APPLICATION NO:
F/2000/1666

LOCATION:
Mayfield Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr M Phare C/O Opus Architecture And Design

PROPOSAL:
Proposed demolition of existing pigstys and hut and erection of replacement timber hut.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Phare
C/O Opus Architecture And Design
Mayfield
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire
RG40 3TH

Application Number: F/2000/1666

Parish:	**FINCHAMPSTEAD**
Location:	**Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Proposed demolition of existing pigstys and hut and erection of replacement timber hut.**

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. The existing pigsities, pigmans hut and other outbuildings shall be demolished prior to the completion of the building hereby approved and all materials etc removed from the site and the land reinstated to grass, all prior to the commencement of use of the building.

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

Reason

2. In the interests of the open character and apperance of the countryside.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

FROM: Elaine Connor

DATE: 14 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1666

Proposal: Proposed demolition of existing pigstys and hut and erection of replacement timber hut..

Site Address: *Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.*

Applicant: Mr M Phare C/O Opus Architecture And Design.

Your observations are required in respect of this application **by 09/07/2000** .

The Parish Council has no objections to this application.

[illegible]	DPT
POL	CS
DC	EP
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clark

23 JUN 2000

DATE: _____

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 21/06/00

MAYFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD F/2000/1666

Having considered the above application, I have no objections or comments to make. 36880

John Mullaney
Environmental Health Officer

APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

Received by Wokingham District Council

Application No: F/2000/1666

Proposal:
Proposed demolition of existing pigstys and hut and erection of replacement timber hut.

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

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 June 2000

**********FILE COPY**********

Tel: (0118) 974 6451

Date: **14 June 2000**

My ref: F/2000/1666

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/1666
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed demolition of existing pigstys and hut and erection of replacement timber hut.

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

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1666**
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed demolition of existing pigstys and hut and erection of replacement timber hut.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: **14 June 2000**

My ref: F/2000/1666

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1666**
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed demolition of existing pigstys and hut and erection of replacement timber hut.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1666

Applicant : Mr M Phare C/O Opus Architecture And Design.

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

Proposal : Proposed demolition of existing pigstys and hut and erection of replacement timber hut.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 01/08/2000. 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 :

PARISH COUNCIL : No objection.

Obs letters :

Planning Issues : AREA OF SPECIAL LANDSCAPE IMP./C'SIDE.

* IMPACT UPON CHARACTER OF AREA

Application Number: F/2000/1666
PROP: DEMOLITION OF EXISTING PIGSTIES & HUT & ERECTION OF
Appraisal : REPLACEMENT TIMBER HUT.

PLANNING HISTORY :
The site which is the subject of this application, has several ongoing planning applications for various extensions. The scheme being considered in this proposal is for the demolition of existing delapidated pigsties & a covered hut.

IMPACT UPON CHAR. OF AREA:
The area in which this site is located is one of Special Landscape Importance, in the countryside. The existing pigsties & hut are located beyond the garden area of Mayfield on a wooded area to the north of the site. The scheme proposes replacement to the existing huts are covered hut & log store. The proposed development represents a larger development than the existing huts, but less floor area than the total building currently on this part of the site. It is therefore considered that the scale of development is reasonable given that it replaces existing delapidated outbuildings. It is not considered that the proposed development will have an adverse visual impact upon the character of the area.

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

Application Number F/2000/1666
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2			The existing pigsties, pigmans hut and other outbuildings shall be demolished prior to the completion of the building hereby approved, and all materials etc removed from the site and the land reinstated to grass, all prior to the ~~or use occupation~~ commencement of use of the building In the interests of the open character and appearance of the countryside

Returns
Elaine please

John Mitchell
28/7/02

RECORD OF SITE VISIT

SITE ADDRESS: Mayfield Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1666

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Rural, countryside area

3. DESCRIPTION OF SITE/BUILDING

modern detached 2 storey dwelling w detached double garage garden store & dilapidated pigsties beyond the residential garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1666	Mr J Dean Pithers Cottage Lower Sandhurst road Finchampstead Berkshire RG40 3TH
F/2000/1666	Mr & Mrs Atkins 32 Chaffinch Close Wokingham Rg41 3HN

App. approved
Letter sent 01/08/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 JUN 2000	
Officer: EC	Application No. F/2000/1666

Map No. 122 Site 0.86

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

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

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

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

Description:
(f) PROPOSED DEMOLITION OF EXISTING PIGSTYS AND HUT AND ERECTION OF REPLACEMENT TIMBER HUT

Location: MAYFIELD LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch South 14.6.2000

Applicant: MR M PHARE

Fee Received 95-00 (2) 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	DBT		
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 : 14:6:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of Special Landscape Interest
Trees .....
Conservation Officer .....
Environmental Health 250m Landfill Site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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)

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

NEIGHBOURS:

S/N of Pithers Cottage
Ridgedale House
Moor Green Farm
Moor Green Farm Cottages
} Lower Sandhurst Rd Finchampstead

06.JUN.2000* 1666

OPUS Architecture and Design

PLANNING SERVICES	APT
POL	TLS
DC	ENF
APP	
CS	
06 JUN 2000	
COPIES TO:	ACK:
	FILE:

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

June 3, 2000

Dear Sirs,

Re; "Mayfield", Lower Sandhurst Road, Finchampstead, RG40 3TH.

Further to our recent site meeting with your Mr Thorpe and Ms Connor we enclose a Full Plans Application and a cheque in the sum of Ninety Five pounds made payable to Wokingham District Council.

We also enclose six copies of our drawings No's 137/4/01, 03 and 04 and the Householder application form (inc Certificate A)

Design and materials
The existing pig sties, pig man's hut and concrete hard-standing are in a poor state of repair. We are proposing to demolish the buildings, break out the existing concrete hard-standing and replacing the existing blockwork hut with a new timber hut, single storey with a mono-pitch roof (matching the basic form of the existing); this will be located in the same general area, albeit about 1.5m further away from the existing site boundary.

The demolition of these buildings, and subsequent reduction in footprint, will improve this area and the rural surroundings. Given the size and location of the existing buildings we believe that the proposed works will would have no impact the adjoining owners, or the rural character of the area as a whole.

We note that both of your officers agreed that there would be no objection in principle to the proposed works.

Thank you for your assistance.

Yours faithfully

Michael Brett-Phare RIBA
OPUS Architecture and Design

ADDRESS MAYFIELD LOWER SANDHURST ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 94.8062 (122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
494/53	Mr S U Meinhardt	on 1 dwelling	19·8·53	N/A
37/63	Mr S J Reed	bungalow & garage	26·3·63	APP
97/65428/F				
97/65805/F	MR & MRS B PHARE	REPL. DWELLING & GARAGE	8-8-97	
BN97/0535				
FP97/6662	Mr + Mrs Brett-Phare	New Dwelling	12.9.97	App
F/2000/0354	Mr M Phare	s/st rear ext to garage to form Games Room, Study/Workshop		
F/2000/1569				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

06.JUN.2000* 1666

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR MICHAEL PHARE
	Address and postcode	
		CARE OF AGENT
	Phone number	
	Agent's Name	OPUS ARCHITECTURE AND DESIGN
	Address and postcode	"MAYFIELD" LOWER SANDHURST ROAD FINCHAMPSTEAD BERKSHIRE RG40 3TH
	Phone number	01252 861755 ATTN M. PHARE
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	APPROX 2.0 ACRES AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF EXISTING PIG STY'S, AND PIG'SMAN'S HUT AND CONCRETE HARDSTANDING AND CONSTRUCTION OF REPLACEMENT HUT
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FELT ROOF AND STAINED TIMBER CLADDING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of OPUS ARCHITECTURE AND DESIGN

Date 20 MAY 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐