1315 - No SN

APPLICATION NO:
F/2002/6360

LOCATION:
Chung Yu Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs J Stean C/O Day Tanner P/Ship

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

EARLIEST DATE FOR DECISION: **02/06/2002**
28 Day exp. 6/6/02
APPLICATION WILL HAVE EXPIRED ON:
27/06/2002

CASE OFFICER: **Natalie Brown**

APPROVED

308

DL

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/6360

Parish: **FINCHAMPSTEAD**

Location: **Chung Yu, Heath Ride, Finchampstead, Wokingham.**

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

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

Condition
5. 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
6. 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 extensions or alterations permitted by Classes A, B and C 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
7. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the amenity area, shown as hatched land on drawing 1729/05a of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

Condition
8. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof space of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Condition
12. 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
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

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

Informative
1. This permission relates to the application as amended with revised drawings numbers 1729/04A and 1729/05A submitted to the Local Planning Authority on 24 May 2002, showing bay window removed from side of sitting room, (now shown as dining room) and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SC1 and SC18.
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/06/2002

Notice checked by: _____

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 15 January 2003
My ref: NB/F/2002/6360

A I Day
Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

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

Dear Mr Day,

APPLICATION: F/2002/6360
SITE: CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

I refer to your revised landscape scheme (drawing number 1729/05C) received on the 9 October 2002 with reference to the above application, and apologise for the delay in replying.

I can confirm that the details supplied satisfy conditions 03 and 12 of consent F/2002/6360.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 16 October 2002

Location:	Chung Yu, Heath Ride, Finchampstead.
Proposal:	Erection of replacement dwelling and demolition of existing bungalow and outbuilding.
Application Number: F/2000/6360	

In response to your informal consultation dated 10 October 2002 for the above application, the landscape comments are as follows:

The additional information provided on drawing no 1729/05C is now acceptable in relation to the proposed planting and protective fencing and therefore the conditions can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

PLANNING SERVICE	61949
POL	TLB
DC NAB	ENF
APP	
CS	
09 OCT 2002	
COPIES TO	

AID/LC/1729

8 October 2002

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

For the attention of Miss Natalie Brown

Dear Miss Brown

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD (F2002/6360)

Further to your letter dated 12 September with comments from the landscape architect please now find enclosed two copies of our revised drawing number 1729/05C for your further consideration.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/6360

Ext: 6492

Date: 10 October 2002

To: Landscape

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

Further to your memo dated 10 September 2002, please find attached a revised landscape plan (drawing 1729/05C) relating to condition 3 and 12 (boundary treatment and landscape) of consent F/2002/6360.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

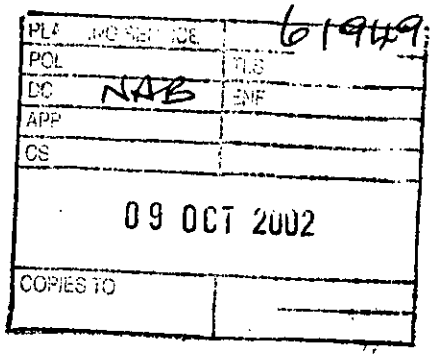
NAB

Natalie Brown

Planning Officer

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING



AID/LC/1729

8 October 2002

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

For the attention of Miss Natalie Brown

Dear Miss Brown

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD (F2002/6360)

Further to your letter dated 12 September with comments from the landscape architect please now find enclosed two copies of our revised drawing number 1729/05C for your further consideration.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 September 2002
My ref: NB/F/2002/6360

Mr A. I. Day
Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

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

Dear Mr Day,

APPLICATION: F/2002/6360
SITE: CHUNG-YU, HEATH RIDE, FINCHAMPSTEAD

I refer to your letter received on the 2 September 2002 with reference to the above application and the discharge of landscape conditions.

Please find attached comments from the Landscape Architect. Would you please send information to address these comments within the next 10 days.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above, or Catherine Brimble (Landscape Architect) on 0118 974 6470.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Enc: Landscape comments

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 10 September 2002

Location:	Chung Yu, Heath Ride, Finchampstead.
Proposal:	Erection of replacement dwelling and demolition of existing bungalow and outbuilding.
Application Number: F/2000/6360	

In response to your consultation dated 5 September 2002 for the above application, the arboricultural comments are as follows:

Proposed planting is shown on drawing no 1729/05B. It is not clear from the drawing the extent of the proposed laurel planting. Although it is shown at being planted at 0.5m centres, is this in a single row, or double staggered row, as on the plan the laurels are shown to extend up to 3m from the boundary. This will need to be clarified with the applicant.

The applicant will also need to provide details of type of protective fencing around the TPO trees to the edge of the site.

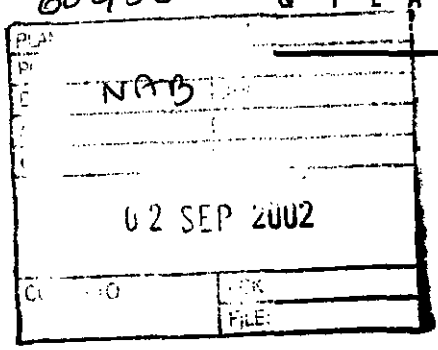
Catherine Brimble

Catherine Brimble
Landscape Architect

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

60456



AID/LC/1729

30 August 2002

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

Dear Sirs

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD (F2002/6360)

With reference to the above planning permission please find enclosed two copies of drawing number 1729/05B in order to discharge conditions numbers 3 and 12. With regard to condition number 5 please note that the slab level will be 300mm above the existing ground level as shown on the drawing.

We look forward to hearing from you.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
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tony@daytanner.freeserve.co.uk

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/6360

Ext: 6492

Date: 5 September 2002

To: Landscape

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

Please find attached details relating to condition 3 and 12 (boundary treatment and landscape) of consent F/2002/6360.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NAB

Natalie Brown

Planning Officer

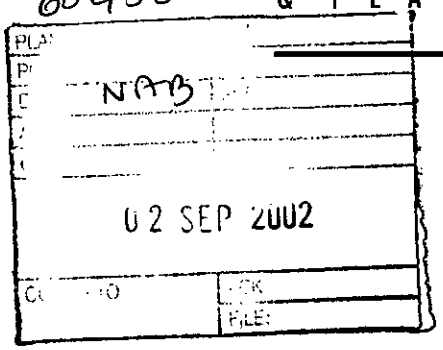
DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

60456

NAB

02 SEP 2002



AID/LC/1729

30 August 2002

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

Dear Sirs

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD (F2002/6360)

With reference to the above planning permission please find enclosed two copies of drawing number 1729/05B in order to discharge conditions numbers 3 and 12. With regard to condition number 5 please note that the slab level will be 300mm above the existing ground level as shown on the drawing.

landscape

tomday treatment

We look forward to hearing from you.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6360

Applicant : Mr/Mrs J Stean C/O Day Tanner P/Ship.

Location : Chung Yu, Heath Ride, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
		X	13/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....13/5.....

Date Registered : 02/05/2002

Earliest Date for Decision : 02/06/2002

Latest Consultation Date/Site Notice Expiry Date : 02/06/2002

This application will have expired on: 27/06/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - rec. conditions.

Planning Issues : rural/sep of settlement
countryside/green gap.

256.01

Application Number: F/2002/6360

Appraisal : (see attached sheet for appraisal)

(Note – 28/2/2001 – Existing bungalow : 115m².

Proposed bungalow (external)

$(17.5 \times 17.3) - (5.5 \times 11.4)_{\text{void area}} + (6 \times 1.5)_{\text{porch}} + (1.2 \times 5.9) + \left(\frac{5.9+2.8}{2} \times 1.6\right)_{\text{sitting room}}$

$= 302.75 - 62.7 + 9 + 7.08 + 6.96$

$= 263.09\ m^2$

$\therefore$ % increase $= \frac{263.09 - 115}{115} \times 100 = 128\%$ increase

Revised plans.

Proposed bungalow (external).

$(17.5 \times 17.3) - (5.5 \times 11.4)_{\text{void area}} + 6 \times 1.5_{\text{(porch)}}$

$= 302.75 - 62.7 + 9$

$= 249.05m^2$

$\therefore$ % increase $= \frac{249.05 - 115}{115} \times 100 = 117\%$ increase

But overall floorarea less than 250m² as agreed in pre-apps.

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

Application Number F/2002/6360
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Chung Yu Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6360

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Rural - at rear settlement
driveway to site in settlement.

3. DESCRIPTION OF SITE/BUILDING

Existing S-S bungalow 
Site cleared at rear - x1 brick o/building at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - No distinct boundaries at rear but many trees bars, silver birches & shrubs.

OTHERS

Application Number: F/2002/6360 – Chung Yu, Heath Ride

Appraisal:

Development
Proposed erection of replacement bungalow and demolition of existing bungalow. The existing bungalow has a floor area of approximately 115m^2, and the proposed bungalow would have a floor area of 250m^2.

The site is located within a rural area designated as separation of settlement (SEALP) and green gap and wedges (WDLP).

Relevant Policies
BSP: C2, C6
WDLP(DD): WOS2, WCC1, WCC2
SEALP: STV2, SC1, SC18

1. Impact upon neighbouring properties
   The proposed dwelling would be located away from neighbouring boundaries. It would be 40m from the rear boundary of 'The Birches' and 13m (corner to corner at the closest point) from 'Victoria'. (Victoria is also land within the ownership of the applicants).

   Due to its single storey nature, and the fact that it is located away from neighbouring boundaries, it is considered the proposed replacement dwelling would not cause overlooking, and would not be overbearing nor cause overshadowing to neighbouring properties.

2. Impact upon the character of the area
   Policies SC1 and WCC2 relate to green gap/separation of settlement and state that development shall not be permitted if it would affect or detract from their open and countryside appearance. This is further enforced by policy C6 of the BSP which says that development would not be permitted if it would threaten important open areas.

   The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside. Policy WCC1 of the WDLP reflects the sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations).

Policy SC18 relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that :

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

The proposed replacement dwelling would not significantly increase the height of the existing bungalow. Whilst the dwelling would be increased in length and width compared to the original dwelling, and floor area (117%) it would be a 'genuine' bungalow and so have limited impact upon the rural character of the area. Its 5m ridge height and hipped roof design help to reduce the bulk and massing of the bungalow thereby helping to minimise its impact with the countryside.

Despite the replacement bungalow being of low impact within the countryside, due to the increase in floor area over the existing dwelling, it is considered that this is the maximum amount of development for the site. It is therefore appropriate to remove 'permitted development' allowances for extensions and alterations to the dwelling in order to safeguard the rural character of the area. Furthermore, it is recommended that no outbuildings be permitted in the amenity/hatched line area, in order to help safeguard the rural character of the area.

3. Impact upon highway safety (parking provision)
The proposed bungalow is 4-bedroom, thereby requiring 3 off-road parking spaces. Provided that parking, garaging and turning be retained and that the turning be implemented prior to the occupation of the dwelling, the Highway Officer has no objection.

Approval: ✓ ~~**Refusal:**~~

2002/6360

Conditions:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C070	R070	Hours of Construction
C100	R100	Site Levels
C041	R041	No PD – extensions & alterations to dwelling
C042	R042	No PD – outbuildings **Amend from 'shall be erected within the curtilage....' to 'shall be erected within the amenity area, shown as hatched land on drawing 1729/05a.'**
C044	R044	No windows to be inserted **Ins: in the roof space**
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C137	R137	Turning within Site **Ins: Dwelling**
C150	R150	Landscaping Details
C151	R151	Landscaping planting to be carried out
C153	R153	No trees etc. to be felled or lopped
		Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.
	Reason:	The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. NO2
   Ins: Revised drawings 1729/04A and 1729/05A
   Ins: 24 May 2002
   Ins: Showing bay window removed from side of sitting room, (now shown as dining room)
2. N16
   BSP: C2, C6
   WDLP(DD): WOS2, WCC1, WCC2
   SEALP: STV2, SC1, SC18

11.6.02

FROM: Natalie Brown

DATE: 09 May 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6360

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

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr/Mrs J Stean C/O Day Tanner P/Ship.

Your observations are required in respect of this application **by 02/06/2002** .

The Parish Council has no objections to this application.



Rec'd after decision issued
please file

SIGNED: C.S.Cl

DATE: 6-6-02

Clerk To Finchampstead Parish/Town Council.

To: Natalie Brown

Date: 27 May 2002

Application number: F/2002/6360

Site address: Chung Yu, Heath Ride, Finchampstead

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

Date: 28 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6360

Location: Chung Yu, Heath Ride, Finchampstead, Wokingham.

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

Applicant: Mr/Mrs J Stean C/O Day Tanner P/Ship.

Case Officer: Natalie Brown

The new plans show the following: Bay window removed from side of sitting room - now shown as dining room. Drawings: 1:500 site plan - 1729/05A, 1:100 elevations & floor plan - 1729/04A.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. 6360 (Planaps) / (Ludhouse) Date Rec. 24 MAY 2002

Location: Chung Yu, Heath Ride

Parish Finchampstead.

Applicant:

Description of attached plans Bay window removed from side of sitting room - now shown as dining room.

Drawing No's: 1:500 site plan ~ 1729/05A
1:100 elevations & floor plan ~ 1729/04A

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. FOR INFO ONLY.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses n/a.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAB.

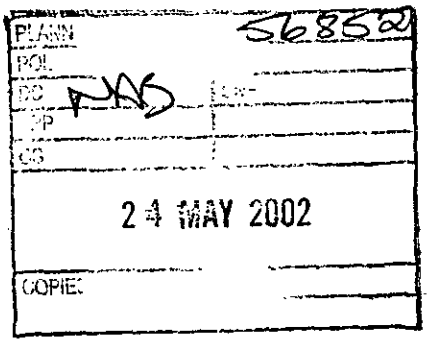
Consultations Sent by Admin. on 28.05.02

Yellow - Part One Copy
Green - Officer's Copy

Rec'd 1.30pm 24.5.02

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING



AID/LC/1729

24 May 2002

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

REVISED PLAN

6360

For the attention of Miss N Brown

Dear Miss Brown

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD (F2002/6360)

I refer to our meeting on 17 May with yourself and Mike Thorpe. At that meeting you requested further reductions in the size of the proposal and I reluctantly agreed to remove the side bay to the sitting room (now shown as dining room). It was further agreed that the turnaround of this revised information would result in the matter being dealt with by 12 June under delegated powers with a recommendation for approval.

In the circumstances please now find enclosed four copies each of revised drawings numbers 1729/04A and 05A and I look forward to hearing from you accordingly.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

Natalie Brown

From: Andy Glencross
Sent: 17 May 2002 12:21
To: Natalie Brown
Subject: PA F/2002/6360 Chung Yu Heath Ride Finchampstead.

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **As this application involves the demolition of an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition of any planning permission granted.**

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 09 May 2002

Application Number: F/2002/6360

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
Chung Yu, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr/Mrs J Stean C/O Day Tanner P/Ship.

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

✓ below as applicable;

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

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

Signed: _____ **Print name:** AC 10/05/02

Application Number : F/2002/6360	**Map No :** 107
Case Officer : NAB	**Site Area :** 1.27
Valid Date : 02/05/02	**Received Date: 11/04/2002**

Level : Delegated Application

Description : Proposed erection of replacement dwelling. Demolition of existing dwelling.

Location : Chung Yu, Heath Ride, Finchampstead, Wokingham.

Parish : FI **Ward : FIN**

Applicant : Mr/Mrs J Stean C/O Day Tanner P/Ship.

Fee Required: £220 **Fee Received: £220** (5)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Return elevations required (SE & NW)	25.4	2/5/02
FLOOR PLANS	Is floor plan reqd for cellar under hall? Where is access? (no stairs shown)	〃	〃
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Garage, games room & workshop shown on site plan — are these existing or proposed?	〃	〃

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures demolition of extg dwelling

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + See map

Pls include: The Birches
Birchwood
Trudos
Foxdale
Edenderry
Heath Ride, Wokingham, RG40 3QJ

+ site inside red line

No new pre-apps (but see BP's notes with file /5280)

Tel: (0118) 974 6492

Date: 09 May 2002

My ref: F/2002/6360

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2002/6360
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/6360**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

Tel: (0118) 974 6492

Date: 09 May 2002

My ref: F/2002/6360

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2002/6360
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/6360**
Chung Yu, Heath Ride, Finchampstead, Wokingham.
Proposed erection of replacement dwelling. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

Received by Wokingham District Council

Application No: F/2002/6360

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

Location:
Chung Yu, Heath Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6360 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

09 May 2002

Organisation_Name	Building_Name	address1	Postcode
	BRUNSDEN	BRUNSDENHEATH RIDEWOKINGHAM	RG403QJ
	LITTLE OAKS	LITTLE OAKSHEATH RIDEWOKINGHAM	RG403QJ
	CHUNG YU	CHUNG YUHEATH RIDEWOKINGHAM	RG403QJ
	CRIMPLE	CRIMPLEHEATH RIDEWOKINGHAM	RG403QJ
	VICTORIA	VICTORIAHEATH RIDEWOKINGHAM	RG403QJ
	SILVER BIRCHES	SILVER BIRCHESHEATH RIDEWOKINGHAM	RG403QJ
	BRACKEN RIDGE	BRACKEN RIDGEHEATH RIDEWOKINGHAM	RG403QN
	FARTHINGS LODGE	FARTHINGS LODGEHEATH RIDEWOKINGHAM	RG403QJ
	THE BIRCHES	THE BIRCHESHEATH RIDEWOKINGHAM	RG403QJ
	HOLLY COTTAGE	HOLLY COTTAGEHEATH RIDEWOKINGHAM	RG403QJ
	HAWTHORNES	HAWTHORNESHEATH RIDEWOKINGHAM	RG403QN

WOKINGHAM UNITARY
Aiming for Excellence

Brentwood Heath Ride Wokingham
Tendes " "
Foxdale " "
Edendeney " "

Neighbour consultation list F/2002/6360

02 MAY 2002 6360

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1729

10 April 2002

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

Dear Sirs

REPLACEMENT DWELLING AT CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

We refer to the current planning application for an extension to the existing dwelling on this site (F/2001/5280) and a recent meeting held at your offices with Mr Thorpe concerning the possibility of replacing the existing dwelling with a new bungalow. As a consequence of this meeting please now find enclosed a full planning application for the erection of a replacement bungalow on this site together with the following documents:

Six copies each of our drawings numbers 1729/04 and 1729/05 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £220.00

During our meeting with Mr Thorpe it was agreed that we wish you to take no further action with the current application for the extension at this stage pending a satisfactory conclusion to this new application, at which point the extension application would be withdrawn.

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

02.MAY 2002 6360

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 25 April 2002

Your Ref:

My Ref: F/2002/6360

Mr/Mrs J Stean
C/O Day Tanner P/Ship
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

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 Sir/Madam

Reference Number: 2002/6360

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

Return elevations required for South east and North West.

A floor plan required for cellar under hall. Where is access? (no stairs shown).

Garage, games room and workshop shown on site plan – are these existing or proposed?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

02 MAY 2002 6360

Tel. (0118) 974 6429 or 6433

Date: 25 April 2002

Your Ref:

My Ref: F/2002/6360

Mr/Mrs J Stean
C/O Day Tanner P/Ship
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2002/6360

Site Address: Chung Yu, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed *erection of replacement dwelling. Demolition of existing dwelling.*

I return your application, as it is invalid and cannot be determined for the following reason(s);

Return elevations required for South east and North West.

A floor plan required for cellar under hall. Where is access? (no stairs shown).

Garage, games room and workshop shown on site plan – are these existing or proposed?

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

02.MAY.2002 6360

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ARCHITECTURE & PLANNING

AID/LC/1729

02 MAY 2002

1 May 2002

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

For the attention of Mrs C Hurst

Dear Mrs Hurst

CHUNG YU, HEATH RIDE, FINCHAMPSTEAD

You recently returned our planning application for a replacement dwelling on this site some three weeks after it was submitted because you considered it was invalid. We do not agree with your interpretation as the guidelines for submitting planning applications require very little actual information unless you specifically ask for it on your planning forms. We are of course happy to provide additional information to you once the application has been registered and we would hope that your Council would stop this practice of returning applications.

Please find enclosed six copies of our drawing showing the additional elevations requested and the cellar plan. Please note that we have not decided whether there will be a staircase down to it at this stage and it is not relevant in the planning application. Finally, the outbuilding shown on the site plan are existing as discussed in detail with Mr Thorp prior to submitting this application.

We hope that you will now be able to register this application without further delay.

Yours sincerely

pp L Clarke

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT **SHAUN TANNER** MBIAT

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

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

02.MAY2002 6360

PART 1

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR & MRS J STEAN
	ADDRESS	"SPLINTERS" HEATH RIDE, FINCHAMPSTEAD
	POSTCODE	PHONE:
● If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY
	POSTCODE	GU19 5AF PHONE: 01276 451456
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	CHUNG YU HEATH RIDE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT BUNGALOW
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.3
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
● List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1729/04, 05 AND LOCATION PLAN

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

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

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

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

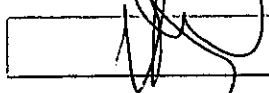
10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application

SITING			
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	NO	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	YES NONE	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	

18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	AS EXISTING		
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES		
20.	IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
	HOUSE	/	/	/
	BUNGALOW	1 / 7	/	1 / 5
	FLAT/MAISONETTE	/	/	/
	OTHER	/	/	/
21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form	
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form	
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£220.00		

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

SIGNED:  ON BEHALF OF: MR & MRS J STEAN DATE: 10/04/02

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

SECTION 66 CERTIFICATE

Application No. 02.MAY2002 6500

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

CERTIFICATE A

I certify that:

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

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

OR

●

* See Note (a) to Certificate A

CERTIFICATE B

I certify that:

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

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

OR

●

* See Note (a) to Certificate A

CERTIFICATE C

I certify that:

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

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

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

(b) Insert description of steps taken

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

(b)

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

(d) Date of publication (which must 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)

OR

CERTIFICATE D

I certify that:

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

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

  (b)

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

on (d)

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

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

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

Signed _____

On behalf of **MR & MRS J STEAN**

Date 10 APRIL 2002

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

Chung Yu

ADDRESS Heath Rise PARISH Linch

PLOT No. ORD. SHEET No. SU 8064

BUILDER

Plan, No.	Applicant	Description of Development	Date of Decision	Decision
R/35/64	A.J. ODDENSTAM	ADDITIONS	27.3.64	APP
R/53/64	"	ERECTION OF TIMBER STRUCTURE	19.3.64	APP
F/2000/0576	Mr & Mrs J Stean	Dem existing dwelling, erection of replacement dwelling.	6.4.00	
F/2000/2829	"	Erect of det dwell & dem of exist bungalow.	11.04.01	
F/2002/6360	"	Erect replacement dwelling.		

DATE OF COMPLETION

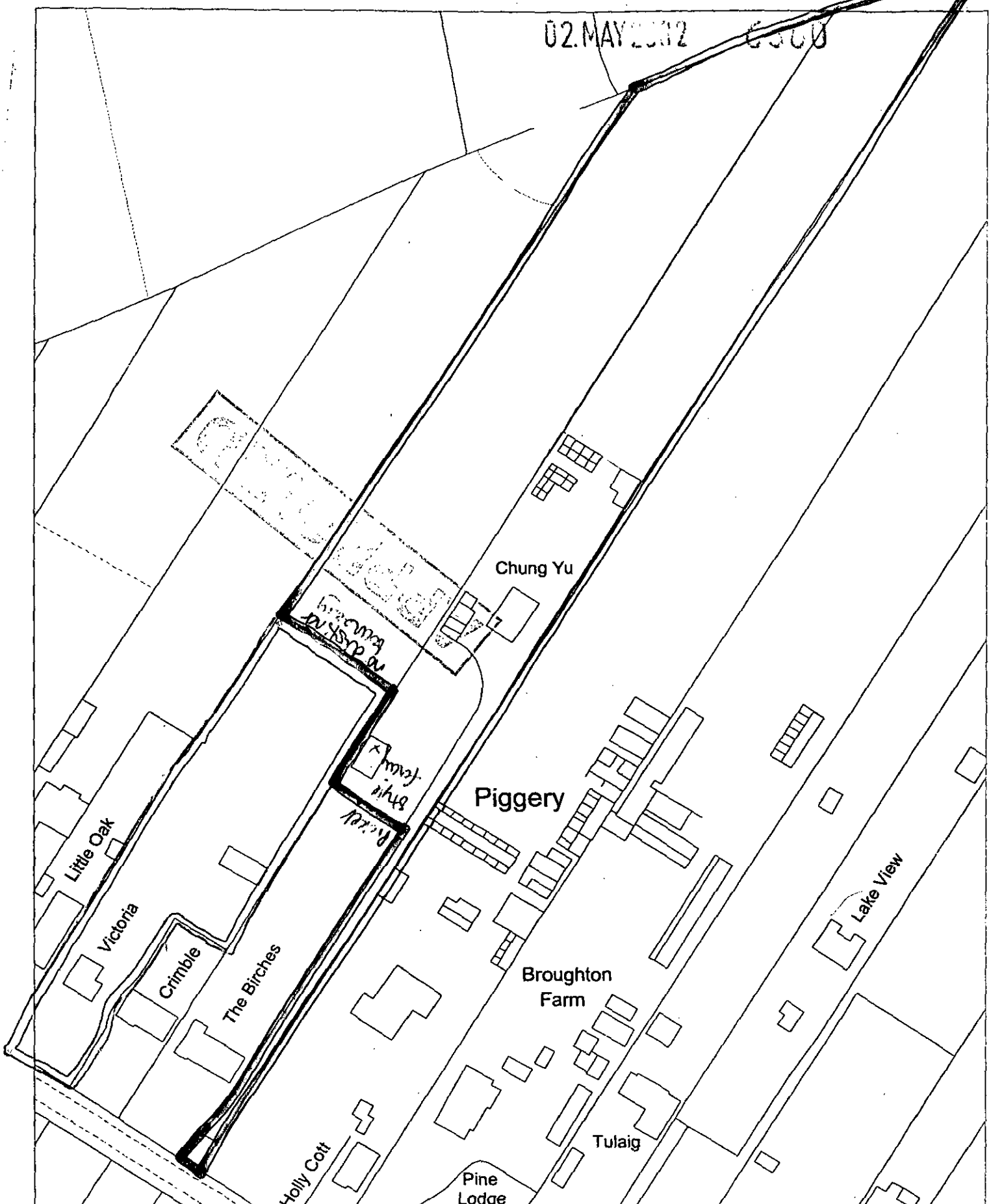
MINISTRY DECISION 0576 - APPEAL DISMISSED - 11/2/00

SPECIAL ORDERS

DRAINAGE

091074

83



Site Plan, Scale: 1 to 1250

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Date: 5 May 2000

02.MAY 2002 6360



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Development Control Section, Environmental Services, Wokingham District Council.
18 April 2002

Scale: 1 : 2500

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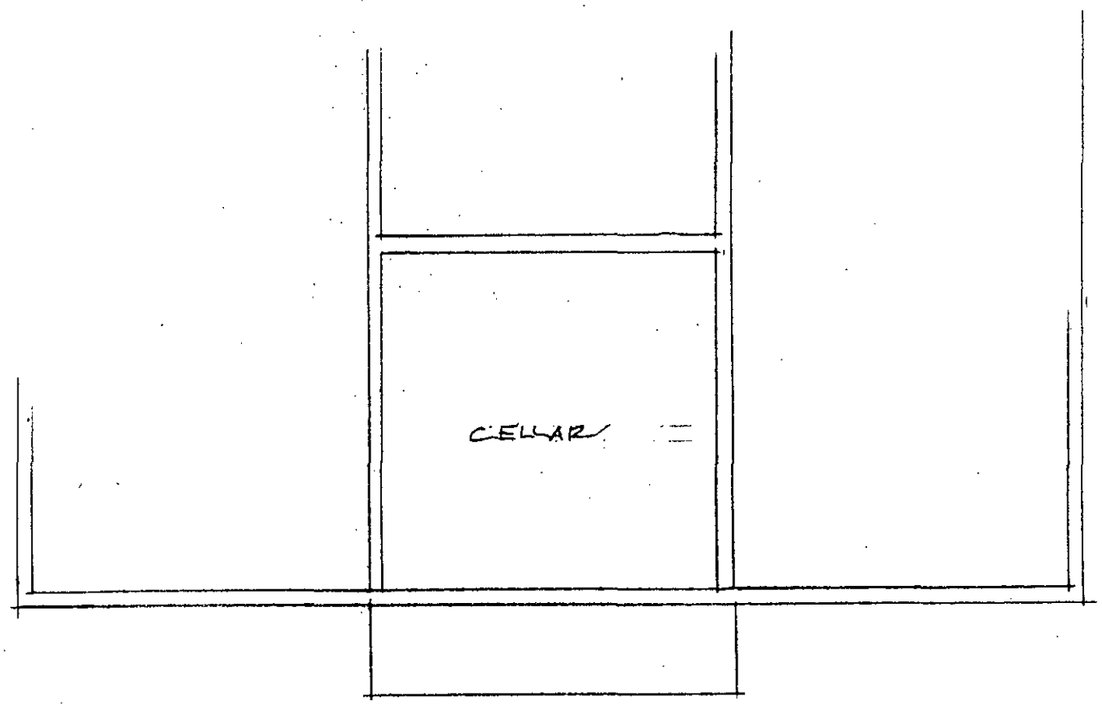
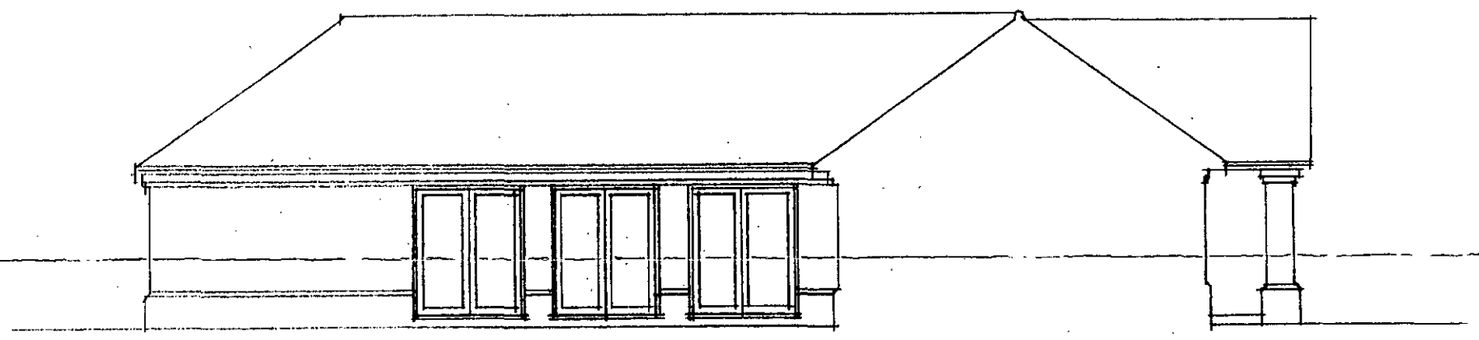
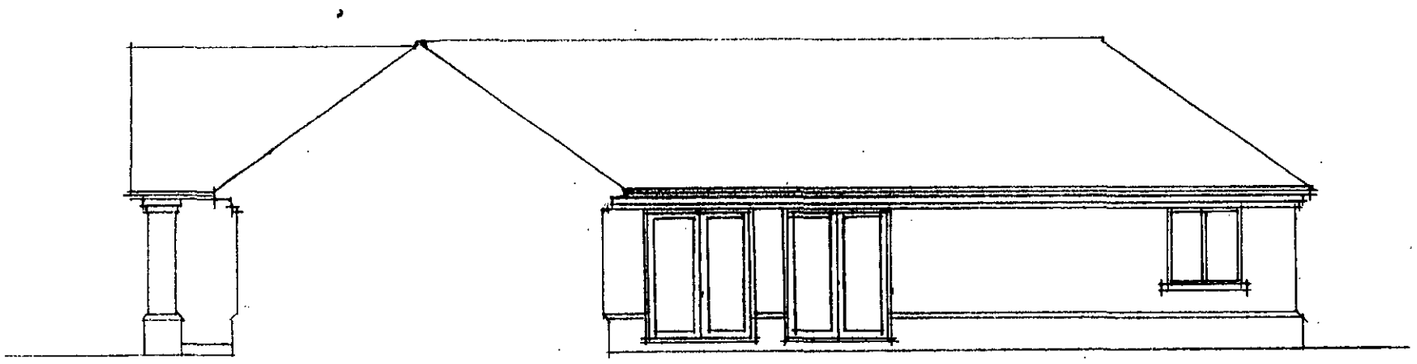




INTERNAL NORTH WEST



INTERNAL SOUTH EAST

1:100

1726/06