EX SYSTEMS LTD

APPLICATION NO:
F/2000/1584

LOCATION:
Broomfield Lower Sandhurst Road, Finchampstead Wokingham.

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

PROPOSAL:
Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/1584

Parish:	**FINCHAMPSTEAD**
Location:	**Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham**
Proposal:	**Proposed erection of 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

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

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

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

Condition
7. 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
8. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
10. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the front porch, veranda and rear covered area shall not be enclosed without the prior written permission of the Local Planning Authority.

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

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

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

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

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

Reason
6. In the interests of visual amenity.

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

Reason
8. To safeguard visual amenities.

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

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

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

Informative
2. This permission relates to the application as amended with revised drawing numbers 2022-P01 A and 2022-P02 A submitted to the Local Planning Authority on 25 August 2000 showing changes to the design of the house and omitting the garage and does not approve the proposals as originally submitted.

Informative

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

Informative

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

Informative

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

Berkshire Structure Plan Policies OS1, C2
South East Area Local Plan Policies STV2, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 15/06/01

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr & Mrs R Gulliver
C/O T P Saffery
18 High Street
HASLEMERE
Surrey
GU27 2HJ

Application No : 99/70338/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF REPLACEMENT DWELLING

Location : BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

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

CONDITION(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

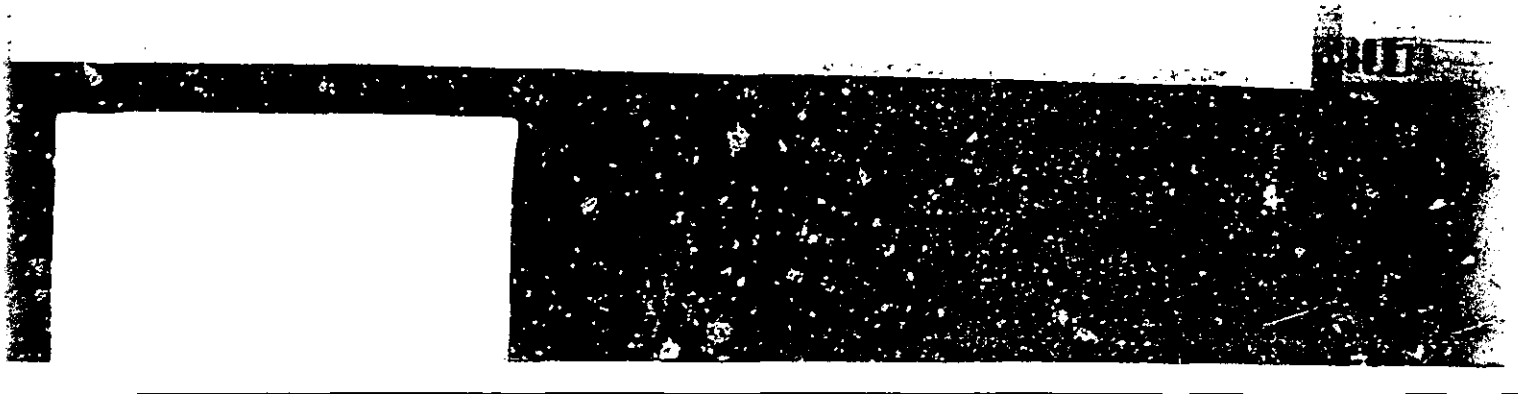
02
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

03
No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Classes A to C to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

04
The development shall not commence until details of all boundary treatment 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.

05
The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

06
No work of any sort shall take place outside the hours of 8.00am to 6.00pm Mondays to Fridays, 8.30am to 1.30pm Saturdays and no work shall take place on Sundays or Bank Holidays.



07
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration, where relevant.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In the interests of visual amenity.
03
In the interests of the character and amenities of the locality.
04
In the interests of visual amenity.

Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
06
In the interests of residential amenity.
07
In the interests of the character and amenities of the locality.

Development Control Manager

Date 13 October 1999

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

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

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 25 April 2001
My ref. Development Control/MLT/EXC/Finchampstead P.D.
Your ref. 2022/01d11Wokingham District Council/RA/tc

Richard Anderson
Michael Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxford, OX33 1UL.

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

Dear Mr Anderson

PROPOSED TEMPORARY ACCESS AT BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD

I refer to your letter of 11 April concerning the above.

As planning permission has not yet been granted for the proposed replacement dwelling, any temporary access would require planning permission.

If planning permission should be granted for a replacement dwelling, then a temporary vehicular access could be installed in connection with such building works, provided that that access is not onto a classified road. Part 4 Class A of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 permits such development, but Article 3 (6) of this Order states that no part of the Order authorises development which requires or involves the formation, laying out or material widening of a means of access to an existing highway which is a trunk road or classified road.

As Lower Sandhurst Road is a classified road, any new or revised vehicular access would require planning permission, even if only temporary. However, a temporary access onto lane on the western boundary of Broomfield could be carried out under Part 4 Class A, if reinstated upon completion of any approved development.

Yours sincerely

M L THORP
Principal Development Control Officer

R. Anderson PD. 25/4/01

99/70338
F/2000/1584. Ef. 10.4.01.

PART 1 REGISTER

Date: 05 September 2000

To: Part One

We have received Revised Plans for the following planning application:

Application Number: F/2000/1584

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

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

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

Case Officer: Simon Lewis

The new plans show the following: Revised scheme (omitting garage).

Comments are required by 26/09/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

PLANS TO COMING. PHOTOCOPIED SET ON MY DESK TO VIEW. MRS LONG WILL BE IN 18.09.2000.

(RING ONE)

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

App No. [illegible] (Planaps) / (Ludhouse) Date Rec.

Location: [illegible]

Parish [illegible]

Applicant:

Description of attached plans [illegible]

Drawing No's: [illegible]

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: [illegible]

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses [illegible]

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description [illegible]

CASE OFFICER [illegible]

Consultations Sent by Admin. on [illegible]

Yellow - Part One Copy
Green - Officer's Copy

1584

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 27 December 2000
My ref: EXC/F/2000/1584

Anne Davies
Greenacres
Lower Sandhurst Road
Finchampstead
WOKINGHAM
Berkshire
RG40 3TH

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

Dear Mrs Davies

PROPOSED REPLACEMENT DWELLING AT BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD – F/2000/1584

Thank you for your letter of 21 December 2000.

With regard to your point 2, as the occupier of a property adjoining the application site, you would be notified of any future planning applications at Broomfield.

In point 4, you mention that Informative 5 does not make reference to the relevant Countryside and Area of Special Landscape Importance (ASLI) Policies (Policies WCC1, WCC4 and WLL2 of the Wokingham District Local Plan Deposit Draft (WDLPDD) and Policies STV2, SC3 and SC18 of the South East Area Local Plan). These policies should have been included in informative 5 and also listed in the introduction to the Appraisal, section 4 of the report and I apologise for the omission. However, this does not mean that consideration was not given to the policies, which are mentioned in the report, under Planning History and part A of the Appraisal. Please note however that policy WLL3 of the WDLPDD would not be relevant as this refers to land outside ASLIs which are important to their setting, rather than land within the areas designated ASLIs. I will investigate whether it will be possible to included reference to all the relevant policies in informative 5 of the decision letter, which will not be issued until the legal agreement has been signed.

The minutes for the meeting of 20 December will be published with the agenda for the meeting of 17 January and I will forward a copy to you once they are available.

Finally I confirm that your letter will be filed with the application.

If I can be of any further assistance, please contact me on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

MARKED AS URGENT

COPY

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3TH
29th December 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 JAN 2001	
COPIES TO:	AGK:
	FILE:

Emy Circuit,
Planning Assistant,
Wokingham District Council,

Dear Ms Circuit,

Replacement dwelling, Broomfield Lower Sandhurst Road F/2000/1584

Thank you for replying to my letter of 21st December, written on behalf of the adjoining neighbours. This will be filed with the application and be available for future reference. There are further concerns about the contents: having re-read your letter, the report, and the SEALP, it would seem to be essential that the following is considered urgently before the decision letter is issued.

In referring to the omission of the relevant policies for the area you say that they '**should have been included'** both in the informative and in the introduction to the appraisal. They were not. You say in your letter that the policies are mentioned in the report under Planning History and part A of the Appraisal. Whilst you make reference to the fact that the site is in an Area of Special Landscape importance the specific policies relevant to the area are not mentioned. The result of this serious omission is that the report put to the committee members is likely to have resulted in them being unable to correctly assess the application either prior to, or at the meeting.

Of particular importance and relevance to this application is SEALP SC18 clause c). This is very specific and highly relevant to the case that you were presenting. This includes the statement:

> *'The size of the new development will not significantly exceed that of the existing property both in its height and FLOOR AREA.....'*

You referred to a finely balanced decision representing ' a significantly larger scale of increase than the approved'. The table published shows proposal of 261 sq. metres of floor area (with no garage), the existing building (155sq. metres) and the currently approved replacement building of 188 sq. metres floor area plus 27 sq. metres garage. As you were highlighting floor area the relevant clause SC18 is of very significant importance. The committee members were not briefed that this crucial policy relating to floor area was relevant and was being so breached. Your failure to do so at any point is inexcusable. (One committee member actually queried the size of the floor area for a three bedroomed house.)

The fact that you failed to inform the councillors of the special policies relating to this application, and particularly that relating to increased floor area, constitutes a failure of duty of care on your part as an officer of Wokingham District Council.

You say that you considered all the policies but it is very difficult to see how or why your advice to the members was to allow this huge increase after consideration of clause SC18(c).

/Cont...

You further go on to add 'I will investigate whether it would be possible to include reference to all the relevant policies in informative 5 of the decision letter, which will not be issued until the legal agreement has been signed'. To do anything retrospectively that would indicate a change in the facts put in front of the committee would be frankly dishonest and would give the impression to any future officer that the full facts had been presented.

The vote to accept this application was only passed by the Chairman's casting vote therefore your failure to correctly brief the members on such a specific matter is likely to have been highly significant. They were not informed of the extent to which this breached the guidelines in the specific policies relating to the area. Without the details of the relevant policies being available for the committee members to consider it is my belief that the vote taken may be unsafe..

We would ask that this matter is urgently considered by both the Legal Department and the Chief Executive prior to any legal document being signed and the decision letter being issued. This decision sets a very dangerous precedent for the area where development has, in the past been so closely controlled. It is my belief that, in view of the fact that this close decision was made by committee members whom you had failed to inform of the specific policies relating to the area **which should have been included in the report in two places** that the decision that they took is not acceptable. This decision should be declared void and the plans discussed at the next meeting after the committee members have been advised of the relevant policies relating to the area and specifically to floor area.

Yours sincerely

A. DAVIES

JEREMY DAVIES

3803

EXC

FAX COVER

ACK:
FILE:

To: WDC Planning Control EXC
Company : WDC

Fax Number : 01189746484

From : Anne Davies
Company : AD Associates

Fax Number: 0870 - 1323527

Subject : Aplication F/2000/1584 Brromfield

Pages including cover page: 2 Date : 21/12/00 Time : 11:46:50

MESSAGE

Letter attached. Please confirm receipt.

Informative 5
Broomfield - informative
all policies not included

also add
WCC1
WLL2 (not WLL3 as in area
of not setting)

Scalp SC3 SC5

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG 40 3TH
21/12/2000

Planning Control
Wokingham District Council.

Dear Sirs,

Application F/2000/1584 Broomfield.

I spoke last night at the planning meeting where the application F/2000/1584 was discussed and approved. I represented local residents who objected to the proposal.

We accept the decision of the meeting but would like to have the following put on record.

1. The proposal was acknowledge as being finely balanced. The vote to accept was members 5 for and 5 against and it was passed by the chairman's casting vote.
2. Concerns were expressed about the fact that the proposed property had no garage whilst the existing approval was for a house and garage. Members commented that they had seen this before and expressed concern that they felt that an application would be submitted for a garage. It was noted that a clause addressing this was included. May we ask that we are informed should such an application be received?
3. The existing approval for a replacement dwelling was for a four bedroomed house with garage , total area 215 sq. metres. The application approved last night was a variation of a plan previously submitted but withdrawn because it was deemed to be over-development. This application showed a modified western end and removal of the garage. The application granted last night was for 261 sq. metres floor area without a garage and a member commented that this was large for a three bedroomed house. This may be of relevance at a later date.
   WCC4 states that any new building is required to be of a size no larger than for its intended use.
4. We note with concern that in Informative Clause 5 no reference is made to any policy relating this site to the fact that it is in an Area of Special Landscape importance e.g. WLL3. We believe that this is a serious oversight and would ask that in any future negotiations that the policies relevant to the designation of this special area are specifically noted and given prominence.
5. Please may we receive a copy of the minutes relating to the meeting last night? -
6. Please advise how this letter will be recorded. We would like it to be attached to the file of planning history if at all possible.

Yours sincerely



Anne Davies

Tel: (0118) 974 6454

Date: 6 June, 2000

Your ref:

My ref: F/2000/1584

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application No: F/2000/1584

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

Proposal: Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling..

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

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

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Simon Lewis on (0118) 974 6454.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Simon Lewis –

Very large roof to garage! elevation?
was a small bungalow –
This is massif compared to original.

– M Long –

REPLY BY
13 FEB 2001

PLANNING SERVICES
POL
DC
APP
CS 39305
ACK 30/1/01
FILE:

Greenacres
Finchampstead
Wokingham
Lower Sandhurst Road
Berks RG 40 3TH

21st Jan. 2001

Mr J Mitchell
Development Control Manager
Wokingham District Council

Dear Mr Mitchell

Replacement dwelling Broomfield, Lower Sandhurst Road F/200/1584.

Thank you for your letter. I can not accept that the report is correct in not including the specific policies, a point conceded by your officer herself. I believe also as stated that this was wrong in law.

I accept that the members were asked to decide if this building was better than that approved. It does not seem correct that the building that they were being asked to consider so exceeded the guidelines contained in the clauses. It would appear to endorse a means whereby a larger replacement than that that would normally be allowed can be achieved by first submitting a smaller plan for approval. Having got that approval application can than be made for a much larger dwelling of ' improved' design.

With regard to the opportunity afforded to me on behalf of the resident objectors I believe that WDC should look closely as to how adequate three minutes is as a total for all objectors to make their views known. I had prepared what I wanted to say and indeed had rehearsed it to get it to three minutes. I am used to public speaking but even so am affected by strange circumstances and surroundings. I was unable to include all I had prepared. I would put it to you that the time allowed is inadequate for any lay person to develop a comprehensive argument on a complex subject. It seems almost as if it has been put in as a token allowance to satisfy the Human Rights Act. Whilst I can understand that time is important to you I do believe that some leniency should be given. I also believe that, as in other debates, it would be rather better to give a light warning of passing time to allow the speaker to make adjustments if needs be than to be summarily stopped at three minutes as I was.

In my letters to you I have quoted several case law decisions that are, I believe, relevant. You have not denied these and therefore I deem them to be accepted.

Planning is something which deals with localities and not individual parcels of land and individual sites. In all planning cases it must be of great importance to ask what the consequences in the locality will be..... what are the side effects which will flow if such a permission is granted.'

'The mere fear of generalised concern about creating a precedent was not enough. There had to be evidence in some form or another for reliance on precedent. .....in some cases the facts speak for themselves for instance in the case of a rear extension of one house in a terrace it might be obvious that other owners in the terrace would want extensions if one was permitted'.

It is not uncommon for the local planning authority, or on appeal the Secretary of State to state as a ground for refusal that a grant of planning permission would create a precedent

which might make it difficult to refuse a similar application. This has been recognised as a material consideration'.

The decision would appear to have set the precedent that, subject to the visual intrusion requirement, sizing is of very little consequence. This dwelling is huge and extends substantially is both N/S and E/W directions. It sets very firm sizing precedents that

- A dwelling of 155sq metres, which may have already been extended from the original, can be replaced by one of 261 sq. metres.
- A dwelling of 261 sq. metres is acceptable on a plot size of just over half an acre.
- 261 sq. metres is not excessive for a three bedroomed house.
- A front elevation of ridge length 19.5 metres, coupled with an extensive cross ridge, is not visually intrusive even on a plot of approximately 40 metres frontage.

Whilst on the subject of precedent will you please record that the plan approved, when presented with a double garage and a slightly different western end, was rejected by WDC as constituting over development on the site by virtue of built up mass and spread development across the site. This may well be important in the future should the applicant wish to build a garage. This was referred to at the meeting and a restricting clause is to be included.

I believe that the area is very much the poorer, and at risk from this decision. From my own point of view my property has the potential to benefit from the decision in the relaxation of the previously, vigorously applied restraints. With regard to your rather patronising comments regarding disappointment I can assure you that my disappointment is for the damage that I believe this decision will do to the area.

As residents we now have to move on and live with the consequences of your decision and the replacement dwelling. We have serious concerns relating to its construction. Would you please ensure that the following remarks are considered when the legal agreement is drawn up.

1. The plot is on an unmade lane that is not capable of taking heavy vehicles due to the poor surface which will not take a lot of heavy traffic and will be cut up by it. The lane is also of restricted width. The turning point opposite the entrance to Broomfield is the private property of Moorgreen House.
2. Parking of lorries on the road would be unsafe due to the positioning of the plot in relation to a blind bend.
3. The road is restricted to 6'6'' access and whilst appreciating that lorries delivering to the site are allowed the road is not sufficiently wide to allow traffic to pass parked lorries without verges and ditches which are important in the area being seriously damaged.
4. A large oak tree at the entrance must be adequately protected.

In view of the above we would ask that a clause requiring the provision for adequate access and parking on site prior to the commencement of the delivery of materials and commencement of building is included in the Legal Agreement. If hedging is removed to facilitate access it should only be of the laurel component of the existing hedge and an undertaken given that it will be replaced by mature laurel within two weeks of occupation. The hedge to the front of the property is very old and as such an important feature in the landscape.

5. Broomfield and the adjoining properties are served by a private water pipe The applicant is party, together, with the other owners, to a legal agreement regarding supply of water to the property from the private pipeline. As one of those parties I feel that several issues relating to this must be considered:-.

    - The pipeline runs down the lane and is unlikely to withstand the pressure of lorries running over it. Particularly it should be noted that no lorries should cross the western boundary of Moorgreen House which is to the west of the garage to this property. This will preclude the turning of lorries in the parking area in front of the garage.
    - Provision must be made to ensure that no damage occurs to the pipe and that the applicant accepts responsibility should any damage occur.
    - Disruption to the supply is of concern and must be agreed in advance with other users of the pipe. This would involve loss of supply at any time and also any resultant changes in the quality of the water.
    - This agreement precludes taking a water supply to two dwellings..

The supply of water to the replacement dwelling must be a planning consideration. The water supply concerns a separate legal agreement between the applicants and the other owners of the pipe. This is an important consideration. May we ask that permission to build is not given until the applicant can satisfy WDC that he has reached agreement on water supply to the replacement dwelling with other parties to the agreement?

Would you please ensure that the clause requiring demolition of the bungalow is not changed from that printed in the report namely that the bungalow should be demolished as soon as the replacement building is substantially complete and before occupation of the replacement dwelling?

We note that planning permission will not be given until a landscape scheme is submitted. Given the large size of the building and the necessity to reduce the impact on the landscape may we ask that all trees on the boundaries are required to be retained. They should be fully protected both during construction and in the future. They are necessary for screening and should not be reduced.

I look forward to hearing from you in relation to the above comments. We would ask that our concerns will be noted and that the legal agreement will embrace measures to ensure that the construction is carried out safely and without damage to the environment.

Yours sincerely

Anne and Jeremy Davies.

We have seen the attached letter and wish to be associated with the concerns expressed:-

MOORGREEN HOUSE
MR & MRS M. JOHNSTONE.

THE OLD THATCH.
IAN HOSSACK.
ROSEMARY SMITH

DR HOSSACK.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 30 January 2001
My ref. JRM/SB/F/2000/1584
Your ref.

39305

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

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

Dear Mr and Mrs Davies

REPLACEMENT DWELLING 'BROOMFIELD', LOWER SANDHURST ROAD
PLANNING APPLICATION F/2000/1584

Thank you for your letter received in this office on 30 January. I will look into the comments you raise and reply in due course.

Yours sincerely

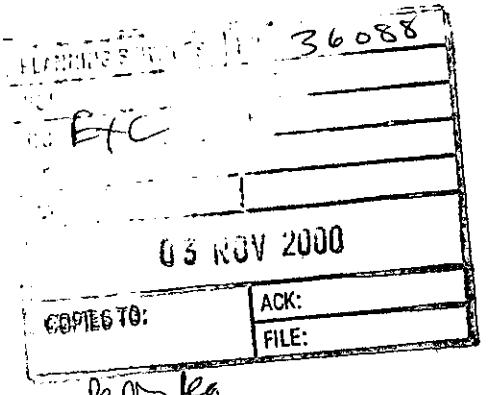
SB

pp JOHN MITCHELL
Development Control Manager

01865875275



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



Reply req
3/11 by phone.

Our ref: 2022/00k02WDC/RA/tc

2nd November 2000

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

SENT BY FAX

FAO Ms E Circuit

Dear Ms Circuit,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following your telephone message yesterday which I understand confirms that you will be recommending the amended scheme for refusal I would be grateful if you could call me at your convenience during the course of tomorrow in order that you can explain the following;

1. Your reasons for refusal with reference to any relevant policies.

2. Any suggestions which would help to make it acceptable. This might include some modest reduction in existing ground levels? (Note the issue of existing/proposed ground levels has not thus far been discussed)

And

3. An explanation as to why, following my meeting with Simon Lewis as detailed in my letter to Mr Thorpe dated 25th September, there has been a 180 U turn in the Case Officers views on this proposal.

Cont'd

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

01865875275

Not withstanding my previous correspondences I would add that I have looked through the current local plan and note that Policy WBE 1 states that the Authority will require 'good contemporary design'. I am intrigued to know how the original scheme, which has no contextual relationship with the site, has been found to be acceptable such that it was approved under delegated powers? Conversely, our revised proposal, which is the same size in terms of its floor area, has a lower ridge and eaves height which results in a much less bulkier dwelling. It has been designed to respond to the site and I would contend that its design is of considerably greater merit than that already approved.

I look forward to speaking with you tomorrow (Friday) in an effort to resolve this matter as soon as possible so that my clients can commence work.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

Cc Mr and Mrs Burgess

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

Claire – please put on Committee unless refusing
ta JT

Our ref: 2022/00i25long/RA/tc

25th September 2000

Ms M Long
Foxfield
Wick Hill Lane
Finchampstead
Berkshire RG40 3PY

Dear Ms Long

RE: Proposed replacement dwelling at Broomfield, Lower Sandhurst Road, Finchampstead.

As the Local Member for the above site you will be aware of the revised application submitted to the Local Authority for a new replacement dwelling. Since the submission of the initial application we have been in consultation with the case officer in an effort to address his concerns together with those of the neighbours. We believe that the amendments made are significant and we hope will have the support of the Planning Authority. We certainly are of the opinion that the scheme has far more merit than the one originally approved.

However we have been told that you may still have some concerns and to this end the applicant will be contacting you to see if this is the case and whether they can be reasonably addressed. The history to this application thus far has not, in our opinion been a satisfactory one and I enclose a copy of a letter sent to Mr Thorpe at the Planning Department which should be self explanatory. Mr and Mrs Burgess may raise this matter with you in the hope that, as their local representative you will be able to help them.

Should you have any questions you would like to ask of me I would be pleased to speak with you.

Yours sincerely,

Richard Anderson BA(Hons) Dip Arch RIBA
Enc.

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

PLANNING SERVICES | HPT 34671
POL | TS
DC MLT
APP
CS
26 SEP 2000
COPIES TO: SB | ACK: | FILE:
COMPLAINT
EXC

Our ref: 2022/00i25WDC/RA/tc

25th September 2000

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

Dear Mr Thorpe,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead App no F/2000/1584.

Following our telephone conversation on Friday I am writing to record my exasperation at the way this application is being handled. On instruction from my client back in April, I arranged a pre-application meeting with your Miss Connor to discuss our proposals. During that meeting she intimated that there was some scope for a small increase in the size of the dwelling over and beyond that approved providing that we could demonstrate some benefit in terms of an improvement in the design etc. In addition she felt that a detached garage would be acceptable providing that it was at least 5M away from the main house. At the end of this discussion Miss Connor stated that she would probably be the case officer for the subsequent application given the fact that she had dealt with the initial enquiry. It would be reasonable to assume that this would be sensible.

I subsequently submitted an application in May referring to the above meeting. The acknowledgement was duly issued by yourselves which included the notification of the planning officer who was Mr Lewis. Despite my detailed application letter and a clear request that I be kept informed of the applications progress it was not until I telephoned Mr Lewis on the 7th July that I was told that the application was about to be refused. I therefore sent a letter dated the same day requesting that the application be deferred pending discussion with my client.

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

Further to consultation with my client there followed several weeks of delay whilst Mr Lewis looked at revised sketches and considered further written comments from us. This all culminated in a meeting, at his suggestion, on the 22nd August. Both myself and my client were in attendance and it was agreed that if we were to remove the garage from the proposal Mr Lewis would see no problem in supporting the application at committee and requested revised drawings be submitted for re-consultation. This was done on the 24th August and in a follow up call to Mr Lewis on the 7th September he confirmed that he was happy with the revised scheme and that I should contact him again on expiry of the consultation period, which I was told would be last Friday, the 22nd.

You may then understand my dismay when I am first told that Mr Lewis had left your Council 2 weeks ago (a day after I had last spoken with him) and secondly that the Officer now dealing with the case was on holiday until the beginning of October (and incidentally is still not Miss Connor). To compound it all our conversation seems to have established the following;

1 The meeting with Simon Lewis was a complete waste of my time and my clients money as his observations are no longer of any relevance since he has left the Council.

2 That your department still have reservations about the scheme although you are unable to define what those might be.

The earliest we can now expect a decision is mid October and it is more likely to be November. I would imagine that my client will be seeking further clarification on your observation that the views of Mr Lewis are of no relevance given that at the time of our last meeting with him he was being employed by Wokingham District Council to advise applicants on planning applications including this one.

To conclude I think that the handling of this application has, thus far, been handled in a very inconsistent and unprofessional manner, and I would be grateful if I could receive, as soon as possible, some clear indication of what the Planning Departments view is on this amended scheme so that I can advise my client accordingly.

Yours sincerely

Richard Anderson RIBA

Cc Mr and Mrs G Burgess
Cc Ms M Long – Local Councillor

Application Number: F/2000/1584

Appraisal :

Planning permission is sought for the erection of a detached dwelling with garage on the site of an existing chalet bungalow known as Broomfield which lies in the countryside outside the identified settlement. Planning permission has already been granted for a replacement dwelling (ref:99/70338/F) in October 1999. The dwelling proposed under that permission represented a 50% increase in floor space over the existing bungalow and was therefore on balance considered acceptable.

This latest proposal amounts in floorspace to 330 sq. metres. The original property has a floor area of 127 sq. metres. Therefore the proposal represents a 160% increase over the original. Policy WCC1 clearly states that where a development is acceptable in principle it should only be permitted if it is appropriate in scale, design and character to its location in the countryside. The Council does allow flexibility when treating replacement dwellings in the countryside as often many of the properties are small and require an increase in size in order to provide adequate modern accommodation. Therefore the Council has been allowing proposals which amount to no more than a 50% increase in floor area over the original dwelling. In this case however the applicants are not seeking a modest increase in size, but a much larger property. The have argued that their proposal is better than that already given permission (ref:70338/F) because it has a reduced height. This reduction in height amounts to 1metre however the width of the dwelling would now be 21metres as opposed to 13metres with that previously approved. It is considered therefore that the overall bulk of the building would be increased and would be harmful to the character of the surrounding area.

The proposal is clearly contrary to the requirements of Policies WCC1 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

Application Number F/2000/1584
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed replacement dwelling by virtue of its overall size and mass would be detrimental to the character and appearance of the countryside. As such it is contrary to Policies SC18 and SBE1 of the South East Area Local Plan and Policies WCC1 and WBE1 of the Wokingham.

18/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Broomfield Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1584

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural - detached properties

3. DESCRIPTION OF SITE/BUILDING existing chalet bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away. no overlooking / dominance etc.

5. SITE CONSTRAINTS ✓

TREES ✓

ACCESS/PARKING ✓

LEVELS

BOUNDARY TREATMENT -

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1584

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

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

Proposal : Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling.

Site Notice Displayed ? : YES [/] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 28.6.2000

Date Registered : 24/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 19/07/2000

Consultation Responses : Highways - no objection subject to condition.

Landscape - acceptable

Finchampstead P.C - no objection.

3 local residents object - development out of character, too large - no existing garage.

Planning Issues :

Impact upon character of the area.

Impact upon appearance of area.

Relevant Policies - South East Area Local Plan. GP18, WBE1

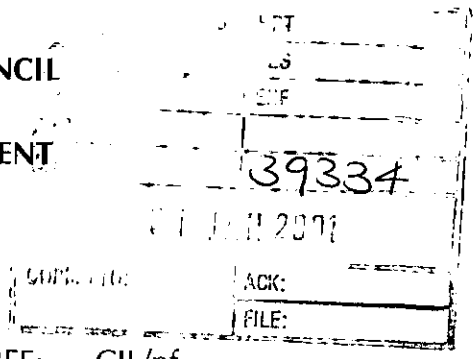
Wokingham Dist L.P (D.D) - WCC1 + WBE1.

File

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM



FROM: Colin Lawley
Legal Services

MY REF: CJL/pf
Ext: 6524

TO: John Mitchell
Development Control Manger

YOUR REF:

DATE: 30th January 2001

Replacement Dwelling – "Broomfield", Lower Sandhurst Road

Attached for your information is a copy of a letter from Mrs A Davies together with various small photographs.

Perhaps we could get together to decide how to deal with the matter. If you have any comments in the meantime please let me know.

C.J.L.

Colin Lawley

Greenacres,
Lower Sandhurst Rd.
Finchampstead
Wokingham Berks.
RG40 3TH.
28/1/2001.

Colin Lawley,
W.D.C. Legal Department

Dear Sir,

Application F/2000/1584. Broomfield.

I am writing to you at the suggestion of Muriel Lang to express my concern at the above approval.

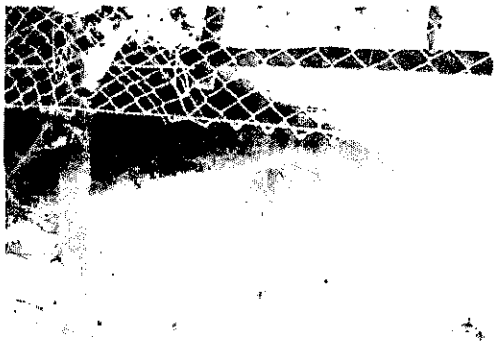
My concerns as to how the decision was arrived at have been the subject of recent correspondence between myself and WDC. I wish to formally place these concerns on record with the legal department as you were consulted.

Muriel also shares our concern that decisions are now being made that are totally at odds with area policy and are setting dangerous precendent. This approval should be looked at alongside on given at Dell Rd in Dec 1999 and that on Foxglade Farm which has an appeal pending. I believe that these earlier decisions will highlight our concerns about the current situation.

I enclose a copy of the landscape on the boundaries & hope that this will be maintained by legal agreement.

Yours sincerely
Anne Davis

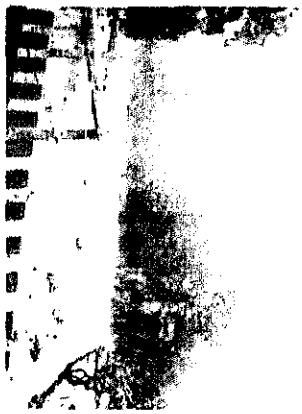
View from North



View from East







NB Double bandang fence - Bandang is the post - wire not chain link.

Broomfield

View from West

View from South



PLEASE ATTACH TO BROOMFIELD RECORDS TO SHOW EXISTING SCREENING.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Emy Circuit Planning Dept	YOUR REF: DATE 22-May-01
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT: BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD: APPLICATION NO: F/2000/1584

Attached is a copy of the completed Agreement.

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

Alison Wood

Alison Wood

PLANNING SERVICES	HPT 43618
POL	TLS
DC EAC	ENF
APP	
CS	
23 MAY 2001	
COPIES TO:	ACK:
	FILE:

DATED 22nd May 2001

WOKINGHAM DISTRICT COUNCIL

-and-

GRAHAM KENNETH BURGESS

-and-

DEBORAH MARY BURGESS

-and-

SUN BANK PLC

AGREEMENT

under Section 106 Town and Country Planning Act 1990
Broomfield, Lower Sandhurst Road, Finchampstead
Planning Application Number F/2000/1584

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

AW/SR/S106 burgess

PLANNING SERVICES | HPT
POL | TLS
DC | EDF
APP |
CS |
23 MAY 2001
COPIES TO:

THIS AGREEMENT is made the 22nd day of May Two Thousand and One BETWEEN GRAHAM KENNETH BURGESS and DEBORAH MARY BURGESS of Broomfield Lower Sandhurst Road Finchampstead RG40 3TH ("the Applicants") SUN BANK PLC of Bank House Primett Road Stevenage Hertfordshire SG1 3UQ ("the Bank") and WOKINGHAM DISTRICT COUNCIL of Civic Offices, Shute End, Wokingham, Berkshire RG40 1WH ("the Council")

WHEREAS:

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

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

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

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

(5) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. F/2000/1584 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/1584 ("the Permission")

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

(7) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 ("the Statutory Provisions") whereby the Council is empowered to enter into

agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

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

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

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

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

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

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

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

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

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

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

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

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

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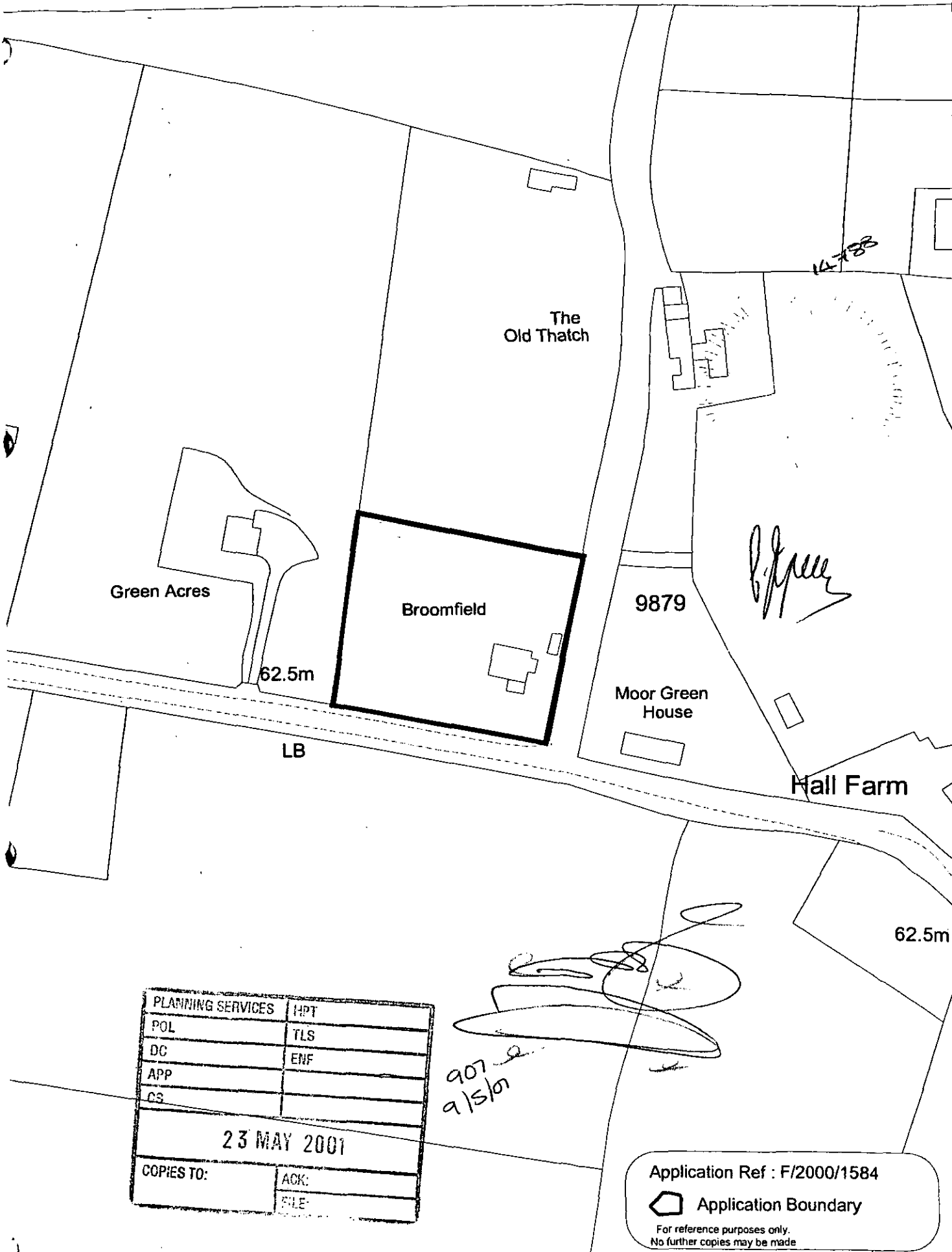

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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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

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

14788

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

Solicitor

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

E J Shepherd

E J SHEPHERD

AUDLEY HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
READING
BERKS
RG7 1AT

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 MAY 2001

COPIES TO:

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

E J Shepherd

E J SHEPHERD

ANDREW HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
READING
BERKS
RG7 1AA

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

908
9/5/01

Dir

Sec

	TIS
APP	
CS	
COPIES TO:	ACK:
	FILE:

Tel. 0118 974 6443 (Direct Line)

Date. 26 February, 2001

My ref. CD/FP2001/1595(1584)

Mr & Mrs G Burgess
C/o Michael Vaughan Associates
Rectory Mews
Crown Road
WHEATLEY
Oxon
OX33 1UL

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam,

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT BROOMFIELDS, LOWER SANDHURST ROAD, FINCHAMPSTEAD

Thank you for your Building Regulations Application Number FP2001/1595 received on 16 February.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Planning Number F/2000/1584, which cannot be dealt with as a minor amendment. There is the addition of a dormer, also ground floor larder, and alterations to the roof which involve additional volume. I notice there have also been changes/additions to the windows.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 19 March. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1584	EXC
BUILDING CONTROL NUMBER	A/2001/1595	Brain
~~APPLICANT~~/AGENT	Michael Vaughan	
ADDRESS OF SITE	Broomfields Lower Sandhurst Road FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	demolish existing dwelling & erect replacement dwelling	

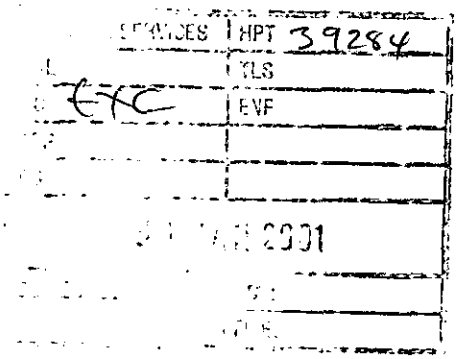
DRAWING NUMBERS	BC	DC
BLOCK PLAN	2022 - W07	2022 - P01 A
ELEVATIONS	2022 - W06	2022 - P02 A.
FLOOR PLANS	2022 - W01 2022 - W02	2022 - P01 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Await Legal Agreement 20/2/02		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Emy	BC additional dormer - alteration to roof (added volume) - minor window changes etc.	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	26/1/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Greenacres.
Lower Sandhurst Rd.
Finchampstead
Wokingham
Berks RG40 3TH.
28.1.2001.

Landscape Department.
WDC.

Dear Sir.

APPLICATION. F/2000/1584.
Broomfield, Lower Sandhurst Rd.

A clause in the Planning approval requires that a landscape scheme is approved prior to commencement of building. You are to be notified of trees on site.

We are most concerned that the screening on the boundaries is protected. Particular attention should also be given to the two oak trees on the Eastern boundary. We enclose photographs to show the existing situation and would ask that all existing trees on the boundaries are required to be retained.

Please note that there is a double fence on the western boundary between ourselves + Broomfield. The boundary is the post + wire not the chain link fence.

Yours sincerely.

Anne Davies

View from North

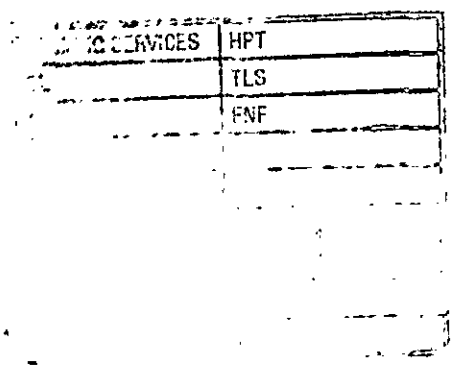
View from East

Broomfield

View from West

Lower Sandhurst Road

View from South


IC SERVICES
HPT
TLS
FNF

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 January 2001
My ref. JRM/SB/F/2000/1584
Your ref.

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

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

Dear Mr and Mrs Davies

REPLACEMENT DWELLING - 'BROOMFIELD', LOWER SANDHURST ROAD PLANNING APPLICATION F/2000/1584

Thank you for your letter of 29 December.

I note your concerns about the development proposed in the above planning application. I further note your concerns over what you consider to be an inadequate examination of the development planning policies. I have discussed the matter with the Council's Legal staff.

I have re-read the committee report closely in the light of your letter and the points you raise. In my view, although the report does not specifically quote the policies, it does cover the main issues. The fundamental point which the report makes quite clear is that Members judgement was sought on whether the current application would be better or worse in terms of the affect on the landscape than an alternative planning permission which had been previously approved. The facts over the floor area are clearly presented in the report.

It is implicit in the report that the whole basis of the decision revolved around affect on landscape. In some cases it may be necessary to look beyond the detail of the policy and to look more closely at what the policy is actually trying to achieve. In this case the Council's policies in rural areas are broadly designed to ensure the retention of the rural character of the landscape.

Paragraph 1.3.03 of SEALP states:

"The retention of the countryside in the plan area in general terms is thus important for its own sake. The need to protect it is as valid in local terms as the need to protect the Green Belt and Areas of Outstanding Natural Beauty, albeit for different reasons."

Paragraph 1.3.06 states that many of the policies are protective of the countryside and restrict new built development in accordance with the overall Policy STV and EN1 of the Replacement Structure Plan.

Mrs A & Mr J Davies

17 January 2000

The Wokingham District Local Plan which supersedes the South East Area Local Plan, but is not formally adopted, sets out in Paragraph 2.13 six objectives of the countryside policies. These include to achieve a countryside that is attractive, diverse, accessible and aesthetically satisfying and to achieve good quality development that respects the character of the countryside and locality.

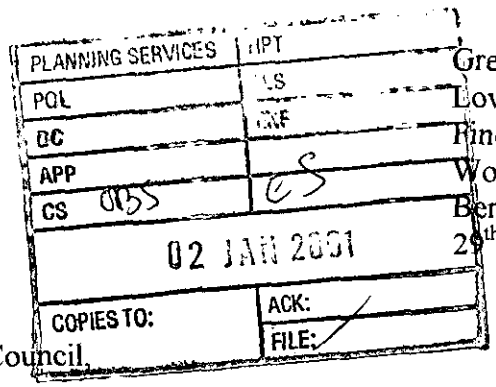
In this context I think that the report is very fair. It sets out very clearly where the area of judgement lies, which is in comparison with the dwelling which has planning permission but has not yet been built, and makes it very clear that the site is located in an Area of Special Landscape Importance so the impact on the landscape is of particular importance in looking at the application.

While I appreciate your concerns I do not accept that Members were mislead in any way by this report. Moreover, you took the opportunity to address the Committee and made your views very clearly known.

Consequently, it is my opinion that the decision should stand and that the matter does not have to be referred back to the Committee. I appreciate your disappointment over the decision but I am afraid it is in the nature of planning applications that there is always a disappointed party.

Yours sincerely

JOHN MITCHELL
Development Control Manager



Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG 40 3TH
29th December 2000

Emy Circuit,
Planning Assistant,
Wokingham District Council,

Dear Ms Circuit,

Replacement dwelling, Broomfield Lower Sandhurst Road F/2000/1584

Thank you for replying to my letter of 21st December, written on behalf of the adjoining neighbours. This will be filed with the application and be available for future reference. There are further concerns about the contents: having re-read your letter, the report, and the SEALP, it would seem to be essential that the following is considered urgently before the decision letter is issued.

In referring to the omission of the relevant policies for the area you say that they '**should have been included'** both in the informative and in the introduction to the appraisal. They were not. You say in your letter that the policies are mentioned in the report under Planning History and part A of the Appraisal. Whilst you make reference to the fact that the site is in an Area of Special Landscape importance the specific policies relevant to the area are not mentioned. The result of this serious omission is that the report put to the committee members is likely to have resulted in them being unable to correctly assess the application either prior to, or at the meeting.

Of particular importance and relevance to this application is SEALP SC18 clause c). This is very specific and highly relevant to the case that you were presenting. This includes the statement:

> *'The size of the new development will not significantly exceed that of the existing property both in its height and FLOOR AREA.....'*

You referred to a finely balanced decision representing ' a significantly larger scale of increase than the approved'. The table published shows proposal of 261 sq. metres of floor area (with no garage), the existing building (155sq. metres) and the currently approved replacement building of 188 sq. metres floor area plus 27 sq. metres garage. As you were highlighting floor area the relevant clause SC18 is of very significant importance. The committee members were not briefed that this crucial policy relating to floor area was relevant and was being so breached. Your failure to do so at any point is inexcusable. (One committee member actually queried the size of the floor area for a three bedroomed house.)

The fact that you failed to inform the councillors of the special policies relating to this application, and particularly that relating to increased floor area, constitutes a failure of duty of care on your part as an officer of Wokingham District Council.

You say that you considered all the policies but it is very difficult to see how or why your advice to the members was to allow this huge increase after consideration of clause SC18(c).

/Cont...

You further go on to add 'I will investigate whether it would be possible to include reference to all the relevant policies in informative 5 of the decision letter, which will not be issued until the legal agreement has been signed'. To do anything retrospectively that would indicate a change in the facts put in front of the committee would be frankly dishonest and would give the impression to any future officer that the full facts had been presented.

The vote to accept this application was only passed by the Chairman's casting vote therefore your failure to correctly brief the members on such a specific matter is likely to have been highly significant. They were not informed of the extent to which this breached the guidelines in the specific policies relating to the area. Without the details of the relevant policies being available for the committee members to consider it is my belief that the vote taken may be unsafe..

We would ask that this matter is urgently considered by both the Legal Department and the Chief Executive prior to any legal document being signed and the decision letter being issued. This decision sets a very dangerous precedent for the area where development has, in the past been so closely controlled. It is my belief that, in view of the fact that this close decision was made by committee members whom you had failed to inform of the specific policies relating to the area **which should have been included in the report in two places** that the decision that they took is not acceptable. This decision should be declared void and the plans discussed at the next meeting after the committee members have been advised of the relevant policies relating to the area and specifically to floor area.

Yours sincerely

A. DAVIES

JEREMY DAVIES

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 DECEMBER 2000 FROM 7.00 PM TO 9.40 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: Mr FD Browne, Mr GA Cockroft, Mrs ANMC Drake and Mrs T Marinos.

186. MINUTES

The Minutes of the meeting of the Committee held on 29 November 2000 were confirmed as a correct record and signed by the Chairman.

187. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. T Dredge.

194. APPLICATION NO: 2000/1584, ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING, BROOMFIELD LOWER SANDHURST ROAD FINCHAMPSTEAD, FOR MR & MRS G BURGESS

The Committee considered a report on this application as set out on Agenda pages 1830 to 1843.

In explaining the report, the Head of Planning and Transportation informed Members that the words "*and detached double garage*" had been included in error on the proposal description and should be deleted.

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

Mr. Anderson, (Applicant's Agent) attended the meeting and spoke in support of the application.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 preventing the previous approval (99/70338) and the current proposal both being implemented;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1584 be approved subject to the conditions set out on Agenda pages 1832 to 1834.

Application No.	Received	Finchampstead	Listed By
F/2000/1584	24 May 2000		Cllr Long

Applicant: Mr and Mrs G Burgess
Location : Broomfield, Lower Sandhurst Road
Proposal : erection of replacement dwelling and detached double garage and demolition of existing dwelling

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

   In October 1999 planning permission was granted for a replacement two-storey house on the site. The two-storey part of the approved dwelling would have an L-shaped footprint, with a single-storey utility room and garage to one side. The total width would have been 18.8 metres, the width of the two-storey house would have been 12 metres and there would be a 6 metre ridge line, with a height of 8.2 metres.

   The application has been listed by Cllr Long due to concerns regarding the scale and impact on the character of the area.

2. **Proposal** – The proposed dwelling would be an alternative to the previously approved house. The plans initially submitted with the current application, which included a double garage, would have resulted in an excessive increase in the scale and massing of development on the site and revised plans have been submitted. The revised proposal is for a chalet style dwelling with a low eaves line and a half-hipped roof. It would have a maximum width of 19.5 metres, 19 metres at first-floor level, and a depth of 12.2 metres. The main ridge line (east-west) would be 15.3 metres long and 6.5 metres high. There would be a cross wing (north-south) with a 9.5 metre, 7.1 metre high ridge.

3. **Consultations** - the following consultation responses have been received:
   - ***Highway Authority*** - recommend conditions
   - ***Parish Council*** - "no objections"
   - ***Landscape Officer*** - no objection to application but applicant should be aware of need to protect trees on site
   - ***Local Residents*** - Six letters of objection were received, three relating to the original plans and three to the revised scheme, which did not overcome the original objections. Concerns relate to inaccuracies in the plans, which show a garage which has been demolished and do not indicate all the existing trees along the site boundary. The scale of the proposed replacement dwelling, and in particular its width, is considered too large in relation to the existing dwelling and the site and the design is out of keeping with the surrounding area and the development would have an urbanising effect, harmful to the character of the area. There is also objection to the re-siting of the replacement dwelling and concern that later addition of a garage would be difficult to resist.

4. **Appraisal** - the main issues are:

A. The impact on the character of the surrounding area (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
B. The impact on the amenities of neighbouring residents (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
C. Neighbours comments

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

The application site is roughly square, located on a slope, rising to the north. It fronts Lower Sandhurst Road but access is from a side lane. There are mature hedges on all four boundaries. The site is located in the countryside, where replacement dwellings are acceptable in principle, providing their scale and impact on the rural character of the surrounding area is acceptable. In this case the site is also located in an Area of Special Landscape Importance and the Blackwater River Valley, so the impact on the landscape is of particular importance.

The applicant's agent has surveyed the existing dwelling and, in a letter dated 10 July 2000, stated that it has a floor area of 155m^2. On this basis the proposed and approved replacement dwellings would represent a scale of increase as follows:

	existing dwelling	approved dwelling	proposed dwelling
footprint	100m^2	98m^2	136m^2 (36m^2 – 36%)
floorarea	155m^2	188m^2 (33m^2 – 21%)	261m^2 (106m^2 – 68%)
garage	-	27m^2	-
total accommodation	155m^2	215m^2 (60m^2 – 38%)	261m^2 (106m^2 – 68%)

The proposals represent a significantly larger scale of increase than the approved. However, when assessing the impact, siting and design should also be considered.

The existing dwelling lies towards the eastern boundary of the site and is set back from the front boundary by 11 metres, extending back to about 22.5 metres. The proposed dwelling would be located more centrally across the width of the site but would be set back a similar distance from the front of the boundary to the existing property – 11 metres to 24 metres from the front boundary. The previously approved dwelling would be positioned between 18 and 30 metres back from the front boundary. Thus, the existing and proposed dwellings would be lower down the slope than the approved replacement dwelling.

The existing dwelling has a maximum width of 11.5 metres and depth of 11.5 metres. The proposed dwelling would have a more complex footprint

and would be about 8 metres wider but not significantly deeper. In comparison to the approved dwelling, the overall width would be similar but the current proposal would be a lower structure with the east-west ridge line being 1.7 metres lower and the north-south ridge being 1.1 metres lower.

The increased width of the proposed replacement dwelling would result in a greater impact than the existing dwelling but, due to the position on the slope and lower height, the proposal would be less prominent than the approved dwelling. Although the proposal has a more complex form than the existing or approved dwelling the chalet style design reduces its massing. Dwellings in the surrounding area are characteristically detached on large plots but their age and style is varied.

B. **The impact on the amenities of neighbouring residents**

The proposed dwelling would be located over 15 metres from the eastern and western boundaries of the site and, therefore, would not have a detrimental impact on the amenities of residents of neighbouring dwellings.

C. **Neighbours' Comments**

The comments of the local residents have been noted. The mature trees on the site are on the eastern boundary and would not be affected by the proposals. A condition requiring submission of a landscape plan, including measures for protection of trees during construction, is recommended. Concerns regarding the scale and design of the proposals are addressed in Section A above. Since the proposal results in a significant increase in the scale of development on the site, a condition restricting permitted development rights for extensions, outbuildings and garages is proposed. The siting of the dwelling would not be more prominent than that of the existing dwelling and a condition requiring demolition of the existing building prior to occupation of the proposed replacement is suggested.

5. **Conclusion** – This is a finely balanced proposal. The proposals would result in a substantial increase in the scale of development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme. On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted.

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

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To avoid overdevelopment of the site and safeguard the character of the area.
4. To ensure a satisfactory form of development on the site.

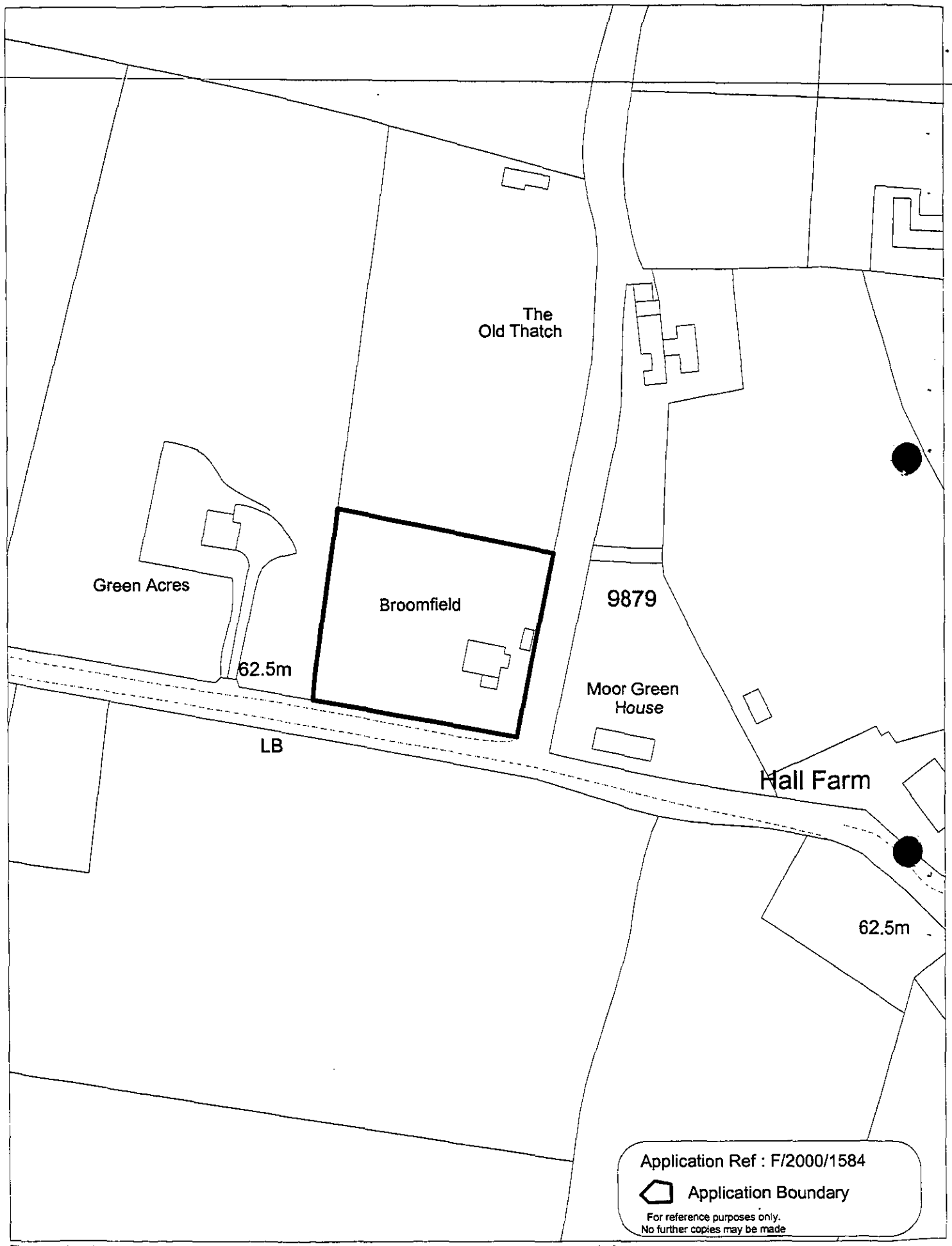
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. In the interests of visual amenity.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To safeguard visual amenities.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. To avoid overdevelopment of the site and safeguard the character of the area.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing numbers 2022-PO1 A and 2022-P02 A submitted to the Local Planing Authority on 25 August 2000 showing changes to the design of the house and omitting the garage and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
5. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies OS1, C2
   South East Area Local Plan policies STV2, SBE1, SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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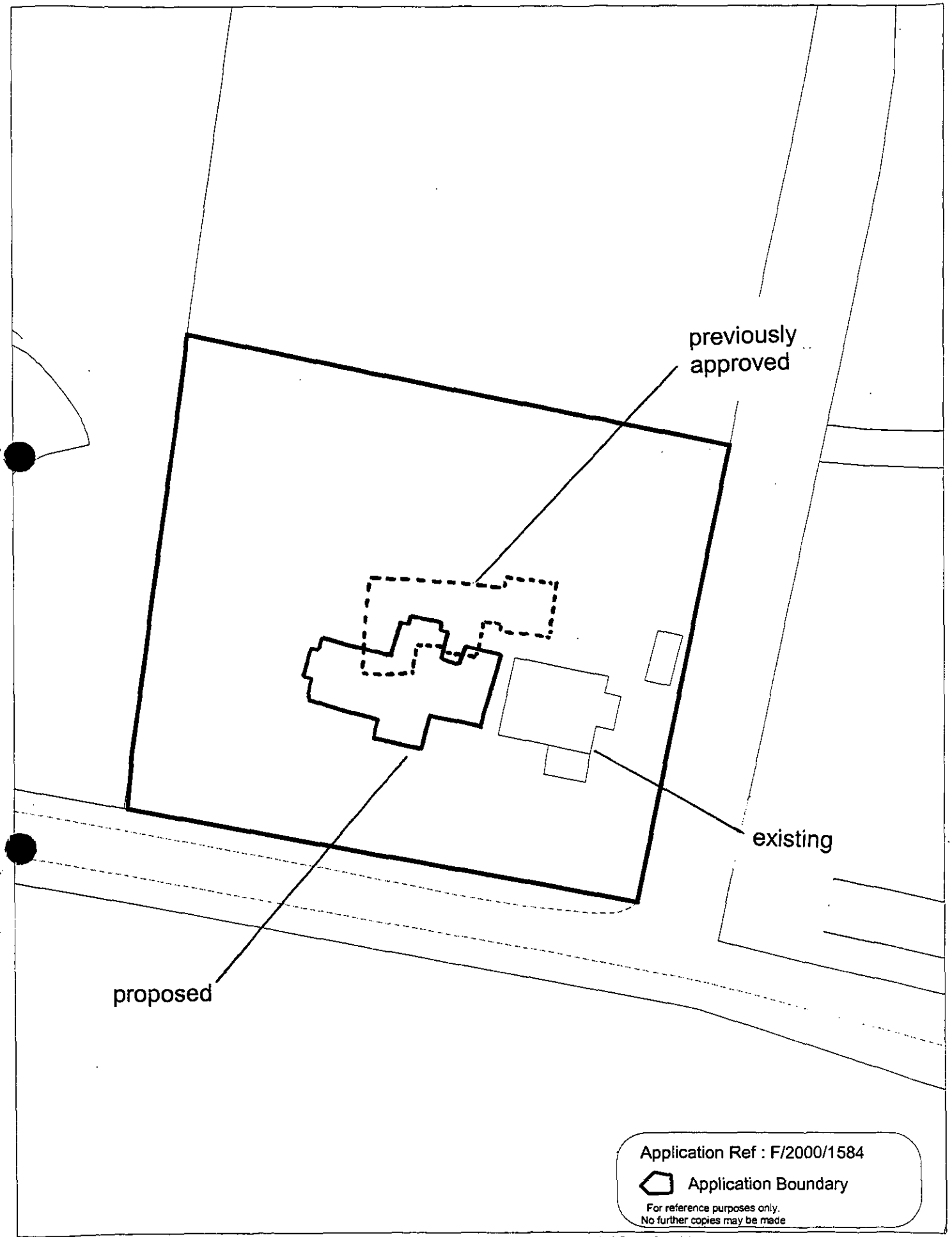

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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000

Scale: 1 : 500

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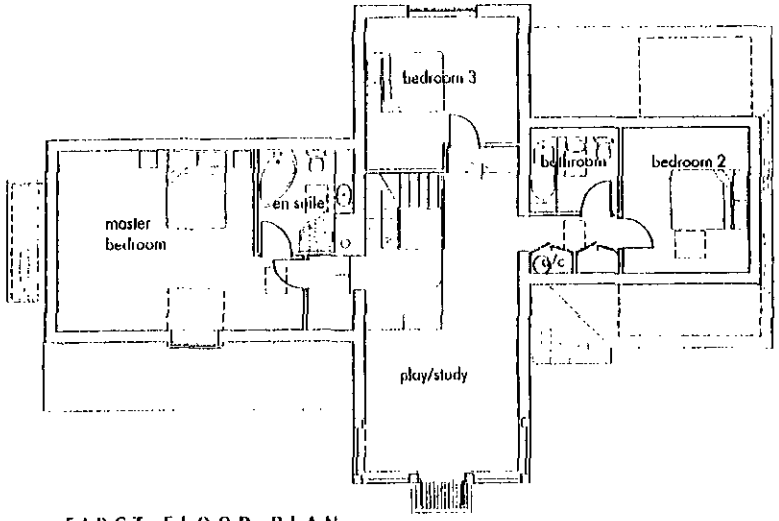

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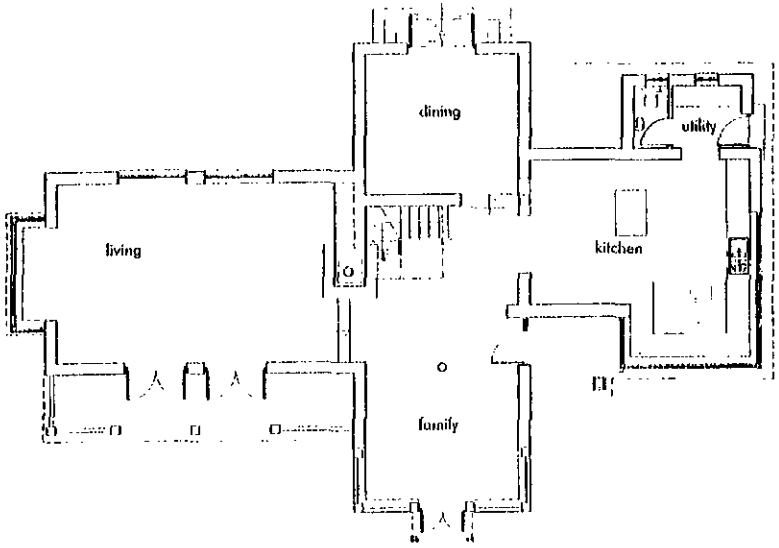
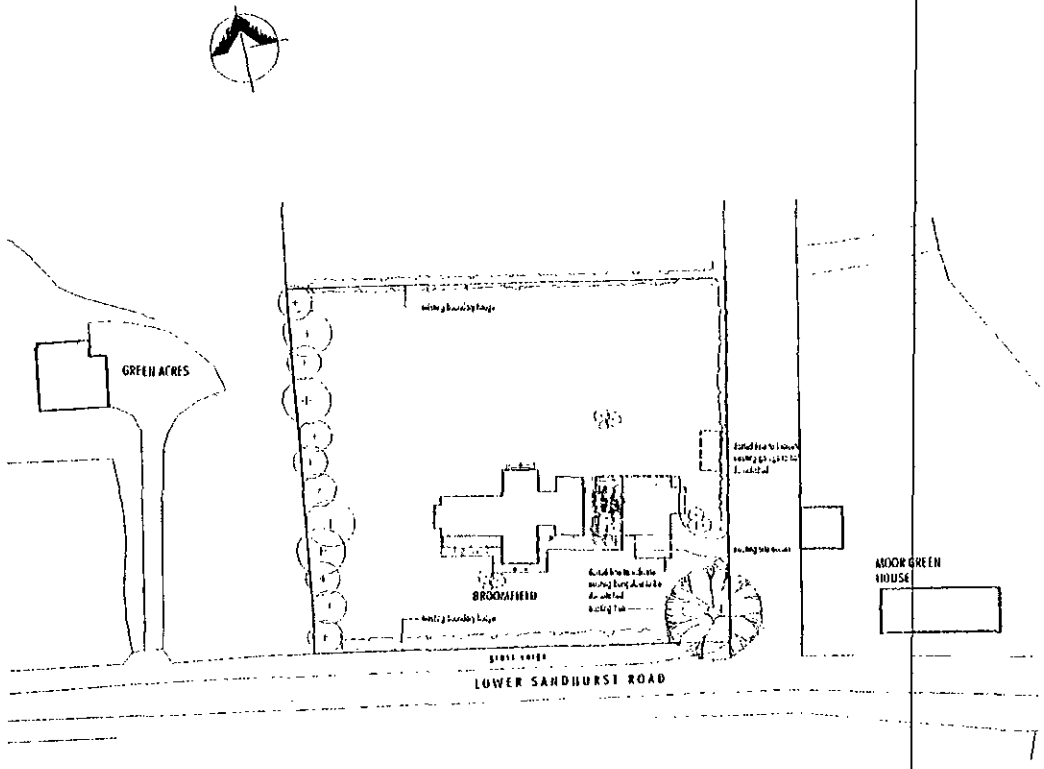


GROUND FLOOR PLAN



SITE PLAN

PART 1 REGISTER

1584 1

REVISED PLAN

1837

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

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

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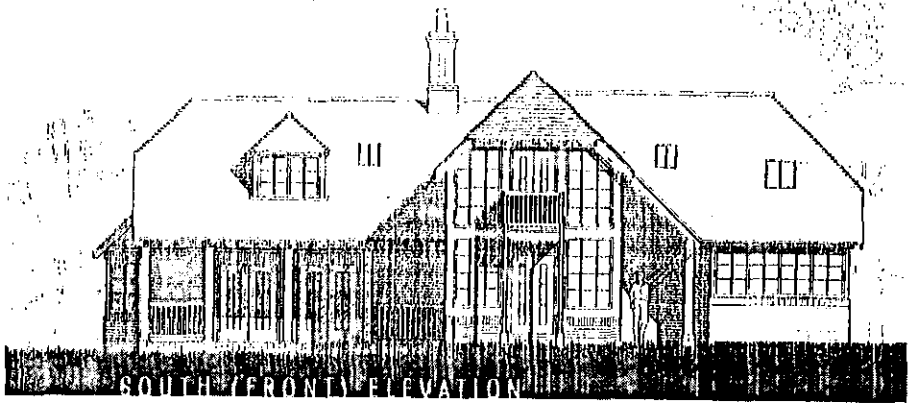
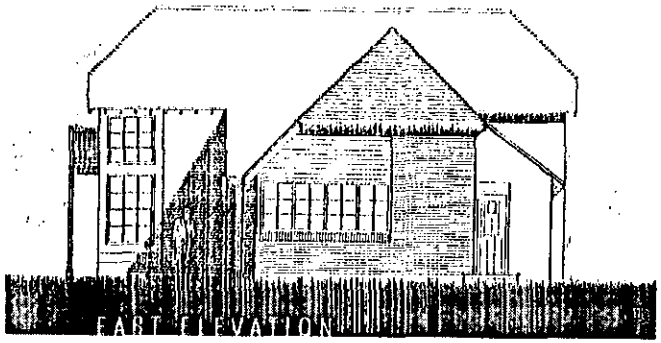
REVISED PLAN

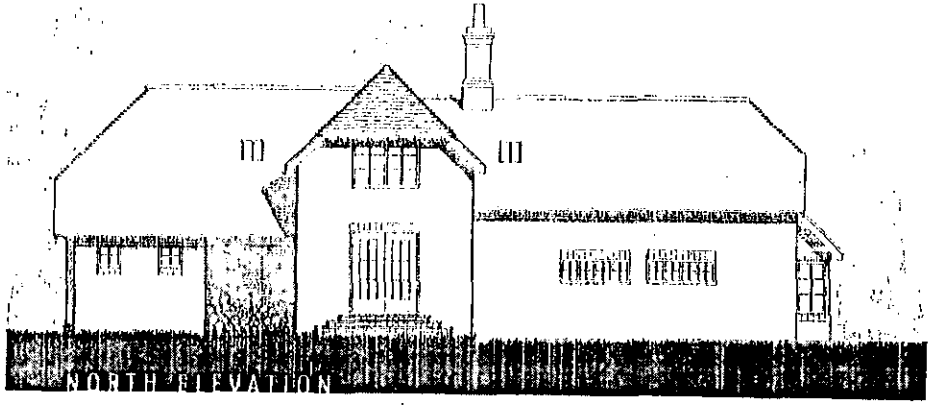
1584 1

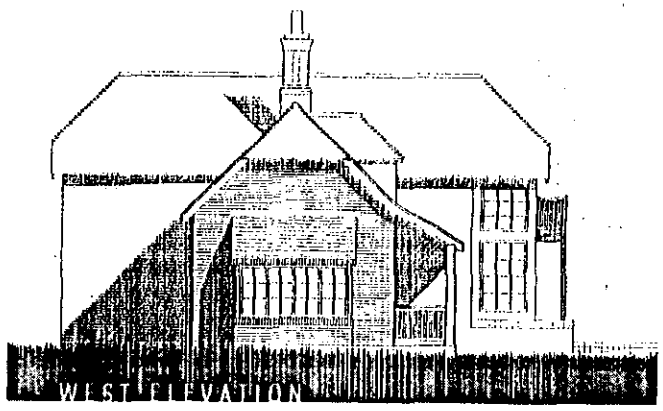
A 24/08/00 verandah amended and lounge/master bedroom reduced in length, double garage removed

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL. Tel. (01865) 873936	scale 1:100,500 date 18/05/00 drawn AG	client MR & MRS BURGESS drawing SKETCH PLANS & SITE PLAN
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	job 2022	no 2022-P01 rev A









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1584

REVISED PLAN

PART 1 REGISTER

A 27/07/00 planning officers comments added

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS
	date 17/05/00	drawing PROPOSED ELEVATIONS
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG	
	job 2022	no 2022-P02 rev A

Drawing 2022 p02a.dwg is displayed on 24 August 2000 at 15:15:40

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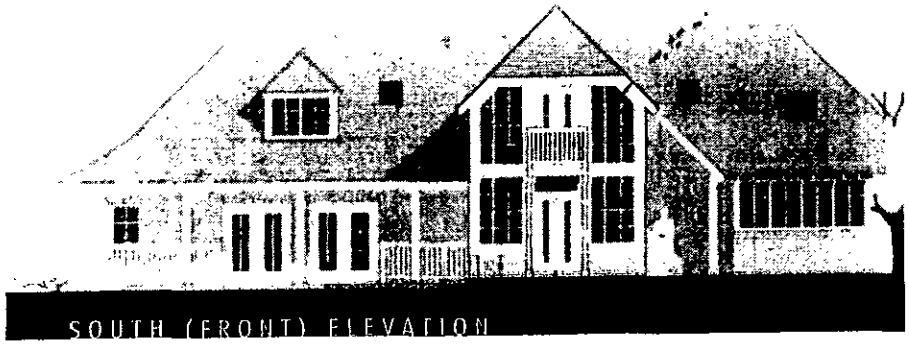

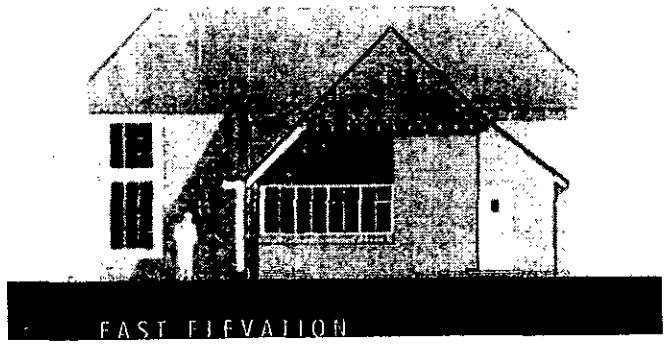

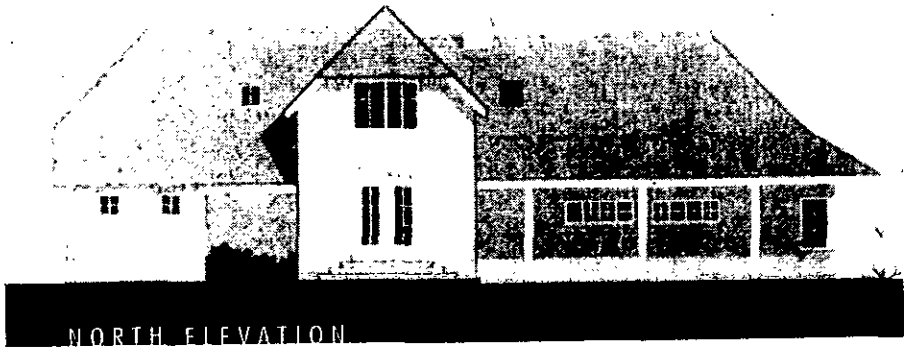

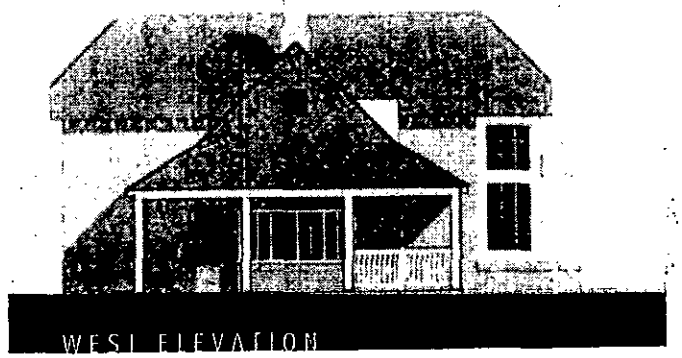

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24 MAY 2000* 1564

Superseded

Michael Vaughton Associates Rectory Mews Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS	
	date 17/05/00	drawing PROPOSED ELEVATIONS	
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG		
	job 2022	no. 2022-P02	rev -

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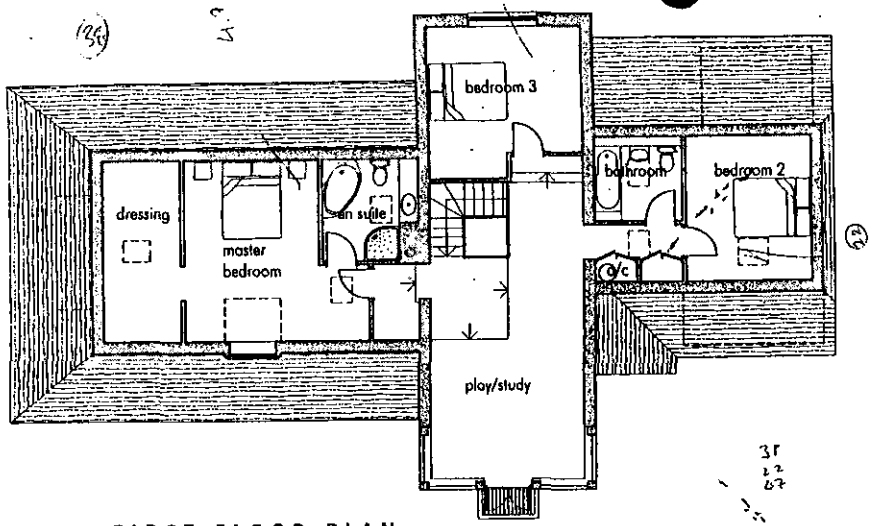
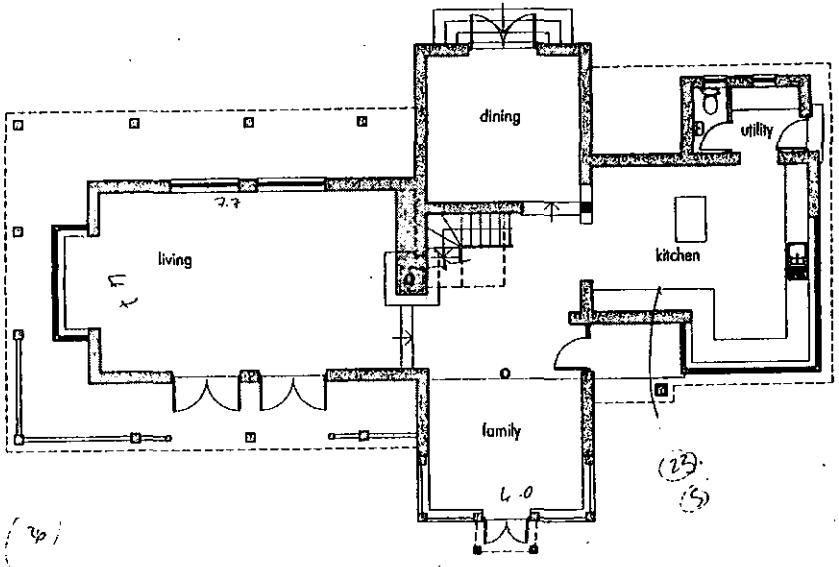
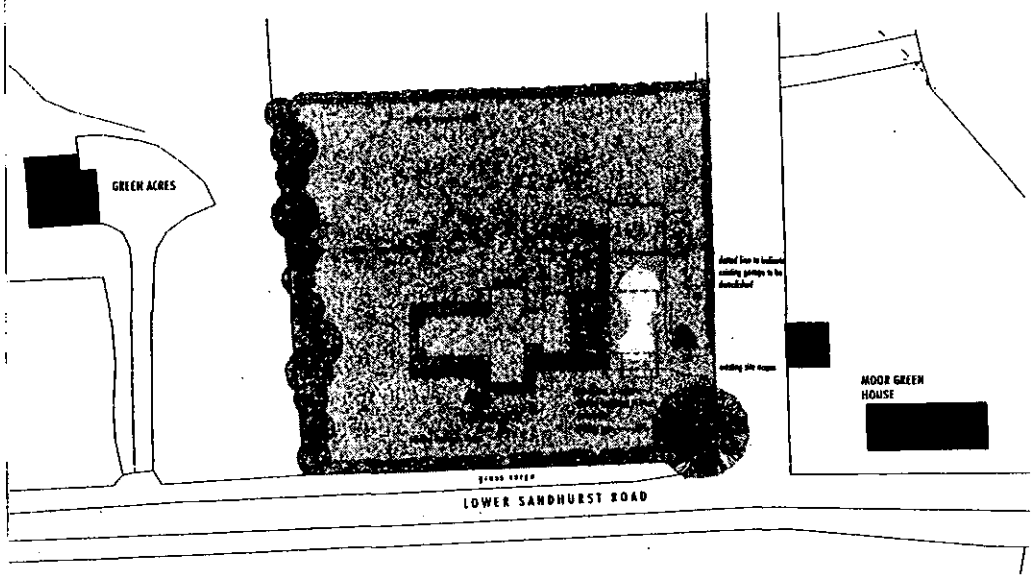


FIRST FLOOR PLAN



GROUND FLOOR PLAN

24 MAY 2000 1564



SITE PLAN

Superseded

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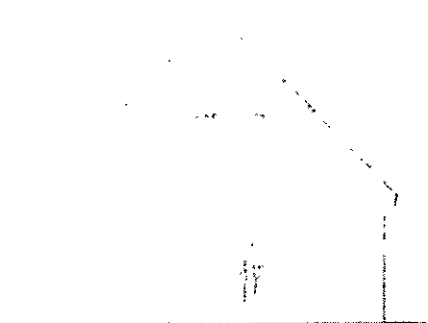
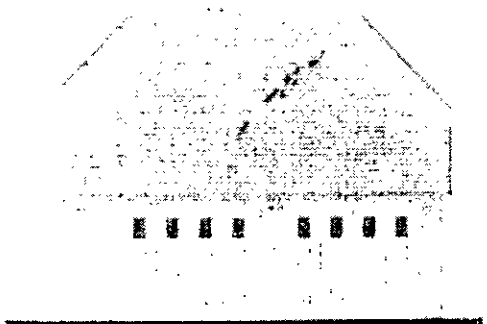
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale	1:100,500
date	18/05/00
drawn	AG
job	2022
client	MR & MRS BURGESS
drawing	SKETCH PLANS & SITE PLAN
no.	2022-P01
rev	

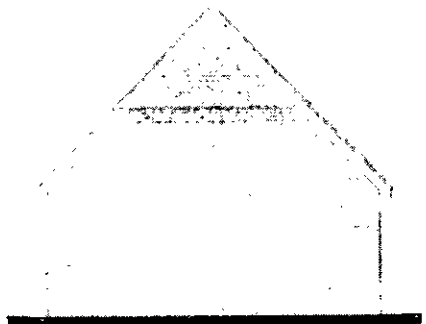
24 MAY 2000 1564



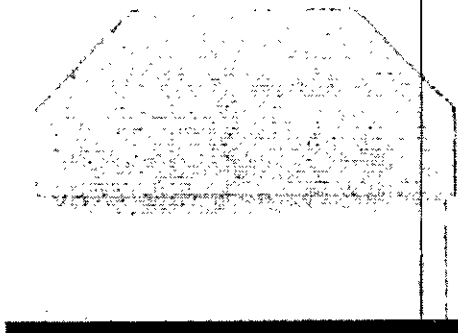
WEST ELEVATION



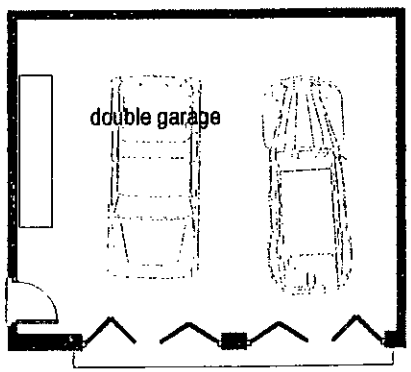
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



GARAGE PLAN

1564

Superseded

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PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale	1:100
date	18/05/00
drawn	AG
job	2022
client	MR & MRS BURGESS
drawing	PROPOSED DOUBLE GARAGE
no.	2022-P03
rev	

70338

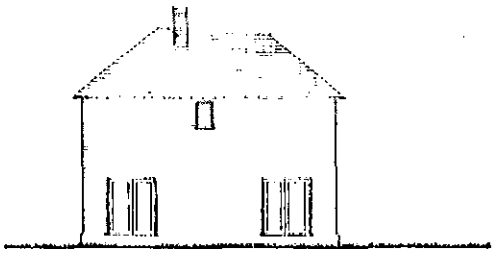
Approved replacement dwelling

All dimensions are to be checked on site before commencement of works. All details of dimensions relating to sub-contractors or suppliers work must be checked and agreed between the general contractor and the sub contractor or supplier.

All foundation details to be finalised on excavation of foundation trenches in accordance with CP 2004 and BS 8110 Part 1, and type to be agreed with Building Inspectors, bearing in mind the soil strata and site conditions.



North elevation 1:100



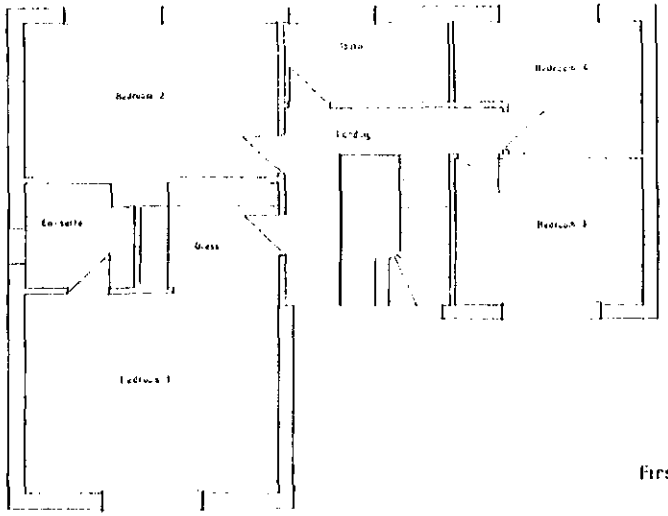
West elevation



APPROVED

19 AUG 1999 70338

1842



First floor plan 1:50

Proposed development
Broadstairs

Dwg No	534 B
SCALE	
DATE	Jul 99
DRAWN	T S
CHECKED	

Lane Fox

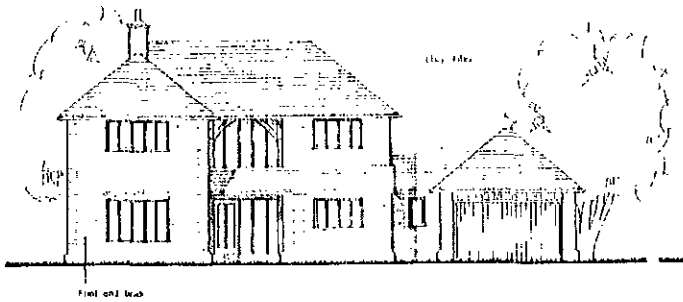
18, High Street,
Haslemere,
Surrey
GU27 2LD

Tel 01428 661077
Fax 01428 661093

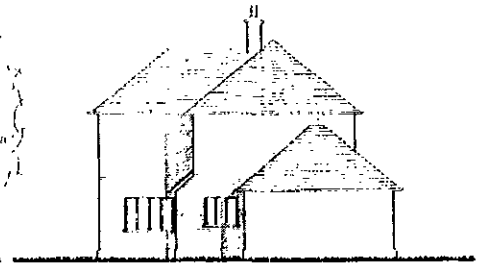
All dimensions are to be checked on site before commencement of works. All details of dimensions relating to sub-contractors or suppliers work must be checked and agreed between the general contractor and the sub-contractor or suppliers.

All foundation details to be finalised on excavation of foundation trenches in accordance with C.P. 2004 and B.S. 6110. Depths and type to be agreed with Building Inspectors bearing in mind the soil strata and site conditions.

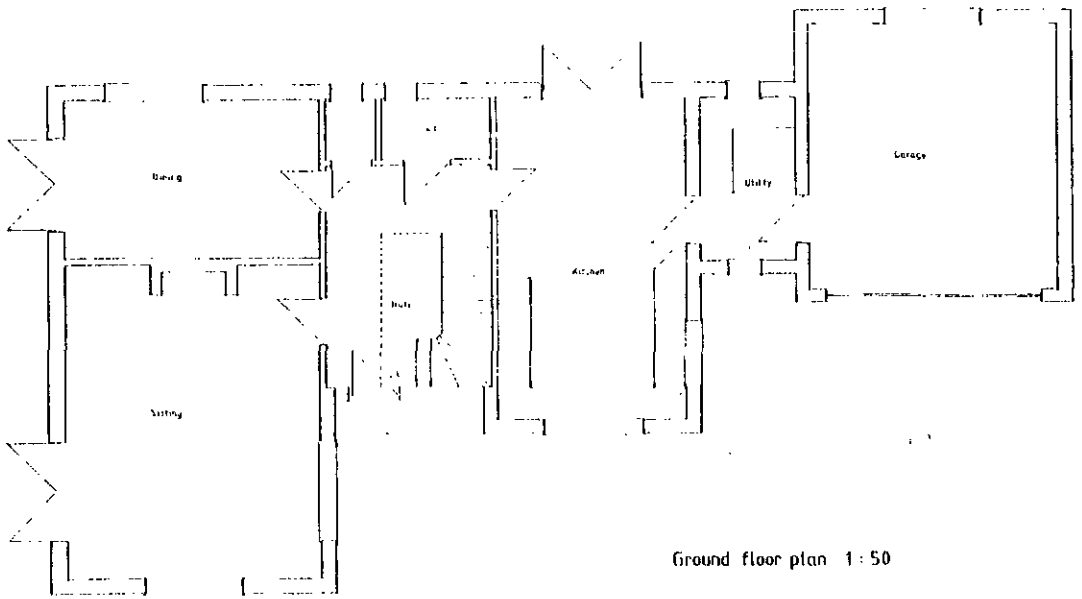
70338
Approved
replacement dwelling



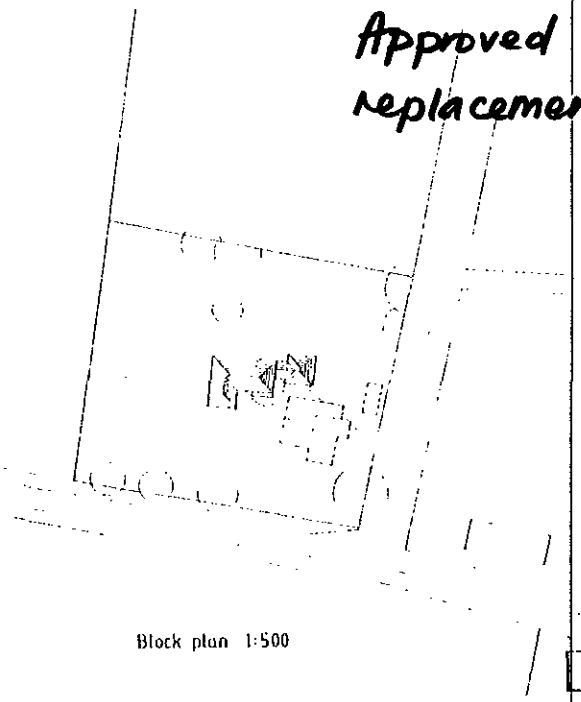
South elevation 1:100



East elevation



Ground floor plan 1:50



Block plan 1:500

APPROVED
19 AUG 1999 70338

Proposed development Broomfield Fitchampstead	DRG No 534 A
	SCALE
	DATE Jul 99
	DRAWN TS
	CHECKED

Lane Fox
18, High Street,
Haslemere,
Surrey
GU27 2HH
Tel 01428 661077
Fax 01428 661093

1343

Application No.	Received	Finchampstead	Listed By
F/2000/1584	24 May 2000		Cllr Long

Applicant: **Mr and Mrs G Burgess**
Location : **Broomfield, Lower Sandhurst Road**
Proposal : **erection of replacement dwelling and detached double garage and demolition of existing dwelling**

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

   In October 1999 planning permission was granted for a replacement two-storey house on the site. The two-storey part of the approved dwelling would have an L-shaped footprint, with a single-storey utility room and garage to one side. The total width would have been 18.8 metres, the width of the two-storey house would have been 12 metres and there would be a 6 metre ridge line, with a height of 8.2 metres.

   The application has been listed by Cllr Long due to concerns regarding the scale and impact on the character of the area.

2. **Proposal** – The proposed dwelling would be an alternative to the previously approved house. The plans initially submitted with the current application, which included a double garage, would have resulted in an excessive increase in the scale and massing of development on the site and revised plans have been submitted. The revised proposal is for a chalet style dwelling with a low eaves line and a half-hipped roof. It would have a maximum width of 19.5 metres, 19 metres at first-floor level, and a depth of 12.2 metres. The main ridge line (east-west) would be 15.3 metres long and 6.5 metres high. There would be a cross wing (north-south) with a 9.5 metre, 7.1 metre high ridge.

3. **Consultations** - the following consultation responses have been received:
   - ***Highway Authority*** - recommend conditions
   - ***Parish Council*** - "no objections"
   - ***Landscape Officer*** - no objection to application but applicant should be aware of need to protect trees on site
   - ***Local Residents*** - Six letters of objection were received, three relating to the original plans and three to the revised scheme, which did not overcome the original objections. Concerns relate to inaccuracies in the plans, which show a garage which has been demolished and do not indicate all the existing trees along the site boundary. The scale of the proposed replacement dwelling, and in particular its width, is considered too large in relation to the existing dwelling and the site and the design is out of keeping with the surrounding area and the development would have an urbanising effect, harmful to the character of the area. There is also objection to the re-siting of the replacement dwelling and concern that later addition of a garage would be difficult to resist.

4. **Appraisal** - the main issues are:

A. The impact on the character of the surrounding area (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
B. The impact on the amenities of neighbouring residents (South East Area Local Plan Policies SBE1 and SBE2 and Wokingham District Local Plan Deposit Draft Policies WOS3 and WBE1)
C. Neighbours comments

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

The application site is roughly square, located on a slope, rising to the north. It fronts Lower Sandhurst Road but access is from a side lane. There are mature hedges on all four boundaries. The site is located in the countryside, where replacement dwellings are acceptable in principle, providing their scale and impact on the rural character of the surrounding area is acceptable. In this case the site is also located in an Area of Special Landscape Importance and the Blackwater River Valley, so the impact on the landscape is of particular importance.

The applicant's agent has surveyed the existing dwelling and, in a letter dated 10 July 2000, stated that it has a floor area of 155m^2. On this basis the proposed and approved replacement dwellings would represent a scale of increase as follows:

	existing dwelling	approved dwelling	proposed dwelling
footprint	100m^2	98m^2	136m^2 (36m^2 – 36%)
floorarea	155m^2	188m^2 (33m^2 – 21%)	261m^2 (106m^2 – 68%)
garage	-	27m^2	-
total accommodation	155m^2	215m^2 (60m^2 – 38%)	261m^2 (106m^2 – 68%)

The proposals represent a significantly larger scale of increase than the approved. However, when assessing the impact, siting and design should also be considered.

The existing dwelling lies towards the eastern boundary of the site and is set back from the front boundary by 11 metres, extending back to about 22.5 metres. The proposed dwelling would be located more centrally across the width of the site but would be set back a similar distance from the front of the boundary to the existing property – 11 metres to 24 metres from the front boundary. The previously approved dwelling would be positioned between 18 and 30 metres back from the front boundary. Thus, the existing and proposed dwellings would be lower down the slope than the approved replacement dwelling.

The existing dwelling has a maximum width of 11.5 metres and depth of 11.5 metres. The proposed dwelling would have a more complex footprint

and would be about 8 metres wider but not significantly deeper. In comparison to the approved dwelling, the overall width would be similar but the current proposal would be a lower structure with the east-west ridge line being 1.7 metres lower and the north-south ridge being 1.1 metres lower.

The increased width of the proposed replacement dwelling would result in a greater impact than the existing dwelling but, due to the position on the slope and lower height, the proposal would be less prominent than the approved dwelling. Although the proposal has a more complex form than the existing or approved dwelling the chalet style design reduces its massing. Dwellings in the surrounding area are characteristically detached on large plots but their age and style is varied.

B. **The impact on the amenities of neighbouring residents**

The proposed dwelling would be located over 15 metres from the eastern and western boundaries of the site and, therefore, would not have a detrimental impact on the amenities of residents of neighbouring dwellings.

C. **Neighbours' Comments**

The comments of the local residents have been noted. The mature trees on the site are on the eastern boundary and would not be affected by the proposals. A condition requiring submission of a landscape plan, including measures for protection of trees during construction, is recommended. Concerns regarding the scale and design of the proposals are addressed in Section A above. Since the proposal results in a significant increase in the scale of development on the site, a condition restricting permitted development rights for extensions, outbuildings and garages is proposed. The siting of the dwelling would not be more prominent than that of the existing dwelling and a condition requiring demolition of the existing building prior to occupation of the proposed replacement is suggested.

5. **Conclusion** – This is a finely balanced proposal. The proposals would result in a substantial increase in the scale of development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme. On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted.

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

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To avoid overdevelopment of the site and safeguard the character of the area.
4. To ensure a satisfactory form of development on the site.

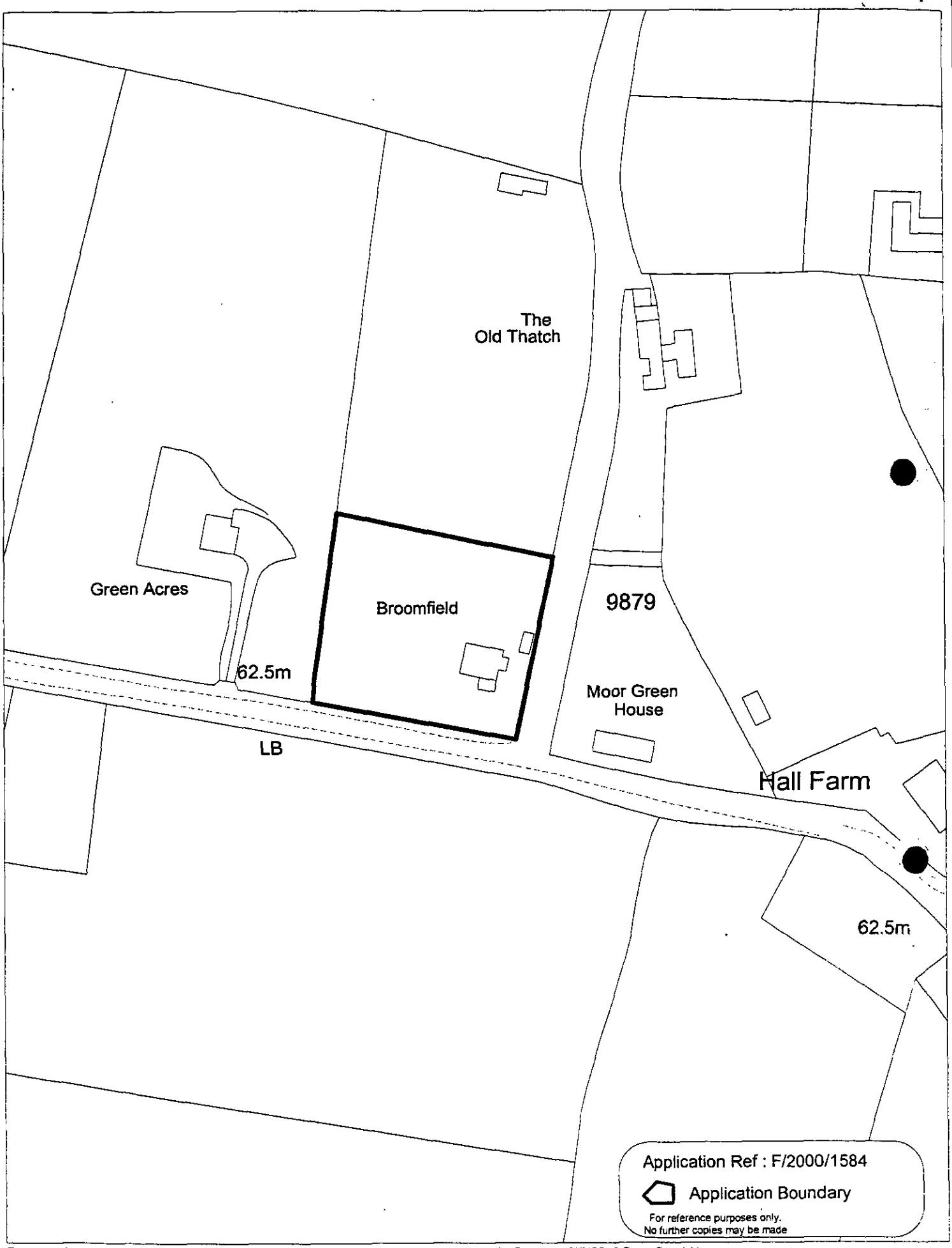
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. In the interests of visual amenity.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To safeguard visual amenities.
9. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
10. To avoid overdevelopment of the site and safeguard the character of the area.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing numbers 2022-PO1 A and 2022-P02 A submitted to the Local Planing Authority on 25 August 2000 showing changes to the design of the house and omitting the garage and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
5. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies OS1, C2
   South East Area Local Plan policies STV2, SBE1, SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1

Emy Circuit



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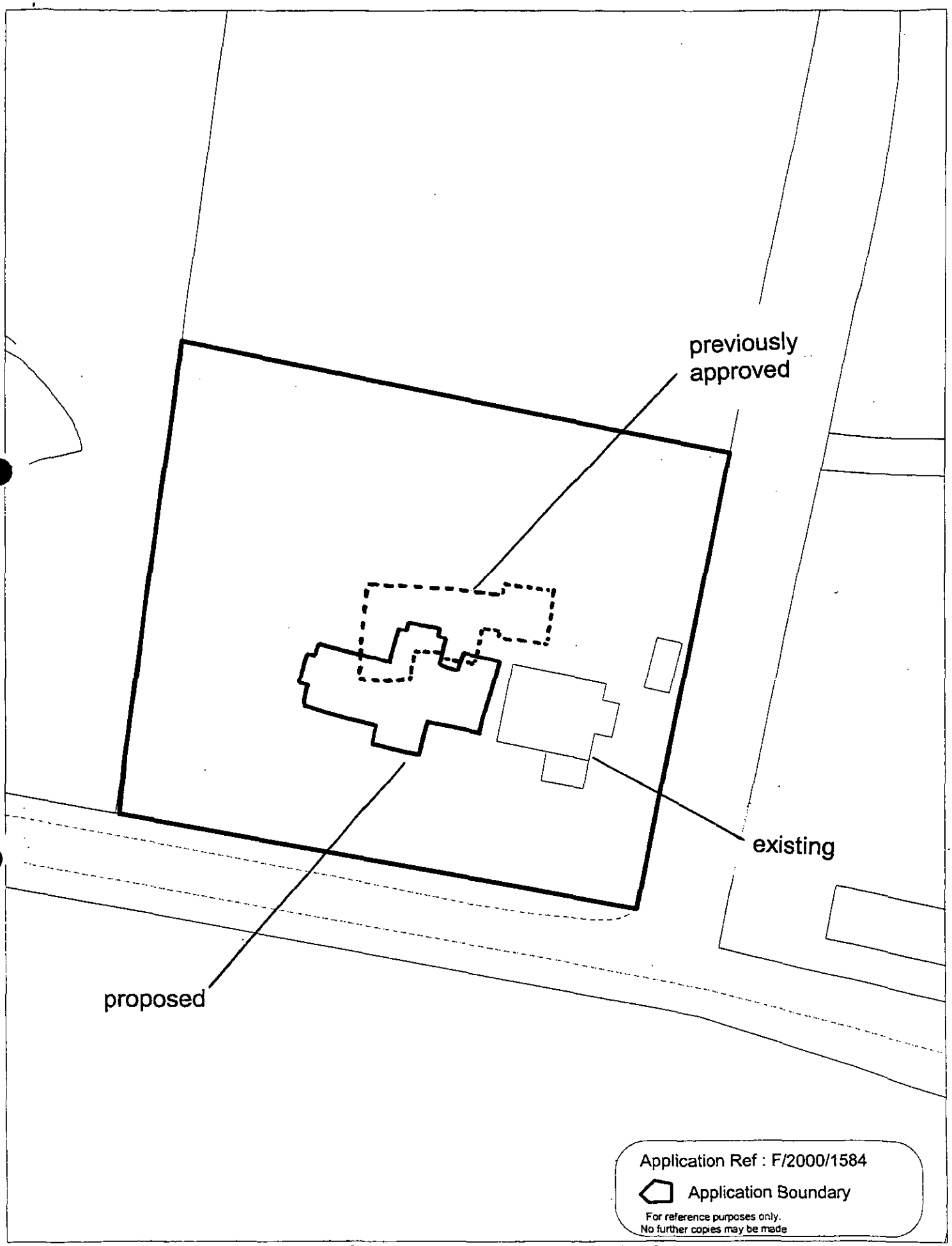

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Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000

Scale: 1 : 500

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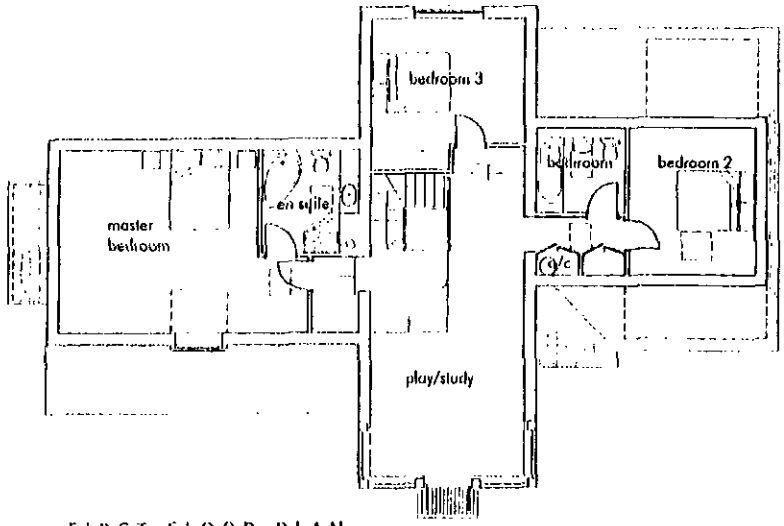
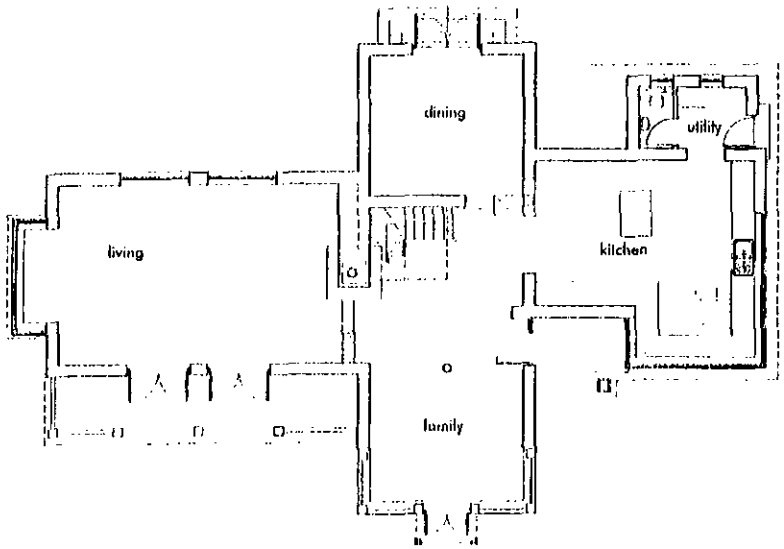
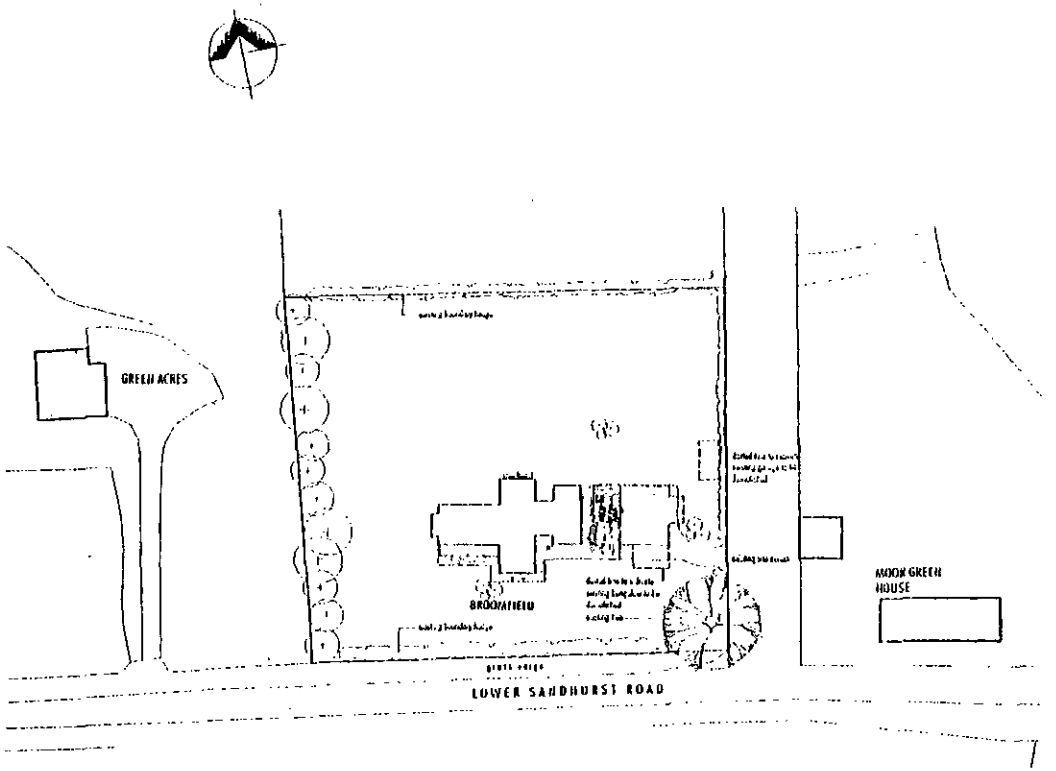


FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

PART 1 REGISTER

1584 1

REVISED PLAN

1837

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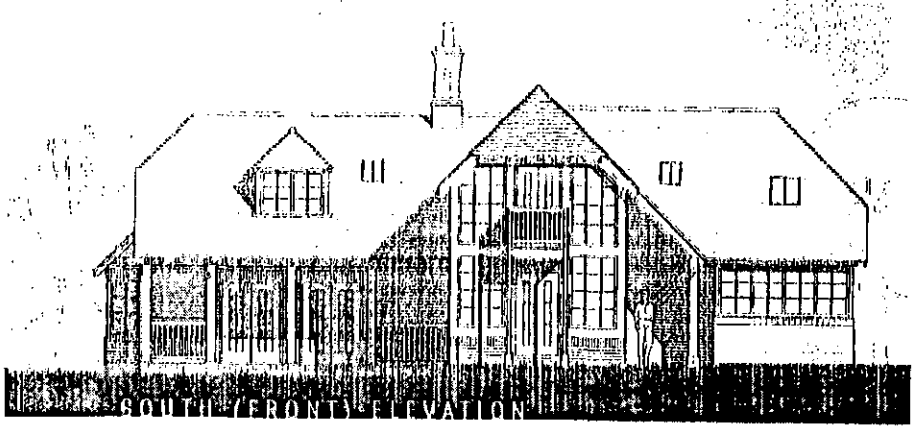
REVISED PLAN

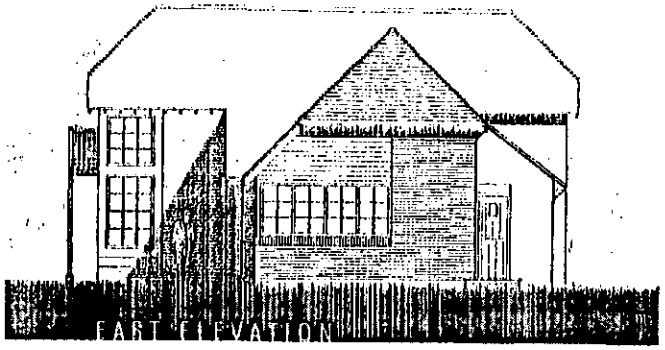
1584 1

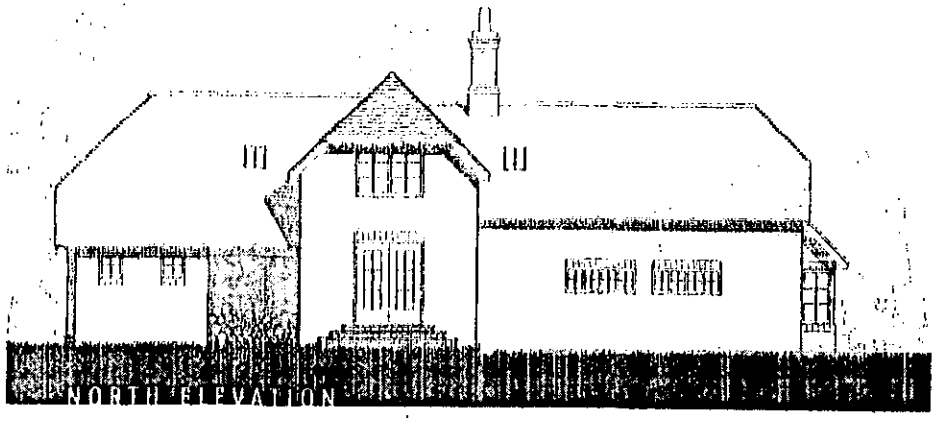
A 24/08/00 verandah amended and lounge/master bedroom reduced in length, double garage removed

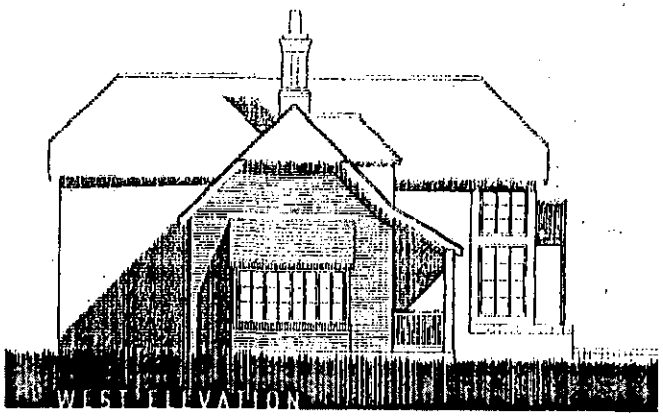
Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL Tel. (01865) 873936	scale 1:100,500 date 18/05/00 drawn AG	client MR & MRS BURGESS drawing SKETCH PLANS & SITE PLAN
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	job 2022	no 2022-P01 rev A

Drawing 2022 plotted on 24 August 2000 at 18:01:08









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1584

REVISED PLAN

PART 1 REGISTER

A 27/07/00 planning officers comments added

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL Tel. (01865) 873936	scale 1:100 date 17/05/00	client MR & MRS BURGESS
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG job 2022	drawing PROPOSED ELEVATIONS no 2022-P02 rev A

Drawing 2022 - [illegible] plotted on 21 August 2000 at 15:15:40

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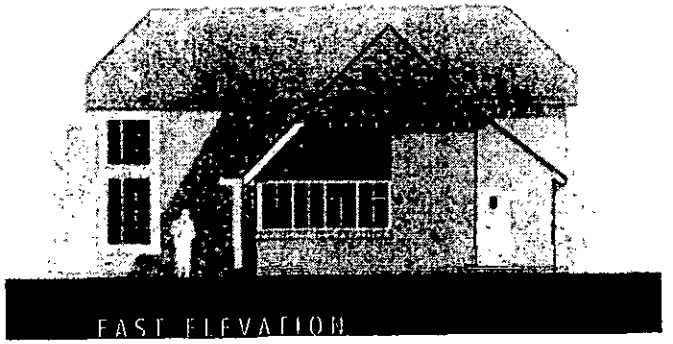
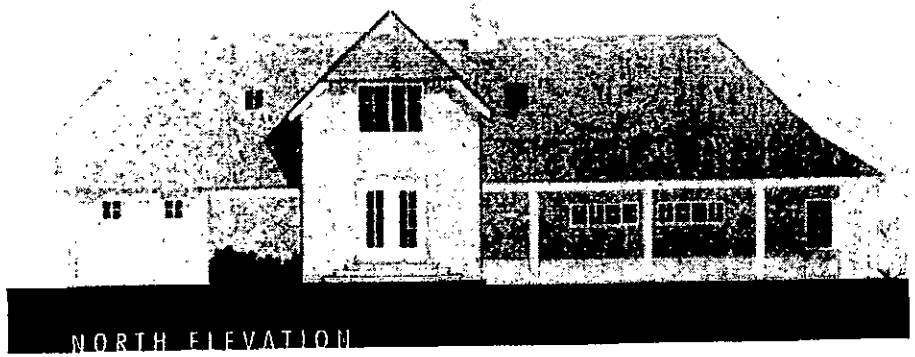
SOUTH (FRONT) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1339

24 MAY 2006

1564

Superseded

dimensions must be checked on site and scaled from this drawing
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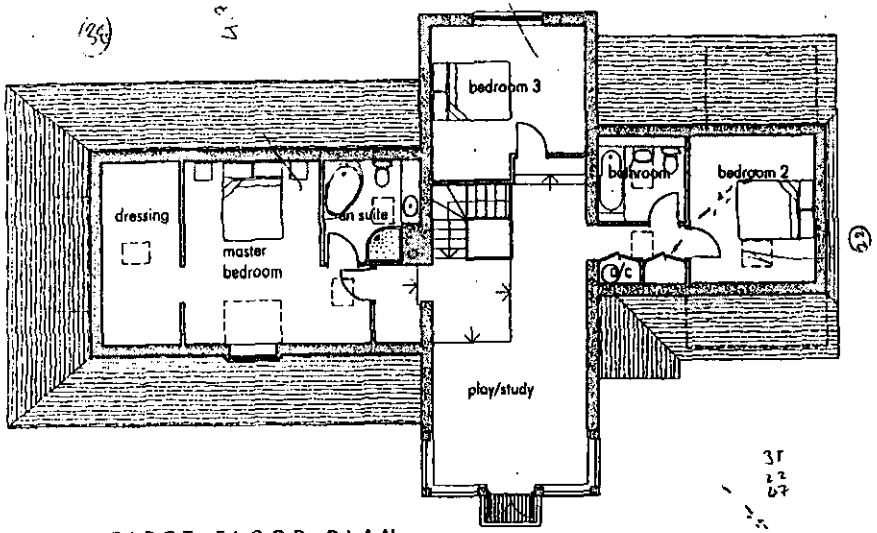
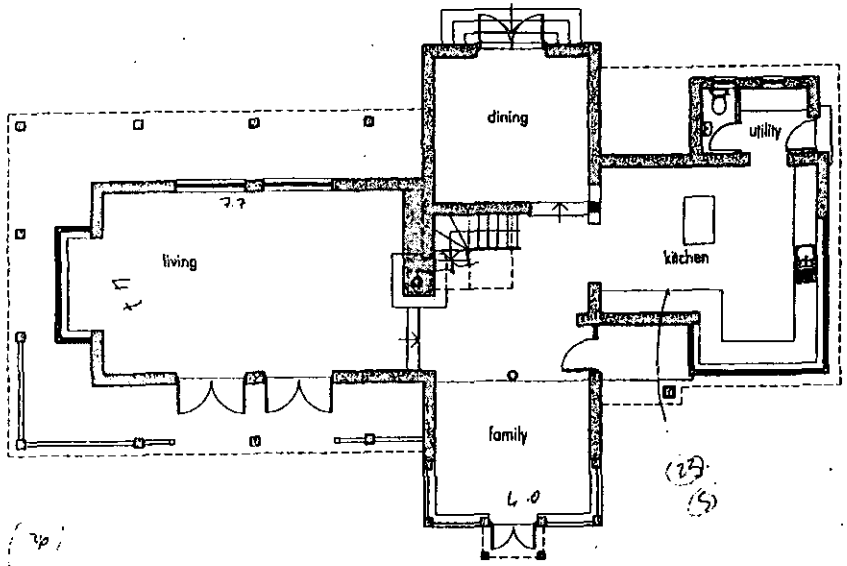
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:100
date 17/05/00
drawn AG

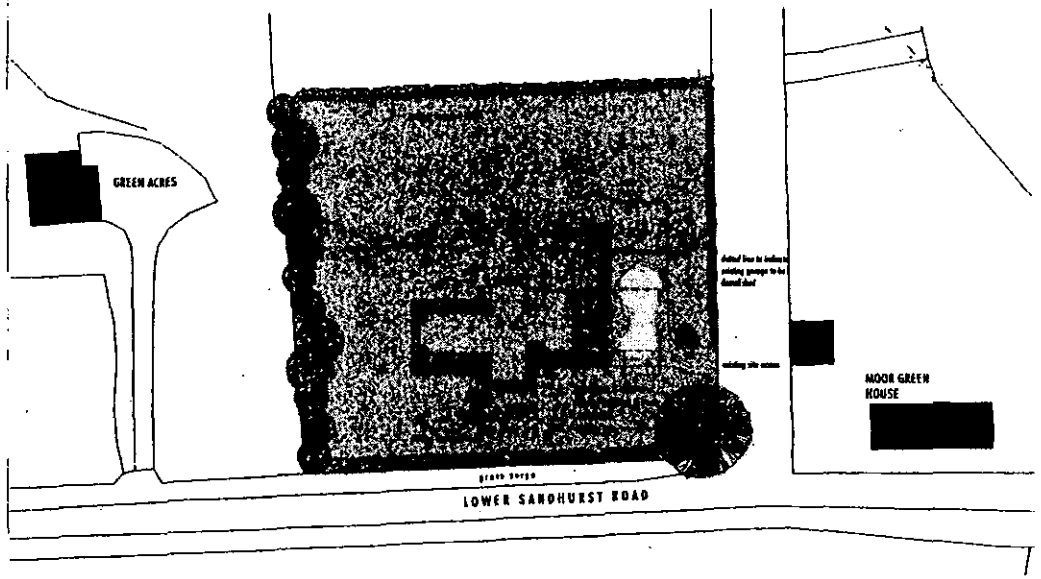
client MR & MRS BURGESS
drawing PROPOSED ELEVATIONS



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

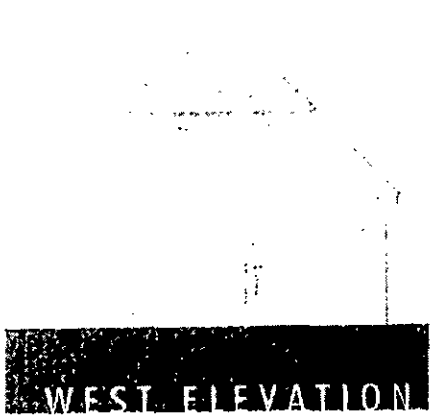
24.MAY2000 1564

Superseded

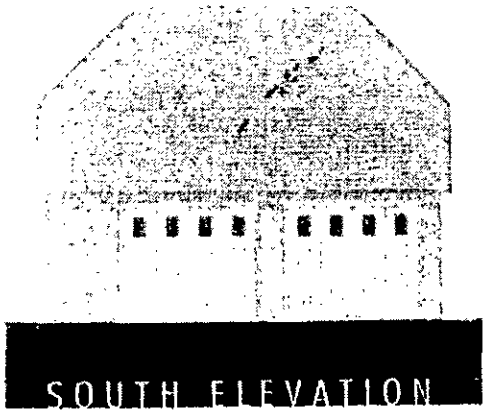
dimensions must be checked on site and scaled from this drawing
for implementation the proposals shown should be assessed by a Structural Engineer checked for compliance with the Building Regulations
use in precise named location only

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873916	scale 1:100,500	client MR & MRS BURGESS
	date 18/05/00	drawing SKETCH PLANS & SITE PLAN
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG	job 2022 rev

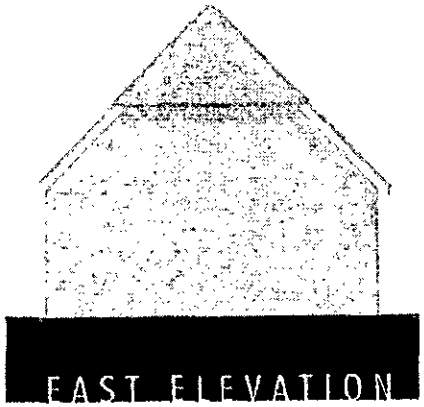
24.MAY2000 1564



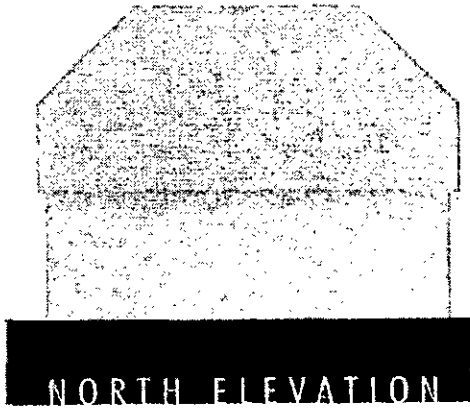
WEST ELEVATION



SOUTH ELEVATION

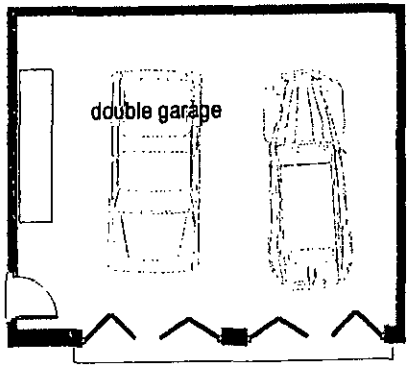


EAST ELEVATION



NORTH ELEVATION

1564



GARAGE PLAN

Superseded

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

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

For use in precise named location only

Michael Vaughton Associates

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

PROJECT REPLACEMENT D[illegible]LING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

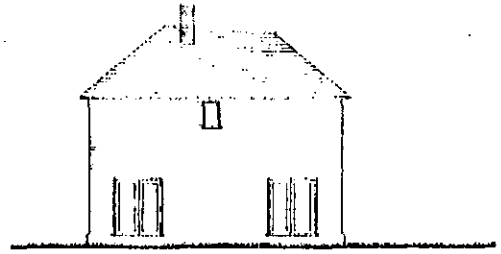
scale 1:100	client MR & MRS BURGESS
date 18/05/00	drawing PROPOSED DOUBLE GARAGE
drawn AG	
job [illegible]	no [illegible] rev

70338

Approved replacement dwelling



North elevation 1:100



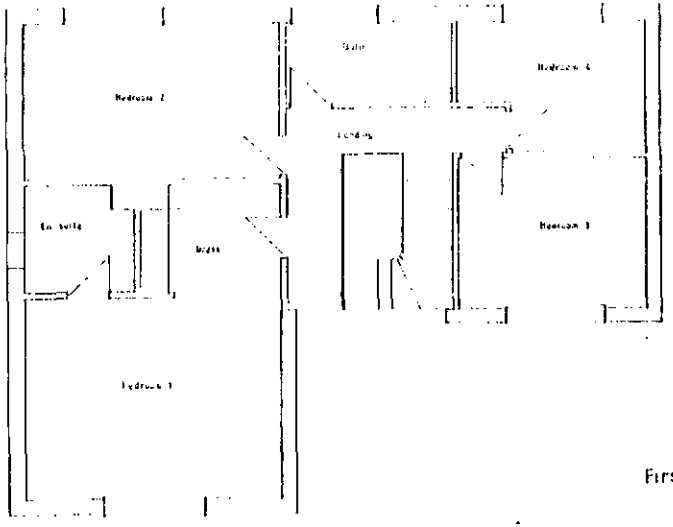
West elevation



APPROVED

19 AUG 1999 • 70338

1342



First floor plan 1:50

Proposed development Broomfield	DWG No 536 b SCALE DATE Jul 99 DRAWN T S CHECKED

Lane Fox

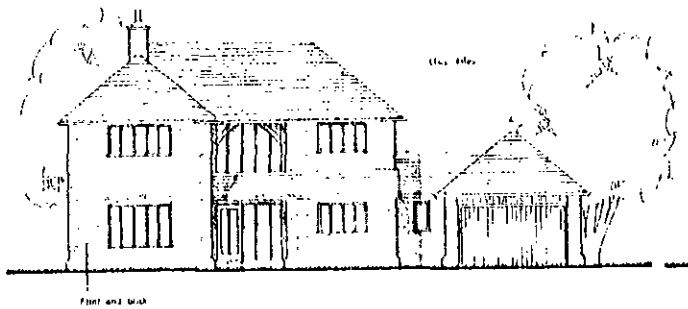
48, High Street,
Haslemere,
Surrey,
GU27 2LD

Tel 01428 651077
Fax 01428 661093

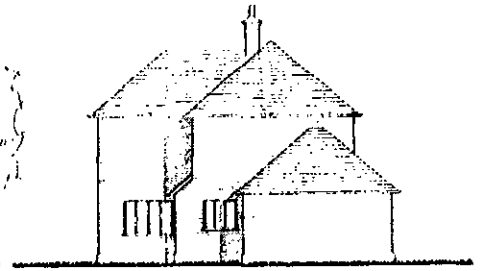
All dimensions are to be checked on site before commencement of works. All details of dimensions relating to sub-contractors or suppliers work must be checked and agreed between the general contractor and the sub contractor or suppliers.

All foundation details to be finalised on excavation of foundation trenches in accordance with C P 2004 and B S 6110. Depths and type to be agreed with Building Inspectors bearing in mind the soil strata and site conditions.

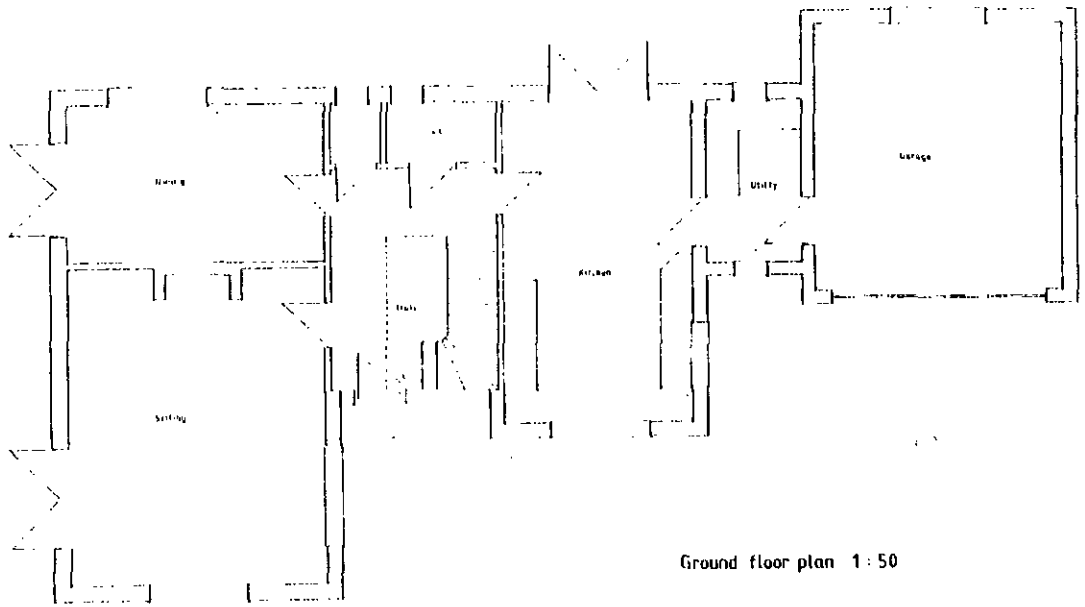
70338
Approved
replacement dwelling



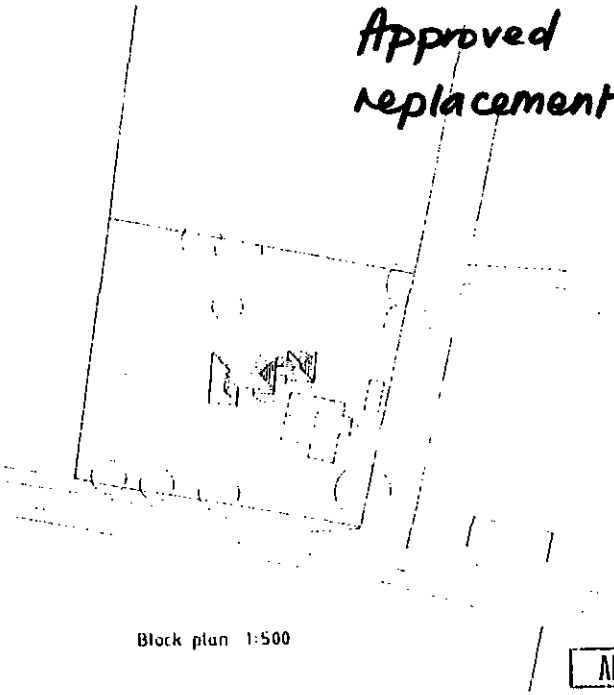
South elevation 1:100



East elevation



Ground floor plan 1:50



Block plan 1:500

APPROVED
19 AUG 1999 70338

Proposed development Broomfield Fitzhampstead	DRG No 534 A
	SCALE
	DATE Jul 99
	DRAWN TS
	CHECKED

Lane Fox
18, High Street,
Haslemere,
Surrey
GU27 2HH
Tel 01428 661077
Fax 01428 661093

1343

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Policy and Plans**	☎	**6461**
TO :	**Colin Lawley** **Legal**	**DATE :**	**22/12/2000**

Broomfield, Lower Sandhurst Road, Finchampstead – proposed replacement dwelling, Application No F/2000/1574

At Development Control Committee on 20 December 2000, the above application was granted planning permission, subject to conditions and a legal agreement, preventing this permission being implemented in conjunction with the previous consent, for a replacement dwelling (99/70338/F), and requiring the existing dwelling to be demolished within one month of the replacement dwelling being substantially complete. Please can you arrange for the necessary legal agreement to be prepared. If you require any further information regarding the applications please contact Emy Circuit on ext. 6479.

Many thanks.

John Mitchell

John Mitchell,
Development Control Manager

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

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DC | ENF
APP | ES
CS
10 NOV 2000
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Fax 9/11

36301

Copy

Our ref: 2022/00k08WDC/RA/tc

8th November 2000

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

SENT BY POSTANDFAX

FAO Ms E Circuit

Dear Ms Circuit,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Thank you for sending me copies of the approved dwelling which I received today.

I have checked the floor area of this house which I calculate to be 187m2 as against our revised proposal which measures 226m2. I would add however that the volumes are virtually comparable with the approved dwelling measuring 733m3 as against the revised proposal which is 751m3.

I enclose 4 copies of drawing no 2022/P04 which shows the approved house in shade merged with our revised scheme in an effort to demonstrate just how bulkier the former is and how much more obtrusive it will be on the landscape. Given that our scheme has, in general, a low single storey eaves level the impact of the approved house will in fact be even greater than can be easily conveyed in a 'flat' elevation.

I forward to hearing from you on or before Friday as discussed.

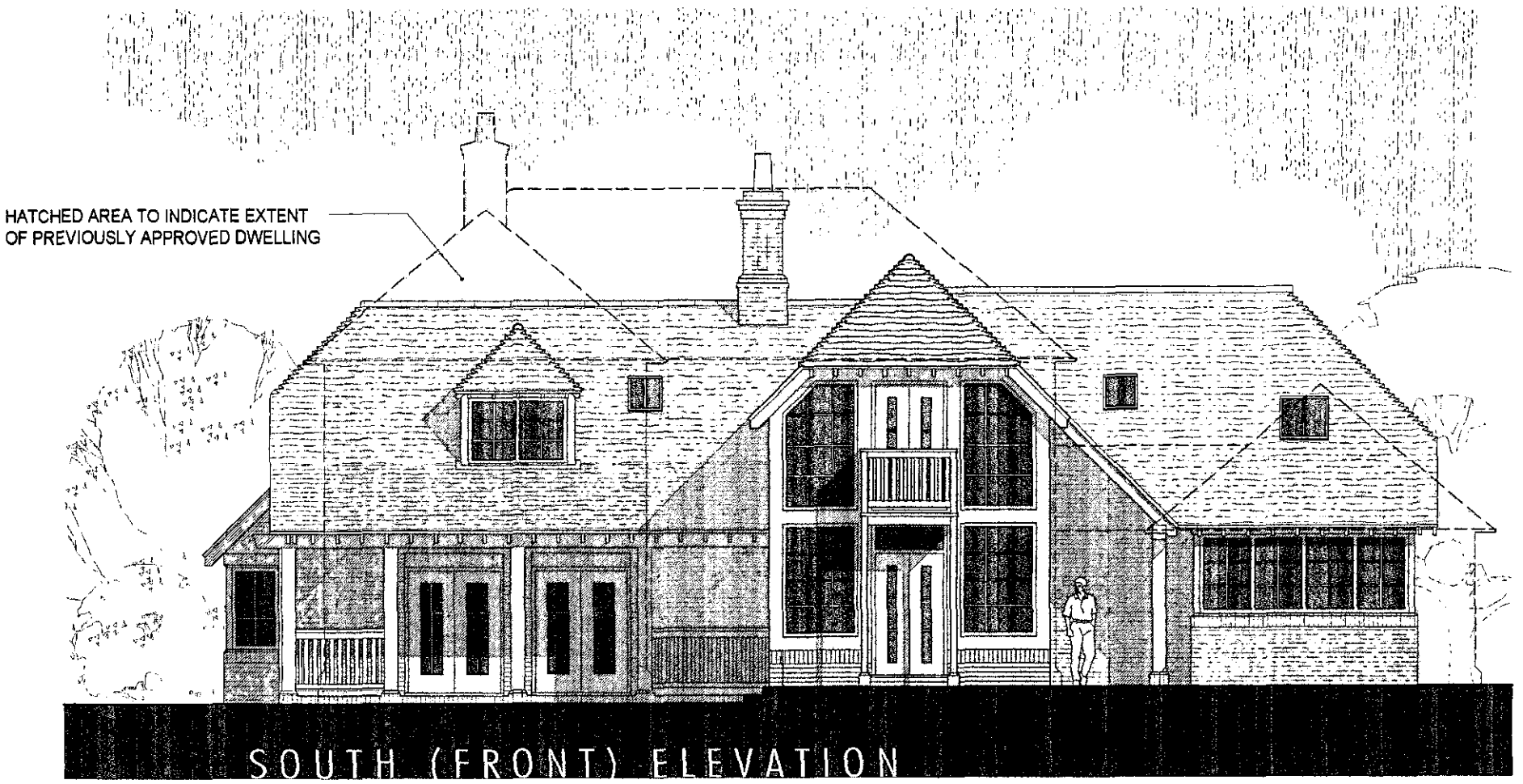
Yours sincerely,

Richard Anderson BA(Hons) Dip Arch ARIBA

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

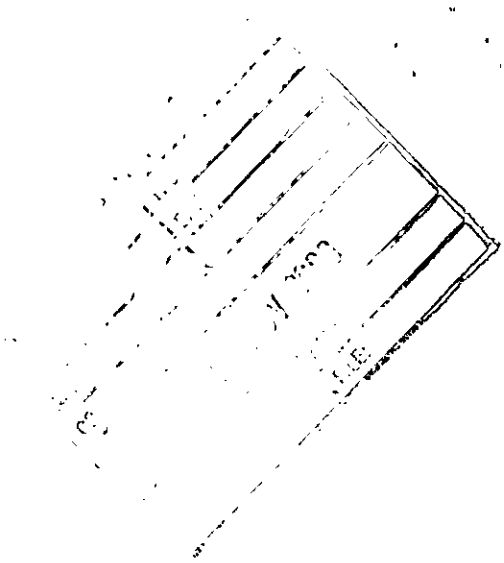
Consultant:
Michael J. Vaughton Dip Arch ARIBA

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



Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS
	date 8/11/00	drawing PROPOSED FRONT ELEVATION
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG	
	job 2022	no. 2022-P04 rev

Drawing 2022 - p04.dgn was plotted on 08 November 2000 at 16:07:03





Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100	client MR & MRS BURGESS	
	date 8/11/00	drawing PROPOSED FRONT ELEVATION	
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG		
	job 2022	no. 2022-P04	rev

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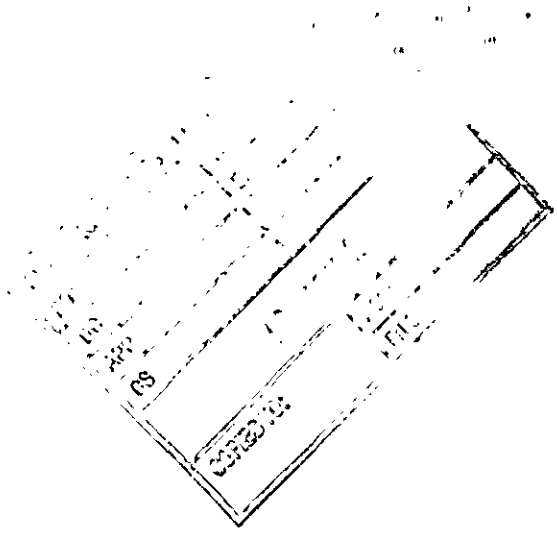




SOUTH (FRONT) ELEVATION

Michael Vaughton Associates

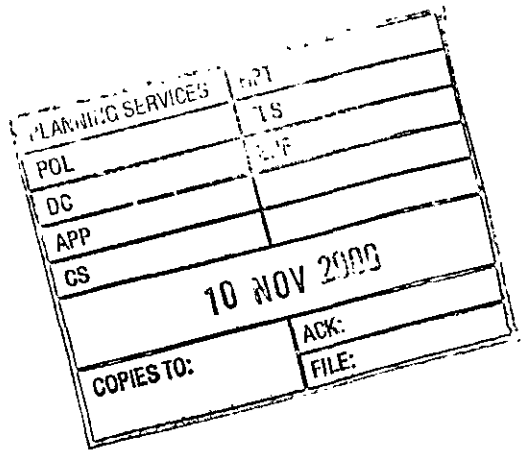
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT

REPLACEMENT DWELLING, BROOMFIELD,
LOWER SANDHURST, FINCHAMPSTEAD

scale	1:100
date	8/11/00
drawn	AG
job	2022
client	MR & MRS BURGESS
drawing	PROPOSED FRONT ELEVATION
no.	2022-P04
rev	

Drawing 2022 - p04.dgn was plotted on 08 November 2000 at 16:07:03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01865875275



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

3 5620

ETC

ACK:
FILE:

Reply Req

Our ref: 2022/00j20WDC/RA/tc

20th October 2000

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

FAO Ms E Circuit

Dear Ms Circuit,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following my letter dated 25th September and my subsequent call to you last week I am awaiting formal confirmation that the application, as revised in accordance with the requirements of your Mr Lewis, is acceptable. It is now 8 weeks since these drawings were submitted and 4 weeks since the re-consultation expired, therefore a call to advise me of your position would be appreciated.

Yours sincerely

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

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH

Emy Circuit
Planning Officer
Wokingham District Council,
Shute End.

Dear Ms Circuit

Planning Application Broomfield Lower Sandhurst Road.
Revised Plans F2000/1584

On Thursday 12th October I came into Shute End to examine plans for a replacement bungalow currently being built adjacent to Dellside Dell Road. This property is in the same Area of Special Landscape importance as Broomfield and on a plot of similar size. I believe that this planning approval is important as setting precedent for the area. It has the advantage also of being current having been allowed in December 1999. At the time I spoke to Helen the Duty Officer as you were not available. She agreed that this could be a relevant case to look at alongside Broomfield and undertook to bring it to your attention.

I would be grateful if you would attach this letter to the planning application as confirming certain important points.

- The property on Dell Road has been restricted to 1.5x existing despite the fact that it had not previously been extended. Broomfield has already had a conservatory built onto the existing building and therefore to allow up to 1.5x the current property is already being generous.
- The plans approved at Dell Road are for a property that is in part over the original footprint. It does not completely cover the site but then it is of a completely differing shape. The L shape of the new property however encompasses the existing property.
- The plans approved are of a chalet bungalow in keeping with the area.. This does not significantly exceed the height of the dwelling being replaced.
- The Dell Road property is retaining an existing garage. There is no existing garage at Broomfield.
- The property is well screened from the road and this was taken into account in approving the plans. The highest part of the proposed replacement at Broomfield, if allowed as submitted, is screened only by two young fir trees in the hedge. These could easily be removed or cut to hedge height and the visibilty greatly increased.

Yours sincerely.

Anne Davies.

FAX COVER

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS 085
19 OCT 2000
ACK:
FILE:

To: Emy Circuit
Company : Planning dept WDC

Fax Number : 01189746484

From : Anne Davies
Company : AD Associates

Fax Number: 01252-879909 (By Arrangement: Call 01252-873314 first)

Subject : Broomfield application

Page including cover page: 2 Date : 18/10/00 Time : 13:01:38

MESSAGE

Please would you include the attached letter with our previous letter of objection.

Thank you
Anne Davies.

The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD.
Berks.
RG40 3TH
Tel/Fax: 01252 873204
Email: rosemary@oldthatch13.freeserve.co.uk

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

27th September 2000

RS/KH

Dear Sir,

Re: Planning Application in respect of Broomfield, Lower Sandhurst Road, Finchampstead, Berks – Application No.: F2000/1584 – Revised Plan

We refer to our letter of objection to Mr. and Mrs. Burgess' application under the above number for the demolition of the existing bungalow and the erection of a replacement building on the above site dated 21st June, 2000. For ease of reference, a copy of that letter is attached to this letter.

We have now had sight of the revised plans and comment initially in relation to the plans themselves as follows:-

1. We see that this plan is also dated 17th May, 2000 (the same date as the original rejected plan) meaning, we assume, that there were two plans in respect of which Mr. and Mrs. Burgess were considering submitting a planning application one with a garage and one without.

2. The only changes on Revised Plan from the first plan submitted by Mr. & Mrs. Burgess appeared to be that :

   (i) All reference to the erection of a garage has been deleted

   (ii) The previous plan showed in the master bedroom, walls with a walkthrough to a dressing room. These walls appear to have been removed, but the size of the master bedroom appears to be the same.

(iii) The ground floor balcony/veranda appears now merely to be on the South side rather than on South, North and West side.

(iv) The dining room terrace/decking to the North may possibly have been increased.

We are most concerned that in our letter of 21st June we pointed out under numbered point 1 and numbered point 5 that there were two major errors with the site layout plan, these being:-

(a) That on the Eastern boundary marked with a rectangle was the note ".... indicates existing garage to be demolished" when we can categorically state from our personal knowledge of the neighbourhood from 1974 and as neighbours since we purchased The Old Thatch in 1984 that there has been no such garage or foundations for a garage in existence as a site inspection will show. The non-existent garage should therefore not be taken into account when considering allowing any development 1.5 times the size of the existing bungalow and the architect should be asked to re-draw the plan to reflect the true position and correct this error – in our opinion the plan as drawn is misleading

(b) In numbered point 5 of our letter of 21st June, we pointed out that the site plan only showed one mature oak tree on site, when there are two. The one not being shown lying to the side of the upper access to the site off Drift Lane on the eastern side. This oak is mature and healthy as is the other oak and both should be fully protected by TPO or similar if necessary.

3. It is clear from the discussions we have had with your planning officer, since the planning application was submitted that the planning officer then dealing with the matter was not happy with the first plan submitted by Mr and Mrs Burgess and was asking for a total re-think of that plan. The revised plan is not a "re-think" but an alternative plan, which appears to have been prepared at the same time as the original plan submitted.

4. We would ask that this matter be listed for hearing by the full Planning Council rather than being dealt with under delegated powers and we understand that our Local Councillor has arranged for the same to be listed and we should be grateful to know details of the date on which the matter will be considered by the Council.

5. With the removal of the application for a garage, we should be grateful if you would ensure that conditions are applied (similar to those applied at Blackwater View) preventing any future application for a garage, outbuildings or any other addition and removing permitted development rights. This we feel is essential as it does seem strange that with a house of this size no application for a garage is being sought.

6. The present application bears very little relation to the planning application submitted on Mr. and Mrs. Gulliver's behalf and in respect of which planning permission was granted. That planning application related to the "replacement building" being on the same footprint as the current bungalow and involved the demolition of the existing bungalow to enable the erection of the new much smaller property than the property in respect of which permission is now being sought. We realize it will be inconvenient for Mr. & Mrs. Burgess to have to move into temporary accommodation on site, whilst the existing bungalow is demolished and a new property built. This we believe is not a planning issue.

7. Finally we ask that the Council bear in mind the points set out on page 2/3 of our letter dated 21st June attached, clause 7 sub-clauses (a) through to (i) and we trust that no new development will be allowed which does not limit to 1.5 maximum to the size of the existing bungalow which it seeks to replace and with future applications for outbuildings a garage or anything similar being prevented and also any permitted development rights being removed.

We trust that any permission granted will protect this unique area and await notification as to the hearing date upon which this application will be considered and the resultant decision in due course.

Yours faithfully,

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

THE OLD THATCH,
DRIFT LANE,
LOWER SANDHURST ROAD,
FINCHAMPSTEAD,
BERKS. RG40 3TH
TEL/FAX 01252 873204
EMAIL rosemary@oldthatch13.freeserve.co.uk

21st June, 2000.

The Chief Planning Officer,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.

Dear Sir,

Re: Planning Application in respect of
Broomfield, Lower Sandhurst Road,
Finchampstead, Berks- Application No: F2000/1584.

We refer to the above planning application submitted by Michael Vaughton Associates on behalf of Mr. And Mrs. Burgess for demolition of the existing bungalow and the erection of a replacement dwelling on the above site and would be grateful if the following points could be taken into account when reaching your decision.

1. The site layout plan is marked on the Eastern boundary with a rectangle and the note:-

   "dotted line indicates Existing garage to be demolished"

The plan therefore appears to show an existing freestanding garage on the Broomfield site and we can categorically say that from our knowledge of the nieghbourhood from 1974 and as neighbours since we purchased The Old Thatch in 1984 there has been no such garage, or foundations for a garage in existence as a site inspection will show.

2. The site dimensions of the new house seem exceedingly large based on the existing site and we wonder whether in calculating the increase in dimension for the proposed new house the floor area of the non-existant garage was, in error, taken into account.

3. Clearly any permission granted for the proposed new house must be limited to no more than 1.5 times the size of the existing building. We believe that being in an area of Special Landscape importance the planning principle is against Development and only permits " one to one" replacement up to a maximum increase of 1.5 in size including any garage.

4. We understand that the current Local plan provides for development only to be acceptable if it is appropriate in scale, form, materials, design and character and that it is consistent with its location in the countryside and with other policies and that in addition that permission should be refused if the proposal is "visually prominent" and that such prominence would adversely affect the character and special landscape quality of the area. We cannot believe that there would be any arguement that this area of Finchampstead has very special landscape and countryside qualities which should be taken into account to ensure that any development does not cause any intrusion to this sensitive area. Sadly the proposed replacement dwelling would by its very size and design be exceedingly "visually prominent" and would seriously affect the character and special landscape quality of the area.

5. The site plan only shows one mature oak tree on site whereas there are two – the one not shown lying to the side of the upper access of the site to Drift Lane on the eastern side. Both oaks are mature and healthy trees and must be protected.

6. The planning permission granted as a result of the earlier planning application in Respect of this site and with the benefit of which the existing applicants bought The site from the previous owner was specific in restricting the replacement Dwelling to an area not exceeding 1800 sq. ft. to include an integral garage. It Appears from the plans that this application envisages a much larger dwelling And the consent granted should be limited to the square footage previously permitted to include an integral garage.

7. Bearing No. 4 above in mind we would ask that careful consideration should be given to the following points:-

(a) The new development should be limited to 1.5 maximum to include any separate garage based on the size of the existing bungalow without any garage which it seeks to replace.

(b) No permission should be given to level of the site level being raised in any way.

(c) The proposed development would appear to increase the gallery/ loft space and height of the building considerably. The roof height should be kept as low as possible to cut down on intrusion in this sensitive area.

(d) We have no objection to the building being placed centrally on the site and facing and standing square to The Lower Sandhurst Road but the proposed replacement dwelling should not be allowed to be built any further back on the site than the existing Broomfield as to do so would once more cause additional intrusion.

(e) The house to have direct access to the Lower Sandhurst Road rather than the rather dangerous access off an unmade lane so near to a main road and bad bend, especially as the vehicle movements are to be increased as the result of a much larger replacement dwelling.

(f) Both mature oak trees as mentioned above should be protected by a Tree Protection Order to ensure their future life and growth prior to the commencement of any building or clearance on the site.

(g) Regulations to be imposed during building to ensure that Drift Lane which lies to the east side of Broomfield cannot be used by the builders and that all building access for clearance and construction be had from The Lower Sandhurst Road.

(h) The permission for the replacement dwelling to be limited to that granted a few months ago i.e. 1,800 sq. ft.

(i) If despite all the above you are minded to allow the application as sought then please confirm that the same will be listed for full hearing rather than proceeding by devolved powers.

We trust that any permission granted will protect this unique area.

Please notify us in detail of the decision in due course.

Yours faithfully,

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

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The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD.
Berks.
RG40 3TH
Tel/Fax: 01252 873204
Email: rosemary@oldthatch13.freeserve.co.uk

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

27th September 2000

RS/KH

Dear Sir,

Re: Planning Application in respect of Broomfield, Lower Sandhurst Road, Finchampstead, Berks – Application No.: F2000/1584 – Revised Plan

We refer to our letter of objection to Mr. and Mrs. Burgess' application under the above number for the demolition of the existing bungalow and the erection of a replacement building on the above site dated 21st June, 2000. For ease of reference, a copy of that letter is attached to this letter.

We have now had sight of the revised plans and comment initially in relation to the plans themselves as follows:-

1. We see that this plan is also dated 17th May, 2000 (the same date as the original rejected plan) meaning, we assume, that there were two plans in respect of which Mr. and Mrs. Burgess were considering submitting a planning application one with a garage and one without.

2. The only changes on Revised Plan from the first plan submitted by Mr. & Mrs. Burgess appeared to be that :

   (i) All reference to the erection of a garage has been deleted

   (ii) The previous plan showed in the master bedroom, walls with a walkthrough to a dressing room. These walls appear to have been removed, but the size of the master bedroom appears to be the same.

(iii) The ground floor balcony/veranda appears now merely to be on the South side rather than on South, North and West side.

(iv) The dining room terrace/decking to the North may possibly have been increased.

We are most concerned that in our letter of 21st June we pointed out under numbered point 1 and numbered point 5 that there were two major errors with the site layout plan, these being:-

(a) That on the Eastern boundary marked with a rectangle was the note ".... indicates existing garage to be demolished" when we can categorically state from our personal knowledge of the neighbourhood from 1974 and as neighbours since we purchased The Old Thatch in 1984 that there has been no such garage or foundations for a garage in existence as a site inspection will show. The non-existent garage should therefore not be taken into account when considering allowing any development 1.5 times the size of the existing bungalow and the architect should be asked to re-draw the plan to reflect the true position and correct this error – in our opinion the plan as drawn is misleading

(b) In numbered point 5 of our letter of 21st June, we pointed out that the site plan only showed one mature oak tree on site, when there are two. The one not being shown lying to the side of the upper access to the site off Drift Lane on the eastern side. This oak is mature and healthy as is the other oak and both should be fully protected by TPO or similar if necessary.

3. It is clear from the discussions we have had with your planning officer, since the planning application was submitted that the planning officer then dealing with the matter was not happy with the first plan submitted by Mr and Mrs Burgess and was asking for a total re-think of that plan. The revised plan is not a "re-think" but an alternative plan, which appears to have been prepared at the same time as the original plan submitted.

4. We would ask that this matter be listed for hearing by the full Planning Council rather than being dealt with under delegated powers and we understand that our Local Councillor has arranged for the same to be listed and we should be grateful to know details of the date on which the matter will be considered by the Council.

5. With the removal of the application for a garage, we should be grateful if you would ensure that conditions are applied (similar to those applied at Blackwater View) preventing any future application for a garage, outbuildings or any other addition and removing permitted development rights. This we feel is essential as it does seem strange that with a house of this size no application for a garage is being sought.

6. The present application bears very little relation to the planning application submitted on Mr. and Mrs. Gulliver's behalf and in respect of which planning permission was granted. That planning application related to the "replacement building" being on the same footprint as the current bungalow and involved the demolition of the existing bungalow to enable the erection of the new much smaller property than the property in respect of which permission is now being sought. We realize it will be inconvenient for Mr. & Mrs. Burgess to have to move into temporary accommodation on site, whilst the existing bungalow is demolished and a new property built. This we believe is not a planning issue.

7. Finally we ask that the Council bear in mind the points set out on page 2/3 of our letter dated 21st June attached, clause 7 sub-clauses (a) through to (i) and we trust that no new development will be allowed which does not limit to 1.5 maximum to the size of the existing bungalow which it seeks to replace and with future applications for outbuildings a garage or anything similar being prevented and also any permitted development rights being removed.

We trust that any permission granted will protect this unique area and await notification as to the hearing date upon which this application will be considered and the resultant decision in due course.

Yours faithfully,

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

THE OLD THATCH,
DRIFT LANE,
LOWER SANDHURST ROAD,
FINCHAMPSTEAD,
BERKS. RG40 3TH
TEL/FAX 01252 873204
EMAIL rosemary@oldthatch13.freeserve.co.uk

21st June, 2000.

The Chief Planning Officer,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.

Dear Sir,

Re: Planning Application in respect of
Broomfield, Lower Sandhurst Road,
Finchampstead, Berks- Application No: F2000/1584.

We refer to the above planning application submitted by Michael Vaughton Associates on behalf of Mr. And Mrs. Burgess for demolition of the existing bungalow and the erection of a replacement dwelling on the above site and would be grateful if the following points could be taken into account when reaching your decision.

1. The site layout plan is marked on the Eastern boundary with a rectangle and the note:-

   "dotted line indicates Existing garage to be demolished"

The plan therefore appears to show an existing freestanding garage on the Broomfield site and we can categorically say that from our knowledge of the nieghbourhood from 1974 and as neighbours since we purchased The Old Thatch in 1984 there has been no such garage, or foundations for a garage in existence as a site inspection will show.

2. The site dimensions of the new house seem exceedingly large based on the existing site and we wonder whether in calculating the increase in dimension for the proposed new house the floor area of the non-existant garage was, in error, taken into account.

3. Clearly any permission granted for the proposed new house must be limited to no more than 1.5 times the size of the existing building. We believe that being in an area of Special Landscape importance the planning principle is against Development and only permits " one to one" replacement up to a maximum increase of 1.5 in size including any garage.

4. We understand that the current Local plan provides for development only to be acceptable if it is appropriate in scale, form, materials, design and character and that it is consistent with its location in the countryside and with other policies and that in addition that permission should be refused if the proposal is "visually prominent" and that such prominence would adversely affect the character and special landscape quality of the area. We cannot believe that there would be any arguement that this area of Finchampstead has very special landscape and countryside qualities which should be taken into account to ensure that any development does not cause any intrusion to this sensitive area. Sadly the proposed replacement dwelling would by its very size and design be exceedingly "visually prominent" and would seriously affect the character and special landscape quality of the area.

5. The site plan only shows one mature oak tree on site whereas there are two – the one not shown lying to the side of the upper access of the site to Drift Lane on the eastern side. Both oaks are mature and healthy trees and must be protected.

6. The planning permission granted as a result of the earlier planning application in Respect of this site and with the benefit of which the existing applicants bought The site from the previous owner was specific in restricting the replacement Dwelling to an area not exceeding 1800 sq. ft. to include an integral garage. It Appears from the plans that this application envisages a much larger dwelling And the consent granted should be limited to the square footage previously permitted to include an integral garage.

7. Bearing No. 4 above in mind we would ask that careful consideration should be given to the following points:-

(a) The new development should be limited to 1.5 maximum to include any separate garage based on the size of the existing bungalow without any garage which it seeks to replace.

(b) No permission should be given to level of the site level being raised in any way.

(c) The proposed development would appear to increase the gallery/ loft space and height of the building considerably. The roof height should be kept as low as possible to cut down on intrusion in this sensitive area.

(d) We have no objection to the building being placed centrally on the site and facing and standing square to The Lower Sandhurst Road but the proposed replacement dwelling should not be allowed to be built any further back on the site than the existing Broomfield as to do so would once more cause additional intrusion.

(e) The house to have direct access to the Lower Sandhurst Road rather than the rather dangerous access off an unmade lane so near to a main road and bad bend, especially as the vehicle movements are to be increased as the result of a much larger replacement dwelling.

(f) Both mature oak trees as mentioned above should be protected by a Tree Protection Order to ensure their future life and growth prior to the commencement of any building or clearance on the site.

(g) Regulations to be imposed during building to ensure that Drift Lane which lies to the east side of Broomfield cannot be used by the builders and that all building access for clearance and construction be had from The Lower Sandhurst Road.

(h) The permission for the replacement dwelling to be limited to that granted a few months ago i.e. 1,800 sq. ft.

(i) If despite all the above you are minded to allow the application as sought then please confirm that the same will be listed for full hearing rather than proceeding by devolved powers.

We trust that any permission granted will protect this unique area.

Please notify us in detail of the decision in due course.

Yours faithfully,

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

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DC | ENF
APP | ES
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26 SEP 2000
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Moor Green House,
Lower Sandhurst Road,
Finchampstead, Berks.
RG40 3TH
Tel: 01252-873323

25th September 2000

Miss E Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Miss Circuit,

Re Planning Application F/2000/1584

Site Address: Broomfield, Lower Sandhurst Road

We are very concerned that our objections to the original application seem to have been scarcely addressed in the revised application, and it is therefore necessary to restate them more forcefully.

We have no objection to redevelopment of the site in principle, provided that it is within current planning guidelines (which we feel the revised proposal is not) and takes into account the nature of the neighbourhood and the necessity to preserve this.

The area in the neighbourhood of Broomfield has been designated an Area of Special Landscape Importance with associated planning restrictions on development in the area. It is important that no precedent is set for departing from these restrictions. Our objections should be seen in the light of this.

We are also concerned that the plan is inaccurate in a number of aspects. These inaccuracies were pointed out by ourselves and others in objections to the original submission and the revised submission quite fails to take these into account. The kindest interpretation of this is that the designers were unfamiliar with the plot and its surroundings and have not improved their familiarity when revising the plans.

Principal among these inaccuracies is the presence on the original and revised plans of a 'garage' marked on the revised plan 'existing garage to be

demolished', when no garage has existed there to our certain knowledge in the twelve years that we have lived here, next door to Broomfield.

Appearance: it is essential that the character of the area is maintained, and local planning supports this approach. Many of the buildings in this community are several centuries old and those that are not have been designed to harmonise with those that are. We do not feel that the design of this building is in any way in keeping with the neighbourhood. We understand that the current Local South East Plan says of replacement buildings in rural areas:

'...where development is acceptable it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside and be consistent with other policies.'

We feel that the agents employed by the applicants cannot have taken these considerations sufficiently into account. The 'materials, design and character' as shown are modernistic, and with a considerable square footage of glass at the front, and would clash with neighbouring buildings which are either centuries old or designed to be in keeping with those older buildings. Planning permission should only be granted for a building where both materials and appearance of the building are much more in keeping with neighbouring properties.

Size: we understand that there exists a rule of thumb that new developments should not exceed 1.5 times the floor area of the previous building. If one ignores the garage which is shown on the plans but which does not exist; and if one assumes that the upper floor of the present Broomfield building, which is a single room built into the roof space, is 50% of the ground floor in area; then the new building would appear to be 1.8 times as big. This would indicate that the rule of thumb has been exceeded and that the total floor area of the new building should be brought more into line with the guideline.

Furthermore the revised plan does not appear to include a garage. It is inconceivable that at some time there should not be a demand to add a garage. It would be far better to allow for a garage now and then to impose restrictions on any further expansion. Blackwater View provides precedent for such a restriction.

Trees: the present property contains a number of trees including two or three substantial fine old oak trees of considerable character. Only one of these are shown on either of the plans submitted. All should be made subject to preservation orders as they contribute significantly to the character of the surroundings.

Access: currently access to the site is from Drift Lane, a narrow unmade track which is much used by riders and walkers. The lane is quite unsuitable for heavy traffic. Regulations need to be imposed to ensure that Drift Lane

cannot be used by heavy construction traffic, which should gain access to Broomfield directly from Lower Sandhurst Road.

We believe that this application should be listed for a full hearing rather than proceeding by devolved powers.

Yours sincerely,

Petra and Michael Johnstone

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SUMMARY OF OBJECTIONS FROM
Mr and Mrs Davies, Greenacres., Lower Sandhurst Road.
Planning application F2000/1584 replacing Planning Application 99/70338/F:
Broomfield, Lower Sandhurst Road.

We are concerned that the replacement plans still show a serious errors that were raised in our objection to 70338.

The plan as shown is unacceptable, and should not be granted for the following reasons:-

1. It can not be regarded simply as a modification of the building originally agreed as a replacement dwelling as it is on a different part of the site. This is contrary to precedent relating to all other planning applications that have been allowed in the past for replacement buildings in this area.
2. It constitutes spreading development across the site.
3. It has increasing built form to that it replaces.
4. It has a potentially urbanising effect on the countryside by closing separation gaps.
5. It is considerably more intrusive into the landscape than the dwelling which it replaces.
6. The style of building is not in keeping with the area.

We would like to suggest the following ideas towards a possible compromise solution that we would be happy to consider.

1. The replacement property is sited such that the footprint of the new building includes the footprint of the building that it replaces. This we regard as essential.

2. The length of the building is reduced to 15metres. A large part of the area of existing dwelling (12m) is single storey, so a 3metre increase in overall length should allow for the 1.5x replacement floor area considering that the first floor accommodation is considerably increased as well.

3. A condition is applied preventing further development of any type on site. Note that there is not a garage on the site at present although the plan indicates one. This must be addressed.

4. The visually intrusive effect of the large white front area is reduced by requiring a colour change to that of dark construction.. This is in keeping with requirements made in relation to development in the past.

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3TH
16th September 2000

Ms. E. Circuit
Planning Department.
Wokingham District Council
Shute End.

Dear Ms Circuit,

Planning application P2000/1584 replacing Planning Application 99/170338/P: Broomfield, Lower Sandhurst Road.

We are very concerned that serious factual errors on the original plans (70338) have not been addressed. The replacement plans still show **the following errors** which **must be corrected:-**

- A building is shown dotted on the eastern edge of the property. It is annotated 'dotted line to indicate existing garage to be demolished.' **There is no building there and has not been one there for at least seventeen years. The repetition of this error on replacement plans is inexcusable.** Why have the architects not represented the site accurately on plans submitted? The area of this non-existent building must not be included in any 'replacement area' calculations.

- The plan shows only one tree on the eastern boundary. A second, equally old and important oak is also on the eastern boundary to the north of the tree shown. **This tree must also be shown and should be subject to protection.**

We note that the garage originally proposed has been removed. It is unusual of a house of this size not to have a garage and our concern is that application to build will be put in at a later stage. Precedent exists at Blackwater View restricting this type of increased size after allowed expansion. **We would want reassurance that conditions are to be applied that prevented any future application for outbuildings and that remove permitted development rights.**

We appreciate that this plan is for a site where there is already planning permission for a replacement dwelling granted in 1999 to Mr and Mrs Gulliver, the previous owners. **We would ask that this current plan is checked to ensure that the size is not greater that that already allowed.** We also have reservations, discussed later, as to the changed position of this proposal related to the permission previously granted

The above comments relate to the revised application. Despite the changes proposed, and even if the above is complied with, we still do not accept the proposals and as the plans have varied so little our original objections still stand. **We have serious reservations about this application that bring us to ask for its refusal in its current form**. These are based on the following planning requirements for development in the area. We believe that the length, repositioning of the property and the style of the property increase visual intrusion on the landscape to an unacceptable degree.

The current Local South East plan says of replacement buildings in rural areas

- **'where development is acceptable it will only be permitted if it is appropriate in scale, form, materials, design, character, to its location in the countryside and be consistent with other policies'.**

There are other related policies and guidelines in the 1990 plan to which the current plan refers:-

- **the size of the new development will not significantly exceed the existing property both in height and floor area.**

- **It is also a requirement that any new building *should not intrude* visually into the landscape to a greater extent than that existing.**

There is precedent in the road in that several properties in the area have been extended in past years and the extensions approved all have had to adhere rigorously to the above stipulations. When extending our own property, adjacent to Broomfield, we were required to remain within the size increase limitations and to keep the original roof line. When we later erected a stable block it replaced many old existing outbuildings and was required to be sunken and part painted brown to minimise intrusion. **It would seem be reasonable to expect that a replacement building close to us observed the appropriate restraints on intrusion, that we and other neighbours, have been *required to conform* to in order to protect the unique character of this area. This is defined in the Local Plan as being in an Area of Special Landscape Importance.**

Past planning decisions have been subject to development considerations that are, in addition, required by the Local Plan to be site specific. There are specific and contextual factors about this site which we believe are of importance and which should be taken into account in considering this application. We therefore turn to: -

The site itself and its immediate adjacent area.

Whilst most other properties on the lane have paddocks etc and extend to several acres, this site is one of the smaller plots being, we believe under one acre. It is on the corner of an unmade track classified as a RUPP and used as access to the National Trust property Finchampstead Ridges which is only several hundred yards behind the site to the North.

The houses in this lane are not of 'estate' type regularity in either size or regularity of positioning and this diversity is part of the character of the area. At this point in the Lower Sandhurst Road the adjacent properties form a knot of properties of traditional style very much related to each other in a way that is not so apparent at other points in the lane where they are more separated from each other. The 'track' and its adjacent houses around the bend form almost a separate little community within the lane. It is within this context that any new dwelling must fit.

The first point that we would make relates to the length of the proposed building in proportion to its site area and dimensions. The bungalow it replaces is 12m wide. The proposed replacement, being some 19metres, is almost twice as wide. The proposal is similar in length to some of the longest in the lane but these other houses are on very much larger and wider plots. It is for example ***5m.*** longer than our adjacent house for example, which is on a wide plot of some three acres. **The length of the proposed redevelopment is out of scale to the width of the plot width when related to other neighbouring properties**

The visual impact of this when viewed from the south is unacceptable

In addition to this increase in length it is proposed that the property is located in the centre of the plot. This takes in no part of the position of the current building that it replaces and increases the visual intrusion. The replacement house for which planning was allowed occupied the existing footprint and therefore we do not believe that this plan can be regarded as a modification to that existing approval. Other replacement dwellings in the lane have required the existing to be demolished and the new one erected over the existing footprint. (Mayfield was granted over the original footprint. A replacement at Honeysuckle Collage formerly Retreat' was refused when application was made to build in an alternative location on the site.)

Whilst understanding that the owners' hope may be to allow the existing property to be inhabited whilst the new one is built we do not believe that this is an acceptable planning consideration. Many new properties are erected whilst the owners live in portable accommodation. We would have no objection to the temporary siting of a mobile home during building works. **The replacement should be sited over the original footprint in line with local precedent.**

Moorgreen House and Hall Farm, two adjacent properties are some of the oldest in the lane, The 'olde worlde' character of the lane, which is in keeping with the designation of an Area of Special Landscape Importance' must be maintained. There is a paddock between us and Broomfield so, whilst we do not welcome having a property nearer to us, it is the effect on the character of the lane and the increased visual intrusion that considered to be of most important. **The proposal alters the spatial distribution of properties. The plan changes the focus of the plot from a house with a sizeable lawn to its left, to a large house surrounded by some garden**. This has detrimental effects and is also important to the effect of increasing visual intrusion.

The proposal is for a house that is not in keeping with neighbouring properties. There are some properties in the lane that are of more modern appearance, such as Hawthorns which stands alone. The Broomfield replacement must be correct for the plot on which it stands which is surrounded by properties of traditional design and materials. It must surely be required to conform to the same restrictions as those placed on ourselves and other neighbours in the past. Whilst appreciating that much of the veranda has been removed from the original proposal the style is still not in keeping with the area. The front, (southern) elevation, still has echoes of the very modernist style of the large Tescos Superstore at The Meadows, Camberley! The large light upright superstructure in the front increases further both the visual intrusion and the mismatch of the design with the area.

We believe therefore that the proposed modification still leaves an inappropriate replacement dwelling and therefore that the plan as shown is *unacceptable*, and should not

be granted for the following reasons:-

1. **It can not be regarded simply as a modification of the building originally agreed as a replacement dwelling as it is on a different part of the site. This is contrary to precedent relating to all other planning applications that have been allowed in the past for replacement buildings in this area.**
2. **It constitutes spreading development across the site.**
3. **It has increasing built form to that it replaces.**
4. **It has a potentially urbanising effect on the countryside by closing separation gaps.**
5. **It is considerably more intrusive into the landscape than the dwelling which it replaces.**
6. **The style of building is not in keeping with the area.**

We would ask you to reject this application as currently proposed. We do feel that a compromise design should and can be sought.

We would like to suggest the following ideas towards a possible compromise solution that we would be happy to consider.

1. The replacement property is sited such that the footprint of the new building includes the footprint of the building that it replaces. This we regard as essential.

2. The length of the building is reduced to 15metres. A large part of the area of existing dwelling (12m) is single storey, so a 3 metre increase in overall length should allow for the 1 .5x replacement floor area considering that the first floor accommodation is considerably increased as well.

3. A condition is applied preventing further development of any type on site. Note that there is not a garage on the site at present although the plan indicates one. This must be addressed.

4. The visually intrusive effect of the large white front area is reduced by requiring a colour change to that of dark construction.. This is in keeping with requirements made in relation to development in the past.

Thank you for your attention.

Yours sincerely

Anne and Jeremy Davies.

Date: 05 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1584

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

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

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

Case Officer: Simon Lewis

The new plans show the following: Revised scheme (omitting garage).

Comments are required by 26/09/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

CONDITIONAL APPROVAL

C122 (INSERT: Parking & Turning)
R122

ADAM COGGINS 06/09/00

Date: 05 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1584

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

Proposal: Proposed erection of replacement dwelling and demolition of existing dwelling.

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

Case Officer: Simon Lewis

The new plans show the following: Revised scheme (omitting garage).

Comments are required by 26/09/2000.

Should you have any queries regarding this application please contact the *case officer* Simon Lewis *on* (0118) 974 6454.

(RING ONE)

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

App No. F/2000/1584 (Planaps) / (Ludhouse) Date Rec.

Location: BROOMFIELD, LOWER SANDHURST RD, FINCHAMPSTEAD

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans REVISED SCHEME - (OMITTING GARAGE)

Drawing No's: 2022/P01A P02A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Objectors

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / ~~N~~ From

New Site Notice Y / ~~N~~

New Description REPLACEMENT DWELLING.

CASE OFFICER SL

Consultations Sent by Admin. on 05.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

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Our ref: 2022/00h24WDC/RA/tc

24th August 2000

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

REVISED PLAN
1584

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following our meeting at your offices yesterday please find enclosed 4 copies of our amended drawing nos 2022/P01A and P02A for your further consideration. You will note that the proposed garage has now been omitted from the application and I very much hope that you will now be able to take the scheme forward with a favourable recommendation.

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

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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Our ref: 2022/00g28WDC/RA/tc

28th July 2000

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

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following our telephone conversation today I confirm that I would be pleased to meet with you in your office to discuss the merits of the scheme and to confirm the floor areas of both the existing and proposed dwellings.

I am away from the office until week commencing Monday 14th August so I would be grateful if you could call next week to confirm a suitable time as soon as possible after this date.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
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MICHAEL VAUGHTON ASSOCIATES
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Fax: 01865 875275

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Our ref: 2022/00g27WDC/RA/tc

27th July 2000

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

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Following our telephone conversation yesterday please find attached revised sketch plans and elevations for your consideration. We have, as suggested, scaled down the extent of the veranda. In addition we have reduced the length of the lounge (and master bed/en suite) so that the internal floor area of the proposed new dwelling is now 232M^2 (excluding the garage). Therefore this is the same size as the approved scheme and, as stated in previous correspondence, of much higher quality in terms of its appearance and design. Moreover the approved scheme is much bulkier in terms of its form and massing because the first floor has a full height eaves and not a low eaves level, as with our proposal, which reduces the overall volume of the house.

If you are minded to approve this revised proposal then we can proceed with substituting the original drawings with amended copies. As discussed I look forward to hearing from you before tomorrow afternoon.

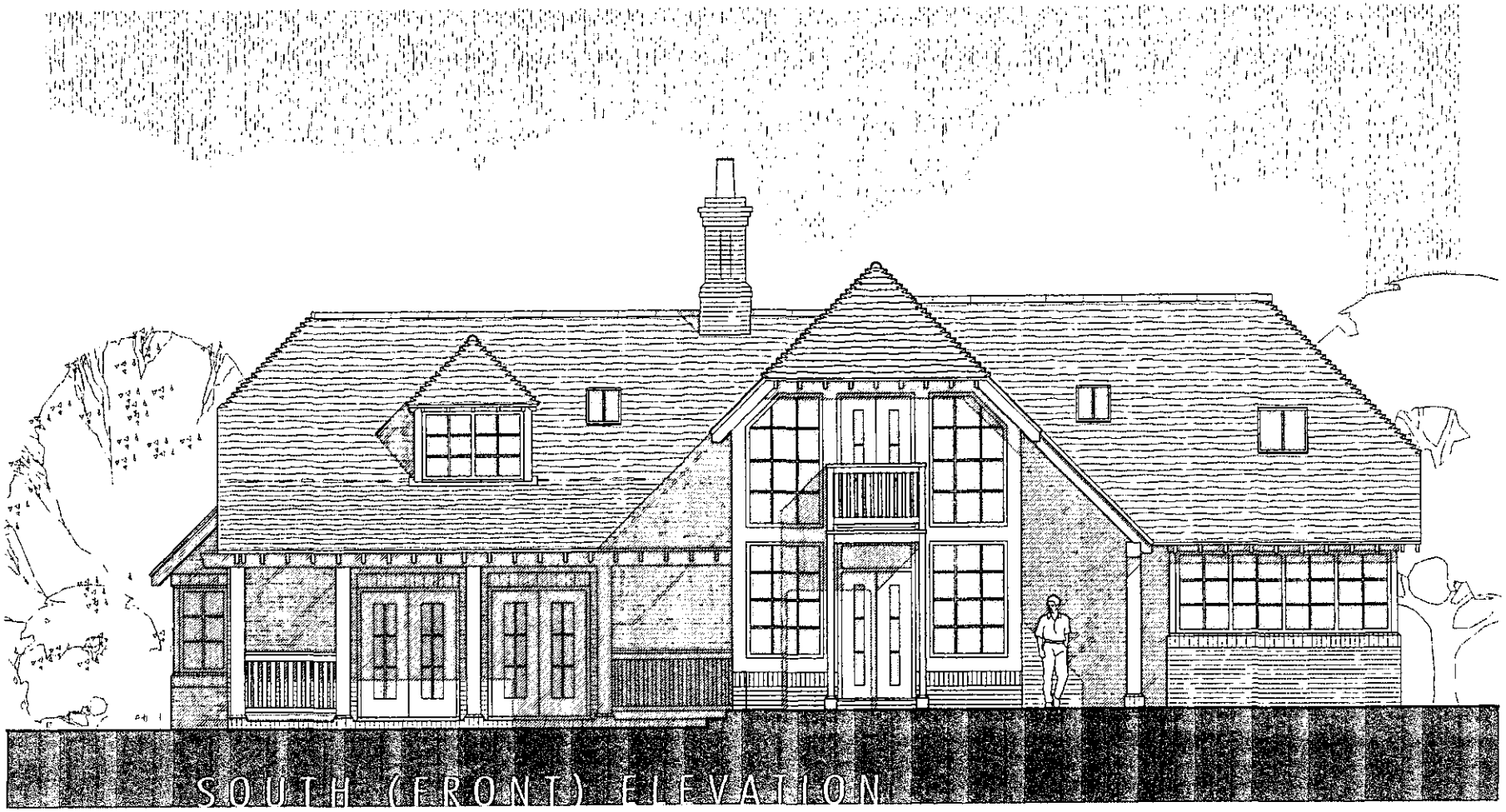
Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

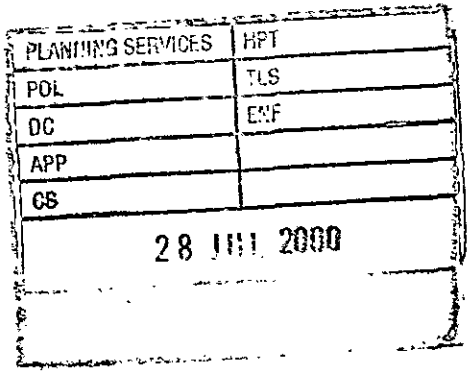
Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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



SOUTH (FRONT) ELEVATION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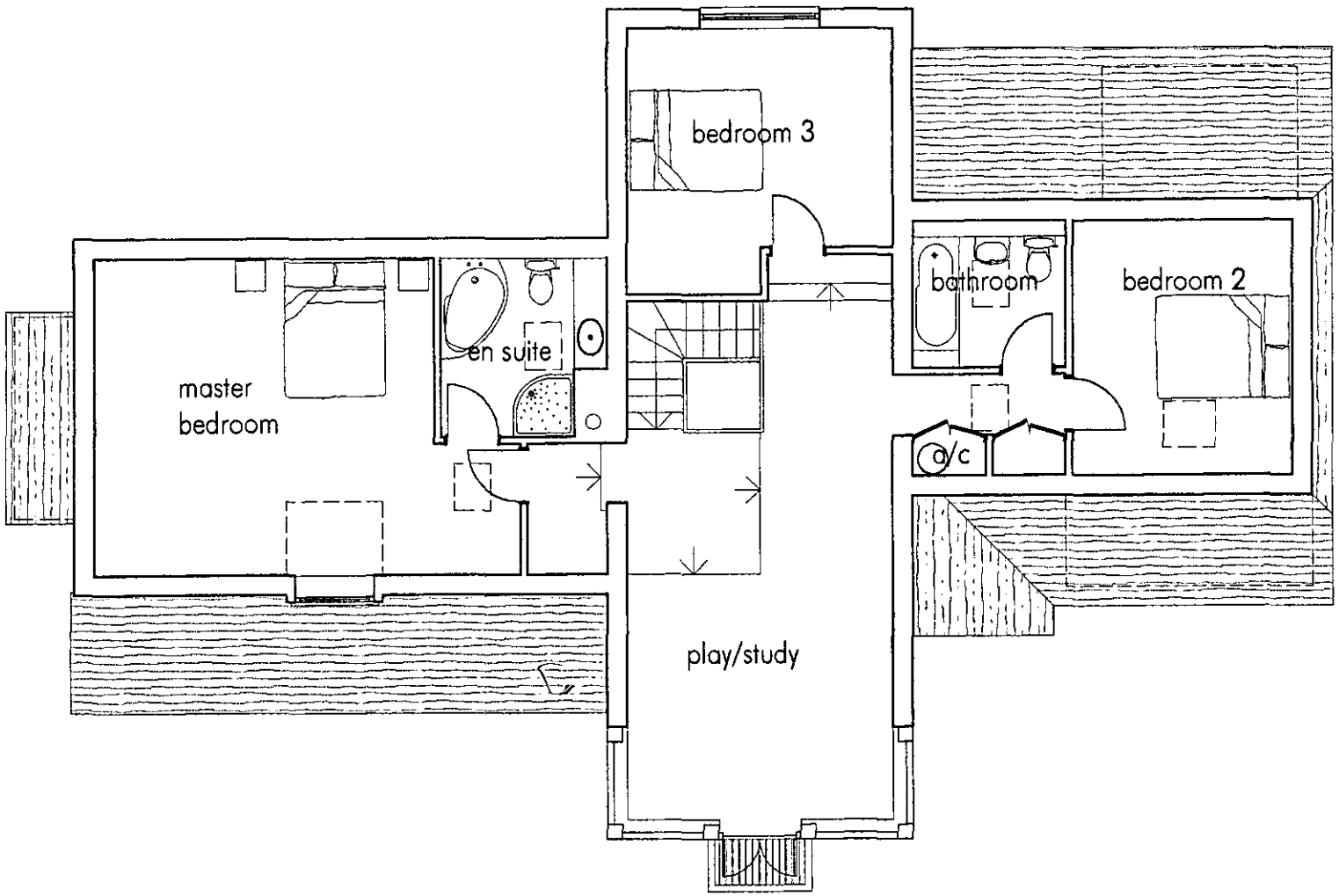
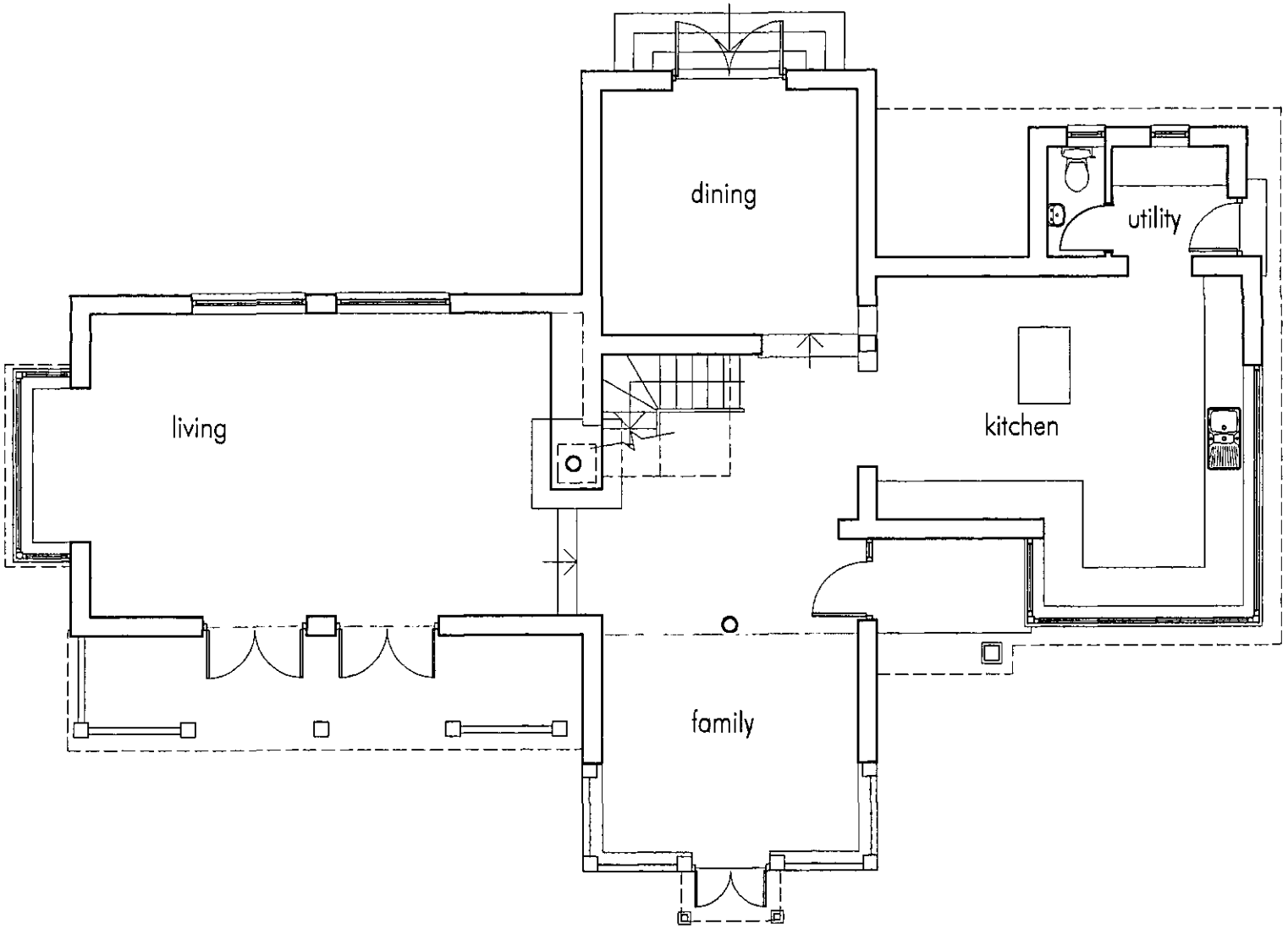
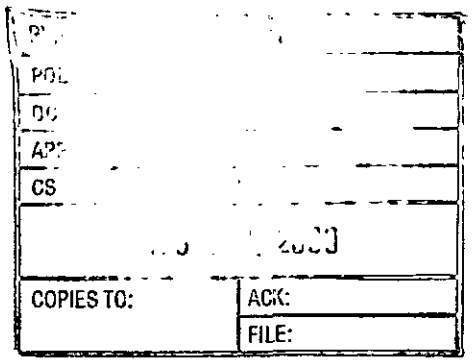


FIRST FLOOR PLAN

FIRST FLOOR PLAN



GROUND FLOOR PLAN



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MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

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Our ref: 2022/00g24WDC/RA/tc

24th July 2000

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

also faxed copy

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to my letter dated 10th July and my subsequent phone call I would be grateful if you could let me have some response as soon as possible. I will be away from the office from this weekend for 2 weeks and I am keen to report back to my client before I leave.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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MICHAEL VAUGHTON ASSOCIATES
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+ faxed copies received 10 + 11 July

Our ref: 2022/00g10WDC/RA/tc

10th July 2000

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

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our discussion last week it appears that the floor areas that we discussed seem at odds with those that I have calculated. These areas may well have detrimentally affected your view of the merits of the scheme. Therefore as a recap I would confirm that the area of the dwelling as proposed is by our calculations 269M2. This does not include the area under the veranda nor the garage which I will discuss later.

We have discussed and you have estimated that the size of the existing dwelling to be replaced (GIF 1st f the conservatory.) is approximately 130M2. This in fact conflicts with our calculations which are that the floor area of the existing bungalow is 155M2. The area of the approved replacement dwelling including the garage is, according to my calculations 231M2.

During our conversation I recall you had calculated that the area of the dwelling we propose to be 330M2 (excluding garage). Unless you have included the veranda area, which in any event is external and should not come into the equation, an error appears to have been made which has perhaps led you to believe that the proposal is much larger, relatively, than is the case? We have carefully re measured the floor area and calculate it to be 269M2.

Assuming our calculations are correct then the net increase in floor area of the revised dwelling is 38M2 and not 45M2 as stated in my letter of application dated18th May. Given that, in our opinion, the revised scheme is far more contextual in its design (please refer to comments in

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e-mail: info@michaelvaughton.com

the aforementioned letter) and is consequently consistent with Policy WBE1 which refers to the requirement for 'good contemporary design'.

Turning to the issue of the garage I would point out that during my pre application enquiry meeting with Elaine Connor she suggested that a double garage would be acceptable **in addition** to a dwelling of similar size to that approved providing it was at least 5M away from the house and therefore in accordance with the criteria laid down in respect of permitted development.

In view of the above I would be most grateful if you could reconsider the comments that you made in our conversation and come back to me as soon as possible so that we can discuss any modifications that may be necessary.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

TO: DEVELOPMENT CONTROL
Simon Lewis

FROM: Environmental Design

DATE: 11th July 2000

Location: Broomfield, Lower Sandhurst Road, Finchampstead.

Proposal: Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling.

Application Number: F/2000/1584

In response to your consultation dated 6th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The applicant should be aware of the need to protect the trees on site, and particularly the large mature oak tree at the corner of the site, during the process of the works.

Patricia Green

Patricia Green
Landscape Consultant

01865875275



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

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Our ref: 2022/00g07WDC/RA/tc

7th July 2000

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

FAO Mr S Lewis

Dear Mr Lewis,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our discussion earlier today I confirm that, in the light of your current views towards the proposal, I would be grateful if you could hold the application in obeyance whilst I discuss any amendments that my client may wish to make prior to determination.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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e-mail: info@michaelvaughton.com

Recd 11.05AM 29.6.00

Moor Green House,
Lower Sandhurst Road,
Finchampstead, Berks.
RG40 3TH
Tel: 01252-873323

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28th June 2000

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir

Re Planning Application F2000/1584

We refer to the above planning application with respect to Broomfield, Lower Sandhurst Road, Finchampstead, and would like to express the following concerns which would be grateful if you would take into account. We have an immediate interest in this development as our property borders on the property in question and we have been residents here for a considerable number of years.

1. The area around Broomfield is an Area of Special Landscape Importance. We believe that the planning principle for this area is against development and only permits 'one-to-one' replacement up to a maximum of 1.5 x the original floor area including any garage. It is important that this principle is maintained in this case.

   Please note that there is no existing garage on the Broomfield site nor has there been in the twelve years that we have lived here, despite what any plans or maps may show to the contrary.

2. It is also important that this development, as with any development in this area, is in keeping with the existing environment in terms of scale, design, character and materials used. Many of the neighbouring properties date from two centuries ago or more. While it may not be practical to emulate in detail the style of these older buildings, some of the aspects of the South/Front elevation would appear to be less than harmonious, in particular the very considerable square footage of glass in the family and study/play rooms.

3. To minimise intrusion, the height of the building should be kept as low as possible, its position should be as shown on the current plans and not be allowed to be built any further back (which would be uphill and therefore raise the profile of the building), and the level of the site should not be raised in any way.

4. The property has two mature fine oak trees, not one as shown on the plans. These should both be protected by a Tree Protection Order.

5. Drift Lane, which lies to the eastern side of Broomfield, and which contains the current access point to the site, is a narrow track not made up nor suitable to carry heavy traffic and is much used by walkers and horses. Regulations should be imposed to ensure that, during building, Drift Lane cannot be used for access by the builders who should gain access to Broomfield directly from Lower Sandhurst Road.

6. Please confirm that the application will be listed for a full hearing rather than proceeding by devolved powers.

Yours faithfully,

Petra and Michael Johnstone

THE OLD THATCH,
DRIFT LANE,
LOWER SANDHURST ROAD,
FINCHAMPSTEAD,
BERKS. RG40 3TH
TEL/FAX 01252 873204
EMAIL rosemary@oldthatch13.freeserve.co.uk

21st June, 2000.

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The Chief Planning Officer,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.

Dear Sir,

Re: Planning Application in respect of
Broomfield, Lower Sandhurst Road,
Finchampstead, Berks- Application No: F2000/1584.

We refer to the above planning application submitted by Michael Vaughton Associates on behalf of Mr. And Mrs. Burgess for demolition of the existing bungalow and the erection of a replacement dwelling on the above site and would be grateful if the following points could be taken into account when reaching your decision.

1. The site layout plan is marked on the Eastern boundary with a rectangle and the note:-

   "dotted line indicates Existing garage to be demolished"

The plan therefore appears to show an existing freestanding garage on the Broomfield site and we can categorically say that from our knowledge of the nieghbourhood from 1974 and as neighbours since we purchased The Old Thatch in 1984 there has been no such garage, or foundations for a garage in existence as a site inspection will show.

2. The site dimensions of the new house seem exceedingly large based on the existing site and we wonder whether in calculating the increase in dimension for the proposed new house the floor area of the non-existant garage was, in error, taken into account.

3. Clearly any permission granted for the proposed new house must be limited to no more than 1.5 times the size of the existing building. We believe that being in an area of Special Landscape importance the planning principle is against Development and only permits " one to one" replacement up to a maximum increase of 1.5 in size including any garage.

4. We understand that the current Local plan provides for development only to be acceptable if it is appropriate in scale, form, materials, design and character and that it is consistent with its location in the countryside and with other policies and that in addition that permission should be refused if the proposal is "visually prominent" and that such prominence would adversely affect the character and special landscape quality of the area. We cannot believe that there would be any arguement that this area of Finchampstead has very special landscape and countryside qualities which should be taken into account to ensure that any development does not cause any intrusion to this sensitive area. Sadly the proposed replacement dwelling would by its very size and design be exceedingly "visually prominent" and would seriously affect the character and special landscape quality of the area.

5. The site plan only shows one mature oak tree on site whereas there are two – the one not shown lying to the side of the upper access of the site to Drift Lane on the eastern side. Both oaks are mature and healthy trees and must be protected.

6. The planning permission granted as a result of the earlier planning application in Respect of this site and with the benefit of which the existing applicants bought The site from the previous owner was specific in restricting the replacement Dwelling to an area not exceeding 1800 sq. ft. to include an integral garage. It Appears from the plans that this application envisages a much larger dwelling And the consent granted should be limited to the square footage previously permitted to include an integral garage.

7. Bearing No. 4 above in mind we would ask that careful consideration should be given to the following points:-

(a) The new development should be limited to 1.5 maximum to include any separate garage based on the size of the existing bungalow without any garage which it seeks to replace.

(b) No permission should be given to level of the site level being raised in any way.

(c) The proposed development would appear to increase the gallery/ loft space and height of the building considerably. The roof height should be kept as low as possible to cut down on intrusion in this sensitive area.

(d) We have no objection to the building being placed centrally on the site and facing and standing square to The Lower Sandhurst Road but the proposed replacement dwelling should not be allowed to be built any further back on the site than the existing Broomfield as to do so would once more cause additional intrusion.

(e) The house to have direct access to the Lower Sandhurst Road rather than the rather dangerous access off an unmade lane so near to a main road and bad bend, especially as the vehicle movements are to be increased as the result of a much larger replacement dwelling.

(f) Both mature oak trees as mentioned above should be protected by a Tree Protection Order to ensure their future life and growth prior to the commencement of any building or clearance on the site.

(g) Regulations to be imposed during building to ensure that Drift Lane which lies to the east side of Broomfield cannot be used by the builders and that all building access for clearance and construction be had from The Lower Sandhurst Road.

(h) The permission for the replacement dwelling to be limited to that granted a few months ago i.e. 1,800 sq. ft.

(i) If despite all the above you are minded to allow the application as sought then please confirm that the same will be listed for full hearing rather than proceeding by devolved powers.

We trust that any permission granted will protect this unique area.

Please notify us in detail of the decision in due course.

Yours faithfully,

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

FROM: Simon Lewis

DATE: 06 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1584

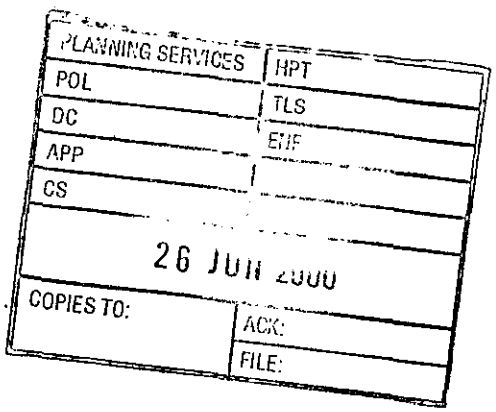
Proposal: Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling..

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

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

Your observations are required in respect of this application **by 30/06/2000** .

The Parish Council has no objections to this application.



SIGNED: CSC DATE: 23 JUN 2000

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 06 June 2000

Application Number: F/2000/1584

Proposal: Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

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

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

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC23 (parking, garaging & turning)
SR14.

Signed: A. Lindell **Print name:** A. LINDELL

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Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH

17th June 2000

Simon Lewis
Planning Department.
Wokingham District Council
Shute End.

Dear Mr Lewis. F/2000/1584

Planning Application 99/70338/F: Broomfield, Lower Sandhurst Road.

We would like to express concern about certain incorrect details on the plan of the site which may significantly affect the application. These are:-

- A building is shown dotted on the eastern edge of the property. It is annotated 'dotted line to indicate existing garage to be demolished.' There is no building there and has not been one for as long as we can remember. This error is not acceptable and we would like this discrepancy corrected. It is important in later considerations. We would expect that in designing a house for such a sensitive area the architects visited the property and represented the site accurately on plans submitted.

- The plan shows only one tree on the eastern boundary. A second, equally old and important oak is also on the eastern boundary to the north of the tree shown. This tree must also be shown and should be subject to protection.

We would like the following observations on the above planning application to be considered:-

We appreciate that this plan is for a site where there is already planning permission for an existing house. We would ask that this current plan is checked to ensure that the size is not greater that that already allowed. We also very much appreciate that this plan shows a property of less height, and of materials more suited to the area, than the flints of the previous application. This is to be welcomed.

We do however have serious reservations about this application that bring us to ask for its refusal in its current form. These are based on the following planning requirements for development in the area. We believe that the length, repositioning of the property and the style of the property increase visual intrusion on the landscape to an unacceptable degree.

The current Local South East plan says of replacement buildings in rural areas

- '.. where development is acceptable it will only be permitted if it is appropriate in scale, form, materials, design, character, to its location in the countryside and be consistent with other policies'.

There are other related policies and guidelines in the 1990 plan to which the current plan refers:-

- '... the size of the new development will not significantly exceed the existing property both in height and floor area.

- It is also a requirement that any new building should not intrude visually into the landscape to a greater extent than that existing.

There is precedent in the road in that several properties in the area have been extended in past years and the extensions approved all have had to adhere rigorously to the above stipulations. When extending our own property, adjacent to Broomfield, we were required to remain within the size increase limitations and to keep the original roof line. When we later erected a stable block it replaced many old existing outbuildings and was required to be sunken and part painted brown to minimise intrusion. It would seem be reasonable to expect that a replacement building close to us observed the appropriate restraints on intrusion in order to protect the unique character of this area, which is defined in the Local Plan as being in an area of Special Landscape Importance.

Past planning decisions have been subject to development considerations that are, in addition, required by the Local Plan to be site specific. The most recent decision concerns Mayfield where a larger house, of similar length to that now proposed, was allowed. This decision however was related to the large plot size and its previous history. The house it replaced was demolished and reconstructed over the previous house footprint. This in effect means that whilst accepting the overall policy rulings it is considered that what may be relevant at a particular site ***may not be assumed to set precedent***. Each site must be viewed uniquely. We therefore turn to: -

The site itself and its immediate adjacent area.

Whilst most other properties on the lane have paddocks etc and extend to several acres, this site is one of the smaller plots being, we believe under one acre. It is on the corner of an unmade track classified as a RUPP and used as access to the National Trust property Finchampstead Ridges which is only several hundred yards behind the site to the North. At this point in the Lower Sandhurst Road the adjacent properties form a knot of properties very much related to each other in a way that is not so apparent at other points in the lane where they are more separated from each other. The 'track' and its adjacent houses around the bend form almost a separate little community within the lane. It is within this context that any new dwelling must fit.

The first point that we would make relates to the length of the proposed building in proportion to its site area and dimensions. This would seem to be excessive when related to other neighbouring properties. The proposed house itself is some 20metres long. This is 5m. longer than our adjacent house for example, which is on a wide plot of some three acres. The proposal is similar in length to some of the longest in the lane but these other houses are on very much larger and wider plots. ***The length of the proposed re-development is out of scale to the width of the plot width***. The bungalow it replaces is 12m wide so in width alone the property is almost twice as wide.

No garage exists at present and an extremely large and high detached double garage is proposed which whilst set back is still extra visual development. We estimate that viewed from the south the length of 'perceived developed length' that would be visible, composed of garage and house, is some 35m on a plot width of 55m The length of the

proposed house and garage represents a 290% increase over what is current, and the percentage of buildings frontage to site frontage correspondingly increases from 21% to 63%. ***The visual impact of this when viewed from the south is unacceptable.***

In addition to this increase in length it is proposed that the property is located in the centre of the plot. This takes in no part of the position of the current building that it replaces and increases the visual intrusion. Whilst understanding that the owners' hope may be to allow the existing property to be inhabited whilst the new one is built we do not believe that this is an acceptable planning consideration. Other replacement dwellings in the lane have required the existing to be demolished and the new one erected on the current site. Many new properties are erected whilst the owners live in portable accommodation. We would have no objection to the temporary siting of a mobile home during building works.

We understood from a very brief conversation with the owners, prior to their purchase, that a possible alternative building to that already approved might be a 'barn type' style. This would have been welcome if the size, scale, and materials. had been in keeping. What has been proposed can hardly be thought of as a barn except perhaps in its hipped roofline. The effect of mass is further increased by the covered veranda around much of the house. This adds considerably to the perceived area. The style is not in keeping with the area at all and immediately brought to mind the very modernist style of the large Tesco Superstore at The Meadows, Camberley! The large white upright superstructure in the front increases further both the visual intrusion the mismatch of the design with the area.

The proposal is for a house that is unusual and may be in keeping elsewhere. We believe however that it is inappropriate as a replacement dwelling as proposed and therefore that the plan as shown is unacceptable, and should not be granted for the following reasons:-

1. It constitutes spreading development across the site.
2. It has increasing built form to that it replaces.
3. It has a potentially urbanising effect on the countryside by closing separation gaps.
4. It is considerably more intrusive into the landscape than the dwelling which it replaces.
5. The style of building is not in keeping with the area.

We would ask you to reject this application as currently proposed. We do feel that a compromise design should and can be sought. Some ideas and considerations towards this outcome are attached.

Thank you for your attention.

Yours sincerely

Anne and Jeremy Davies.

2. ATTACHMENTS : (1) Proposed compromise suggestions
(2) Photograph of Tesco to show similarity.

Planning Application 99/70338/F: Broomfield, Lower Sandhurst Road.

We would like to suggest the following ideas towards a possible compromise solution that we would be happy to consider.

1. The replacement property is sited such that the footprint of the new building includes the footprint of the building that it replaces. This we regard as essential.

2. The length of the building is reduced to 15metres. A large part of the area of current dwelling is single storey so a third increase in overall length should allow for the 1.5x replacement floor area.

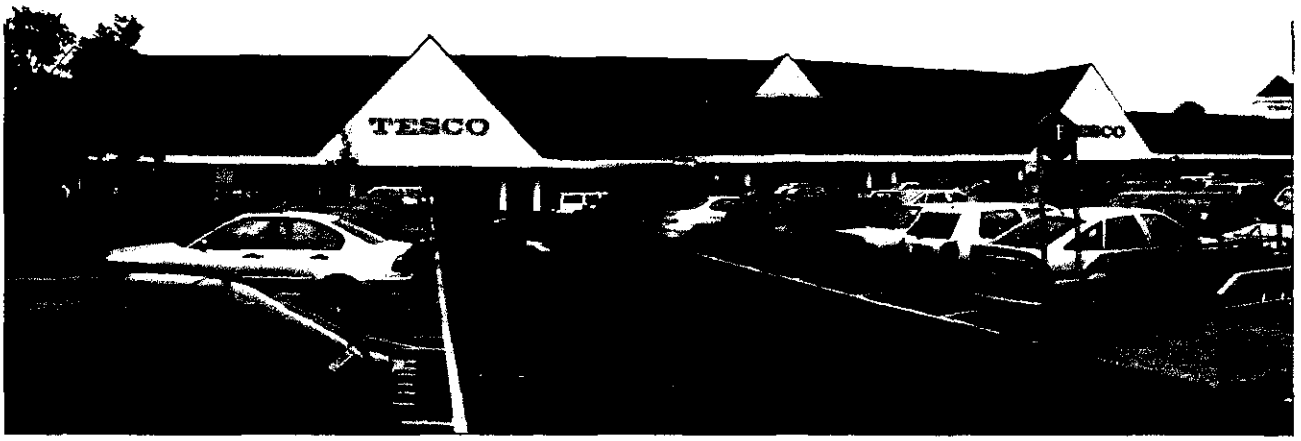
3. The extensive covered veranda around the property is reduced to decrease roof area.

4. The garage proposed is large in area and height. This should be reduced in size to be of average double garage size in area and height. Note that there is not a garage on the site at present that is being replaced.

5. The new garage is situated behind the dwelling so as not to be apparent as additional built form from the road.

6. The visually intrusive effect of the large white front area is reduced by requiring a colour change to that of dark construction. Consideration should be given to altering the colour of the veranda as well.

We very much hope that the above will be considered as an acceptable basis for compromise and we would be happy to discuss this. We have every wish that Mr and Mrs Burgess get a house that they are happy with. Equally we hope that this can be in keeping and harmony with the lovely natural and rural environment in which they have chosen to build it.



NB Note similarity in white centre front "domes" and pillars to covered walkway.

Simon

Dr. Hossack neighbour at Old Thatch, Lower S'hurst Road came in 19/6/00. (Duty)

The site plan is incorrect in as much as the garage shown to be demolished did exist, but was knocked down in the 70's. Hasn't existed since at least 1 ten.

(Said it couldn't be counted as floorspace).

Expressed general concerns re size, bulk, floorspace etc

[signature]

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

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_____

Signed _____

Received by Wokingham District Council

Application No: F/2000/1584

Proposal:
Proposed erection of replacement dwelling and detached double garage and demolition of existing dwelling.

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

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

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

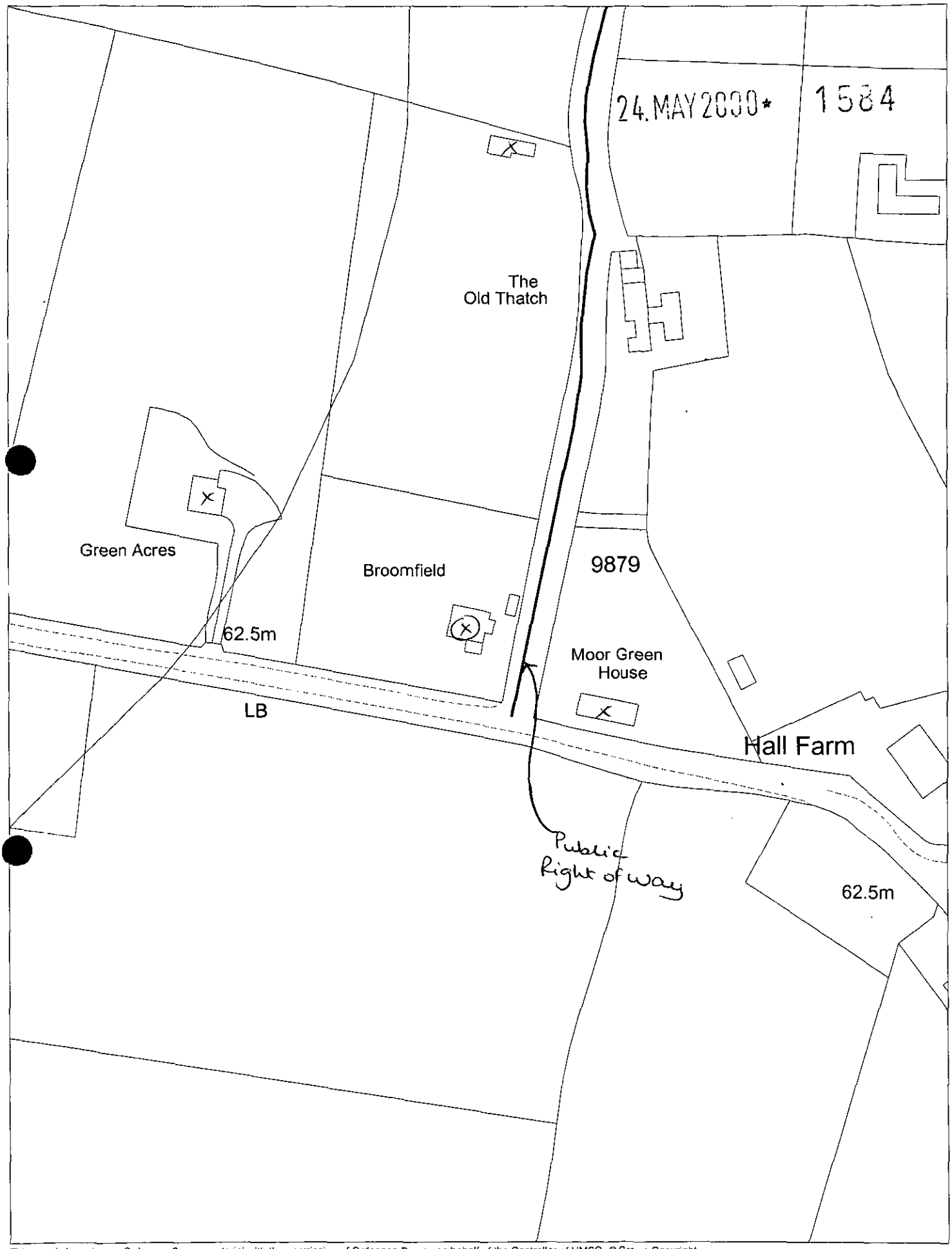
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 June 2000



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250

N
W E
S

(*) PRE-APP (*)

WOKINGHAM B.C. DEVELOPMENT CONTROL ATTACHED

Start date: 24 MAY 2000	Map No. 122 Site 0.20
Officer: SL	Application No. F/2000/1584
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

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

Location: BROOMFIELD LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch South.

6.6.2000.

Applicant: MR/MRS BURGESS

fee paid on 99/70338

Fee Received 190-00 Required 00-00? Additional ..... Refund [redacted]

(6)

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 : 6.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) Area of Special Landscape Importance ✓
(Trees)	(NK:) ✓
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
(Public Rights of Way)	(PA:) ✓
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (River Valley Policies Area Rural Area)

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N + Green Acres & house Sandhurst Rd .....

..... Moor Green House .....

..... The old Thatch, Drift Lane, " " .....

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

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

24.MAY2000* 1584

Our ref: 2022/00e23WDC/RA/tc

23rd May 2000

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

FAO Ms E Connor

Dear Ms Connor,

Re: Proposed erection of replacement dwelling at Broomfield, Lower Sandhurst Rd, Finchampstead.

Further to our meeting of the 28th April 2000 I am pleased to enclose 4 copies of our drawing nos 2022/P1, P2 and P3 together with a cheque to the sum of £190.00 all as required to complete a full planning application. I would be most grateful if a coloured set of the drawings could be issued to the Parish Council.

The application proposes the demolition of an existing dwelling and the replacement with a two storey dwelling and detached garage. The Council has permitted the replacement of this existing dwelling under application no 99/70338/F. The dwelling approved is approximately 7100mm high to ridge and has a floor area of some 185M2. We agreed at our meeting that the design of this house was to say the least unremarkable and did little to address the design principles as outlined in Policy WBE 1 of your Draft Local Plan.

The current proposal seeks to improve on the local context and make a positive contribution to the existing environment. Although we are proposing a larger dwelling in terms of its floor area, a net increase of 45M2, we feel that by careful siting and sensitive design the visual impact on the highway and the neighbouring properties will in fact be less than the approved scheme. This will be achieved in three ways;

1 Through the reduction of the principal ridge height by approximately 600mm;
2 Through bringing the eaves line down significantly thereby reducing the perceived height and bulk of the dwelling;

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

Consultant:
Michael J. Vaughton Dip Arch ARIBA

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

3 Constructing the dwelling with hipped and half hipped roofs that will blend more comfortably with its setting.

We would suggest that the proposal is consistent with the Councils continued reference to 'good design' and the requirement for the 'form and design to be sensitive to the location'. In addition we feel that the application is consistent with Government advice in PPG1 and PPG7 which refers to the importance of good design and the need to demonstrate that the proposal will enhance its setting.

We have discussed the replacement dwelling policy that I note is not included in the recent Draft Local Plan. As such, we would very much hope that the proposal will be judged against the design policies quoted above, which we feel is most essential, and not against an outdated policy.

In conclusion we feel that the current scheme is, in design terms, a far more positive application and that with the implementation of good quality materials, particularly the face brickwork and clay roof tile, this dwelling will mature into an attractive and integral part of the landscape.

I would be grateful if you could keep me informed of the applications progress in due course but in the meantime should you have any queries please do not hesitate to call.

Yours sincerely

Richard Anderson BA(Hons) Dip Arch ARIBA

Broomfield
ADDRESS LOWER SANDHURST ROAD PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU8062 (122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70338/F	Mr. & Mrs. Gulliver	Replacement Dwelling	13/10/99	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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
24.MAY2000* 1584

1.	APPLICANT'S NAME	MR & MRS G. BURGESS
	ADDRESS	BROOMFIELD, LOWER SANDHURST ROAD FINCHAMPSTEAD
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL VAUGHTON ASSOCIATES
	ADDRESS	RECTORY MEWS CROWN ROAD WHEATLEY
	POST CODE	OX33 1UL PHONE 01865 873936
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	BROOMFIELD LOWER SANDHURST RD FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED ERECTION OF REPLACEMENT DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.25 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2022/P01, P02 & P03

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.

BRICKWORK WALLS TO LA APPROVAL
CLAY PLAIN TILE ROOF
OAK OR SIMILAR APPROVED WINDOWS & DOORS

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.

AS EXISTING

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

AS EXISTING

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

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	/	*	/	*	/	*
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 [signature] ON BEHALF OF MR & MRS G. BURGESS DATE 23RD MAY 2000

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

24.MAY2000* 1584

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . MR & MRS G. BURGESS . . . . . .

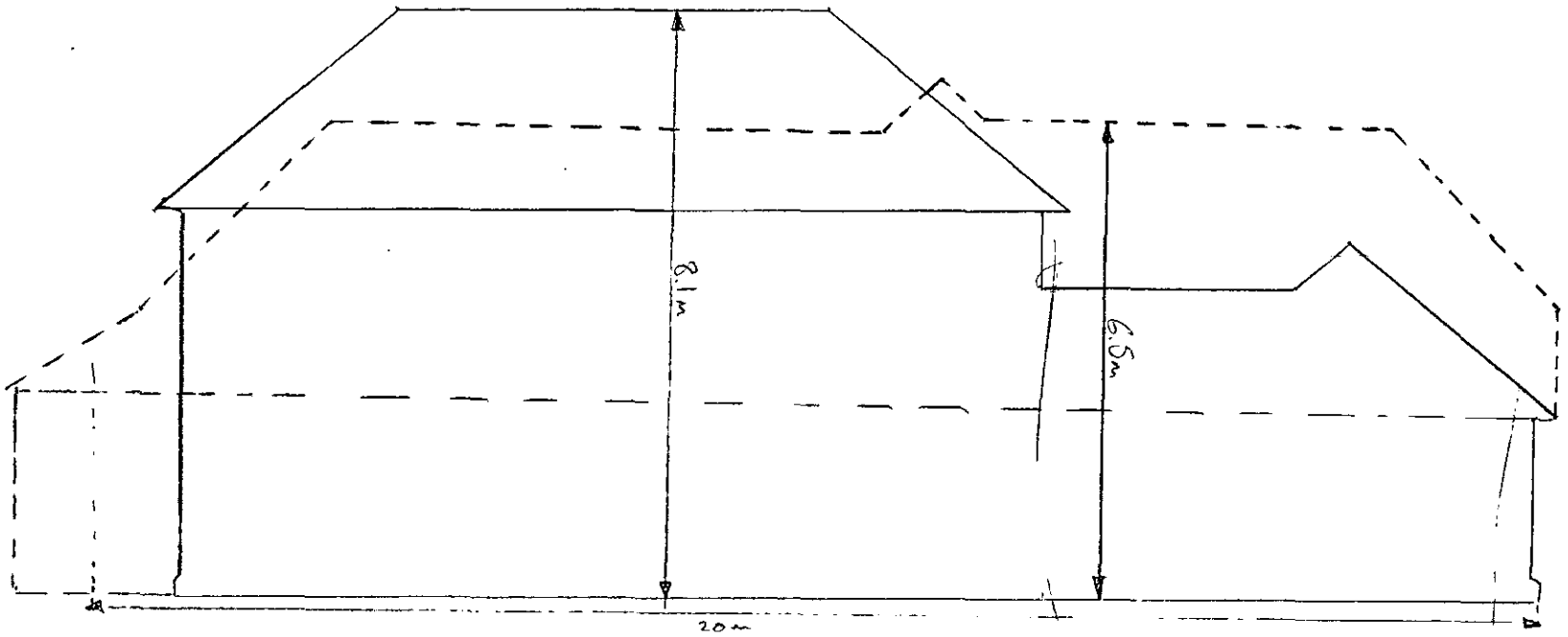
Date . . 23.5.2000 . . . . . .

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

SOUTH ELEVATION PROFILE.

—— APPROVED

- - - CURRENT PROPOSAL.

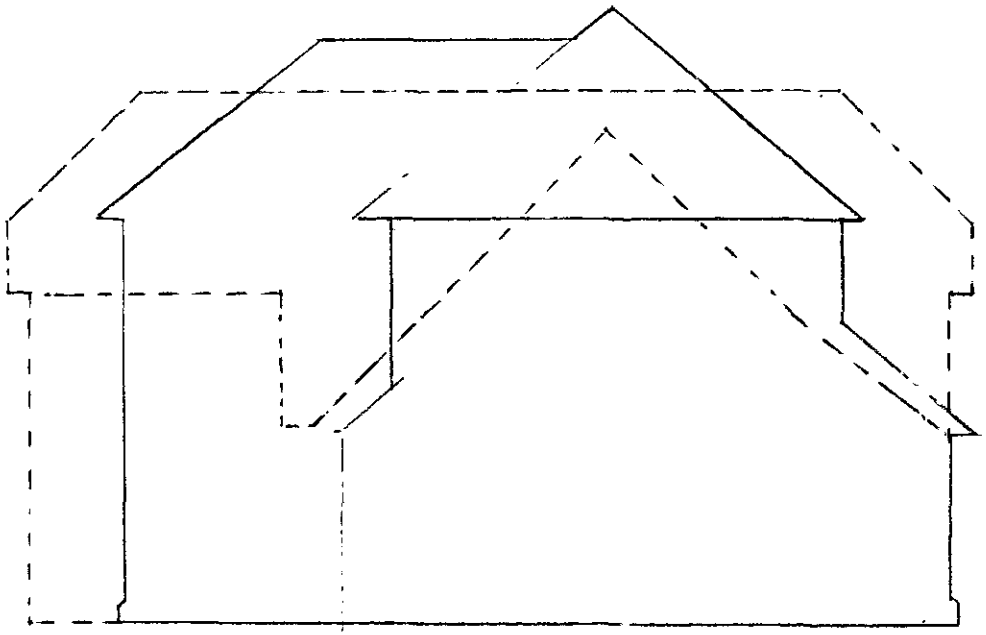


REMOVAL OF VERANDA?

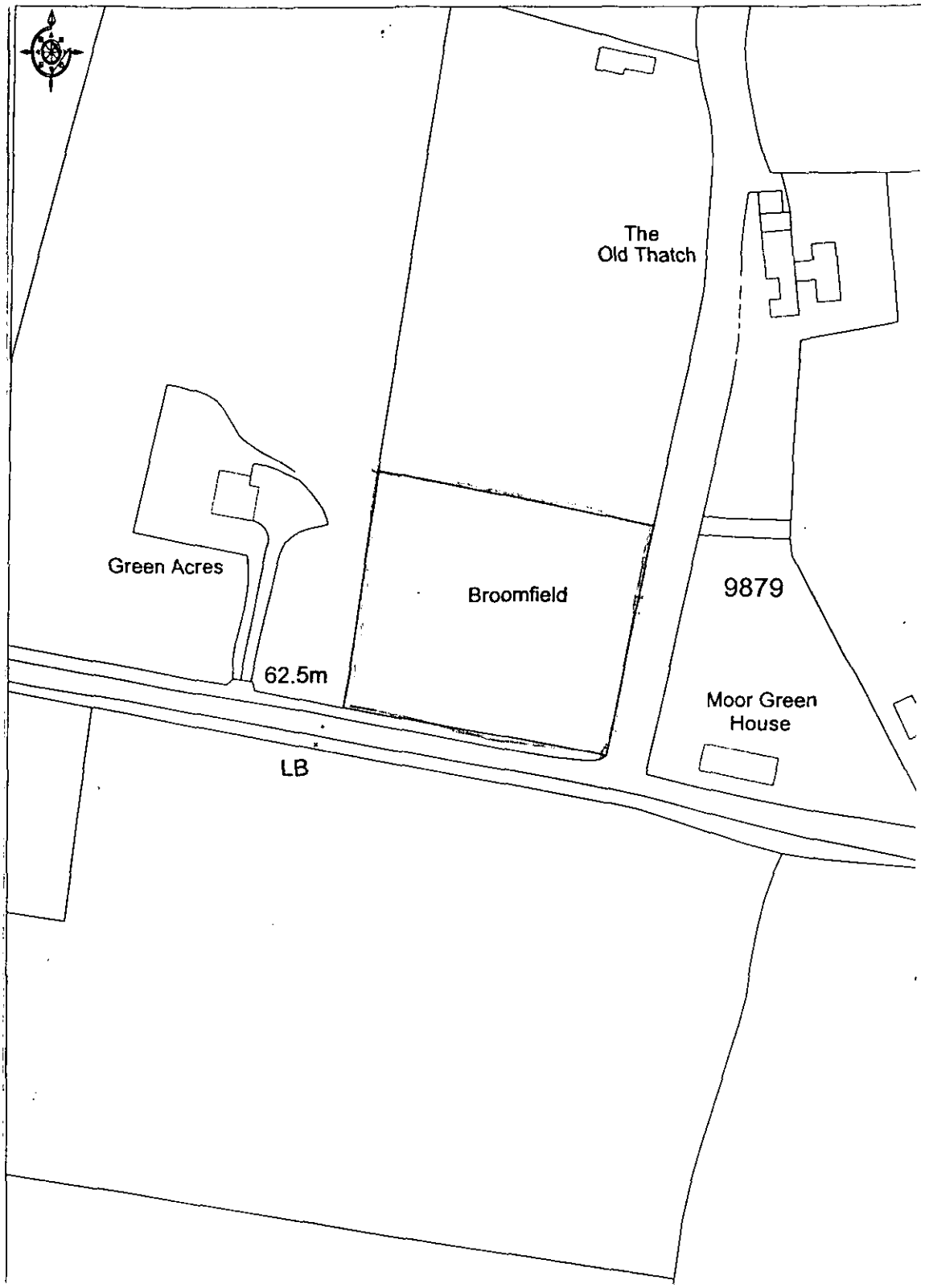
REMOVAL OF GARAGE?

REMOVAL OF ALL P.D RIGHTS?

EAST ELEVATION PROFILE



24.MAY2000* 1584



Michael Vaughton Associates

Rectory Mews Crown Road Wheatley Oxford OX33 1UL Tel: (01865) 875936

SCALE 1:1250

DATE

DRAWN

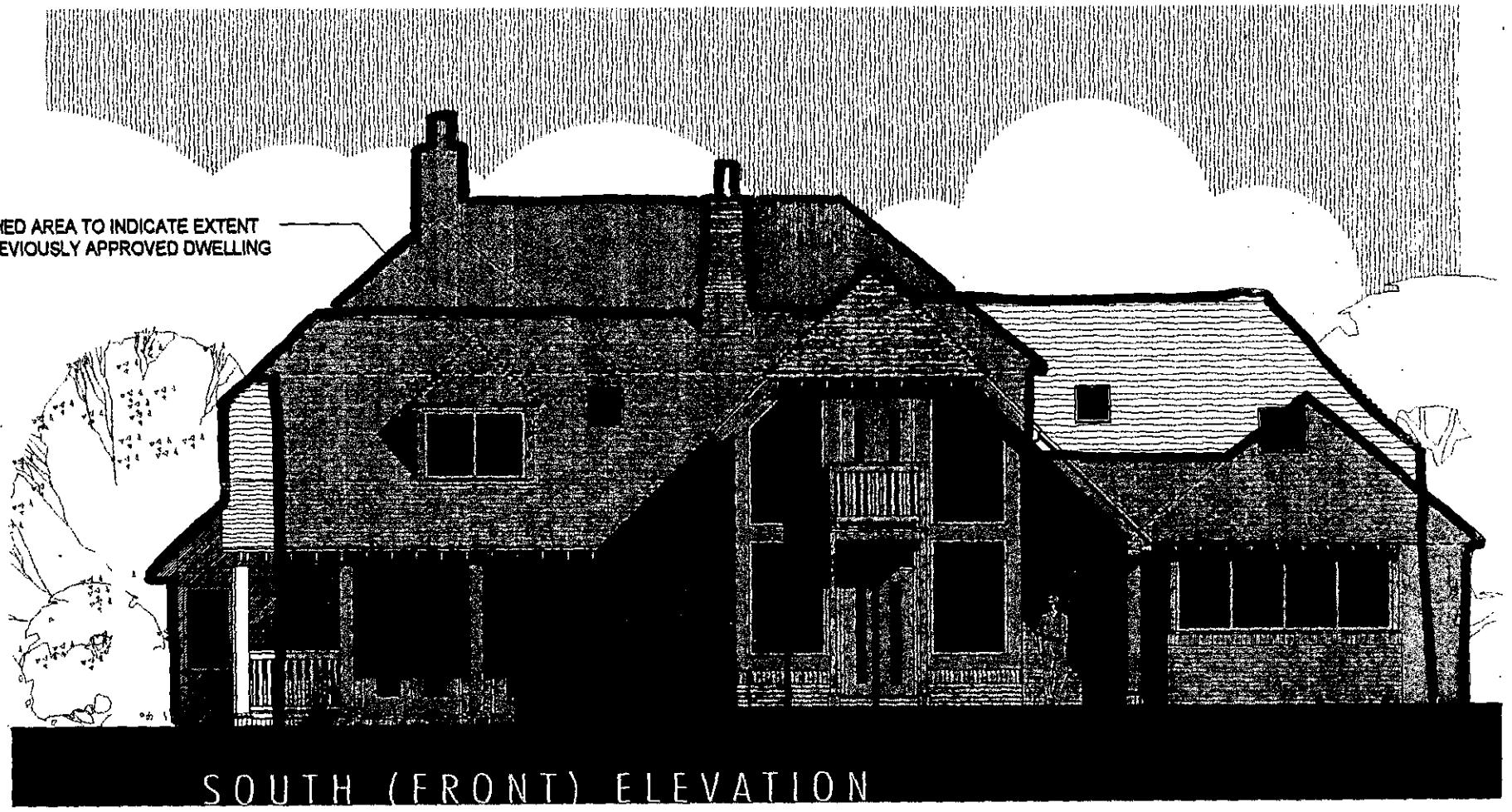
JOB 2022

TITLE LOCATION PLAN

NO.

REV

PROJECT
BROOMFIELD
LOWER SANDHURST RD FINCHAMPSTEAD



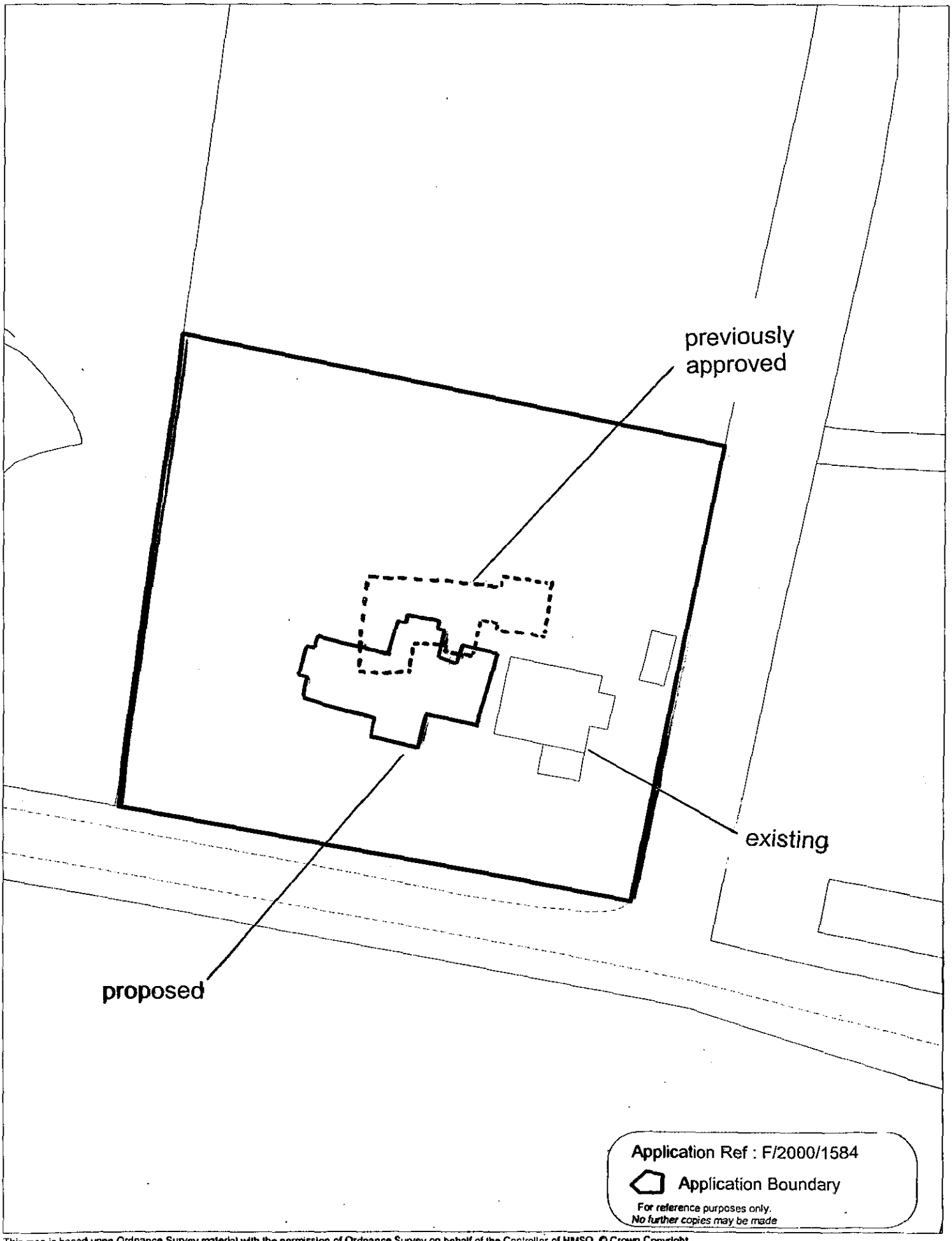
SOUTH (FRONT) ELEVATION

approved proposed

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

PROJECT
REPLACEMENT DWELLING, BROOMFIELD,
LOWER SANDHURST, FINCHAMPSTEAD

scale	1:100
date	8/11/00
drawn	AG
job	2022
client	MR & MRS BURGESS
drawing	PROPOSED FRONT ELEVATION
no.	2022-P04
rev	



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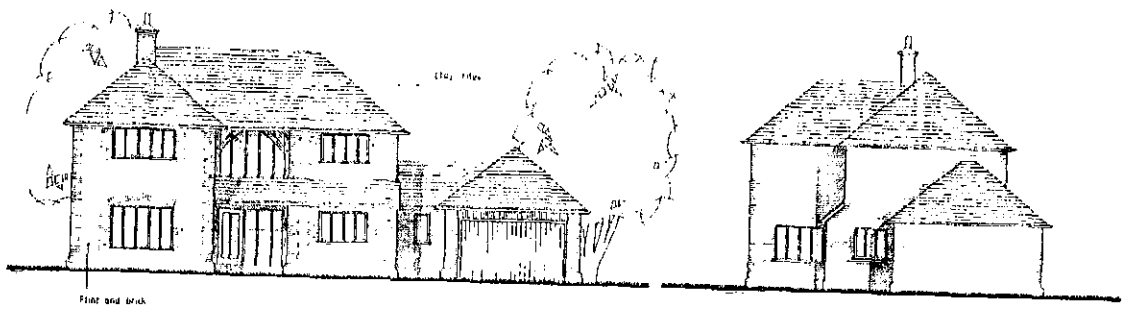
Development Control Section, Environmental Services, Wokingham District Council.
6 December 2000 Scale: 1 : 500

N
W E
S

All dimensions are to be checked on site before commencement of [illegible]
All details of dimensions relating to sub-contractors or suppliers [illegible]
be checked and agreed between the general contractor and the [illegible]
contractor or suppliers.

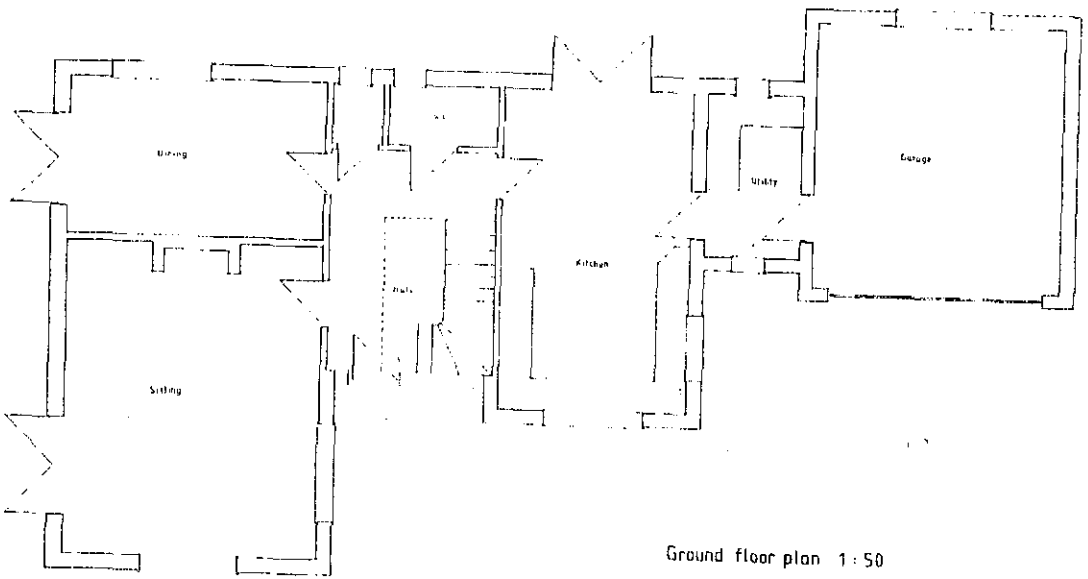
All foundation details to be finalised on excavation of foundation [illegible]
accordance with C.P. 2004 and B.S. 5119. Depths and type to be [illegible]
with Building Inspectors, bearing in mind the soil strata and site conditions.

70338
Approved
replacement dwell



South elevation 1:100

East elevation



Ground floor plan 1:50



Block plan 1:500

APPROVED

19 AUG 1999 · 70338

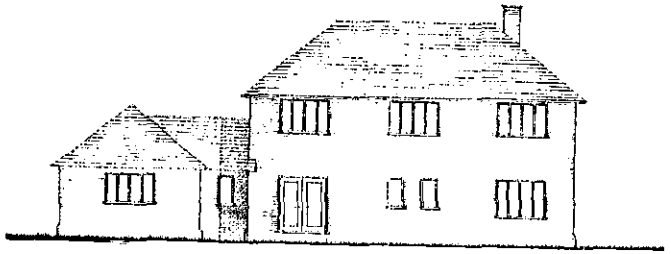
Proposed development Broomfield Fitchcomstead	DRG No 534 A
	SCALE
	DATE Jul 99
	DRAWN S
	CHECKED

Lane Fox

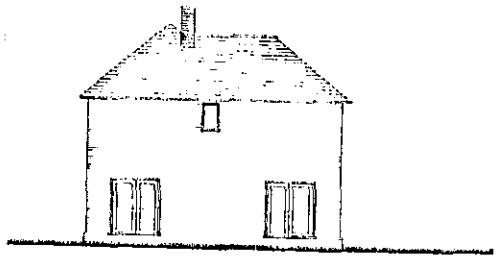
18 High Street,
Hastingwood
Ongar
GH27 7HT

Tel 01428 661077
Fax 01428 661093

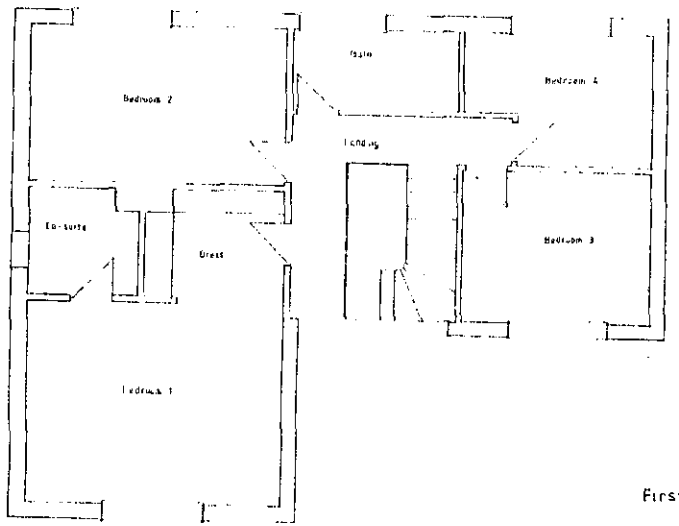
70338
Approved replacement dwelling



North elevation 1:100



West elevation



First floor plan 1:50

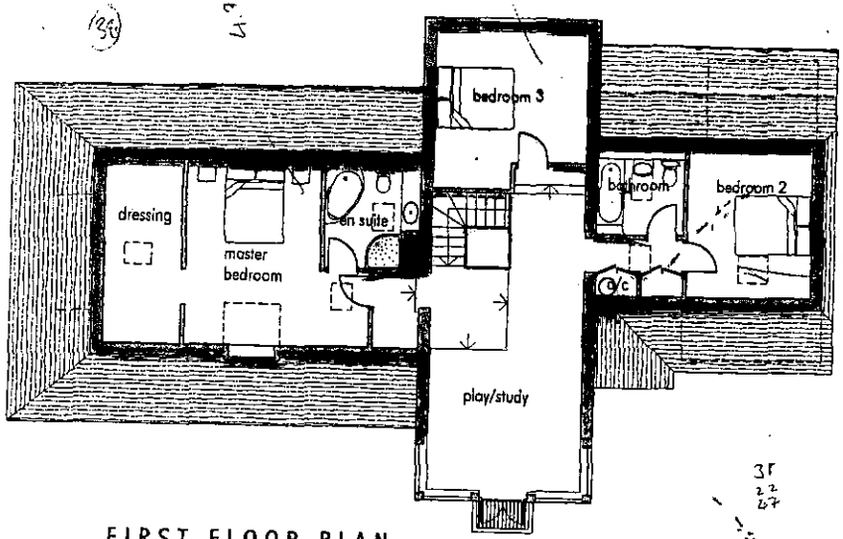
APPROVED

19 AUG 1999 70338

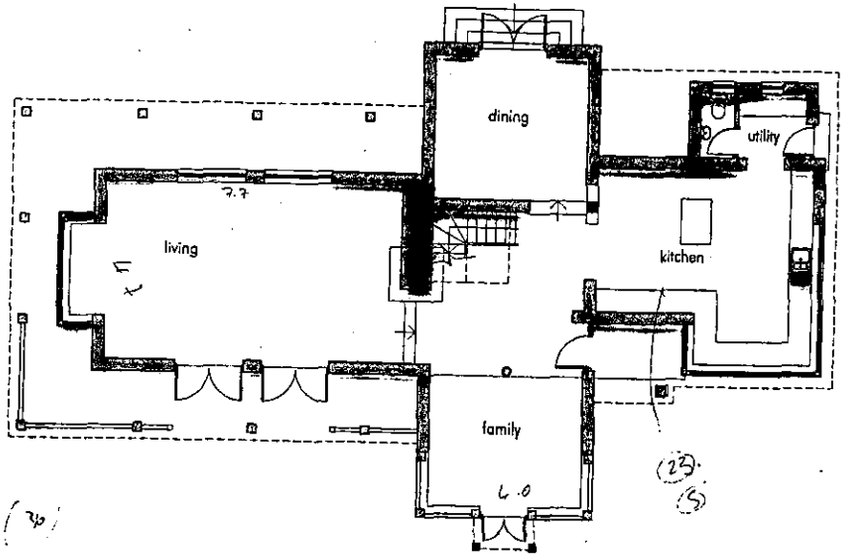
Proposed development
Broomfield

DRG No 534 b
SCALE
DATE Jul 99
DRAWN
CHECKED

Lane Fox
18, High Street
Haslemere
Surrey
GU27 2LA
Tel 01428 651077
Fax 01428 661893

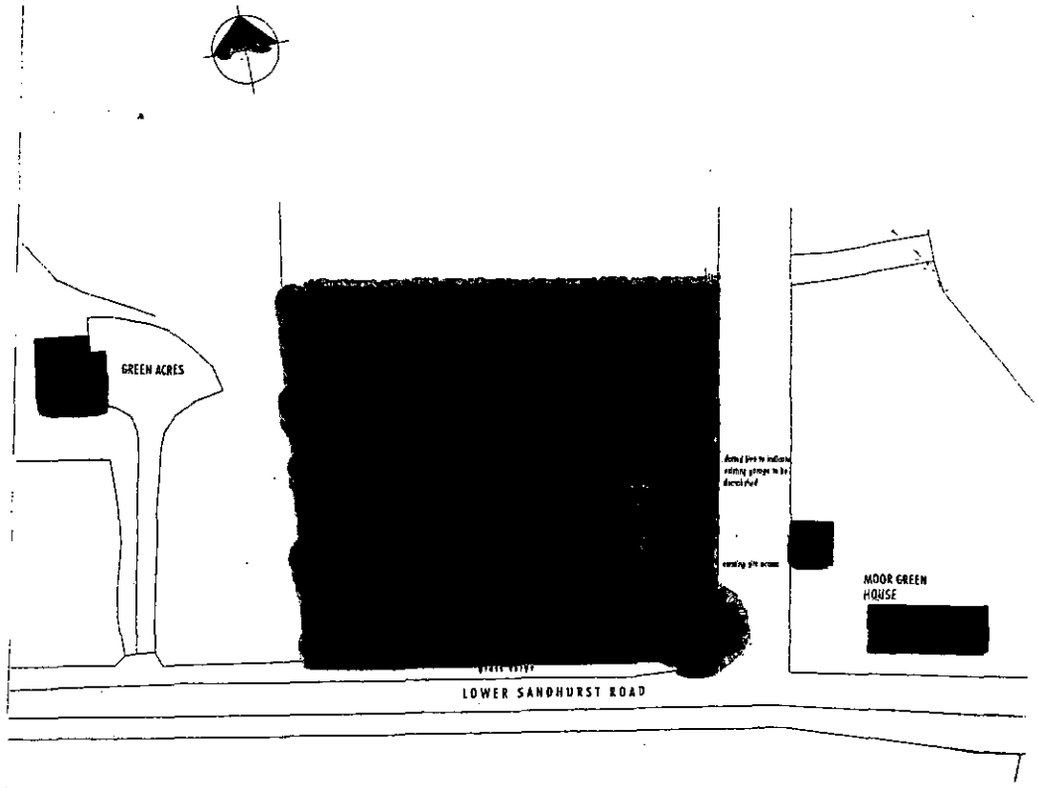


FIRST FLOOR PLAN



GROUND FLOOR PLAN

24 MAY 2000 1564



SITE PLAN

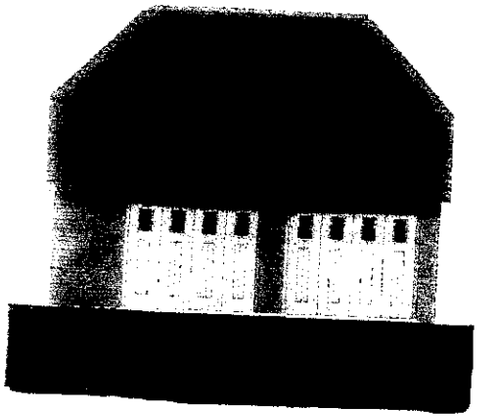
Superseded

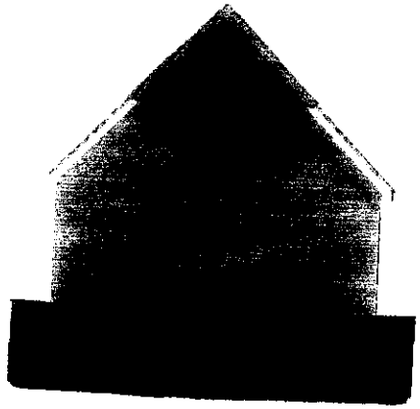
dimensions must be checked on site and
d scaled from this drawing
ior to implementation the proposals shown
hall be assessed by a Structural Engineer
d checked for compliance with the Building
egulations
e use in precise named location only
opyright reserved

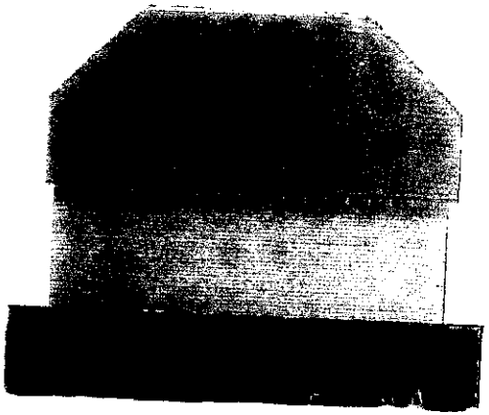
Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936	scale 1:100,500	client MR & MRS BURGESS	
	date 18/05/00	drawing SKETCH PLANS & SITE PLAN	
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG		
	job 2022	no 2022-P01	rev

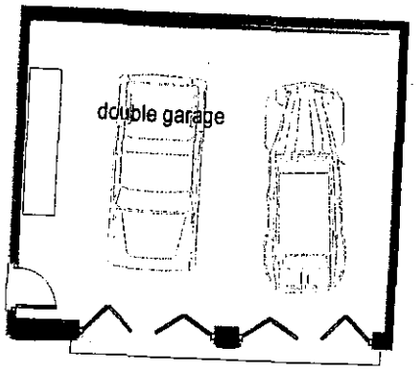
24 MAY 2000 1564











GARAGE PLAN

Superseded

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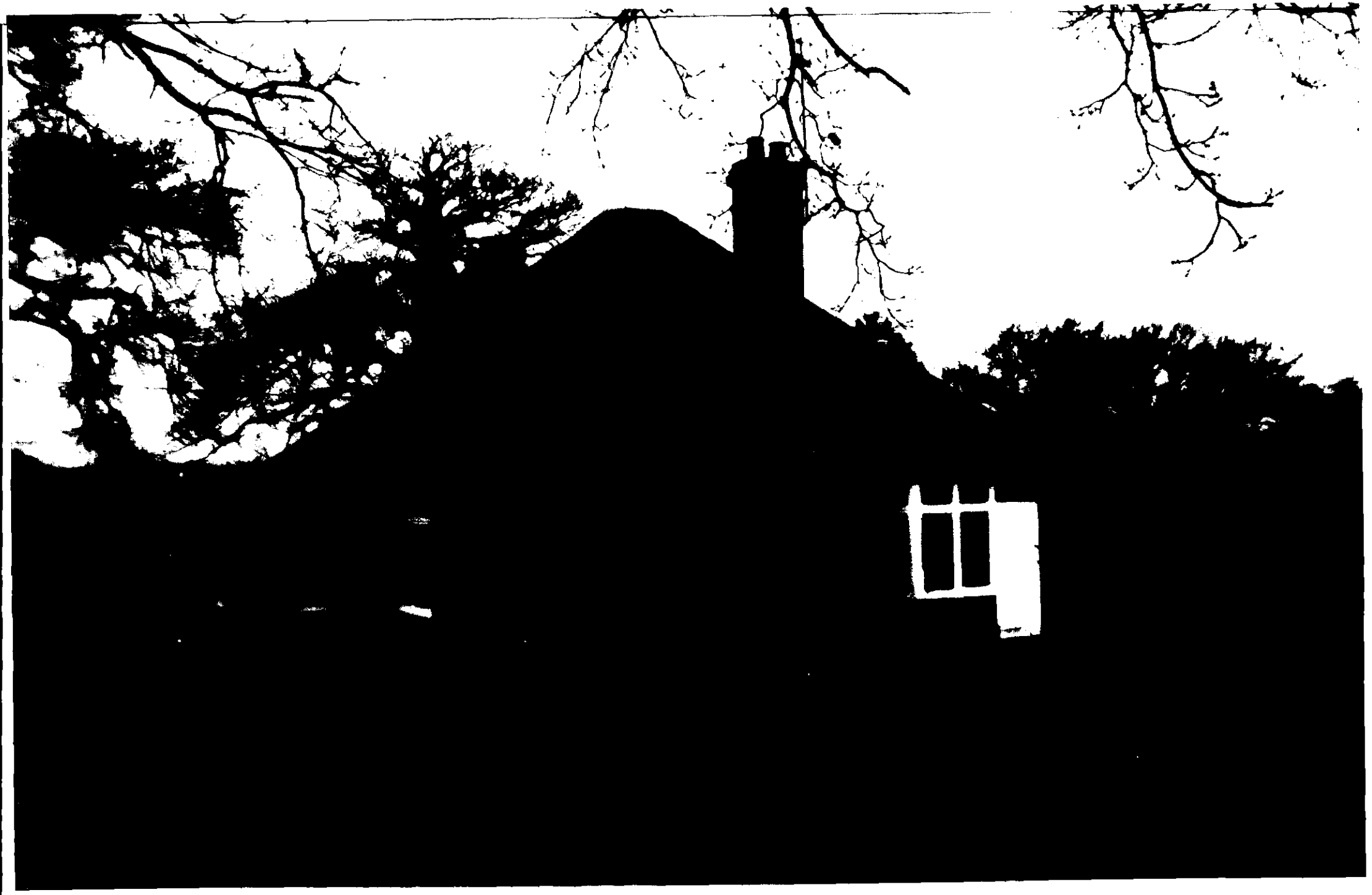
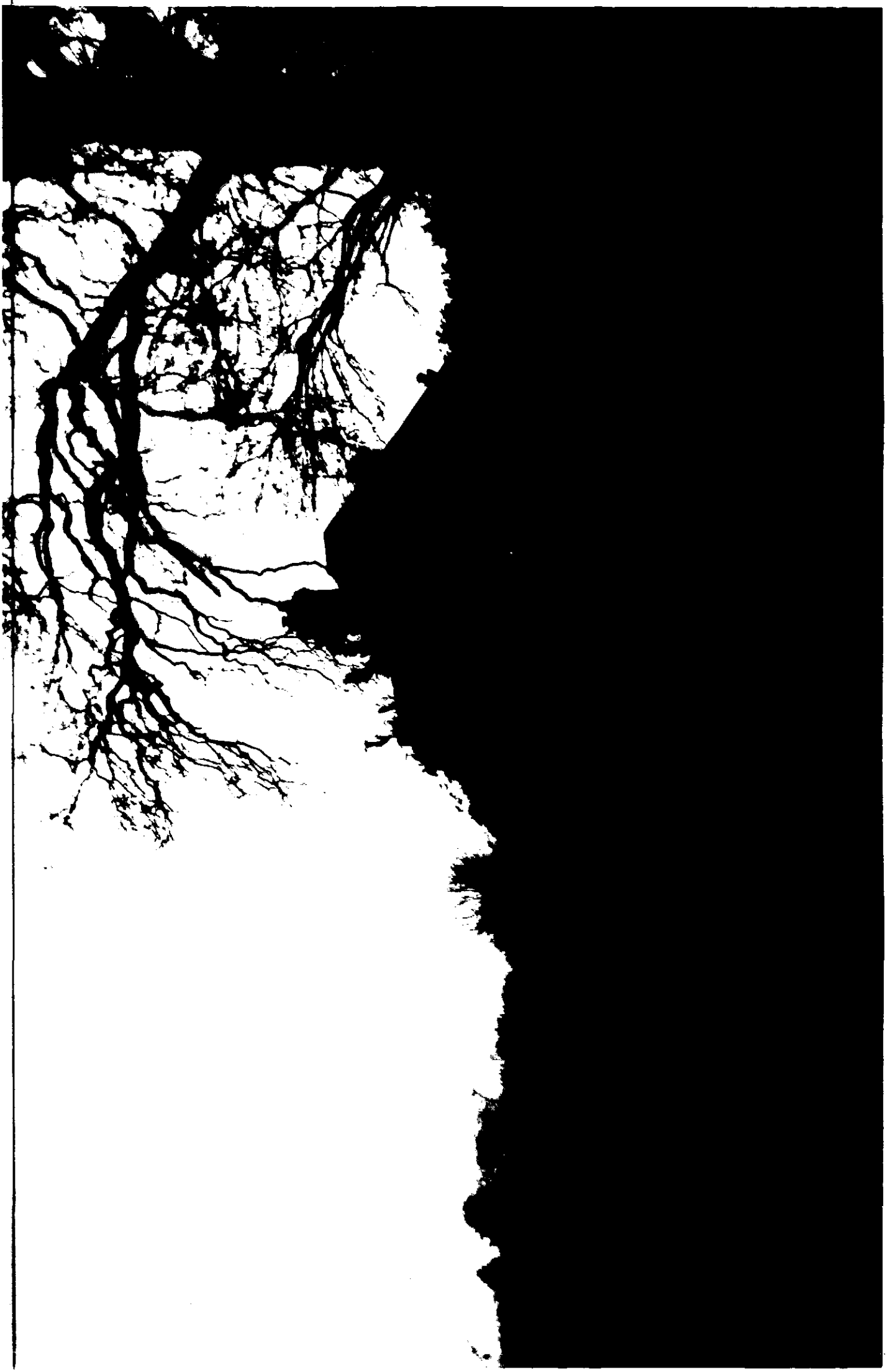
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

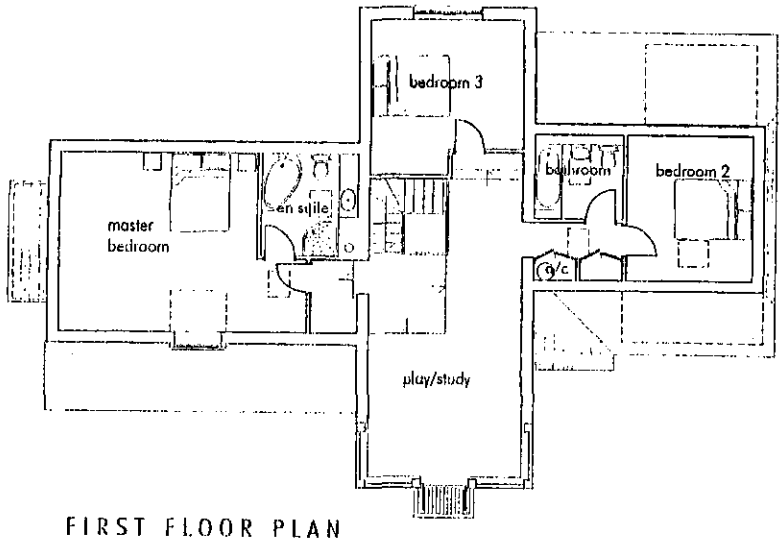
scale 1:100	client MR & MRS BURGESS
date 18/05/00	drawing PROPOSED DOUBLE GARAGE
drawn AG	
job 2022	no. 2022-P03 rev



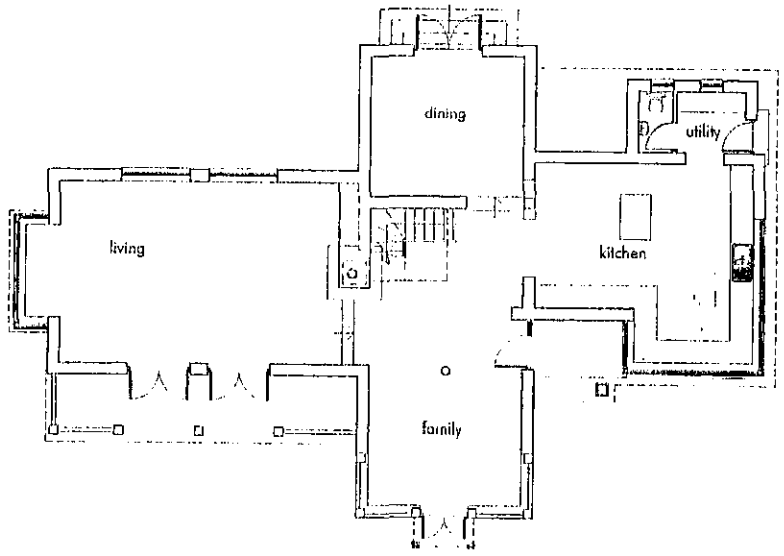




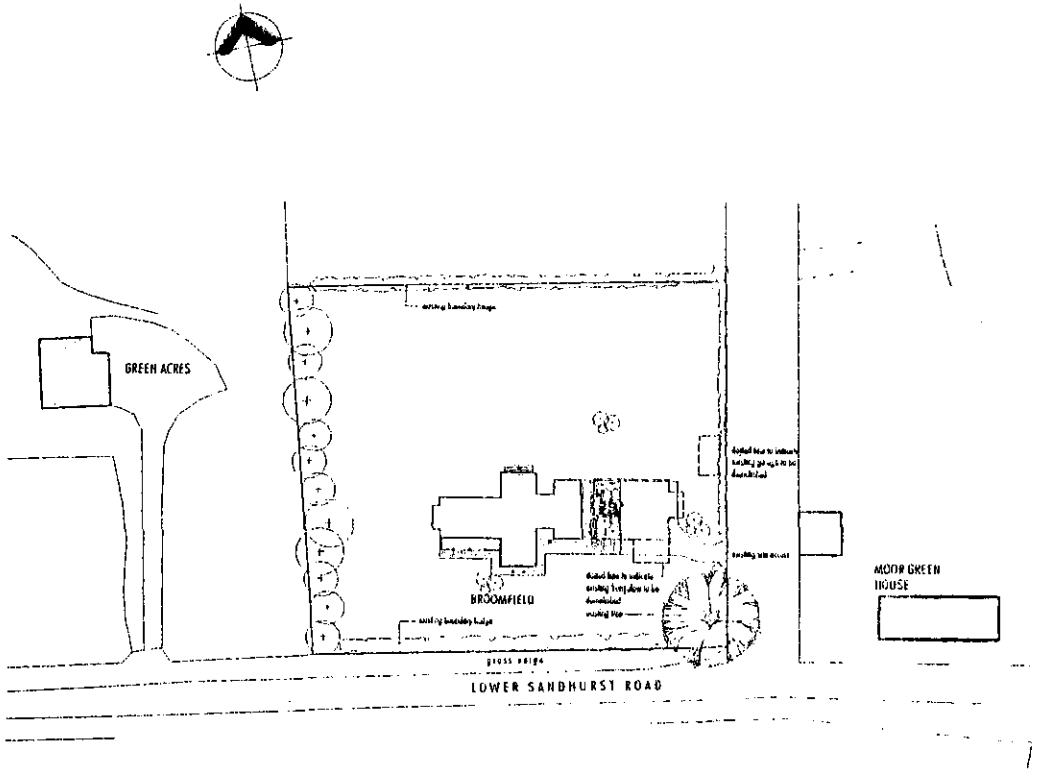




FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

PART 1 REGISTER

1584 1

REVISED PLAN

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REVISED PLAN

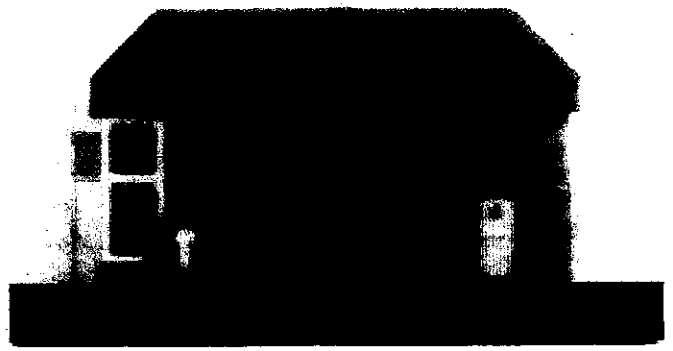
1584 1

A 24/05/00 verandah amended and storage/master bedroom reduced in length, double garage removed

Michael Vaughton Associates Rectory Mews, Crown Road, Wheatley, Oxon OX33 1UL. Tel (01865) 873936	scale 1:100,500 date 18/05/00	client MR & MRS BURGESS
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD	drawn AG job 2022	drawing SKETCH PLANS & SITE PLAN no 2022-P01 rev A

Drawing 2022 - 001a dim was printed on 24 August 2000 at 15:51:06









24 MAY 2005 1564

Superseded

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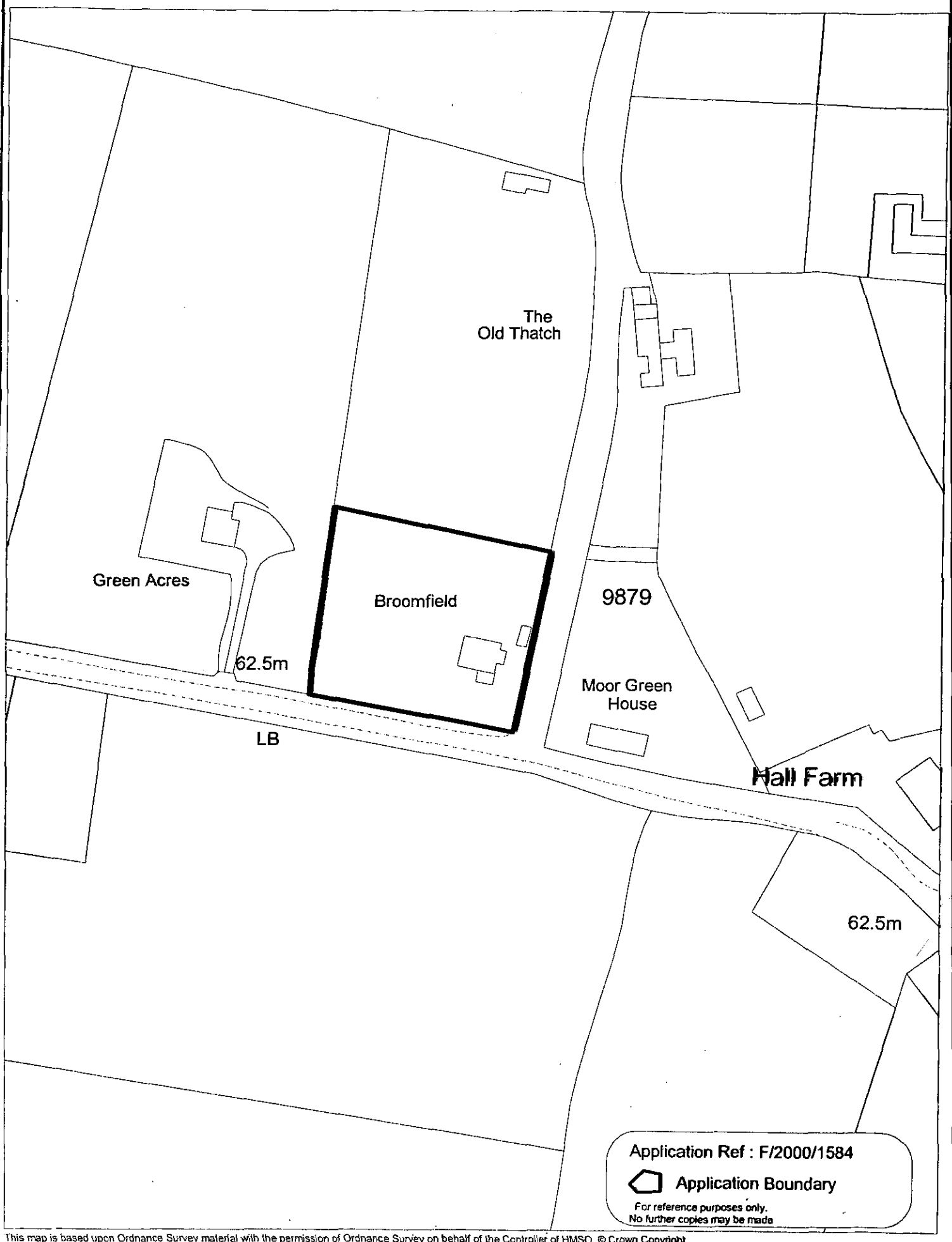
PROJECT REPLACEMENT DWELLING, BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale	1:100
date	17/05/00
drawn	AG
job	2022
client	MR & MRS BURGESS
drawing	PROPOSED ELEVATIONS
no.	2022-P02
rev	



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Scale: 1 : 1250

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