BATS

APPLICATION NO:
F/2001/5257 ✓

LOCATION:
St Brelades Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Robert Evans Construction

PROPOSAL:
Proposed erection of replacement dwelling an garage. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **10/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED

Phone before do SV
No obs 10/01/02 SV

368
06

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Robert Evans Construction
Little Orchard
The Village
Finchampstead
RG40 4JN

Application Number: F/2001/5257

Parish:	**FINCHAMPSTEAD**
Location:	**St Brelades, Longwater Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.**

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

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

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

Condition
3. 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
4. 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
5. The boundary treatment shall be carried out in accordance with the details on drawing LL 02 A, and shall be implemented prior to the first occupation of the development. The approved scheme shall be maintained in perpetuity.

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

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

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

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

Condition
10. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

Condition
12. 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
13. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
15. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the east and west (side) elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. 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
✓ 18. 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. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason
15. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
17. In the interests of visual amenity.

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

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE9 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE11 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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5257 & F/2001/5568

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

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

Dear Mr Evans,

F/2001/5257 – ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD
F/2001/5568 – DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

I refer to your letter and drawing showing slab levels received on the 7 March 2002 with reference to the above planning applications.

I can confirm that the information submitted satisfies the slab level condition 04 of consent F/2001/5257 and condition 04 of consent F/2001/5568. Drawings on file F/2001/5568

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 17 May 2002
My ref: NB/MLT/F/2001/5257 & F/2001/5568

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
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Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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Dear Mr Evans,

F/2001/5257 – ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD
F/2001/5568 – DELL CORNER, LONGWATER LANE, FINCHAMPSTEAD

I refer to your bat survey received on 13 March 2002 with reference to the above planning applications.

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 18 of consent F/2001/5257 and condition 16 of consent F/2001/5568.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Natalie Brown

From: Andy Glencross
Sent: 13 May 2002 17:46
To: Natalie Brown
Subject: A F/2001/5257 St Brelades Longwater Lane Finchampstead

Hi Natalie

I am satisfied that this development is unlikley to have an adverse affect on the local bat population.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

To: Andy Glencross
Dinton Pastures

My Ref: F/2001/5568
F/2001/5257

Ext: 6492

Date: 10/05/02

Bat Survey for St Brelades & Dell Corner, Longwater Lane Finchampstead

Can you please let me know if the attached Bat Survey is acceptable in complying with conditions added to the above consents in relation to Bats. I would be grateful if you could let me know by 24 May 2002.

Bat survey on file
F/2001/5568.

Natalie Brown
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 7 February 2002
My ref: NB/MLT/F/2001/5257

Mr R. Evans
Robert Evans Construction
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

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

Dear Mr Evans,

APPLICATION: F/2001/5257 (REPLACEMENT DWELLING)
SITE: ST. BRELADES, LONGWATER LANE, FINCHAMPSTEAD

I refer to your letter received on the 5 February 2002 with reference to the above.

I can confirm that the following materials:

Roof tiles – Lambert Clay Tiles
Plinth, Band Courses and Arches – Leicester Red Bricks
Face Brickwork – Cream painted brick

are acceptable in satisfying condition 02 of consent F/2001/5257.

Please note that the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

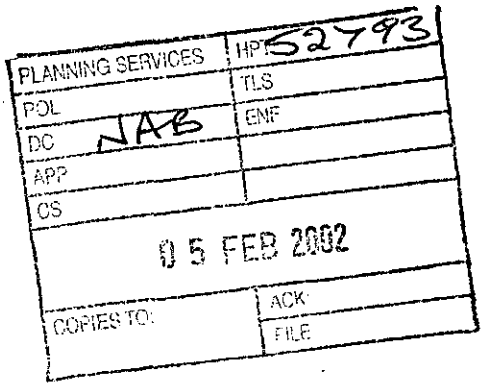
MLT

M L THORP
Principal Development Control Officer

Rec'd 2.15pm 5.2.02

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772

DESIGNERS · BUILDERS · DEVELOPERS



WOKINGHAM UNITARY
PLANNING SERVICES
PO BOX 157
WOKINGHAM

fao Natalie Brown

4 February 2002

Dear Sir/Madam

ST BRELADES LONGWATER LANE FINCHAMPSTEAD ref. F/2001/5257

I am submitting samples of materials to be used in the construction of the above as requested:

Roof Tiles- Lambert clay tiles

Plinth, Band Courses and Arches- Leicester reds

Face Brickwork- Cream painted brick

I trust this meets with your approval.

Yours faithfully

ROBERT EVANS

Rec'd 2.15pm 5.2.02

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772

DESIGNERS · BUILDERS · DEVELOPERS

WOKINGHAM UNITARY
PLANNING SERVICES
PO BOX 157
WOKINGHAM

fao Natalie Brown

4 February 2002

Dear Sir/Madam

ST BRELADES LONGWATER LANE FINCHAMPSTEAD ref. F/2001/5257

I am submitting samples of materials to be used in the construction of the above as requested:

Roof Tiles- Lambert clay tiles

Plinth, Band Courses and Arches- Leicester reds

Face Brickwork- Cream painted brick

I trust this meets with your approval.

Yours faithfully

ROBERT EVANS

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5257

Applicant : Robert Evans Construction .

Location : St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12

Date Registered : 16/11/2001

Earliest Date for Decision : 10/12/2001

Latest Consultation Date/Site Notice Expiry Date : 10/12/2001

This application will have expired on: 11/01/2002. 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 :

f'stead PC : no objection
Highways: no objection subject to conds.
Landscape: no objection re/ TPO; no objection re/ dwelling subject to trees being protected with protective fencing & no storage beneath canopy.
Dinton Pastures: Bat survey req'd.
Env. Health : no objection. Recommend condition COTO.

Planning Issues : WDLP: ASLI, Id'd sett
LALP: ASLI, Id'd sett

Application Number: F/2001/5257

Appraisal :

See attached sheet

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

Application Number F/2001/5257
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm – 5yrs
(2)	C012	R012	Materials to be agreed
(3)	C070	R078	Hours of construction
(4)	C100	R100	Site levels
(5)	~~C017~~	~~R017~~	~~Boundary treatment~~
(6)	C049	R049	Garage/s to be retained
(7)	C122	R122	Parking + turning
(8)	C129	R129	Provision for construction vehicles
(9)	C130	R130	No mud during construction
(10)	C132	R132	Access before occupation
(11)	C135	R135	Stopping up of access
(12)	C137	R137	Turning within site
			Ins: Dwelling
(13)	C139	R139	Set back of gates
			Ins: 5 metres
(14)	C140	R140	Surfacing of access
			Ins: 5 metres
(15)	C041	R041	No windows
			Ins: the first floor level or above in the east + west (side) elevations
(16)	C153	R153	Protection of trees
(17)	C151	R151	

(18) 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.

N16

LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SV1, SBE1, SBE2, SBE9, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3, WBE1, WBE11, WT7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	~~ENV~~, LD3
MINERALS LOCAL PLAN POLICIES:	—

NC7 - ACCESS.

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

Date: 8/1/02

Sub for cond (05): The boundary treatment shall be carried out in accordance with the details on drawing LL 02 A, and shall be implemented prior to the first occupation of the development. The approved scheme shall be maintained in perpetuity.

Reason: R017

RECORD OF SITE VISIT

SITE ADDRESS: St Brelades
Longwater Lane Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/5257

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree at front

2. DESCRIPTION OF SURROUNDINGS
Res. settlement.

3. DESCRIPTION OF SITE/BUILDING
Bungalow with lean - to conservatory at rear.
lawn at rear some shrubs along boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - currently bungalow.
Dell corner (Bung) - has detached flat roof garage set away from side boundary.
- windows + door in rear elev. (flat roof extn contains window in all elevs).
Police House (2s) - 1st floor of glazed window in side elev to fr. of dwelling
extn (flat roof) at side - windows in elev.
don't appear to be hab. rooms.

5. SITE CONSTRAINTS

TREES TPO at front.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Dell corner.
low fencing alongside dwelling. 1.8m fencing therafter
Police House
fencing
- conifer hedging at rear.

OTHERS

Application Number: F/2001/5257 – St Brelades

Appraisal:
Development
Proposed erection of replacement dwelling and demolition of existing.

The site is located within the identified settlement of Finchampstead, comprising a mix of detached dwellings, some chalet, some two-storey and some bungalows.

1. Impact upon neighbouring properties
   The dwelling to the south-west of the site (Police House) is a two-storey detached dwelling, and the dwelling to the north-east is a detached bungalow (Dell Corner). The proposed dwelling would be approx. 1m from the side boundaries with these dwellings, as is the existing relationship.

   On the side of 'Dell Corner', the proposed dwelling would have a side double integral garage with a ridge height of 6m. It would have a half-hipped roof and dormer in the front elevation. At its closest point (garage to single storey rear extension at Dell Corner), the proposed development would be 7.4m away, from the rear extension to the two-storey element of the proposed dwelling, it would be 13m. Both the garage and dwelling would have half-hipped roofs, taking the massing away from the boundary. There would be no windows in the side elevation facing 'Dell Corner' and so there would be no overlooking. It is therefore considered that there would be no adverse impact to this dwelling in terms of Overlooking, overshadowing and through being overbearing.

   The proposed development would be 17m from its rear boundary (part of the side boundary of 'Woodbridge'). It is considered (due to the distance) that there would be no adverse effect to this property.

   The property is set back by approx. 9m from the highway boundary, with a road being in-between the opposite properties (which are also set back from the road edge). It is considered that there would be no adverse effect to these properties as front garden area and parking only is to the fronts of these dwellings.

   With regards to 'Police House', this is a two-storey dwelling, the distance between the two side elevations would be 2m (Police House has a single storey side flat roofed extension), the flank to flank distance would be 4.8m. There are some ground floor windows in the side elevation, and these would already be affected by the existing dwelling, due to the fact that there is a gap to be retained between the two dwellings, it is considered that there would be no additional effects that could warrant the refusal of the application. The proposed development would be a further 2.6m from the rear building line

Police House. It is considered that this would have no overbearing nor overshadowing that could warrant refusal.

2. Impact upon the character of the area
The site is a residential area, comprising a mix of designs and styles of detached dwellings. The dwelling to the south-west of the site (Police House) is a two-storey detached dwelling, and the dwelling to the north-east is a detached bungalow (Dell Corner). The proposed development would replace the existing bungalow, but is designed so that the east elevation has a lowered ridge height so as to tie in with Dell Corner.
The existing dwelling is set approx. 1m from both side boundaries (fencing). The proposed dwelling would mirror this existing relationship. The proposed dwelling would also have half-hipped roofs and so would reduce the bulk of the proposed dwelling.
Materials are to be agreed by condition.

It is considered that there would be no adverse impact upon the character of the area.

3. Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms, thereby requiring 3 off-road parking spaces in order to comply with Council parking standards, this requirement has been met and provided that the garaging, parking and turning are retained within the site, the Highway department would have no objection. As part of the development, a new access is proposed. Therefore, the highway department is also recommending that a condition be added to ensure the existing access be stopped up and the new access be surfaced and that no gates are provided within 5m of the highway.

4. Bats
It is recommended that due to the proposed demolition of the existing dwelling and the possibility of bats being within the existing building, that a condition be added to the effect that, prior to the commencement of the development (including demolition) that a bat survey is undertaken by a trained and licensed bat surveyor, and should any evidence of bats be found, a licence be applied for from English Nature.

5. Trees
The oak tree to the front of the site is covered by a TPO (120/1936 T39). The landscape department have no objection to the proposed driveway location and say that the proposed dwelling would be outside the protective distance as stated in BS 5837. The tree should be protected during construction.

Approval: ✓ **~~Refusal:~~**

Tel: (0118) 974 6492

Date: 28.12.01

My ref: F/2001/5257

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/2001/5257
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and garage.
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: **F/2001/5257**
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and garage. 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: F/2001/5257

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/2001/5257
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and garage.
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

MJ

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5257**
St Brelades, Longwater Lane, Finchampstead, Wokingham.
Proposed erection of replacement dwelling and garage. 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.

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5257**

St Brelades, Longwater Lane, Finchampstead, Wokingham.

Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M Long 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

Start date: ~~29 OCT 2001~~ 16.11.01

Officer: ~~[illegible]~~ NAB | Application No. F / 2001 / 5257

Map No. 114.. Site ...0.07.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

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

Location: ST BRELADES LONGWATER LANE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: ROBERT EVANS CONSTRUCTION

Fee (S) 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	+ Elevations of new fencing (is there to be a gate at the new access?) + W. side elev. should show bay window of dining room.	12/11	✓
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 : 19/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance

Trees TPO on site

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 .....

A. Glencross, D. Pastures – re demolition – bats?

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:

No pre-apps on file (but see comments in covering letter)

NEIGHBOURS:

S/N + see map — NOTE – NO ADDRESS POINTS FOR SOME OF THE PROPERTIES INSIDE GREEN LINE

+ Pls include property inside red line (also no address point)

Natalie Brown

From: Andy Glencross
Sent: 20 November 2001 17:24
To: Natalie Brown
Subject: Planning Application F/2001/5257 St Brelades Longwater Lane 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

FROM: Natalie Brown

DATE: 19 November 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5257

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling..

Site Address: St Brelades, Longwater Lane, Finchampstead, Wokingham.

Applicant: Robert Evans Construction .

Your observations are required in respect of this application **by 10/12/2001** .

No objections.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
EPP	
CS	
06 DEC 2001	
COPIES TO:	
	FILE

SIGNED: C.S. Cl

Clerk To Finchampstead Parish/Town Council.

DATE: 3-12-01

Natalie Brown

From: John Mullaney
Sent: 27 November 2001 17:06
To: Natalie Brown
Subject: St Brelades, Longwater Lane, Finchampstead F/2001/5257

St Brelades, Longwater Lane, Finchampstead F/2001/5257

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

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 22 November 2001

Location:	St Brelades, Longwater Lane, Finchampstead
Proposal:	proposed erection of replacement dwelling and garage. Demolition of existing dwelling.
Application Number:	F/2001/5257

In response to your consultation dated 19 November 2001 for the above application, the landscape comments are as follows:

The oak at the front of the property is protected by a TPO. The access into the site is shown to be repositioned outside the canopy of the oak tree to which I have no objection.

The replacement dwelling is outside the protected distances as stated in BS 5837, Trees in relation to construction, that development should be from the tree to avoid damage to the tree. Therefore I have no objection to the erection of the proposed dwelling. A condition should be imposed requiring the applicant to erect protective fencing around the tree in accordance with BS 5837 before work commences on site, to avoid the storage of equipment, materials etc in this area in order to safeguard the trees.

The brick paved courtyard should not be extended too far under the canopy of the tree in order to avoid disturbance to the tree roots.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 19 November 2001

Application Number: F/2001/5257

Proposal: Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
St Brelades, Longwater Lane, Finchampstead, Wokingham.

Applicant:
Robert Evans Construction .

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).

1, C049, R049.
2, C122, R122.
3, C129, R129.
4, C130, R130.
5, C132, R132.
6, C135, R135.
7, C137 (INSERT: dwelling), R137
8, C139 (INSERT: 5 metres), R139.
9, C140 (INSERT: 5 metres), R140.

NOT.

Signed: _____ **Print name:** AC 21/11/01

16.NOV.2001* 5257

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01189 734772

DESIGNERS · BUILDERS · DEVELOPERS

WOKINGHAM DISTRICT COUNCIL
EVVIRONMENTAL SERVICES
PLANNING DEPARTMENT
PO BOX 157
WOKINGHAM
RG40 1WR

29 October 2001

Dear Sir/ Madam

PROPOSED REPLACEMENT DWELLING AT ST. BRELADES LONGWATER LANE FINCHAMPSTEAD

Further to my pre-application letter of 26 July and subsequent discussions with Elaine Vashi from your department, I am submitting herewith a planning application for your consideration.

In determining the application, would you kindly note the following points:

* The proposal is for a cottage style family dwelling similar to other property in Longwater Lane to replace the existing post war bungalow which is suffering from subsidence. The proposed dwelling occupies a similar footprint to the existing property.

* The design of the proposed dwelling takes into account the different roof lines of the adjoining house to the west and bungalow to the east and there are no first floor windows to the side elevations.

* Existing boundary fences will be improved and all trees and hedges will be retained and strengthened with new planting.

Please let me know if you require any further information.

Yours faithfully

Robert Evans

16.NOV.2001* 5257

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01189 734772

DESIGNERS · BUILDERS · DEVELOPERS

WOKINGHAM DISTRICT COUNCIL
EVVIRONMENTAL SERVICES
PLANNING DEPARTMENT
PO BOX 157
WOKINGHAM
RG40 1WR

29 October 2001

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Please let me know if you require any further information.

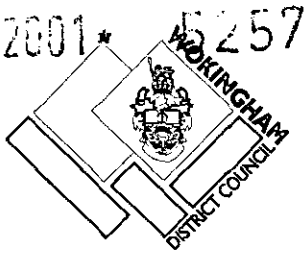
Yours faithfully

Robert Evans

1509/ab

PLANNING APPLICATION PART 1

16.NOV.2001 * 45257



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

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

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

For office use only
Application No.

1.	YOUR NAME	ROBERT EVANS CONSTRUCTION
	ADDRESS	LITTLE ORCHARD
		THE VILLAGE · FINCHAMPSTEAD
	POST CODE	RG40 4JN Tel No. 01189734772
2. If you have an agent and want all *correspondence* to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	ST. BRELADES
		LONGWATER LANE
		FINCHAMPSTEAD · BERKS
4. Give the area of the application site in *hectares, if appropriate, or part of a hectare.*	SITE AREA	720 M²
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING BUNGALOW
		+ ERECTION OF 4 BED. DWELLING
		+ GARAGE
6. What is your interest in the application site, *e.g. owner, prospective purchaser,* a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan	✓	1:100 Floor Plan	✓
		1:500 Block Plan	✓	Other	
		1:100 Elevations	✓		
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE			ALTERATION or EXTENSION	
	CONSTRUCTION OF NEW BUILDING		✓	DEMOLITION	✓
	OTHER				

9. What type of Planning application are you applying for ?	RESERVED MATTERS		Go to Question 10.
	OUTLINE PERMISSION		State relevant outline permission No. Go to *Question 10.*
	FULL PERMISSION	✓	Go to Question 11.
	TEMPORARY PERMISSION		State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION		State previous permission No. *Go to Question 11.*
	VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
			Details of conditions to be relaxed. Go to Question 11.

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

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CLAY ROOF TILES · RECLAIMED COLOUR · WASHED BRICKWORK · RED BRICK PLINTH + BAND COURSES

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

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

YES / NO

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

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

~~YES~~ / NO

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190

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

SIGNED [signature] ON BEHALF OF ROBERT EVANS CONSULT DATE 23/10/01

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

1789/a

16.NOV.2001 *

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
M. DINHAM ESQ 13. BRIGHTLANDS AVE BOURNMOUTH HANTS BH6 4G	✓	29/10/2001

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- 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) .....

.....

(c) Name of local newspaper *circulating in the area* where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . [signature] . . . . . .

On behalf of . . . . . .

Date . . . . . 29/10/01 . . . . . .

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 26 June 2002
My ref: NB/AO/F/2002/5682

Mr R. Evans
Little Orchard
The Village
Finchampstead
Berks
RG40 4JN

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

Dear Mr Evans,

APPLICATION: F/2002/5682
SITE: ST BRELADES, LONGWATER LANE, FINCHAMPSTEAD

I refer to your letter and plan (LL 02 C) received on the 17 June 2002 with reference to the above.

I can confirm that the proposed front boundary treatment and beech hedge planting along with the replacement of the existing Prunus with Pyrus salasifolia are considered acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

AO

Mrs A. Odell
SENIOR PLANNING OFFICER

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 25th June 2002

Location: St Brelades, Longwater Lane, Finchampstead.

Proposal: New Dwelling.

Application Number: F/2001/5257

In response to your consultation for the above application, the arboricultural comments are as follows:

I confirm that the landscape proposals shown on drawing No. LL 02 C are *acceptable.*

Neil Etherington
Senior Arboriculturist

Natalie Brown

From: Neil Etherington
Sent: 24 June 2002 16:51
To: Natalie Brown
Subject: ST BRELADES AND DELL CORNER, FINCHAMPSTEAD.

gave info to Neil 2/6. He will do reply

Hi Natalie

Robert Evans has telephoned me a couple of times about removing a Cherry tree at the above site. He wrote in a few days ago with a copy letter and plan for me, which I have not seen.

I had a look at the tree today and its a poor specimen and unlikely to survive the development of the site. I no objection to it being removed and an appropriate new tree planted. Could we discuss please.

Also, the Oak tree is not being protected. Are there any relevant conditions that need enforcing?

Thanks.

Neil

Std cond re trees shown as being retained to be protected. Neil will contact Robert Evans

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772
01189

DESIGNERS · BUILDERS · DEVELOPERS

Recd 17 June?

WOKINGHAM UNITARY
PO BOX 155
SHUTE END
WOKINGHAM

14 June 2002

Dear Sir/Madam

ST BRELADES LONGWATER LANE FINCHAMPSTEAD F/2002/5682

Further to my conversation with Mr Etherington, I am enclosing 2 copies of Plan No LL 02 C showing the following details as discussed:

* Replacement of existing Prunus with Pyrus Salacifolia

* Post and rail fence and Gates – 1.2m (high) at front but 4m from road

* Beech hedge planting

I trust that this meets with your approval

Yours faithfully

Robert Evans

Received by Wokingham District Council

Application No: F/2001/5257

Proposal:
Proposed erection of replacement dwelling and garage. Demolition of existing dwelling.

Location:
St Brelades, Longwater 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/2001/5257 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 10/12/2001. 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

19 November 2001

ADDRESS ST. BRIDGES LONGWOOD LANE PARISH LINCH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

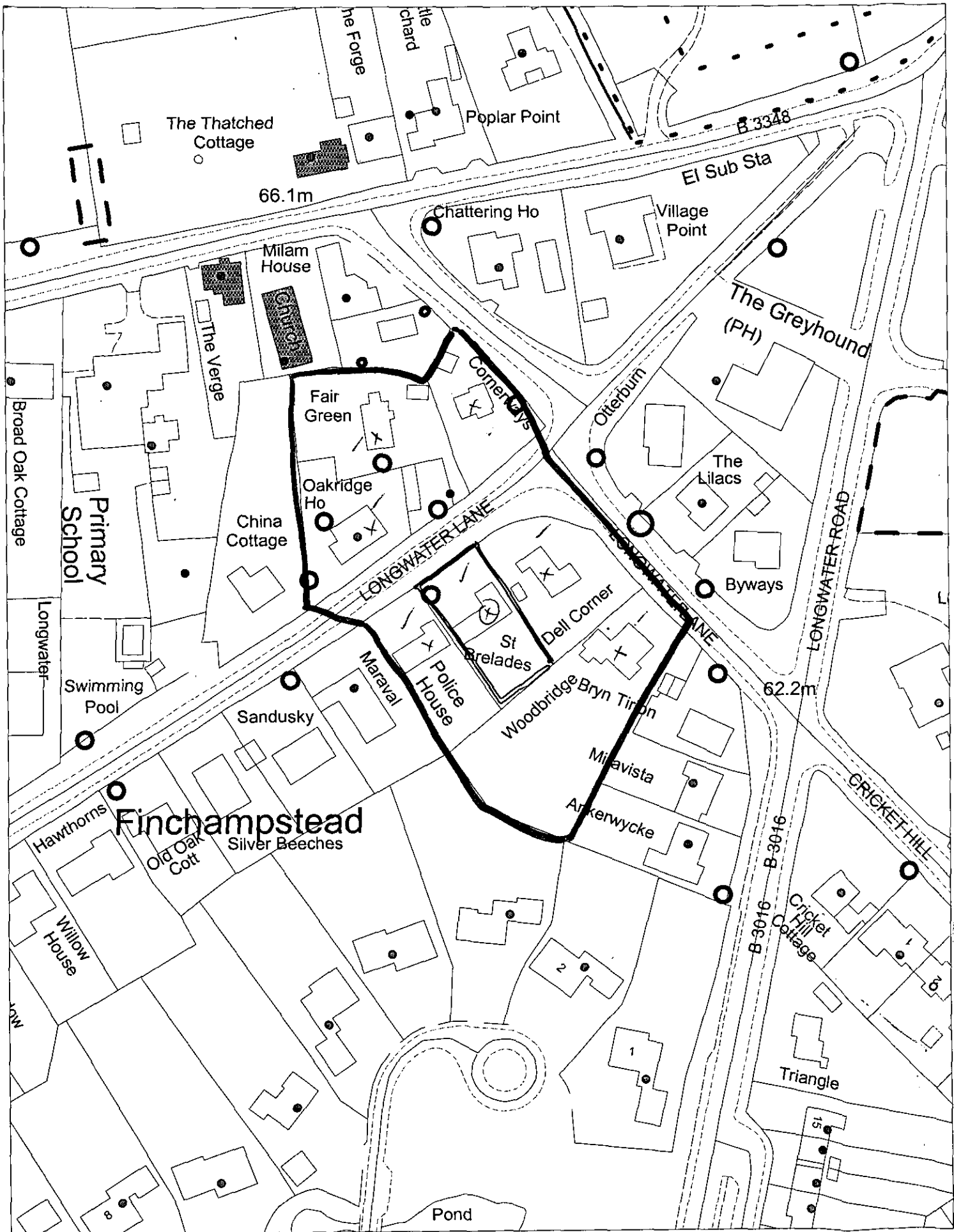
MINISTRY DECISION

SPECIAL ORDERS T.P.O. 120

DRAINAGE

091074

16.NOV.2001 * 5257



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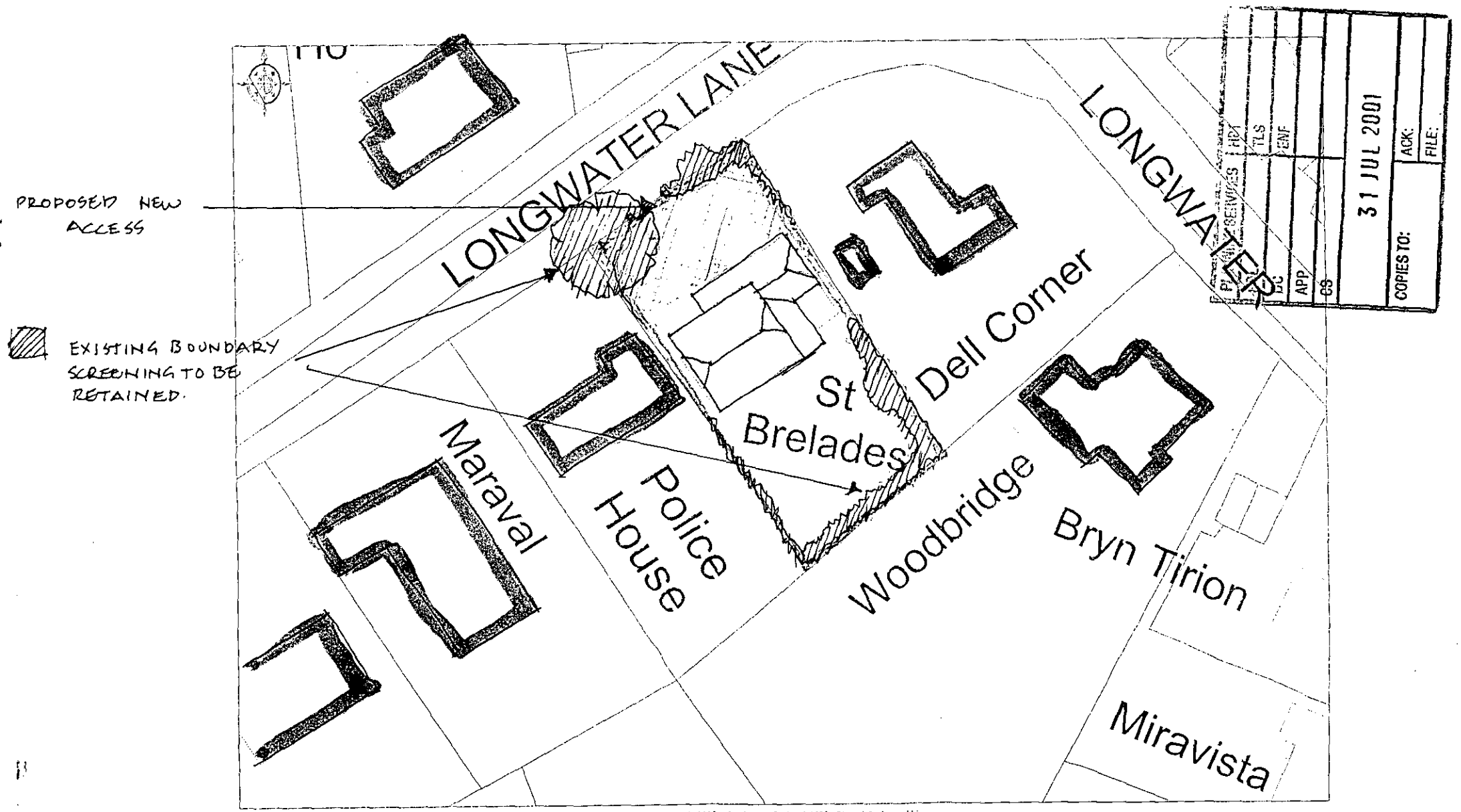
Development Control Section, Environmental Services, Wokingham District Council.
8 November 2001

Scale: 1 : 1250

N W E S

St. Brelades, Longwater Lane

SCALE 1:500



ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01189734772

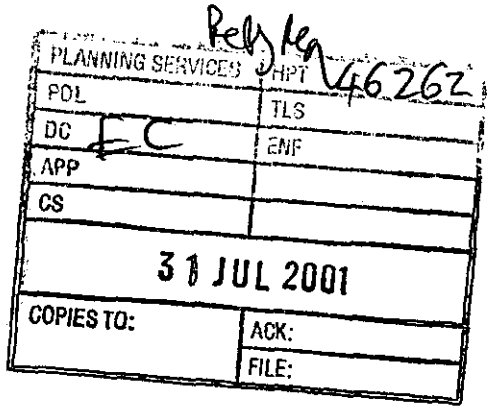
DESIGNERS · BUILDERS · DEVELOPERS

Elaine Cashi.

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772

DESIGNERS · BUILDERS · DEVELOPERS

Ref No 46262



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
WOKINGHAM

30 July 2001

Dear Sir/ Madam

ST BRELADES LONGWATER LANE FINCHAMPSTEAD

Further to my letter of 26 July, I am enclosing revised plans for your consideration, which I feel might offer a more appropriate elevation onto Longwater Lane.

I look forward to receiving you comments in due course.

Yours faithfully

Robert Evans

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01734 734772

DESIGNERS · BUILDERS · DEVELOPERS

PRE-APP.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING DEPARTMENT
PO BOX 157
WOKINGHAM
RG40 1WR

26 July 2001

Dear Sir/ Madam

PROPOSED REPLACEMENT DWELLING AT ST. BRELADES LONGWATER LANE FINCHAMPSTEAD

I am enclosing preliminary proposals in respect of the above and would appreciate your comments prior to the submission of a planning application.

I believe that the site is suitable for a family dwelling in the style of the local property in Longwater Lane, offering:

* 4 Bedrooms, 3 Reception Rooms, Double Garage
* Good quality clay tiles to roof with bonnet hips and dormers
* Reclaimed whitewashed brickwork and red plinth and band courses
* Painted cottage style windows, timber garage doors and front door
* Courtyard sett paving

I would be grateful if you could note that the design of the building takes into account the adjoining property in terms of roof line and overlooking, i.e:

* Single storey double garage element to the eastern boundary
* Two storey element to the western boundary
* No first floor flank windows
* All existing boundary screening to be retained

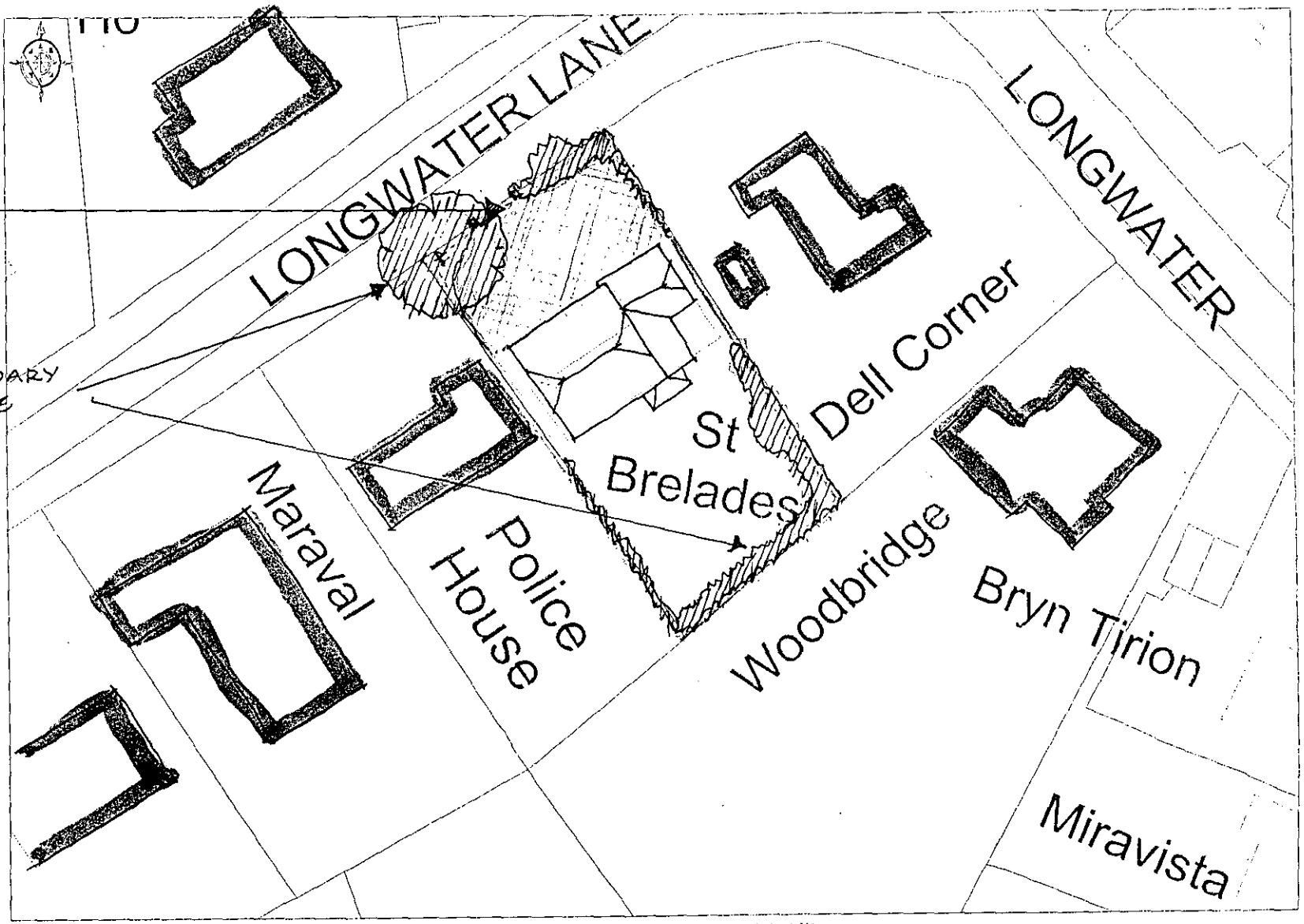
I look forward to receiving your comments in due course.

Yours faithfully

Robert Evans

St. Brelades, Longwater Lane

SCALE 1:500



PROPOSED NEW ACCESS

EXISTING BOUNDARY SCREENING TO BE RETAINED.

ROBERT EVANS CONSTRUCTION
Little Orchard The Village
Finchampstead Berkshire RG40 4JN
Tel/Fax: 01189734772

DESIGNERS · BUILDERS · DEVELOPERS