APPLICATION NO:
**F/2001/5436**

LOCATION:
**1-9 Eyre Court Finchampstead Road, Wokingham.**

APPLICANT:
**Millgate Homes C/O Greg Meier**

PROPOSAL:
**Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.**

EARLIEST DATE FOR DECISION: **14/01/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**01/02/2002**

CASE OFFICER: **Elaine Vashi**

APPROVED

549

03

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2001/5436 EV

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Millgate Homes**
**C/O Greg Meier**
**Terrace Road North**
**Binfield**
**Berks**
**RG42 5HZ**

**Application Number: F/2001/5436**

**Parish:** **WOKINGHAM**

**Location:** **1-9 Eyre Court, Finchampstead Road, , Wokingham.**

**Proposal:** **Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.**

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.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19/03/2002

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.**

# APPEALS TO THE SECRETARY OF STATE

## PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

### PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

### COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

**Received by Wokingham District Council**

# Application No: F/2001/5436

**Proposal:**
Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.

**Location:**
1-9 Eyre Court, Finchampstead Road, , Wokingham.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5436 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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.**

**Head Planning and Transportation**

**24 December 2001**

| Applicationo | Name & Address |
|---|---|
| F/2001/5436 | Miss J.M. Warr<br>Southbrook<br>68 Finchampstead Road<br>WOKINGHAM.<br>RG40 2NS |
| Application Approved | *Letters sent 20.03.02* |

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**WORK SHEET FOR :** Elaine Vashi

**Application Number :** F/2001/5436

**Applicant :** Millgate Homes C/O Greg Meier.

**Location :** 1-9 Eyre Court, Finchampstead Road, , Wokingham.

**Proposal :** Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 07/12/2001**

**Earliest Date for Decision : 14/01/2002**

**Latest Consultation Date/Site Notice Expiry Date : 14/01/2002**

**This application will have expired on: 01/02/2002. 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 :**

E.AGENCY : "no comment"
BARTIE : no objection
ENV. DESIGN : "no comments"
HIGHWAYS : "no comments"
CLLR EKE : letter - see file - ENF. NOTIFIED.
URBAN DESIGN/CONS - has concerns - suggests resiting. See comments.
ENV. HEALTH - no objection
OBS - no. 68 finch. Road - raise concerns about invasion of privacy part. from existing windows - noted to Ent.

**Planning Issues :**

* IMPACT UPON RESIDENTIAL AMENITY OF NEIGH. DWELLINGS. -OVERLOOKING

**Application no. F/2001/5436**

**Appraisal:**

The application being considered is for the repositioning of 2 skylights, one on each of the side elevations, from their original locations on the same elevations, and the insertion of four additional skylights, two on the front elevation and two on the rear elevation overlooking Finchampstead Road.

Impact upon neighbouring residents

The closest neighbouring dwellings to potentially be affected by this development are those who live at no.62 and no.68 Finchampstead Road, primarily by the additional skylights in the rear elevations, and to a much lesser extent by the repositioned skylights in the side elevations.

Due to the height of the additional windows in the rear elevation, overlooking directly onto the properties at no.62 and no.68 Finchampstead Road is very difficult. The repositioned skylight on the west elevation is also high level and again makes overlooking into the rear of no.62 difficult. The repositioned skylight in the east elevation of the building does not affect either of the neighbouring dwellings as it overlooks the filling station the east of the site.

Conclusion: It is therefore, considered that the repositioning of the existing side skylights and the insertion of additional skylights in the front and rear elevations of 1-9 Eyre Court will not have a detrimental impact upon the privacy of living conditions of the neighbouring residents of no62 or no.68 Finchampstead Road.

# RECORD OF SITE VISIT

SITE ADDRESS: 1-9 Eyre Court
Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5436

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 4/2/02.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
mixture of residential & commercial along finchampstead Road.

3. DESCRIPTION OF SITE/BUILDING
new replacement building residential flats.

4. RELATIONSHIP TO ADJOINING PROPERTIES
lies to the rear of no. 62 & no. 68 finch. Road & beside TOTAL filling station.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

## Application Number F/2001/5436
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | No conditions - retrospective |
| | | | |
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# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/5436**
**CASE OFFICER: Elaine Vashi**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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Tel: (0118) 974 6451

Date: 8/3/02

My ref: F/2001/5436

**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

**CONFIDENTIAL**

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

**Application Number: F/2001/5436**
**1-9 Eyre Court, Finchampstead Road, , Wokingham.**
***Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.***

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 Vashi** 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 18/3/02

Yours faithfully

Principal Development Control Officer

---

**LISTING FORM**

*Case officer*: **Elaine Vashi** *Application Number*: **F/2001/5436**
**1-9 Eyre Court, Finchampstead Road, , Wokingham.**
**Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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: 8/3/02

My ref: F/2001/5436

**CONFIDENTIAL**

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

**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 Councillor

**Application Number: F/2001/5436**
**1-9 Eyre Court, Finchampstead Road, , Wokingham.**
**Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights..**

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 Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005148-1/1
**Your Ref :** F/2001/5436

**Date :** 31 January 2002

| | |
|---|---|
| PLANNING SERVICES | HPT 52644 |
| POL | TLS |
| DC KV | ENF |
| APP | |
| CS | |
| 04 FEB 2002 | |
| COPIES TO: | ACK: |
| | FILE: |

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**AMENDMENT TO CONSENT: F/2000/2310 - ERECTION OF X 9 FLATS (ADDITION OF AND REPOSITIONING OF SKYLIGHTS 1-9 EYRE COURT, FINCHAMPSTEAD RD,WOKINGHAM**

Thank you for your letter dated 24 December 2001, received on 31 December 2001. Please quote the following reference in any correspondence: SU86NW/12/6.

The Environment Agency has no comment to make concerning the above proposed amendments.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

**SARAH PAXMAN**
**Development Planning Officer**

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

**TO:** **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 17 January 2002

| | |
|---|---|
| Location: | 1 – 9 Eyre Court, Finchampstead Road, Wokingham |
| Proposal: | Proposed erection of block of nine flats. Amendments to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights. |
| Application Number: | F/2001/5436 |

In response to your consultation dated 24 December 2001 for the above application, the landscape comments are as follows:

I have no comments to make on the inclusion of additional skylights to the flats.

Catherine Brimble

Catherine Brimble
Landscape Architect

**Elaine Vashi**

**From:** John Mullaney
**Sent:** 09 January 2002 08:47
**To:** Elaine Vashi
**Subject:** 1-9 EYRE COURT f/2001/5436

I have no objections to this proposed amendment to consent F/2000/2310.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

EV 088

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| ADP | |
| CC | |

0 8 JAN 2002

| COPIES TO: | ACK: ✓ |
|---|---|
| | FILE: |

SOUTHBROOK
68 Finchampstead Road
Wokingham
Berkshire
RG40 2NS

Elaine Vashi
Development control Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
RG40 1WR

January 7, 2002

Dear Mrs Vashi

**Application number: F/2001/5436**

**Site Address: 1-9 Eyre Court, Finchamstead Road, Wokingham.**

I am writing to express my severe objection to this application for more windows overlooking my property. This listed building did not have any windows overlooking it until this development. We were assured that our privacy would be maintained if this development was allowed to go ahead. We returned from our holiday in October to find that the number of skylights had increased from 6 to 12 and that these directly look into one of our bedrooms and over our property. The sash windows were also to be fixed shut and this has not been complied with either. I have rung the Planning enforcement office a number of times since October but had no reply as yet.. I hope you will not let Millgate homes get away with this blatant infringement of the planning application approved by the council and the further invasion of our privacy.

have informed ent. EV. 8/1.

I look forward to hearing from you,

Yours sincerely

Miss J. M. Warr

**Babtie Environmental**

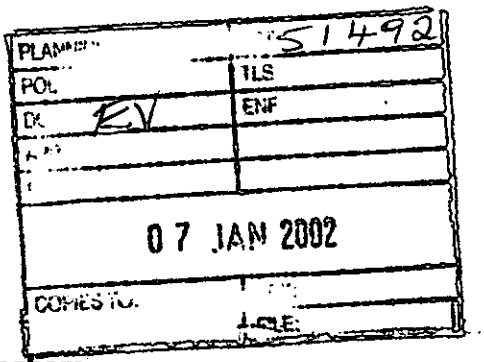
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb02

Your ref As below

4th January 2002

Elaine Vashi
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR




Babtie

A member of Babtie Group

Dear Elaine,

**APPLICATION F/2001/5436**
**1-9 Eyre Court, Finchampstead Rd, Wokingham**

After careful consideration I would advise that the above planning application does not carry any archaeological implications.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

**Elizabeth Rowe**
**Archaeologist**

**Group Offices:**
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

**Babtie Group Ltd**
**Registered Office:**
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
*Registered Environmental Impact Assessor*

Recycled Paper

**HIGHWAYS CONSULTATION SHEET**

**From:** Elaine Vashi **Date:** 24 December 2001

**Application Number:** F/2001/5436

**Proposal:** Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.

**Parish:** WOKINGHAM TOWN

**Site Address:**
1-9 Eyre Court, Finchampstead Road, , Wokingham.

**Applicant:**
Millgate Homes C/O Greg Meier.

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).

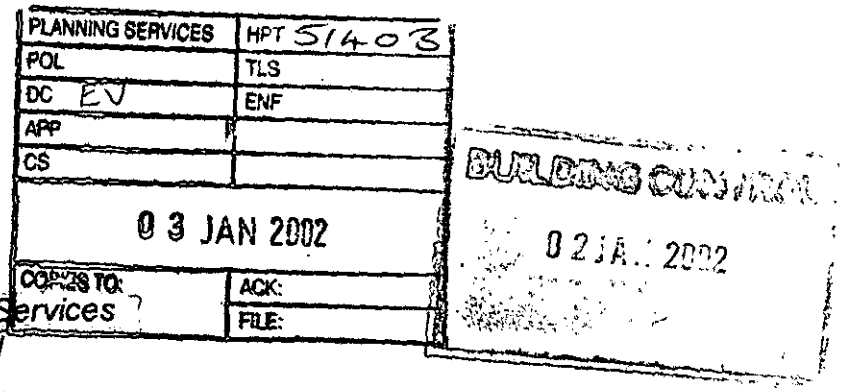
No comments on these revisions.

**Signed:** _____ **Print name:** A 2/1/02

55 Lowther Road
Wokingham
Berks RG41 1JB

1st January 2002

Building Control
Planning & Transportation Services
Wokingham District Council




1554.

***Application Number F/2001/5436***
***1-9 Eyre Court, Finchampstead Road, Wokingham***

*1. An Application has been forwarded for amendments to the above, with the addition of 4 new skylights and repositioning of 2 skylights. The occupants of Nos 66 Finchampstead Road, which is overlooked by Eyre Court, have no adverse comments on this.*

*2. However it has been noted that the present construction is not as the agreed plans. The question of overlooking was raised at the time of the original planning when it was agreed and noted on the drawings that the First Floor windows would* ***have the bottom sash obscure glazed and fixed, the top sash clear glazed and openable. This has not been carried out.***

*3. It would appear that this is another case where the developer, Millgate Homes hopes to get away with an alteration to the plans which will be to his benefit in selling the flats, and not to the adjacent houses.*

*4. Could you please take action to ensure that the finished product is as the agreed drawings.*

*Cllr Ray Eke MBE DFC*
*District Councillor*

*Copy:- The Senior Planning Officer (Attention Elaine Vashi)*
*T.E. Warr Esq., 12 Highfield Close, Wokingham - we spoke*
*Cllr D.C.Morgan, District Councillor, Evendons*

55 Lowther Road
Wokingham
Berks RG41 1JB

1st January 2002

| PLANNING SERVICES | HPT 51350 |
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Building Control
Planning & Transportation Services
Wokingham District Council

***Application Number F/2001/5436***
***1-9 Eyre Court, Finchampstead Road, Wokingham***

1. An Application has been forwarded for amendments to the above, with the addition of 4 new skylights and repositioning of 2 skylights. The occupants of Nos 66 Finchampstead Road, which is overlooked by Eyre Court, have no adverse comments on this.

2. However it has been noted that the present construction is not as the agreed plans. The question of overlooking was raised at the time of the original planning when it was agreed and noted on the drawings that the First Floor windows would ***have the bottom sash obscure glazed and fixed, the top sash clear glazed and openable. This has not been carried out.***

3. It would appear that this is another case where the developer, Millgate Homes hopes to get away with an alteration to the plans which will be to his benefit in selling the flats, and not to the adjacent houses.

4. Could you please take action to ensure that the finished product is as the agreed drawings.

Cllr Ray Eke MBE DFC
District Councillor

Copy:- The Senior Planning Officer (Attention Elaine Vashi)
T.E. Warr Esq., 12 Highfield Close,Wokingham - we spoke
Cllr D.C.Morgan, District Councillor, Evendons

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Elaine Vashi

**Date:** 24 December 2001 31 DEC 2001

**Application Number:** F/2001/5436

**Proposal:** Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights..

**Site Address:**
1-9 Eyre Court, Finchampstead Road, , Wokingham.

**Applicant:**
Millgate Homes C/O Greg Meier.

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

---

THE POSSIBILITY OF OVERLOOKING HAS ALWAYS BEEN AN ISSUE WITH THIS DEVELOPMENT

THE RE-POSITIONING OF SKYLIGHTS ON THE END ELEVATIONS APPEARS NOT TO EXACERBATE THE EXISTING PERMISSION

ANY ADDITIONAL SKYLIGHTS HAVING AN IMPACT ON THE ADJOINING PROPERTIES SHOULD BE RESISTED. WE SHOULD INSIST THAT THE TWO ADDED TO THE REAR ARE RE-SITED ONTO THE SIDE (END) ELEVATIONS, AS APPROVED.

15 JAN 02

F

| | |
|---|---|
| Application Number : ~~NEW~~/2001/5436 | Map No : 83 |
| Case Officer : EV | Site Area : 0.55 |
| Valid Date : 7/12/01 | Received Date: 07/12/2001 |

**Level : Delegated Application**

**Description : Proposed erection of block of nine flats.Amendment to consent F/2000/2310. Addition of 4 new skylights and repositioning of 2 skylights.**

**Location : 1-9 Eyre Court, Finchampstead Road, , Wokingham.**

**Parish : WK Ward : WES**

**Applicant : Millgate Homes C/O Greg Meier.**

**Fee Required: £~~1520~~ 1710-00 Fee Received: £190** ~~fee for 9 flats~~.

**Additional: ~~£190-00~~ or Refund: £190 fee paid :2310.**

**Enforcement Section to be notified** ☑ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | ~~[illegible]~~ | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**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 Affects setting of a L.B.

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees / TPOs ✓

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 ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Flood Zone + Landfill.

Railtrack ✓

Police Arch Officer

## 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

## NEIGHBOURS ✓

S/N + See map.

## OTHERS

No pre-apps

07.DEC.2001 * 5436

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/439
6th December 2001

Dear Sirs,

**RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2000/2310**
**EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM**

Further to the receipt of a letter from your Mr D.B Ledger, dated 15th November 2001, we enclose for your approval our planning application for amendments to the above consent.

These amendments consist of repositioning two sky lights from the side elevation to the rear elevation over the en-suite bathrooms, and four new skylights over bedroom 1 and living room to the two flats, on the front and side elevations.

With this application we enclose the following information:-

1) Six copies of the application forms with Certificate 66.
2) Six copies of the drawing n°s 1262/01h, 101b, 102b.
3) A cheque in the sum of £190.00 payable to Wokingham District Council.

Should you have any problems or queries with the enclosed, then please do not hesitate to contact me.

Your prompt approval to this application would be greatly appreciated.

Yours sincerely

**GREG MEIER** Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
What House? Award Winner Best Luxury Home 1998 - 1999
What House? Award Winner Best Small Builder 1996

1509/ab

07.DEC.2001* 5436

# 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 | MILLGATE HOMES. |
| | ADDRESS | TERRACE ROAD NORTH. |
| | | BINFIELD, BERKS. |
| | POST CODE | RG42 5HZ. Tel No. 01344 409966. |
| 2. If you have an agent and want all correspondence to be sent to them | AGENT'S NAME | GREG MEIER |
| | ADDRESS | as above. |
| | POST CODE | Tel No. |
| 3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE. | SITE LOCATION | BYRE COURT<br>FINCHAMPSTEAD ROAD<br>WOKINGHAM, BERKS. |
| 4. Give the area of the application site in hectares, if appropriate, or part of a hectare. | SITE AREA | 0.55 HECTARES |
| 5. Give brief details of the proposal | ABOUT THE APPLICATION | VARIATION TO PLANNING CONSENT F/2000/2310<br>Relocation of two sky lights and four additional sky lights. |
| 6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease. | OWNERSHIP | OWNERS. |

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

PLANS/DRAWINGS

1:1250 ~~1:2500~~ Location Plan ☑
1:200 ~~1:500~~ Block Plan ☑
1:100 Elevations ☑
1:100 Floor Plan ☑
Other ☐

8. Does the application involve any of the following

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

| | | | |
|---|---|---|---|
| CHANGE OF USE | ☐ | ALTERATION or EXTENSION | ☑ |
| CONSTRUCTION OF NEW BUILDING | ☐ | DEMOLITION | ☐ |
| OTHER | | | |

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

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

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

| | | | |
|---|---|---|---|
| EXTERNAL APPEARANCE | ☐ | SITING | ☐ |
| MEANS OF ACCESS | ☐ | DESIGN | ☐ |
| | | LANDSCAPING | ☐ |

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

RESIDENTIAL

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

(YES) NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

n/a.

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

(YES) NO

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

(YES) NO

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

(YES) NO

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

(YES) NO

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

YES (NO)

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

YES (NO)

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

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 MILLGATE HOMES DATE 5/12/01

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

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1789/a

# SECTION 66 CERTIFICATE

Application No.

**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 . . . . MILLGATE HOMES . . . . .

Date . . . . . 5/12/01 . . . . . .

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

ADDRESS FLAT 1, 60 FINCHAMPSTEAD ROAD PARISH WOK

E

PLOT No. EYRECOURT ORD. SHEET No. 45B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 35752 | | | | |
| 37650 | MR. N. KNIGHT | 9/USE TO MEETING HOUSE (RETRO) | 5.6.91 | Ref |
| 99/69177/F | Millgate Homes Ltd | Demol. existing flats - replacem. with 10 flats - imp. access | 08.11.99 | REF |
| F/2000/0518 | Millgate Homes | Erection of 9 flats | 12.7.00 | AP |
| F/2000/2310 | " " | Erect 9 flats Revision to 0518 | 01.11.00 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 284/85 - ON ACCESS ROAD

DRAINAGE

091074