APPLICATION NO:

O/2000/2937

LOCATION:

Land Rear Of 423 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:

Mr E Morel C/O Mr A Counter

PROPOSAL:

Outline application for the proposed erection of one dwelling with parking.

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2001

CASE OFFICER: **Elaine Connor**

REFUSED

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr E Morel
C/O Mr A Counter
33 Chaucer Way
Coombelands
Addlestone
Surrey

Application Number: O/2000/2937

Parish:	**FINCHAMPSTEAD**
Location:	**Land Rear of 423, Finchampstead Road, Finchampstead, Wokingham.**
Proposal:	**Outline application for the proposed erection of one dwelling with parking.**

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

Reason
1. It is considered that the proposed development would generate additional vehicle turning movements into and out of a distributor road in close proximity to a busy road junction which would adversely affect highway safety. As such the proposal is contrary to policy LD5 of the Berkshire Structure Plan, policy ST3 of the South East Area Local Plan and policy WT7 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed access road is unsuitable, due to its substandard width and construction, to accommodate the additional vehicle movements that would be generated by the proposed development. As such the proposal is contrary to policy LD5 of the Berkshire Structure Plan, policy ST3 of the South East Area Local Plan and policy WT7 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies OS1 and EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 04/07/2001

Notice checked by: _____

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

WORK SHEET FOR : Elaine Connor

Application Number : 6/2000/2937

Applicant : Mr E Morel c/o Mr A Counter

Location : Land rear of 423, Finchampstead Road, Finchampstead

Proposal : Outline application for the proposed erection of one dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.1.01

Date of Neighbour Notifications :
.....

Date of Site Visit :
.....

Date Registered :

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date :

Application Expiry Date: 24/01/2001

Consultation Responses :

FINCH. P. COUNCIL: object on grounds of over-dev. of the site & creation of a dangerous access

ENV. HEALTH: no objection - recommend cond. C070.

HIGHWAYS: recommend refusal - see file for detailed comments.

Planning History : none applicable.

Planning Issues :

- Identified settlement
- Impact upon neighb. dwellings.
- Impact upon character of area.

Application Number: O/2000/2937

Appraisal :

The application being considered proposes the erection of one detached dwelling on land to the rear of no.423 Finchampstead Road. The site currently forms part of the domestic curtilage of no.421 Nine Mile Ride and contains a large domestic garage. The site is accessed off Nine Mile Ride, immediately west of the double roundabout at California Crossroads.

Impact upon neighbouring dwellings

The site is located to the rear of the properties fronting Finchampstead Road, with no.423 forward of the site and Vicarage Close to the rear. The proposed dwelling will be sited such that it lies between the rear gardens of no.425 and no.423. Although the application is for outline planning permission with means of access and siting to be considered an indicative plan showing elevations has been submitted. This plan shows a dwelling with a ridge height of approximately 4.4m high. The site plan shows that the proposed dwelling would be approximately 7m away from the closest neighbouring dwelling to the rear of the site, no.1 Vicarage Close. The indicative layout shows a possible window in the north side elevation which would overlook the rear of no.1 Vicarage Close. This window would serve the living room but would be obscured by the 2.0m boundary fence. The east elevation of the proposed dwelling, which would look out over the rear garden area according to the indicative layout, would have three windows, one which would serve a bedroom and a window and patio doors serving the living room. Again these windows would be largely obscured by the presence of a 2.0m perimeter fence. It is therefore considered that overlooking into no.1 Vicarage Close would be limited and would therefore not have an adverse impact upon the living conditions of its residents.
Given the siting of the proposed dwelling between no.425 and no.423 Finchampstead Road and the distance between the dwellings it is not considered that it will have a negative impact upon the living conditions of the residents of these dwellings.

Impact upon the character of the area

At present the site falls within the ownership of no. 421 Finchampstead Road and is currently occupied by a detached domestic garage. It is considered that although the proposed dwelling will cover a greater area of the site than the existing garage given its location, set well back from Finchampstead Road it is not considered that it will be visually intrusive and will not therefore have an adverse impact upon the character of the area.

Highway Safety

The Council's Highway Authority consider that the proposed dwelling would generate additional vehicle turning movements into and out of a distributor road in close proximity to a busy road junction which would adversely affect

highway safety. It is also considered that the proposed access road is unsuitable, due its substandard width and construction, to accommodate the additional vehicle movements that would be generated by the proposed development. It is therefore considered that the proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy ST3 of the South East Area Local Plan and policy WT7 of the Wokingham District Local Plan (Deposit Draft).

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

Application Number 0/2000/2937.
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		1.	It is considered that the proposed development
			would generate additional vehicle turning
			movements into and out of a distributor road in
			close proximity to a busy road junction which
			would adversely affect highway safety. Continue "As such....
		2.	The proposed access road is unsuitable, due
			to its substandard width and construction, to
			accommodate the additional vehicle
			movements that would be generated by the
			proposed development.
		3.	As such the proposal is contrary to policies LD5 of
			the Berkshire Structure Plan, policy ST3 of the
			South East Area Local Plan and policy WT7
			Of the Wokingham District Local Plan (Deposit
			Draft).
		N16	Insert:
			BSP policies OS1, EN1
			SEALP policies STV1, SBE1 & SBE2
			WDLP (DD) policies WOS2, WOS3 & WBE1

RECORD OF SITE VISIT

SITE ADDRESS: Land rear of 423, Finchampstead Road

APPLICATION NUMBER:

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area with a mixture of housing types close to California Crossroads junction

3. DESCRIPTION OF SITE/BUILDING
site currently lies within residential curtilage of 421 Finchampstead Road, which is a detached bungalow. At present large detached domestic Garage on site, to be removed

4. RELATIONSHIP TO ADJOINING PROPERTIES
site lies to rear of 423 and 425 Finchampstead Road and adjacent to no.1 Vicarage Close
Site enclosed by 2m high close boarded fence

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/2937

YOUR REF: F/2000/2937

TO: Elaine Connor, Planning

CC:

DATE: 31st May 2001

PLANNING APPLICATION F/2000/2937
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING WITH PARKING
LAND REAR OF 423, FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

THE HIGHWAY AUTHORITY RECOMMEND **REFUSAL** FOR THE REASON (S) STATED BELOW:

1. The proposal would generate additional vehicle turning movements into and out of a distributor road in close proximity to a busy road junction which would adversely affect highway safety.

2. The proposed access road is unsuitable, due to its substandard width and construction, to accommodate the additional vehicle movements that would be generated by the proposed development.

Adam Coggins



Highways Officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 11 December 2000

Application Number: O/2000/2937

Proposal: Outline application for the proposed erection of one dwelling with parking.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Mr E Morel C/O Mr A Counter.

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).

Comments.

(1) Please could highways have an additional plan at 1:500, indicating the parking and turning area for 2 vehicles within the curtilage of the property. Spaces are to be 4.8m x 2.4m minimum.

(2) A plan indicating the visibility available at the junction by no. 425 onto Nine Mile Ride.

Signed: _____ **Print name:** Adam Coggins.

08/01/01

Date: 06 April 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2000/2937

Location: Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of one dwelling with parking.

Applicant: Mr E Morel C/O Mr A Counter.

Case Officer: Elaine Connor

The new plans show the following: Plans to show turning within the site and also achievable site lines (4.5m by 90m).

Comments are required by 13/04/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

REVISED PLANS 9/2000 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2937 (Planaps) / (Ludhouse) Date Rec. 3rd APRIL 01

Location: LAND REAR OF 423, FINCHAMPSTEAD ROAD,

Parish FINCHAMPSTEAD.

Applicant: MR E MOREL.

Description of attached plans PLANS TO SHOW TURNING WITHIN THE SITE & ALSO THE ACHIEVABLE SITE LINES (4.5m by 90m)

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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 asap

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EC.

Consultations Sent by Admin. on 06.04.01

Yellow - Part One Copy
Green - Officer's Copy

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG40 1WR.

41933

EC

Mr. A. Counter,
33 Chaucer Way,
Coombelands,
Addlestone,
Surrey KT15 1LQ

03 APR 2001

COPIES TO: ACK: FILE:

30th March 2001

Your ref; 0/2000/2937.

ADDITIONAL PLAN

2937

For the attention of Ms. Elaine Connor.

Dear Sir,

RE: PROPOSED DEVELOPMENT FOR 2-BED BUNGALOW WITH PARKING AND TURNING AREA AT LAND R/O 423 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD.

With reference to the above and a recent telephone call from Ms. Elaine Connor, it is understood that you will look favourably on this Application provided that the comments of your Highways Engineer are met.

It is understood that these are firstly, to provide a turning facility within the site curtilage on a 1:500 scale plan and secondly, to show sight lines to the existing access.

I therefore enclose five copies each of revised drawing no. FR. 001A and site plan showing such. The achievable sight lines are 4.5 metres by 90 metres minimum to the west and similarly to the east, but this is interrupted by the road junction.

I trust the enclosed is sufficient to satisfy your Engineer's requirements but should he have any queries or require further information, please ask him to contact me at 01932- 857276 by phone or fax.

I look forward to a positive outcome on this Application.

Yours faithfully,

A. Counter.

Encs.

Tel. (0118) 974 6451

Date: 06 April 2001

Your Ref:

My Ref: Elaine Connor / **O/2000/2937**

Councillor 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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: O/2000/2937

Site Address: Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of one dwelling with parking.

Revised/additional plans show: Plans to show turning within the site and also achievable site lines (4.5m by 90m).

We have received the above revised/additional plans and would be grateful to receive your observation no later than **13/04/2001**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **O/2000/2937** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6451**.

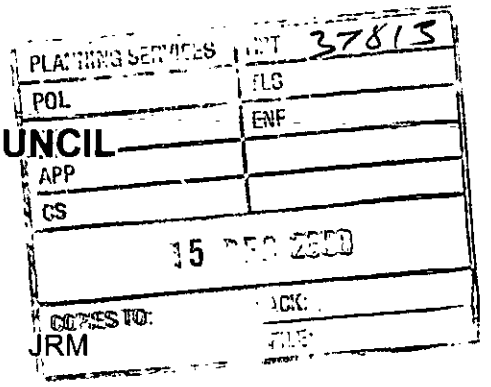
I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Traffic "Rotendons" at that point
Barriers in centre of road + side of road
Constantly pushed out of shape due to accidents -
Our highways officer said, on a site visit to
California Xlds - that it was probably the worst
traffic area in the District! Why make it
worse -?



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning

Your Ref: O/2000/2937

Date. December 14, 2000

PROPOSED : ERECTION OF ONE DWELLING

LOCATION: LAND TO THE REAR OF 423 FINCHAMPSTEAD ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should planning consent be granted.

Standard planning condition CO70.

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Elaine Connor

DATE: 11 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/2937

Proposal: Outline application for the proposed erection of one dwelling with parking..

Site Address: Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr E Morel C/O Mr A Counter.

Your observations are required in respect of this application **by 04/01/2001**.

TPL	HS 37893
DC	BCF
APP	
18 DEC 2000	
COPIES TO:	ACK:
	FILE:

Objection on the ground that the proposal is over development of the site and creates a dangerous access.

SIGNED: C.S. Cl

Clerk To Finchampstead Parish/Town Council.

DATE: 15-12-00

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 11th January 2001

Location:	Land Rear of 423 Finchampstead Road, Finchampstead, Wokingham
Proposal:	Outline application for the proposed erection of one dwelling with car parking
Application Number:	O/2000/2937

In response to your consultation dated 11th December 2000 for the above application, the tree and landscape comments are as follows:

Although not shown on the proposals there are two good quality Pine Trees close to the area marked turning point on the applicants drawing FR.001 and a Holly Tree of lesser quality within the proposed site.

Before I can comment further the applicant should be required to produce a Tree Survey in accordance with BS 5837 and include an assessment of the impact of the development proposal upon these trees. The applicant should also produce outline landscape proposals which should include any necessary replacement planting as well as new landscape elements to reduce the visual impact of the development proposals upon the adjacent properties.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2000

Officer: EC | Application No. 0 2000 2937

Map No. 06 Site 007

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: OUTLINE APPLICATION FOR THE (P) APPROSED ERECTION OF ONE DWELLING WITH PARKING

Location: LAND REAR OF 423 FINCHAMPSTEAD ROAD

Parish: FINCHAMPSTEAD Ward: F 11.12.2000 JB

Applicant: MR MOREL

Fee Received 140-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish ✓ .....
Southern Electricity Board re Sub station .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
(Unable to trace pre-app mentioned in letter – would it be under another address?)

NEIGHBOURS:

2 x S/N – Finchampstead Rd + access from Nine Mile Ride ✓
+ 1 & 2 Vicarage Close
199a, 197 Nine Mile Ride
421, 423, 425, 427, 420, 422, 422b, 422c, 422d

Principal Development Control Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG40 1WR.

29/NOV/2000 2237

Mr. A. Counter,
33 Chaucer Way,
Coombelands,
Addlestone,
Surrey KT15 1LQ

28 November '00

Your ref; EC/DC/MLT/FINCHAMPSTEAD/PREAPP

Dear Sir,

RE: PROPOSED DEVELOPMENT FOR 2-BED DWELLING WITH PARKING AT LAND AT R/O 423 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKS.

I wish to apply for Outline Planning Permission for the above and enclose six copies of the completed Application Form TP1. (Part 1), Certificate A and six copies each of drawing no. FR.001, as required.

A cheque for £190. 00 is enclosed as the required Plan Fee under the current revision of The Town and Country (Fees for Applications) Planning Act 1990 and I would ask for your receipt for this sum upon acceptance of the Application.

The comments in your above reference letter from Mr. Thorp dated 28th October 2000 are noted but does not seem to take into account housing to the rear of the site which is at a greater density than that proposed. The dwelling is 1 metre from both site boundaries, provides a rear garden greater than those of adjaent dwellings and has adequate parking within the site area. The dwelling would cause less additional traffic movement to and from the site than at present as the existing shed is a store from which materials are currently moved. There are also several premisis close by that have greater traffic movement.

I trust the enclosed is sufficient to register and progress the Application but, should you have any queries or require further information, please contact me at 01932-857276 by phone or fax.

Yours faithfully,

A. Counter.

Encs.

1789/a

SECTION 66 CERTIFICATE

Application No.

29.NOV.2000* 2937

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. E. HOREL . . . . . .

Date . . 28TH. NOVEMBER. 2000 . . . . . .

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

1509/ab

29.NOV.2000* 2937

PLANNING APPLICATION PART 1

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

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

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

For office use only
Application No.

1.	YOUR NAME	MR. E. MOREL
	ADDRESS	421 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKS.
	POST CODE —	Tel No. 0118-9734868
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR A COUNTER
	ADDRESS	33 CHAUCER WAY, COOMBELANDS, ADDLESTONE, SURREY.
	POST CODE —	Tel No. 01932-857276
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND R/O 423 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.039 Ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED DETACHED DWELLING WITH PARKING SPACES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ 1250 Location Plan	✓	1:100 Floor Plan	✓
1:~~500~~ 1250 Block Plan	✓	Other	
1:100 Elevations	✓		

Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION	✓	State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	✓
MEANS OF ACCESS	✓	DESIGN	
		LANDSCAPING	

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

PART OF GARDEN / PLOT OF NO. 421 FINCHAMPSTEAD ROAD.

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

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING BRICK
CONCRETE ROOF TILES

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~
AS EXISTING

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

~~YES~~ / NO

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

~~YES~~ / NO

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

~~YES~~ / NO

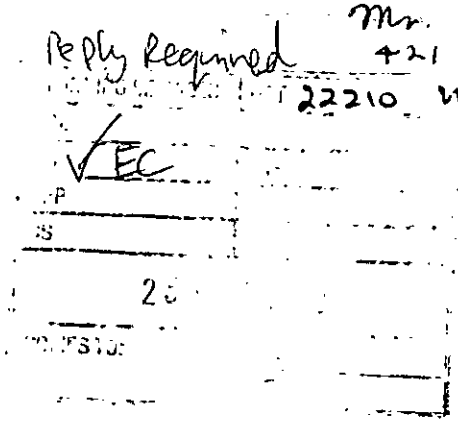
23. THE FEE ENCLOSED IS £190

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

SIGNED [signature] ON BEHALF OF MR. E. MOREL DATE 28-11-00

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

For the Attention off :-
Elaine Bonner
(Planning)
Wokingham District Council
Council Offices,
Shute End
Wokingham.
RG40 1WR.



Mr. E. Morel
421 Finchampstead Rd.
Wokingham,
Berks.
RG40 3RL

22nd Oct 1999.

Dear Madam,

Further to our discussion on 21st, I enclose details of a proposal for a small dwelling on land adjacent to our property 421 Finchampstead Rd.

I would like to build a small dwelling for my son and family. The site at present is occupied by a lovely shed / storage building, which has been on the site for many years. The proposal is to demolish the existing building, and build a small bungalow.

Although the site is small there would still be a reasonable size garden, and parking would be for two Vehicles.

The site is not overlooked by anyone. and is a reasonable distance from the surrounding Properties.

There is a similar, but larger development next to our property, in the form of bungalows for elderly people.

The access would be from our own driveway.

I would be very grateful if you would write expressing your views for my proposal and I would welcome any advice.

Could you also please send me any forms which I would need to apply for planning consent.

Yours Sincerly,

E. Morel.

Tel: (0118) 974 6451

Date: 20.6.01

My ref: O/2000/2937

CONFIDENTIAL

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

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

Dear Councillor

Application Number: O/2000/2937
Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling with parking.

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2.7.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **O/2000/2937**
Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.
Outline application for the proposed erection of one dwelling with parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6451

Date: 20.6.01

My ref: O/2000/2937

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6451

Elaine Connor -

Date: 11 December, 2000

Your ref: This application has a great deal of "bad" history - Now it is even worse since the shop (Mr. Brar) has permission for enlarging + 2 flats access is substandard + causes problems for the residents the other side

My ref: O/2000/2937

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

We need more traffic exiting into California XRds - like a hole in the head!!!

Dear Councillor

Application No: O/2000/2937

Applicant: Mr E Morel C/O Mr A Counter.

Even Highways agrees to this - I should think -

Proposal: Outline application for the proposed erection of one dwelling with parking..

Site Address: Land Rear Of 423, Finchampstead Road, Finchampstead, Wokingham.

June 1 Long

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 Elaine Connor on (0118) 974 6451.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

ADDRESS 423 FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 7964 (106)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
274/51	Mr F Cresswell	add to form kitchen	12 · 6 · 51	APP N/
22750	MR. G. MORTLEY	S/ST. BLT., GARAGE & REPL. GARAGE	31.1.85	N/A CIA
BR24357	"	EXTEND BEDROOMS	11.4.85	APP N/A
24428	"	S/ST. EXTENSIONS	10.10.85	N/A CIA
BRA1289	"	STUDY/LOUNGE/BEDROOM	12.8.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 421 FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 7964 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
811/56	W James	garage & playroom	13.11.56	APP C/A
642/56	"	garage & fuel storage tank	11.9.56	N/A Ref
501/57	"	vehicular depot & garage - running repairs & storage	9.7.57	APP C/A
BR 9756	MR. E. MOREL } GLEN COPPETT	BUNGALOW & DOUBLE GARAGE	6.12.78	APP N/A
09629	"	REPL. "	14.12.78	N/A REF.
10095	"	"	15.3.79	N/A C/A
41386	MR & MRS A. MURRELL	S/S. EXT.	6.9.93	C/A
FP93/2030	"	"	26.11.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. Mr A. Macallan. 25/8/99. Erection dwelling.

DRAINAGE DD Eng - Mr. Morel - Proposed dwelling adjacent - 28/10/99

091074

Received by Wokingham District Council

Application No: O/2000/2937

Proposal:
Outline application for the proposed erection of one dwelling with parking.

Location:
Land Rear Of 423, Finchampstead 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

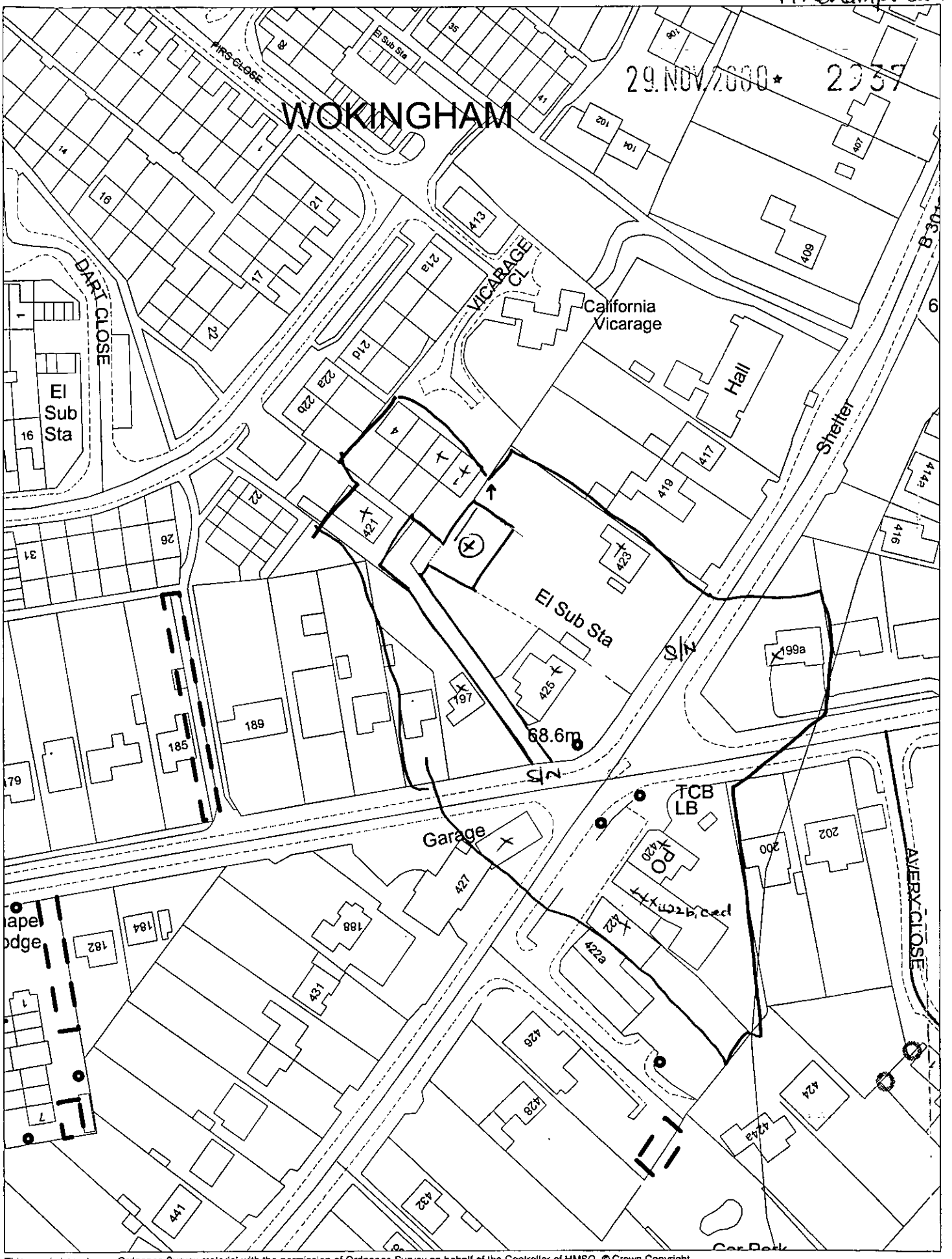
11 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2000/2937
CASE OFFICER: Elaine Connor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

174563 Land Rear of 423 Finchampstead Road, Finchampstead



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000

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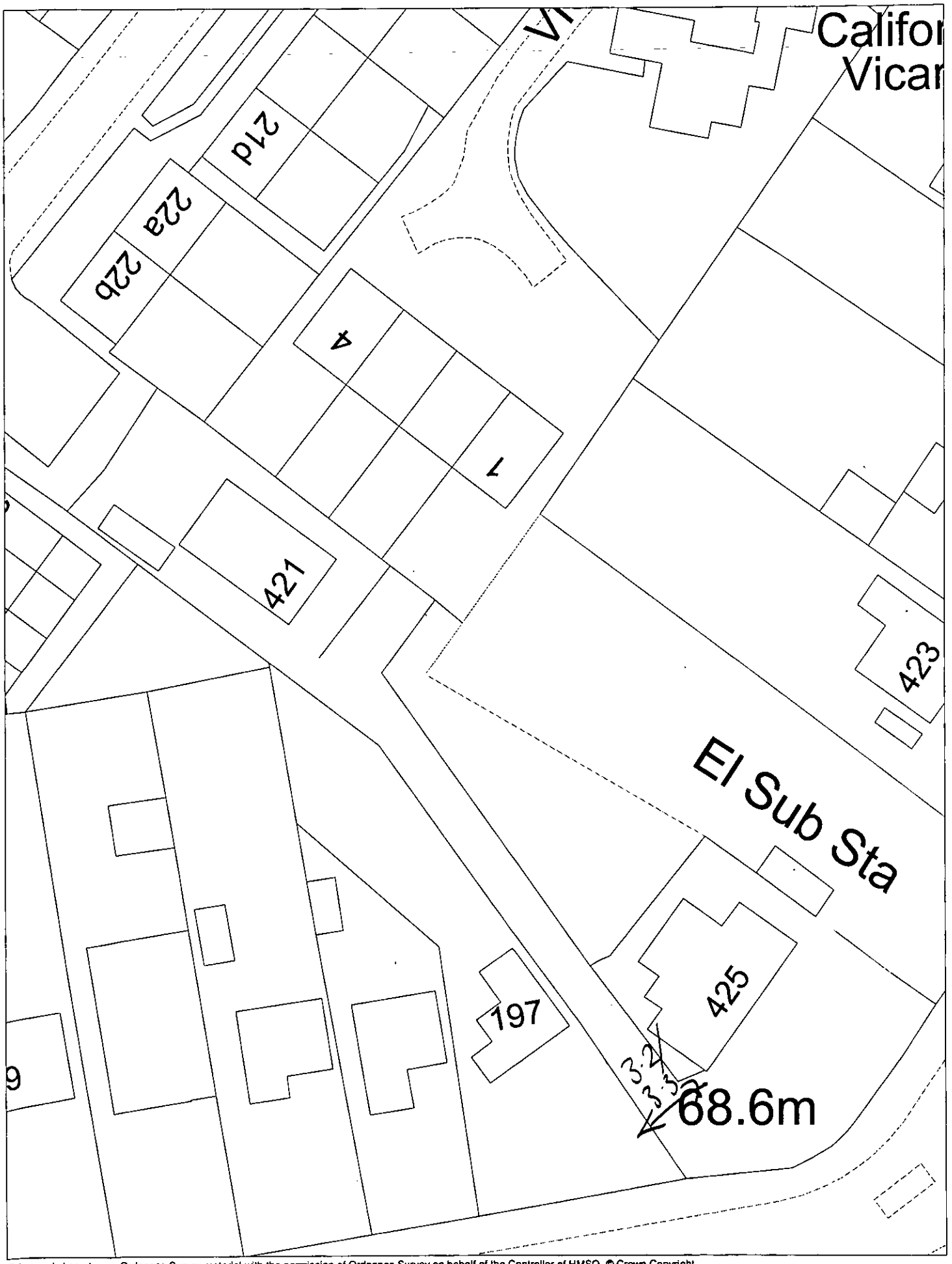

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Development Control Section, Environmental Services, Wokingham District Council.

18 June 2001

Scale: 1 : 500

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