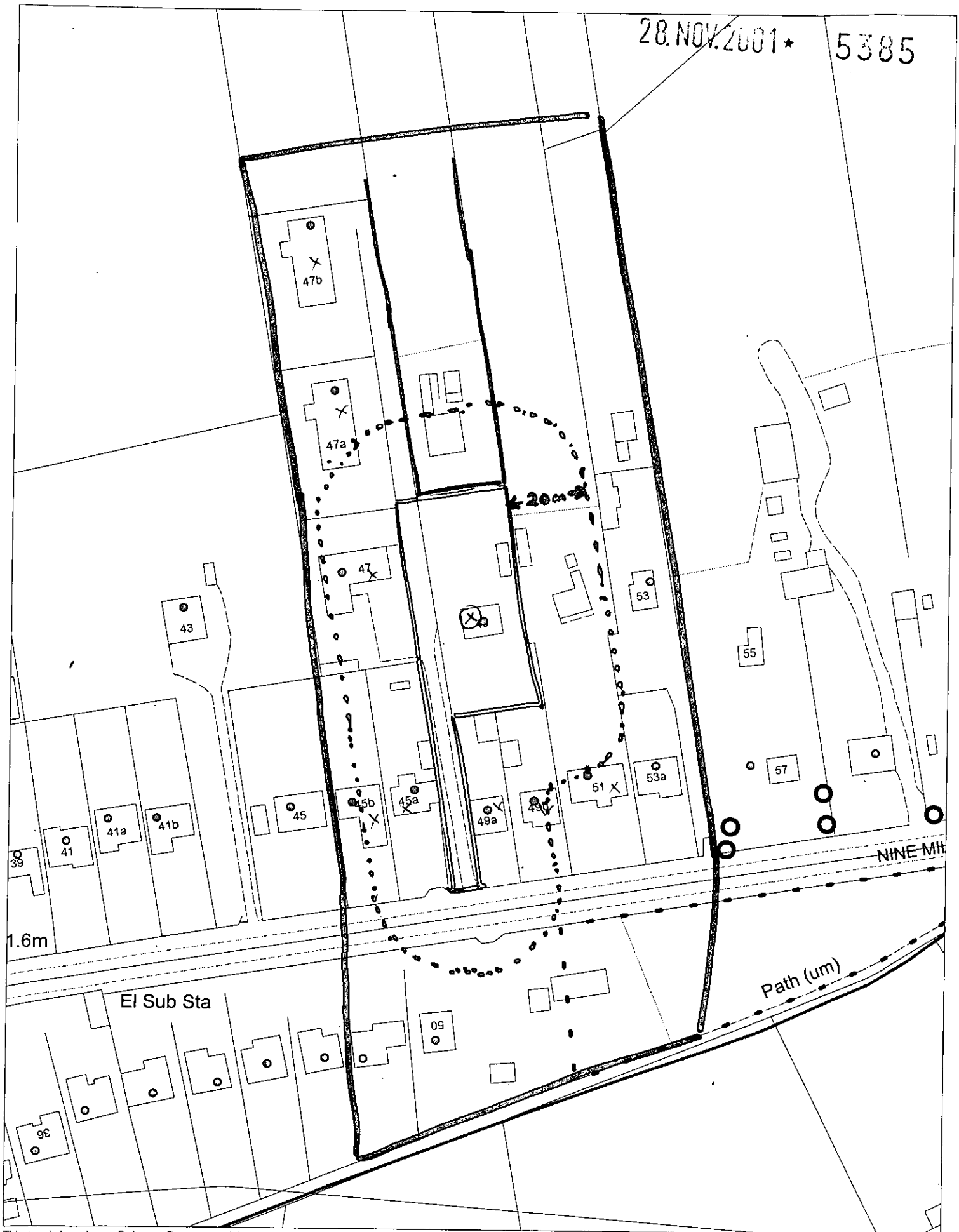
Date
Nov. 2001

Drawn By
ML

Dwg. No.
NMR/00/166/01

Rev.

APPROVED



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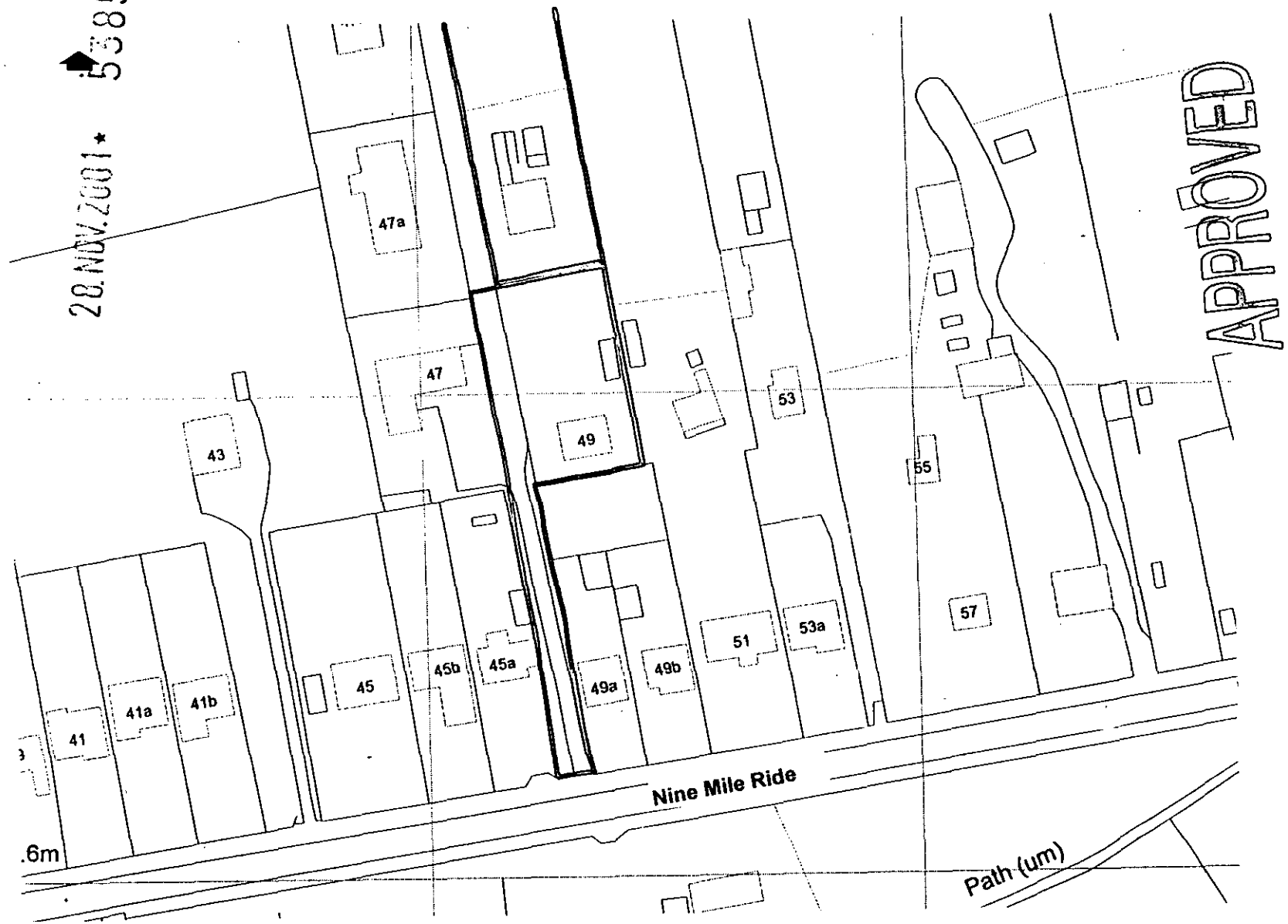
Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001

Scale: 1 : 1250

N
W E
S



Notes
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Revision Details			
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D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Mr and Mrs G Anderson

Job Title
Replacement dwelling

Drawing Title
Location plan

Scale
1:1,250

Date
Nov. 2001

Drawn By
ML

Drg. No.
NMR/00/166/02

Rev.

0/2001/5385

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

10 DEC 2001

COPIES TO:

FILE:

Head of Planning & Transportation,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

7th December 2001
Our Ref: NMR/00/166

Dear Madam,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF A DWELLING
49 NINE MILE RIDE, FINCHAMPSTEAD.

I write further to my telephone conversation with Teressa Brown.

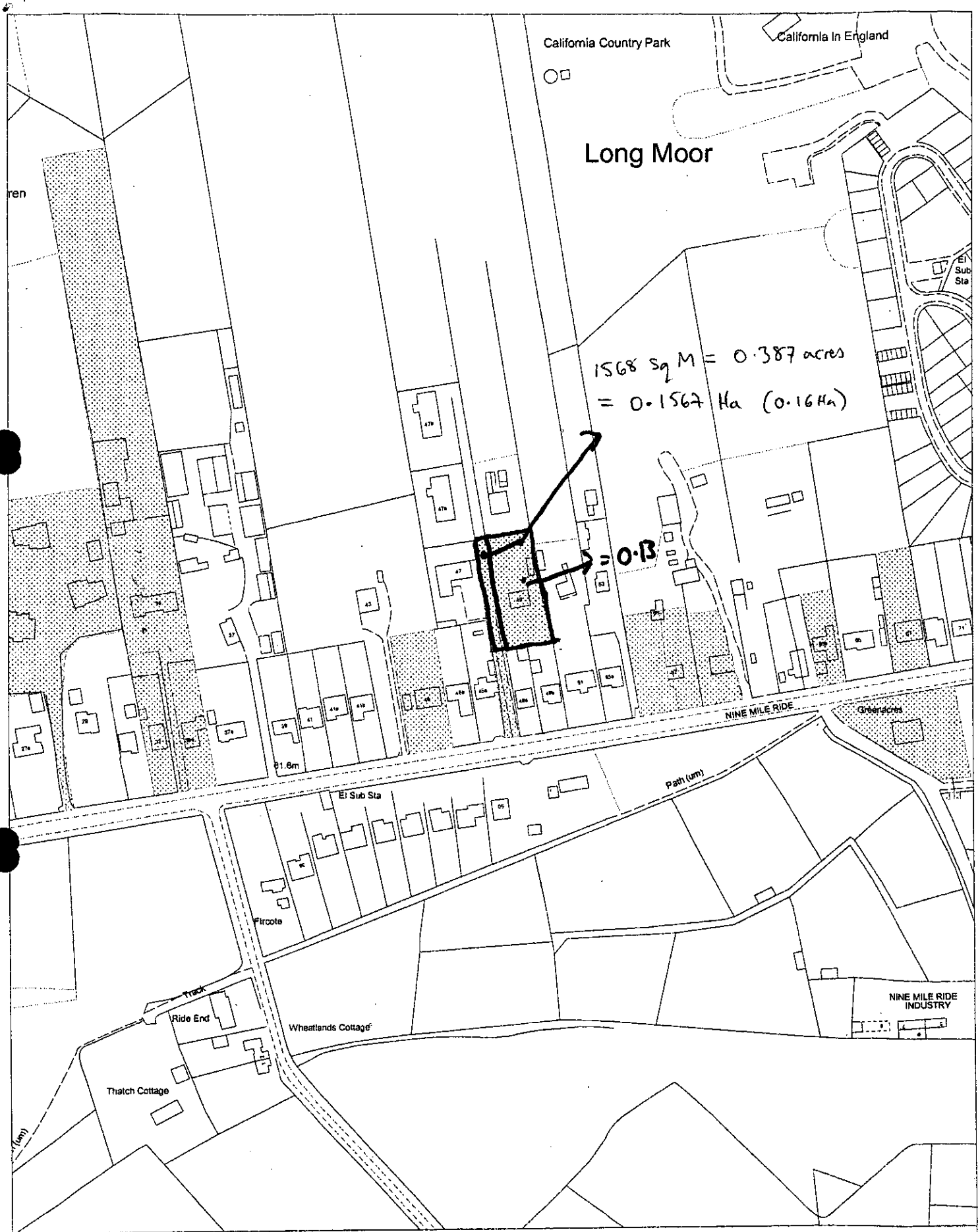
I attach a cheque to the value of £190.00 as requested. Please would you forward the plan which forms the basis of your calculation as I am not convinced you have employed the customary manner for calculating site areas.

Yours faithfully,

Mark Leedale

Enc.

replied 11/12/01



Site Plan, Scale: 1 to 2500

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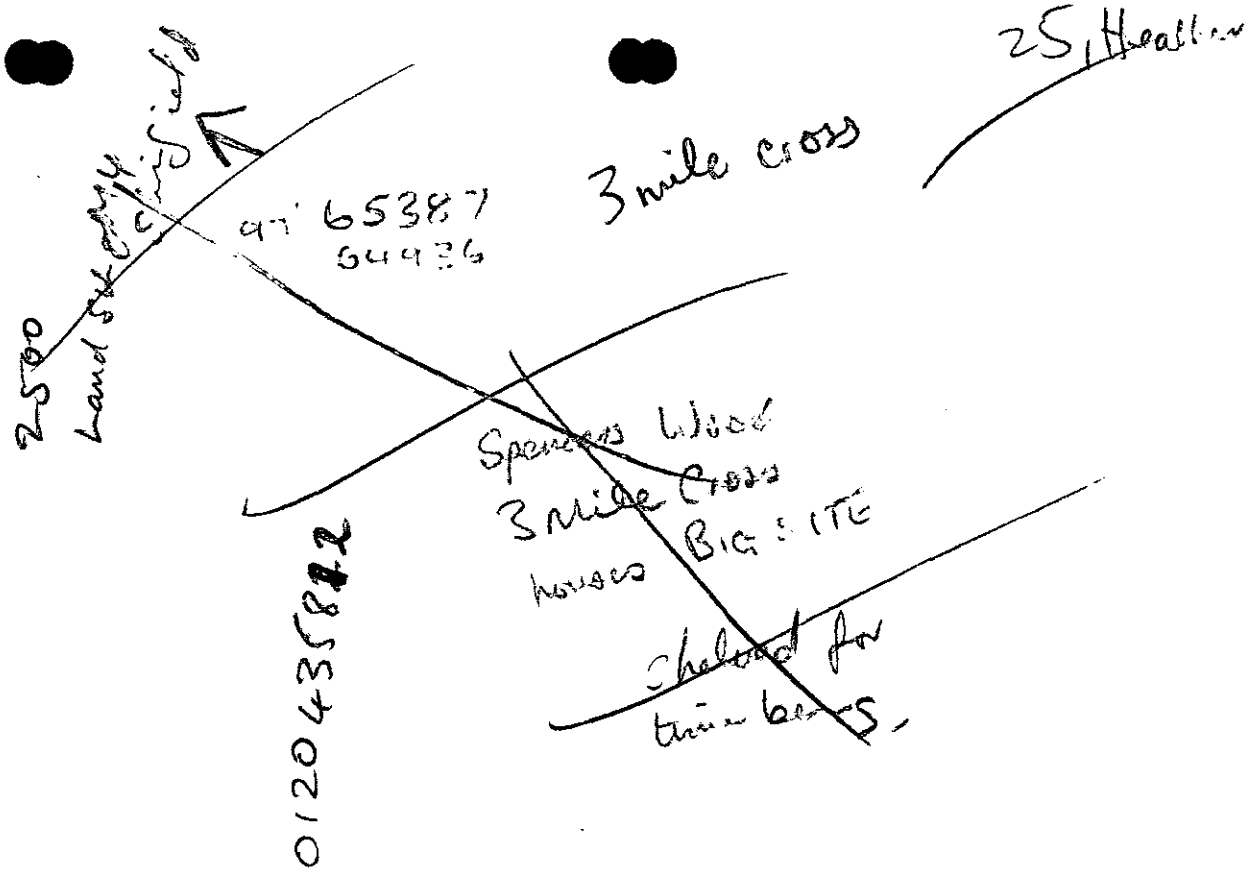
Date: 10 December 2001



25, Heather

3 mile cross

97 65387
64936

2500
Land SW corn
Springfield

Spencers Wood
3 Mile Cross
houses BIG SITE

Shelved for
time bears.

0120435822

5/139

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 2074

Mr Martin F Winter CEng MICE
Mortimer Hill
The Street
Mortimer Common
Reading
RG7 3PG

Your reference
QA796
Our reference
T/APP/H0330/A/88/101927/P4
Date
14 FEB 89

Sir

TOWN AND COUNTRY PLANNING ACT 1971. SECTION 36 AND SCHEDULE 9
APPEAL BY ROSE STREET PROPERTY (BERKSHIRE) LTD
APPLICATION NO: 29613

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse outline planning permission for the redevelopment of an existing bungalow with a new bungalow and garage at 49 Nine Mile Ride, Finchampstead. I have considered the written representations made by you and by the Council. I have also considered those representations made directly by other interested persons to the Council which have been forwarded to me. I inspected the site on Monday 5 December 1988.

2. From my inspection of the site and its surroundings and consideration of the representations made I have concluded that the main issues are whether the existence of a dilapidated bungalow constitutes a sound reason for making an exception to the pertinent policies that presume against development outside village boundaries in rural areas and whether the new bungalow proposed would, by virtue of its backland situation, result in a loss of privacy for occupiers of neighbouring properties.

3. The appeal site is on the north side of Nine Mile Ride behind a house numbered 49A. Access is provided by a driveway that is located between Nos 45A and 49A, which despite the difference in numbers are adjacent properties. On the south side of Nine Mile Ride the area is afforestated as is the area to the north east of the appeal site, while to the north the area is generally rural. To the west of the site is a new bungalow numbered as No. 47.

4. On the appeal site is a dilapidated, if not derelict, bungalow, which is in a very poor state of repair, at the rear part of the roof appeared to be missing. The standard of construction when originally built I considered could not have been very high, and the corrugated asbestos roof bears this out in my opinion.

5. It is clear from the representations that when No. 49A was built it was a condition of that permission that the existing building No. 49, should have been demolished. It would appear that although the building was not demolished and no enforcement notice was served, the building was abandoned as a residential unit. The condition requiring the demolition of the existing building was intended to allow the construction of a new house without allowing additional dwellings in a rural area.

6. It is also clear from the representations that this procedure was repeated several years later when No. 49B was built, but once again the condition requiring the demolition of No. 49 was ignored and no enforcement notice served.

7. I have considered the location of the site and it is clear to me that as nearly 90% is outside the village envelope, then clearly the requirement is to construct a dwelling in a rural area. Accordingly I consider that Policy WH11 of the South East Area Local Plan, which presumes against development in rural areas, is applicable as is Policy H5 of the Replacement Structure Plan which presumes against development outside existing settlements.

8. I have considered the suggestion that the approval granted to redevelop No. 47 creates a precedent, but I can see from the representations that in that instance there were different considerations, and in any case it is required that I consider this appeal on its own merits.

9. I have considered the backland nature of the site and have concluded that on this ground there would be no sound objection to the proposal, the access is adequate for public service vehicles and there would be only minimal overlooking leading to loss of privacy, for occupiers of neighbouring properties.

10. However I am unable to accept that a building that should have been demolished over ten years ago and now exhibits the characteristics of an abandoned dwelling is a good reason for making an exception to established policies which seek to prevent the extension of development into the open countryside. In my opinion it is unfortunate that the requirements of the conditions that were imposed when Nos. 49A and 49B were permitted, which required demolition of No. 49 were not fulfilled. The fact that they were not complied with is not, in my view, an argument to justify allowing development outside the confines of the village.

11. I have considered all other matters raised but there are none that outweigh those on which my decision is based.

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

I am Sir
Your obedient Servant

C W WOLLEY CEng FICE FIHT MConsE
Inspector

REFUSAL OF PLANNING
PERMISSION

P
GR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: ROSE STREET PROPERTY (BERKS) LTD
C/O MARTIN F WINTER C ENG MICE
WEAVERS FOLLY, 99, THE AVENUE
MORTIMER COMMON, READING
BERKSHIRE, RG7 3RB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 29613 (O)

Proposal:
REDEVELOPMENT OF EXISTING BUNGALOW WITH NEW BUNGALOW AND GARAGE
49 NINE MILE RIDE FINCHAMPSTEAD

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(P230)

01 "The County Council proposes some continued development on small sites on the fringes of the main urban areas, and in other settlements outside the confines of the existing built-up areas of Reading, Wokingham and Bracknell. Normally such development will only be permitted if it involves infilling, rounding-off or small scale redevelopment; development should be appropriate to the physical, social and visual character and structure of the settlement; and conform with other policies in this plan." (Policy H6)

01 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

01 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguerd areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character

continued/-

Application 29613 continued

of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

01 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

02 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

02 Policy H H6 (Housing Development within and on the edge of existing settlements outside the Green Belt)(RV2)

02 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

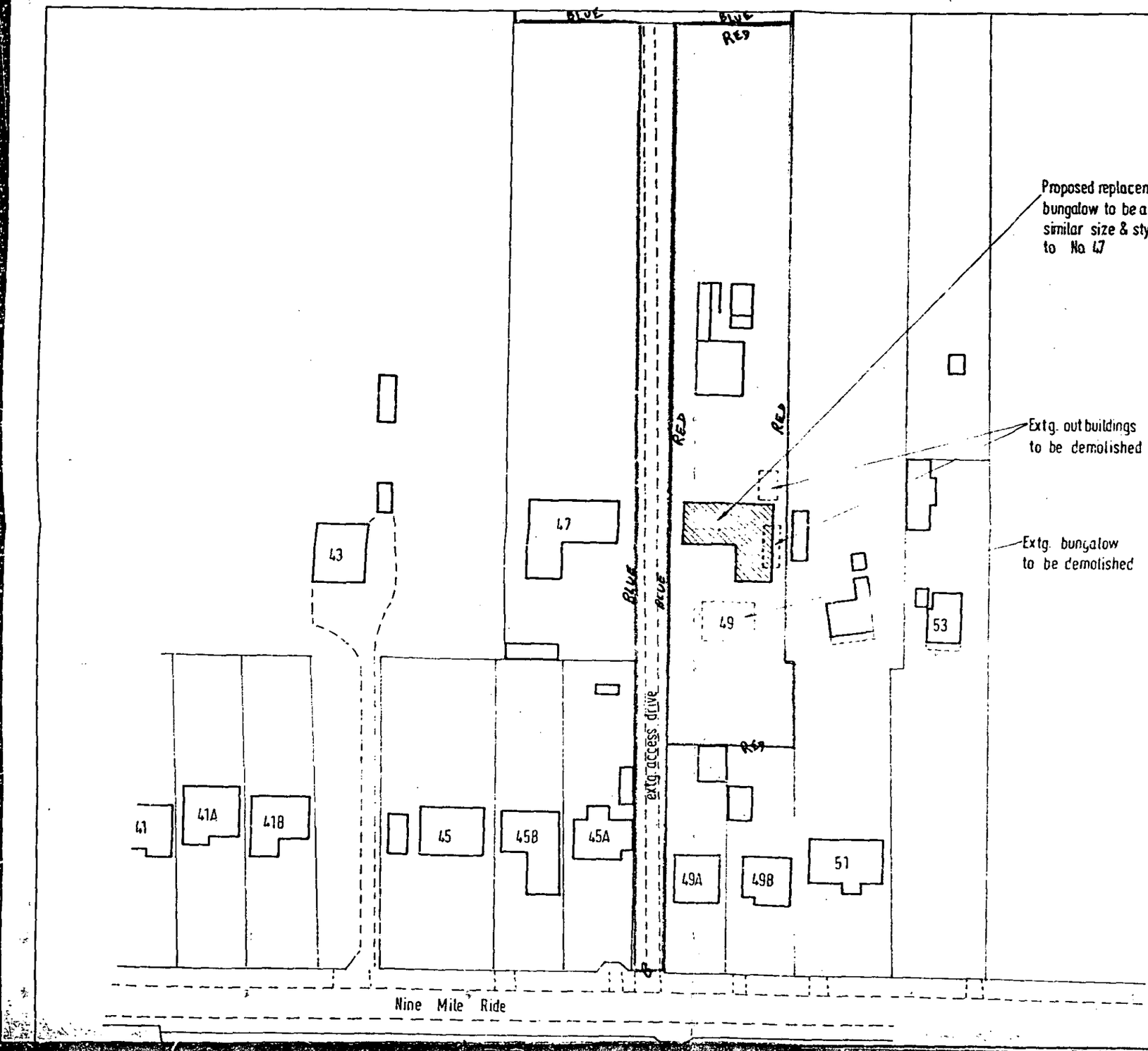
03 The proposed development is contrary to policies relating to this type of development contained in the South-East Area Local Plan - Approved Development Control Draft, which state that:-

03 Planning permission will not normally be given for residential development in the countryside unless it can be proven to be essential to meet cases of special need, and it can be demonstrated that such development cannot reasonably be located in a nearby settlement.(WH11)

03 There will be a presumption against development within the rural areas, as defined on the Proposals Map, subject to the provisions of other policies in the Local Plan, in order to maintain the balance between urban and rural areas, to prevent the consolidation of existing scattered development and to maintain tracts of open land between settlements.(WRA1)

Date..... 29 FEB 1988 ..... District Secretary

N.B. A statement of the applicant's rights is attached



NOTES:

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

Contractors must verify all dimensions & levels at site before quoting, setting out, commencing work, or making any shop drawings.

15 DEC 1987

A		
	Date	Revisions

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MARTIN F WINTER M.I.C.E., M.I.A.S., M.I.E.T., M.B.I.M.,
CHARTERED ENGINEER & CORPORATE SURVEYOR,
Weavers Folly, The Avenue,
Mortimer Common, Reading, RG7 3RB.
Tel:- 0734 - 332856

Client
ROSE STREET PROPERTY (BERKSHIRE) LTD.

Job Title
49, Nine Mile Ride,
Finchampstead,
Wokingham,
RG11 4ND

Drawing Title
RESIDENTIAL REDEVELOPMENT OF EXISTING BUNGALOW

Scale 1:500

Sheet 1 of 2 | File 86. QD731

Date NOV 87 | Drawn by MFW & SF

Drg. No. 871124 - 1 | Rev

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971.

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

GNF/EH

To: Rose Street Properties Limited,
c/o Peter Johnson & Partners,
35 Broad Street,
WOKINGHAM,
Berkshire.

Application No: .04600....

Proposal: Re-siting of garage and erection of house and garage at - 49 Nine Mile Ride, Finchampstead.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 7th day of May 1976, subject to compliance with the conditions specified hereunder:-

1 The development hereby permitted shall be commenced within five years from the date of this permission.

2 Samples of the materials to be used in the elevations of the proposed development shall be submitted to and approved by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

3 The access shall be provided to the satisfaction of the District Planning Authority.

4 Details of the siting, design and external appearance of any garages to be erected on the site and the means of access thereto shall be submitted to and approved by the District Planning Authority prior to the erection thereof. Any garages erected on the site shall be used as domestic garages only and shall not be used for business purposes or converted into living accommodation.

/.... over

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1 This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act 1971.

2 To ensure that the materials harmonise with the surroundings.

3 In the interests of road safety.

4 In the interests of good layout, design and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards.

/..... ov

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: 7 JUN 1976

.....
District Secretary

CONDITIONS OF CONSENT FOR APPLICATION NO. 04600 continued.....

5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, there shall be no structural alterations to the elevations of the development hereby approved (including no additional windows) and no additions or extensions shall be built without the prior permission of the District Planning Authority.

6 Provision shall be made for services to be placed underground. No forms of overhead servicing shall be erected on the site.

7 The existing dwelling to the rear of the site shall be completely demolished within one month of the erection of the new dwelling hereby approved.

8 The dwelling hereby permitted shall be handed and resited such that its eastern wall is four feet from the eastern boundary of the site.

9 Amended drawings to comply with condition 8 above shall be submitted to and approved by the District Planning Authority before building operations commence.

10 Details of all the fencing, screen walls or other means of enclosure to be erected on the site shall be submitted to and approved by the District Planning Authority prior to the erection thereof.

REASONS continued.....

5 To prevent an intensification of development in a rural area; the District Planning Authority wish to consider any alteration or extension in order to protect the design/character of the dwelling.

6 In the interests of visual amenity.

7 In the interests of amenity.

8 In the interests of avoiding a cramped appearance to the street scene at this point.

9 To secure compliance with the relevant condition and for the sake of clarity.

10 In the interests of amenity.

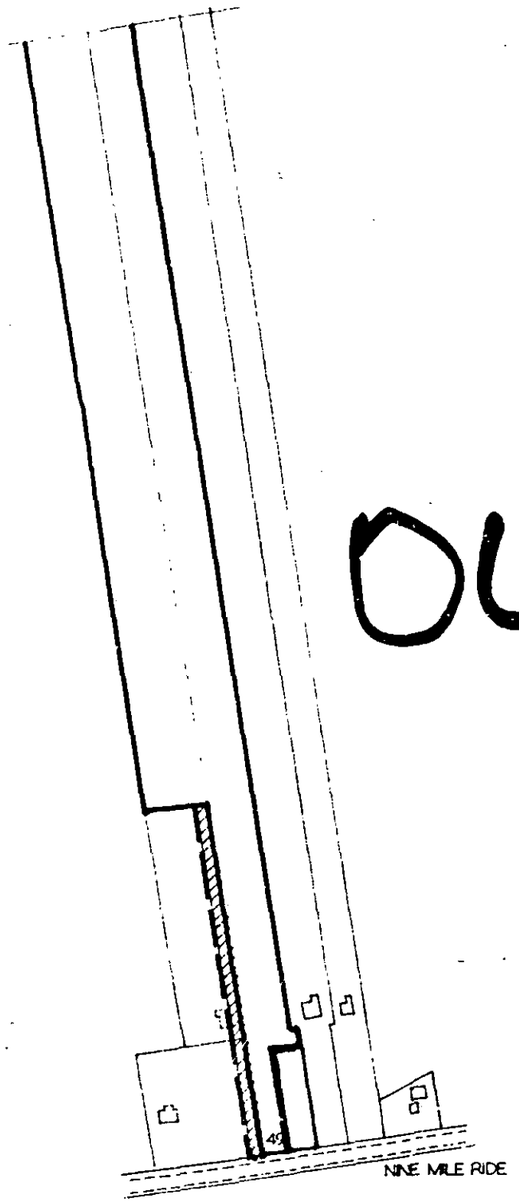
District Secretary

7 JUN 1976

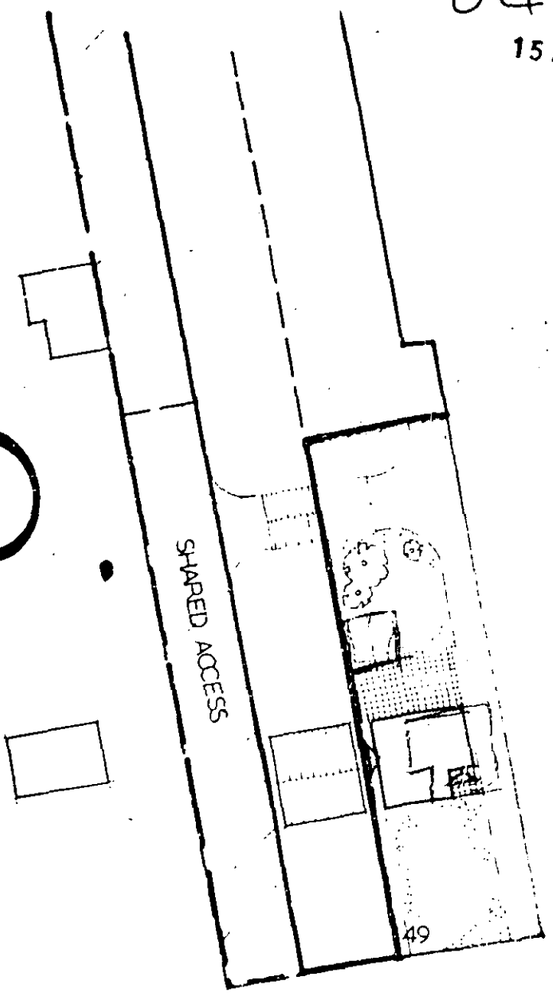
04600

15 APR 1976

04600.



LOCATION PLAN



SITE LAYOUT

Peter Johnson + Partners Architects

35 Broad Street, Wokingham, Berkshire (0734)782353

client	job	dec.	description	scale	job no.	drawing no.
Rose Street Properties.	House. 49 Nine Mile Ride. Wokingham.		Site and Location Plan.	1:2500/1:500	1106	5
				date April 76		

A2 1 A3

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1971

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. T. B. Snook,
c/o Messrs. Patrick Williams and Partners,
303/305, Oxford Road,
READING
Bersk.

Application No. 173/73

Proposal Demolition of existing dwelling and erection of detached house and double garage at 49 Nine Mile Ride, Finchampstead. Ber

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 22nd day of February 1973, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The garage hereby permitted shall be used only as a private garage for purposes incidental to the use of the dwelling on the site as a dwelling. The garage shall not be used for business purposes.
3. Samples of the materials to be used in the elevations of the proposal shall be submitted to and approved by the Local Planning Authority before building work commences, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current applica
4. The access crossover shall be constructed in accordance with Form 'C' attached.
5. The proposal shall be in replacement of the dwelling which exists on the site. The existing dwelling shall be demolished within 3 months of the erection of the proposed new dwelling.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To protect the residential amenities of the area.
3. To ensure that the materials harmonise with the surroundings.
4. In the interests of road safety
5. The site is within an area where new dwellings are not normally permitted.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date [illegible]3

[signature]
Clerk to the Council

N.B.—A statement of the [illegible]

- 5 JAN 1973

173/73

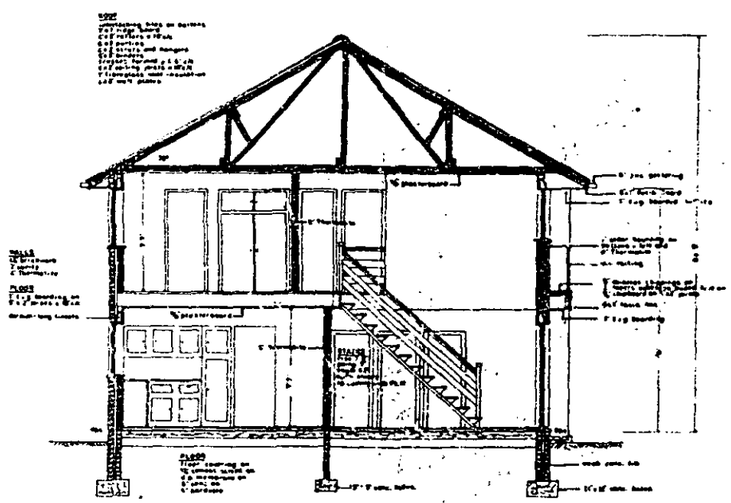
NOTES

ELECTRICAL SYMBOLS

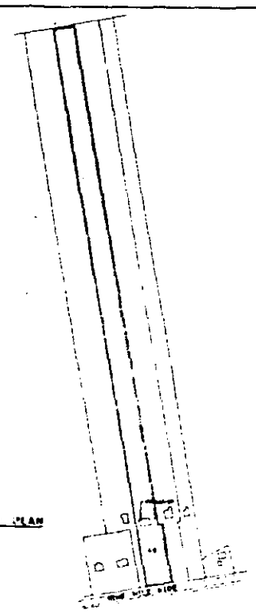
DRAINAGE

HIGHWAY

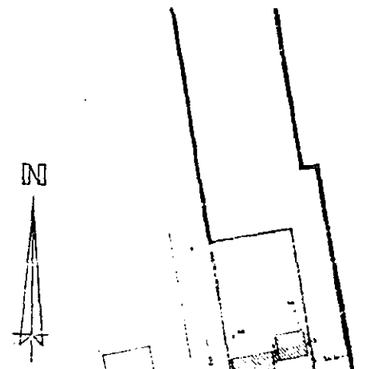
173/73



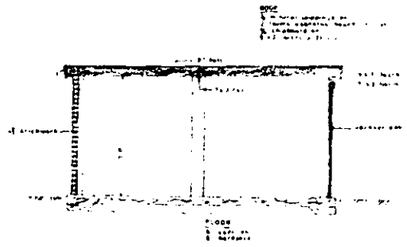
SECTION A-A



LOCATION PLAN



SITE PLAN



SECTION B-B

Scales Four feet to one inch 1:2500 1:500 Dwg. Nº 919/72 Date- 18. 12. 72.	PROPOSED DETACHED HOUSE AND GARAGE AT 49 NINE MILE RIDE WOKINGHAM BERKSHIRE FOR T. B. SNOOK ESQ.	Alan V Sylvester A.R.I.C.S. M.R.S.H. PATRICK WILLIAMS & PARTNERS Surveyors + Planning Consultants 203-205 OXFORD ROAD READING Tel 53579 57681