APPLICATION NO:

F/2001/3357

LOCATION:

Pinecopse Nine Mile Ride, Wokingham.

APPLICANT:

Mr R Reed C/O DLP Consultants Ltd

PROPOSAL:

Proposed erection of replacement dwelling with garage, demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **17/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Martin Durkan**

APPROVED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Reed
C/O DLP Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Application Number: F/2001/3357

Parish: **FINCHAMPSTEAD**

Location: **Pinecopse, Nine Mile Ride, Wokingham.**

Proposal: **Proposed erection of replacement dwelling with garage, demolition of existing dwelling.**

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

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

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

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

Condition
4. Prior to the commencement of development, details of the slab levels of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. 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 hardstandings permitted by class F of part 1 of the second schedule of that order (other than those shown on the approved plans and drawing no. 1516/07/A) shall be carried out without the prior written permission of the Local Planning Authority.

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

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

Condition
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) 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
9. 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
10. 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
11. Buildings marked "A" and "B" and the buildings shown hatched on drawing no. 1517/07/A (including the existing dwelling) shall be demolished and all rubble, hard core and materials removed from the site prior to the occupation of the dwelling hereby approved.

Condition
12. The residential curtilage of the dwelling hereby approved shall not extend beyond the bold line marked "suggested residential curtilage" on drawing no. 1516/07/A, without the permission in writing of the Local Planning Authority.

Condition
13. 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
14. 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
15. 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.

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 character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

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

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

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

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

Reason
11. To retain and improve the open nature of the countryside.

Reason
12. To ensure the development is compatible with the open appearance and nature of the countryside.

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Informative
1. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

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 H5 and EN1.
South East Area Local Plan Policies STV2 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4 and WBE12.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2001

Notice checked by: C Hurst

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

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

FAX

Date: 12/07/01

Number of pages including cover sheet: 6

To: J Bailey

Phone:

Fax phone: 9786551

CC:

From: C. Hurst

Phone:

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Copy consent.

Memorandum

To: Martin Durkan

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Proposed erection of replacement dwelling with garage, demolition of existing dwelling

F/2001/3357

Thank you for your memo dated 21 February 2001, received today.

Although the development lies within an area of sand and gravel shown on the Berkshire Minerals Local Plan Proposals Map, it does not lie within a Preferred Area. Therefore, according to Policy 10 of the Plan, "outside of Preferred Areas, applications for extraction of sharp sand and gravel will normally be refused". However, every planning application must be judged on its merits, and in the context of Policies 10 to 13 of the Minerals Plan that provide a framework against which the merits of applications outside Preferred areas will be judged.

In this case, the proposal probably will not affect any mineral reserve with any likelihood of mineral extraction.

Karen

Karen

To:
Minerals
Fao Karen Wildsmith

From: Martin Durkan

Date: 21 February 2001

Application Number: F/2001/3357

Proposal: Proposed erection of replacement dwelling with garage, demolition of existing dwelling..

Site Address:
Pinecopse, Nine Mile Ride, , Wokingham.

Applicant:
Mr R Reed C/O DLP Consultants Ltd.

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

RAILTRACK

Southern

M HOLDEN Director

9th March 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham.
RG40 1WR.

Tel : 020-7902-3183

PLANNING SERVICES	HPT 41084
POL	TLS
DC MD	ENF
APP	
CS	
13 MAR 2001	
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	FILE:

Y/r F/2001/3357
O/r C7/01/530/1/104/AN

Dear Mr Durkan,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, PINECOPSE, NINE MILE RIDE
DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING WITH GARAGE.
APPLICATION No F/2001/3357.

I acknowledge receipt of your letter dated 21st February 2001, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of demolition/construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing engineering conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours sincerely,

Alan Nield.

pp. **B. Purcell.**
Outside Party Engineer.

Engineering Manager. Suite 2.CP2 2H. General Offices.Waterloo Station. London. SE1 8SW
Tel : 020-7902-3183 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

DevCondBP

Issued by: Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: October 2000

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. he additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	**Permitted**
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Appie)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 14 March 2001

Location:	Pinecopse, Nine Mile Ride, Wokingham Without
Proposal:	Proposed erection of replacement dwelling with garage, demolition of existing dwelling.
Application Number:	F/2001/3357

In response to your consultation dated 21 February 2001 for the above application, the landscape comments are as follows:

In principle I have no objection to a replacement dwelling within the site, however the proposed dwelling is significantly larger than the existing.

There are open views into the site from Nine Mile Ride as the existing woodland that screened the property from the road was recently felled. The Forestry Commission is currently dealing with this issue. Although some replanting has taken place in this area it does little to soften the impact of the existing dwelling and the additional outbuildings.

The hedge shown on the drawing alongside Nine Mile Ride consists of Laurel and not native plants as indicated. It would be preferable to have a native hedgerow along this boundary as well as additional tree planting at the front of the site so that the proposal can be better integrated in with the surrounded wooded character of the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

Committee 21 March – 4 items

Valon Road
1. Site boundary to be added to GIS map
2. Conditions/reasons to be tidied up

R/o Sunnyside etc.
1. GIS map and house plans to be added
2. Conditions/reasons to be re-grouped

Foster Wheeler
1. Tom's comments to be added
2. GIS map to be added

Poperinghe
This will be rolled forward from 7/2 Committee as appeal decision still not received. This time we will ask members to determine it (to clear the backlog by end of March. I will do a standard roll forward covering report.

Angi

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 21 February 2001

Application Number: F/2001/3357

Proposal: *Proposed erection of replacement dwelling with garage, demolition of existing dwelling.*
work w/out

Parish: ~~FINCHAMPSTEAD~~ PARISH

Site Address:
Pinecopse, Nine Mile Ride, , Wokingham.

Applicant:
Mr R Reed C/O DLP Consultants Ltd.

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:** Adam Coggins 22/02/01

Tel: 01344 772629

"Pinecot"
Soldiers Rise
Wokingham
Berks
RG40 3NE

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS 065	JRM MD/JL
13 MAR 2001	
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	FILE:

11 March 2001

Mr John Mitchell
Development Control Manager
Environment Services Department
Planning Services, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Site Address: Pinecopse, Nine Mile Ride, Wokingham

MD

1. Application Number: F/2001/3357

We do not have a problem with the proposal for the erection of a replacement dwelling with garage on the above site, provided the demolitions take place as stated and that the set boundaries are not extended or flaunted in any way.

Also, in the hope that a larger house will alleviate the need for all the unsightly mobile homes / caravans on the site, so that they may also be removed.

JL

2. Application CLE/2001/3364

Neither do we have a problem with the existing domestic stables, once again provided the set boundaries are not extended or flaunted in any way.

However, we question what and where is the ancillary storage. We see from the plans that the old cattery still remains but there is no mention on either of the above plans of the outbuildings that used to be kennels.

We would ask?

- Are these the outbuildings to be used for ancillary storage
- If not, what will they be used for
- Is there a proposal to re-open kennels
- If so, is a new licence required
- If these buildings are to be used for anything but storage, will an application be required

We think overall, as the site is proposed, it will be an improvement. However, should any other activity other than keeping horses or the erection of any further buildings be considered, we should like to have an opportunity to comment.

Yours sincerely

E. L. Giles.

Mr & Mrs A C Giles

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Development Control

Your Ref: f/2001/3357

Date. March 7, 2001

PROPOSED: DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACVEMENT DWELLING

LOCATION: PINECOPSE, NINE MILE RIDE, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES	40907
POL	LS
DC MD	ENF
APP	
CS	
08 MAR 2001	
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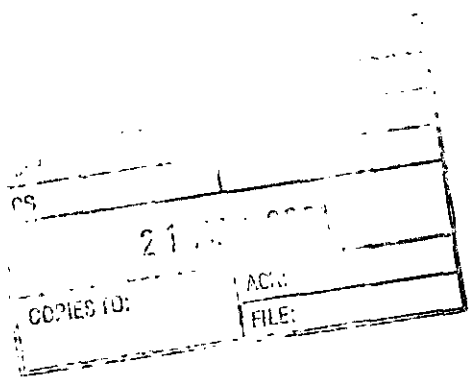
Wokingham Without Parish Council Consultation Sheet

Officer	Martin Durkan
No	F 2001 3357
Proposal	erection of replacement dwelling with garage, demolition of existing.
Site	Pinecopse, Nine Mile Ride, Wokingham

Committee's Comments

Council objected as previous similar application F/2000/1366 - overdevelopment, out of keeping with character of area, concern that unpermitted tree felling not overlooked. The Planning Inspectorate's previous comments on appeal valid for this appl.



Signed :
Clerk to Wokingham Without Parish Council

20 March 2001

Wokingham Without Parish Council Consultation Sheet

Officer Martin Durkan

No F 2001 3357

Proposal erection of replacement dwelling with garage, demolition of existing.

Site Pinecopse, Nine Mile Ride, Wokingham

Committee's Comments

Council objected as previous similar application F/2000/1366 - overdevelopment, out of keeping with character of area, concern that unpermitted tree felling not overlooked. The Planning Inspectorate's previous comments on appeal valid for this appl.

Signed : _____
Clerk to Wokingham Without Parish Council

20 March 2001

John Mitchell

Tel: (0118) 974 6446

Date: 2/7/01

My ref: F/2001/3357

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/3357
Pinecopse, Nine Mile Ride, Wokingham.
Proposed erection of replacement dwelling with garage, demolition of existing dwelling.

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

John Mitchell 87

If you have any questions please do not hesitate to contact **~~Martin Durkan~~** on **(0118) 974 64~~45.~~**
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 10/7/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3357**
Pinecopse, Nine Mile Ride, , Wokingham.
Proposed erection of replacement dwelling with garage, demolition of existing dwelling.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 5/7/01

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2001/3357

Proposal:
Proposed erection of replacement dwelling with garage, demolition of existing dwelling.

Location:
Pinecopse, Nine Mile Ride, , 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/03/2001. 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

21 February 2001

3357

29 JUN 2001

45160

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/GB/BKS293

29 June 2001 – By Hand

J Mitchell Esq
Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

REPLY BY
13 JUL 2001

no reply rec-
ived by phone.
29/6/01

Dear Mr Mitchell

RE: PINECOPSE, NINE MILE RIDE, WOKINGHAM
PLANNING APPLICATION F/2001/3357

I am writing to you because I have been unable to reach you on the telephone this week. You will recall that I spoke to you on the telephone last Thursday, 21 June, and you assured me that a 10-day listing letter would be sent to local members imminently. Consequently, I reported to my client, Mr Reed, that this was being undertaken and that a decision, at least with regard to whether or not delegated permission could be granted, would be made in the next 2 weeks.

Unfortunately, since then, Mr Reed has spoken to you on the telephone and he has advised me that you told him that it would be at least 3 or 4 weeks before a decision would be made. Given that the application has been running since February, I consider this additional delay to be most unfortunate.

I would appreciate it if you could telephone me as soon as possible to let me know exactly what is going on. I was led to believe that the 10-day letter to members was going out at the end of last week. I was also led to believe that the application was nearing a conclusion. As you will appreciate, Mr Reed is extremely upset and disappointed about the way he feels he has been treated. As you know, he and his family are living in a mobile home at present, and it is important that building works start very soon so that the bungalow can be occupied before the worst of the winter is upon us.

Please telephone me as soon as possible to let me know the situation. I look forward to hearing from you.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc R Reed Esq

DEVELOPMENT LAND & PLANNING
C O N S U L T A N T S L T D
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

Web site:
www.dlpconsultants.co.uk

New office at Bristol

JB/GB/BKS293

26 March 2001

J Mitchell Esq
Head of Development Control
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

JRM

COPIES TO: AJK
FILE:

Dear Mr Mitchell

RE: PINECOPSE, NINE MILE RIDE, FINCHAMPSTEAD

Many thanks for agreeing to meet Mr Reed and me at the above site on Friday 23 March. As you are aware, we have 2 applications under consideration at the moment, as follows:

- **F/2001/3357**

This application proposes to replace the existing bungalow with a new bungalow. In addition to the bungalow, it is proposed to remove existing outbuildings to the west of the bungalow, as well as the existing garage. The buildings to be removed are shown shaded on the submitted plans.

During our discussions, it became apparent that it would help our application to be successful if further outbuildings were to be removed. At present, it is proposed to demolish the existing bungalow (120 square metres), together with several outbuildings (156.5 square metres), with a total area of 276.5 square metres. The current application is for a bungalow of 279.2 square metres and a garage building of 49.1 square metres, a total of 328.3 square metres. Obviously, the current application is for a more than 50 per cent increase in the size of the bungalow compared with the existing dwelling, but an increase of only about 19 per cent in the area of buildings collectively.

If we include in the calculations the buildings shown as A and B on the attached drawing as part of the buildings to be removed, the total floor area of demolished structures will be 435.3 square metres, ie over 100 square metres more than is proposed. Buildings A and B were originally permitted in 1987 (26840).

In my opinion, this concession should be sufficient to enable the application to be approved, given that the removal of these additional buildings will considerably enhance and improve the appearance of the site.

➢ **CLE/2001/3364**

The Certificate of Lawfulness application concerns the newly erected stable blocks in the south-west corner of the site. We consider that the stable buildings fall within the residential curtilage, as defined on attached site plan no. 1516/07/A. As you saw on your site visit, the buildings are in use as accommodation for up to 4 of Mr Reed's horses, with a tack room, office and shower/toilet making up the L-shaped building. The rectangular building is in use as a store for hay, feed and wagons associated with the equestrian use. There is no question that the buildings are in use entirely for Mr Reed and his family's personal activities. These are ancillary to the residential use of the site.

The buildings are no more than 4 metres in height and comply with the usual permitted development criteria. The only question is whether they lie within the residential curtilage. Obviously, it is our opinion that they do and the attached plan illustrates this point. I understand, however, that you are going to consider this question over the next week or so. Please bear in mind that the previous owner and other interested parties have supplied letters, which were submitted with the application, to demonstrate that the stables replaced buildings that were in situ previously. It is hoped that a combination of these factors should be enough for the Certificate of Lawfulness to be issued.

I hope the above and the enclosed help you with your considerations concerning these 2 applications. I would appreciate it if you would contact me in the near future and let me know if there is any further information I can supply you with or if you would like to have another meeting to discuss how best to proceed with developments at this site.

I look forward to hearing from you in the near future.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

enc

cc R Reed Esq

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3357

Applicant : Mr R Reed C/O DLP Consultants Ltd.

Location : Pinecopse, Nine Mile Ride, , Wokingham.
Proposal : Proposed erection of replacement dwelling with garage, demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 17/03/2001

Latest Consultation Date/Site Notice Expiry Date : 17/03/2001

This application will have expired on: 09/04/2001. 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 :
1) HIGHWAYS - REC. APPROVAL WITH CONDITIONS.
2) MINERALS - NOT LIKELY TO BE AFFECTED.
3) ENVIRONMENTAL HEALTH - NO OBJECTIONS
4) NEIGHBOURS - ONE TELEPHONE CALL: NO OBJECTIONS BUT WOULD LIKE MORE PLANTING TO SCREEN IT.
ONE LETTER: NO OBJECTIONS
5) LANDSCAPE ARCHITECT : SIGNIFICANTLY LARGER DWELLING; OPEN VIEWS INTO SITE DUE TO TREE FELLING.
6) RAILTRACK - INFORMATIVES TO BE INCLUDED ON DECISION.
Planning Issues : 7) W'HAM W'OUT P.C. - OBJECTS: OVERDEVT., OUT OF KEEPING

SITE DESIGNATION

SEALP - RURAL AREA (STV2, SC18)

WDLP - COUNTRYSIDE (WCC1, WCC4)
- GREEN ROUTE (WBE12)

ISSUES

IMPACT ON THE CHARACTER AND AMENITY OF THE COUNTRYSIDE.

IMPACT ON THE VISUAL QUALITY OF THE GREEN ROUTE.

Application Number: F/2001/3357
Appraisal:
1. Impact on the rural character and amenity of the countryside
The site comprises an existing single storey dwelling set back from the road frontage, with a number of outbuildings situated to the front, side and rear. The dwelling has no particular architectural merit and the outbuildings are also generally of poor design and materials. The applicants currently occupy a mobile home situated to the west of the house. A concurrent certificate of lawful use application has been submitted for 'buildings as domestic stables and ancillary storage' (CLE/2001/3364).

Planning permission for a replacement dwelling and garage on the site was refused in June 2000. A subsequent appeal was dismissed in November 2000. That scheme involved a two-storey dwelling and a 236 sq m (176%) increase in floorspace.

This revised proposal involves the demolition of the existing dwelling, double garage and four of the outbuildings and the erection of a replacement dwelling and treble garage. The proposed dwelling would be single storey but would comprise a substantially larger footprint than the existing dwelling. The ground floor area would be increased from the existing 120 square metres to 274 square metres (154 sq m or a 128% increase). It would also represent a larger footprint than the previously refused scheme.

The visual impact of the proposed dwelling from Nine Mile Ride would be less than that of the previously refused scheme since there would be no significant increase in the height or width of the existing dwelling and the increase in floorspace would be mainly provided at the rear of the dwelling. However, the increase in floorspace would be well in excess of the 50% or so that is normally permitted and it is considered that the scale of the increase proposed is such that it would be detrimental to the rural character and amenity of the surrounding countryside. It could also set a precedent making it harder to refuse planning permission for other similar proposals. This could have a cumulative, urbanising impact on the countryside that would be harmful to its rural character.

2. Impact on the visual quality of the Green Route
As already noted, the increased floorspace of the new dwelling would be provided by extending out further at the rear. However, a side extension set back from the main frontage would mean that at this point it would be it wider than the existing dwelling. This increased width would be particularly evident when the dwelling was viewed from the main road. A number of trees have been removed from the front of the site and it is not particularly well screened. On the other hand, the new dwelling would be set back approximately 65 metres from the road, the increase in width would not be excessive and a number of the existing unsightly outbuildings would be removed. On balance, therefore, it is not considered that the impact of the proposed development on the visual quality of the Green Route would significant enough to provide a reason for refusal of the application. Nevertheless, the recommendation is that planning permission should be refused because of the detrimental impact on the rural character and amenity of the countryside resulting from the scale of the proposed increase in the floor area of the new dwelling.

Recommendation: ~~Approval...~~ **Refusal.** ✓

Application Number: F/2001/3357

Reasons for Refusal

No.	Non-Standard Reason for Refusal
1	*The proposed development, by reason of its scale and massing, would represent an unacceptable increase in the scale of development on the site to the detriment of the open, rural character and amenity of the countryside. As such, it would be contrary to Policies LD3 and C2 of the Berkshire Structure Plan, Policies STV2, SC18 and SBE1 of the South East Area Local Plan and Policies WOS2, WOS3, WCC1 and WCC4 of the Wokingham District Local Plan Deposit Draft (as amended).*

Consultation period expires 17/03/01

RECOMMENDATION AND CONDITIONS/REASONS AGREED.....

(Development Control Manager)

Date.....

RECORD OF SITE VISIT

SITE ADDRESS: Pinecopse Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2001/3357

OFFICER: Martin Durkan

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
PREDOMINANTLY RURAL. SEPARATION OF SETTLEMENTS LAND OPPOSITE SITE. SPORADIC DEVELOPMEN TO NORTH EAST. RAILWAY LINE AND IDENTIFIED SETTLEMENT TO WEST.

3. DESCRIPTION OF SITE/BUILDING
SINGLE-STOREY DWELLING WITH A NUMBER OF OUT BUILDINGS, INCLUDING DOUBLE GARAGE, OFFICE, MOBILE HOME, STORAGE BUILDINGS, STABLE BLOCK AND OPEN-FRONTED PARKING BLOCK

4. RELATIONSHIP TO ADJOINING PROPERTIES
NONE ADJOINING. HOUSES IN SOLDIERS RISE APPROX. 120 METRES AWAY WITH RAILWAY LINE IN BETWEEN. ALSO TREES TO PROVIDE SCREENING

5. SITE CONSTRAINTS

TREES BETWEEN DWELLING AND ROAD, WOODLAND AT REAR OF DWELLING.

ACCESS/PARKING EXISTING ACCESS ROAD AND GARAGE

LEVELS EVEN

BOUNDARY TREATMENT TIMBER RAILING FENCE ALONG FRONT BOUNDARY

OTHERS

Additional Comments

Since the application was recommended for refusal discussions have taken place with the applicant and his agent. In addition, a Certificate of Lawful Development has been granted for retention of stables at the rear.

The applicant now proposes to demolish a number of kennel buildings. These have planning permission, or the benefit of lawfulness, and have a cumulative floorspace of 435.3 sq. m. The proposed bungalow would have a floor area of 279.2 sq. m, together with a garage of about 49 sq. m - this would be about 100 sq. m less than the buildings proposed for demolition.

Moreover it is proposed to limit the residential curtilage and remove the kennel use altogether. The kennel buildings, which are sound structures, would be offered free of charge to the Animal Rescue Centre at Brittons Farm.

Given these circumstances it is considered that the removal of the outbuildings and kennel use would permit a new property in excess of the Council's rule of thumb. On balance it is considered that the proposal is acceptable, subject to suitable conditions.

Recommendation:

GRANT planning permission subject to the following conditions:

John Mills

4/7/07

Tel. 0118 974 6443 (Direct Line)

Date. 9 October, 2001

My ref. CD/FP2001/2086(3357)

P Reed
C/o DLP Consultants Ltd
Ritz Plaza House
10 Denton Road
WOKINGHAM
Berkshire
RG40 2DX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

REPLACEMENT DWELLING WITH GARAGE, AND DEMOLITION OF EXISTING DWELLING AT PINECOPSE, NINE MILE RIDE, FINCHAMPSTEAD

On checking the Building Regulations plans for FP2001/2086 against the Planning Approval drawings I notice that there are some changes.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with the Building Control plans. The proposal is materially different from the Approved Planning Number F/2001/3357, which cannot be dealt with as a minor amendment. The front of the property has been increased in volume, the sitting room has been enlarged/altered, and the chimney has been repositioned. Condition 3 of the Planning Permission removed permitted development rights.

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

I have been informed by Building Control that work has already started. Any unauthorised work is undertaken at your own risk and expense.

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

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3357	MD
BUILDING CONTROL NUMBER	FP 2001/2086	South
~~APPLICANT~~/AGENT	Day Tanner	
ADDRESS OF SITE	Pinecrest, Nine Mile Ride ~~FINCHAMPSTEAD~~ FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	new dwelling + garage demolish existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1516/07A	1516/07A
ELEVATIONS	1516/09	1516/06A
FLOOR PLANS	1516/08	— " —
garage	1516/10	1516/03A.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? PD rights removed Condition 3	BC - sitting room slope altered/enlarged - chimney repositioned - front of property brought further forward/increased (bed 1 + kitchen) - utility increased	
DATE	9/10/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	9/10/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	13/8/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6229 (Direct Line)
E-mail: Ron.Madell@wokingham.gov.uk
Date. 16 August, 2001
My ref. BC/DC/2001/3357

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr R Reed
Pinecopse
Nine Mile Ride
Wokingham
Berkshire
RG40 3ND

Dear Mr Reed

PLANNING PERMISSION 2001/3357
SITE: PINECOPSE, NINE MILE RIDE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3357 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

RON MADELL
Planning Assistant

Applicationo	Name & Address
F/2001/3357	Mr & Mrs Giles Pine Cot Soldiers Rise Wokingham RG40 3NE
F/2001/3357	Mr & Mrs A C Giles "Pinecot" Soldiers Rise WOKINGHAM Berkshire RG40 3NE
Application approved	Letter sent: 13/07/01

please return DN to me for checking

Grant planning permission

1.	CO01	R001
2.	c012	R012
3.	C040	R040
4	C100 delete "proposed buildings" insert "building hereby approved	R100
5	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 hardstandings permitted by class F of part 1 of the second schedule of that order (other than those shown on the approved plans and drawing no 1516/07/A) shall be carried out without the prior written permission of the Local Planning Authority	R040
6	C129	R129
7	C130	R130
8	C049	R049
9	C122	R122
10	C137 (dwelling)	R137
11	Buildings marked "A" and "B" and the buildings shown hatched on drawing no. 1516/07/A (including the existing dwelling) shall be demolished and all rubble, hard core and materials removed from the site prior to the occupation of the dwelling hereby approved	To retain and improve the open nature of the countryside
12	The residential curtilage of the dwelling hereby approved shall not extend beyond the bold line marked "suggested residential curtilage" on drawing no 1516/07/A, without the permission in writing of the local planning authority	To ensure the development is compatible with the open appearance and nature of the countryside
13	C153	R153
14	C150	R150
15	C151	R151
N14	Railtrack informative	
N16	SEALP - STV2, SC18 WDLP - WCC1, WCC4, WBE12 BSP - H5, EN1	















1792

MD

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.1/2001/3357 relates.

Address of site PINE COPSE, NINE MILE RIDE, WOKINGHAM

Signed

Date 26 . 2 . 01.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N. Ireland or the Isle of Man

YOUR

DDE

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12 FEB 2001 • 3357

1.	APPLICANT'S NAME	Mr R Reed
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP Consultants Ltd
	ADDRESS	Ritz Plaza House, 10 Denton Road Wokingham, Berkshire
	POST CODE	RG40 2DX PHONE 0118 978 9595
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	Pinecopse, Nine Mile 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 and replacement of existing bungalow with dwelling and garage.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.47 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1) Location plan BKS/293/1 4) Site plan 1516/07 2) Garage plans 1516/03A 3) Dwelling plans 1516/06A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

N/A

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

None to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Subject to LPA approval.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing boundary fences and hedgerows.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing.

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

Yes.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	1 / 7 *	/ *	1 / 6 *
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

Nil, fee paid with previous application, F/2000/1366, refused 14.6.00.

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 JF Boyle ON BEHALF OF Mr R Reed DATE 9.2.01

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

1789/a

SECTION 66 CERTIFICATE

Application No. 12.FEB.2001 * 3557

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 . . J. Baile . . . . . .

On behalf of . . . Mr R Reed . . . . . .

Date . . . 9.2.01 . . . . . .

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

(1) PINECOPSE BOARDING KENNELS

ADDRESS NINE MILE RISE PARISH WOK / WITHOUT

PLOT No. (E. PART OF PINERIDGE FARM) ORD. SHEET No. SU 8165/82 (99 10)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
380/53	MR. J. HAWKES	DETACHED BUNGALOW	12.7.53	APP
454/56	"	BLDG. FOR BOARDING DOGS	10.7.56	APP
BR10880	PINECOPSE BOARDING KENNELS	NEW KENNEL BLOCK	26.3.79	APP
10776	MR. D. BUNCE	"	5.7.79	N/A
20579	"	TIMBER SHED FOR OFFICE	8.3.84	N/A
BR22939	PINECOPSE BOARDING KENNELS	ADDITIONAL CATTERY	19.6.84	APP
BR23035	MR. BUNCE	TIMBER SHED FOR OFFICE	10.7.84	APP
21822	"	ADDITIONAL CATTERY	26.7.84	N/A
26840	"		22.7.87	
BRA1806	"	NEW CATTERY	17.11.86	APP
30347	"		16.6.88	
BRA4769	"	REPL. KENNEL BLOCK	21.4.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 687/94 WILL NOT BE CONFIRMED

DRAINAGE

091074 41060 INVALID N/P

1933

(2) PINECOPSE BOARDING KENNELS

ADDRESS NINE MILE RISE PARISH WOK / WITHOUT

PLOT No. ORD. SHEET No. SU 8165/82 (99 10)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42445	J. BUNCE (35193/39338)	RETAIN MOBILE HOME. C/U USE AGR. LAND TO EQUESTRIAN. * NR. MOBILE HOME = MAVENS PINERIDGE FARM.	30.6.94	30.6.
F/2000/1366	Mr. & Mrs. Read	Erect replacement dwelling & garage	14.6.00	P

MINISTRY DECISION

SPECIAL ORDERS TPO 687/94 * WILL NOT BE CONFIRMED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	Map No. 99 Site 174
Officer: MD / Application No. F/2001/3357	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF REPLACEMENT DWELLING WITH GARAGE. DEMOLITION OF EXISTING DWELLING

Location: PINECOPSE NINE MILE RIDE

Parish: ~~FINCHAMPSTEAD~~ WOKINGHAM W/OUT Ward: WOKINGHAM ✓ 21/2

Applicant: MR R REED

Fee Received 00-00 Resubmission - fee paid on 2000/1366 refused 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 : ..... 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	: F'hampstead,
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	.....
Rail Track	✓ .....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

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..... No pre-apps .....

NEIGHBOURS:

..... S/N + See map. .....

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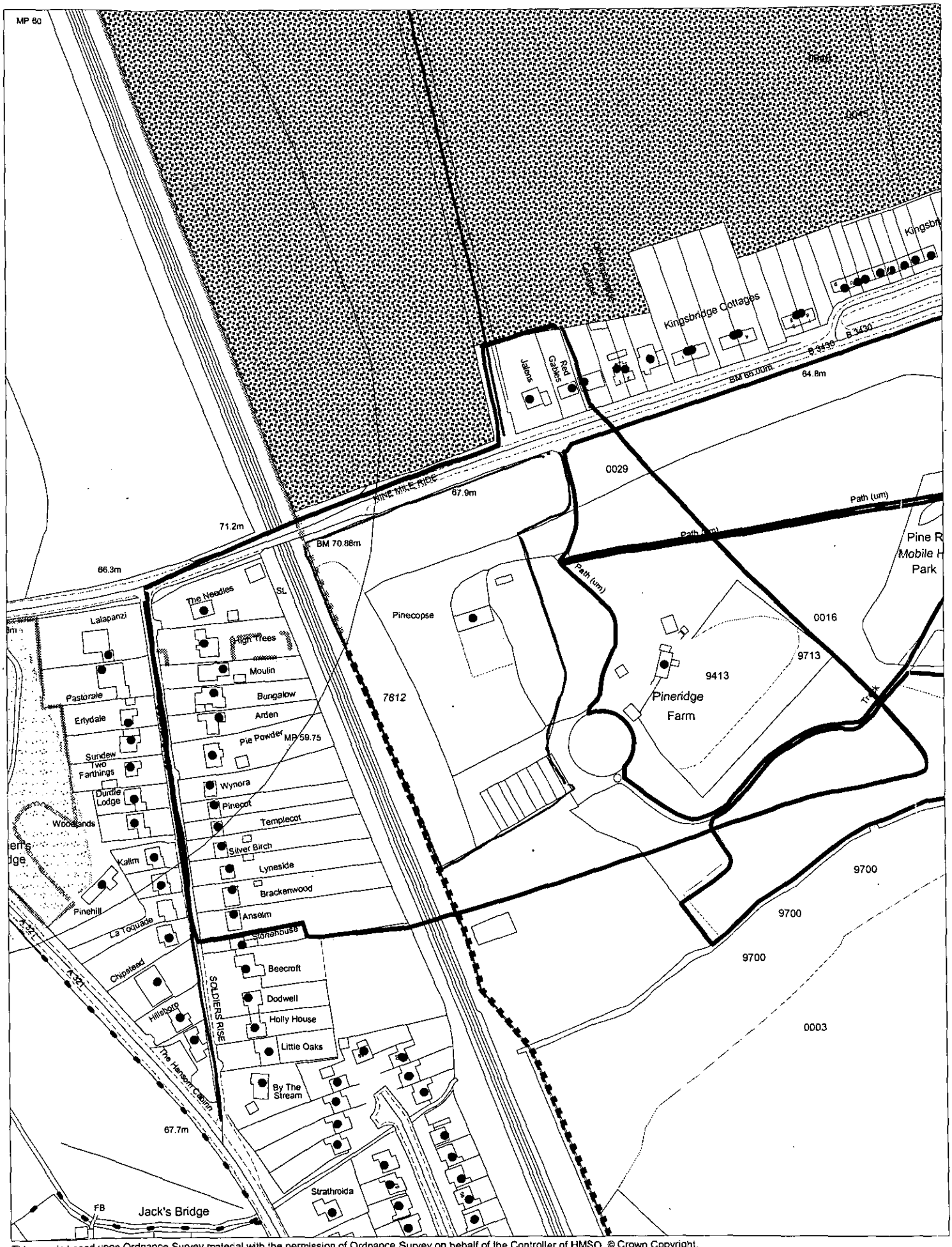

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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001

Scale: 1 : 2500

N W E S

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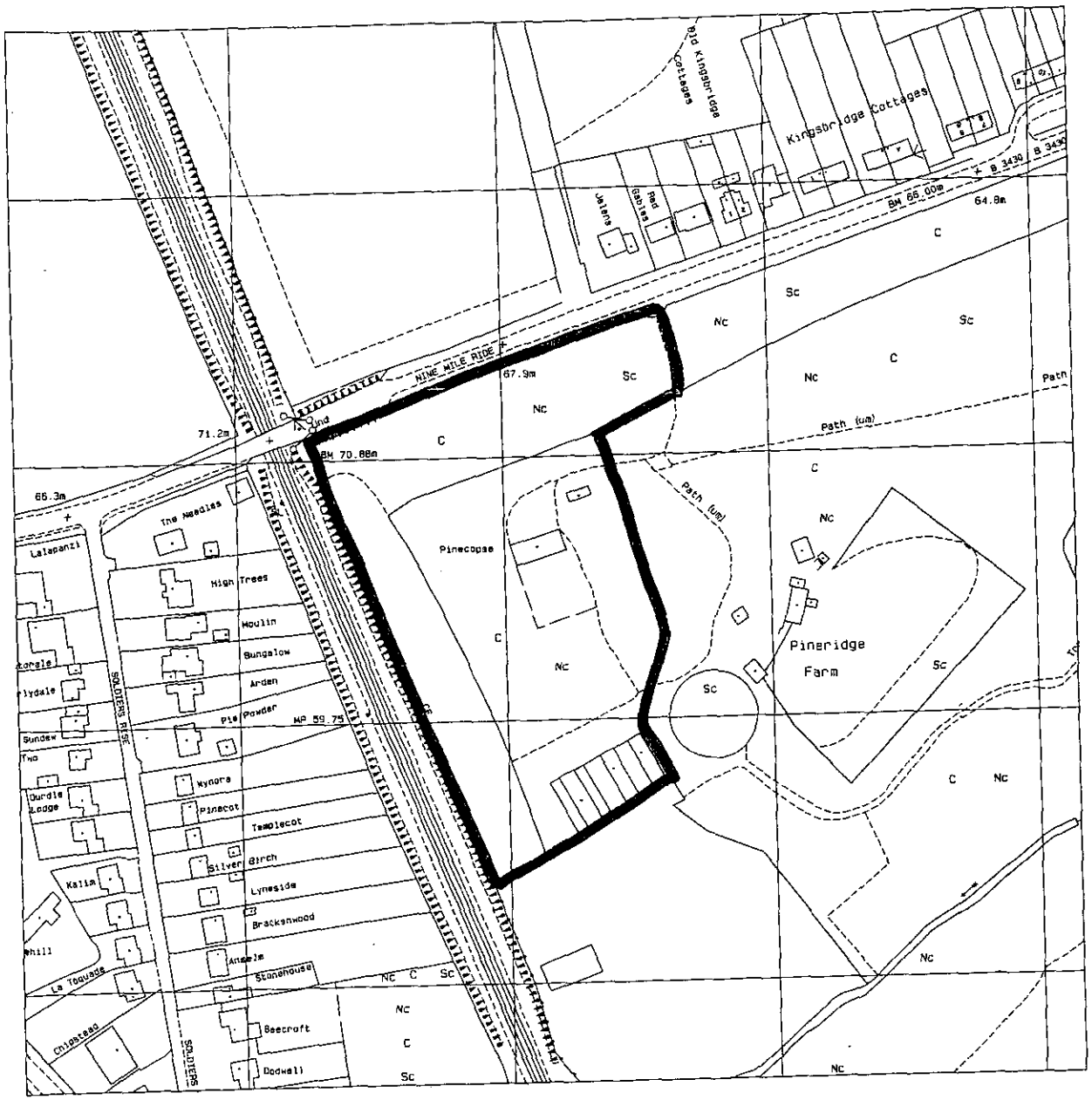

APPROVED

CLIENT
Mr R Reed

PROJECT
Pinecopse, Nine Mile Ride, Finchampstead

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date January 2001	Rev	Drawn By
Scale 1:2500	OS Ref	Checked
Drawing no. BKS/293/1		

DRAWING TITLE
Location Plan