APPLICATION NO:
F/2001/5295

LOCATION:
132 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs P Coles C/O DLP Consultants Ltd.

PROPOSAL:
Proposed conversion of garage to family room plus erection of new detached garage.

EARLIEST DATE FOR DECISION: **17/12/2001**
28 Day exp: 24/12/01
APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Natalie Brown**

APPROVED
No objs 02.01.02. SV

408

DO

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Coles
C/O DLP Consultants Ltd.
Ritz Plaza House
10 Denton Road
Wokingham
Berks
RG40 2DX

Application Number: F/2001/5295

Parish: **FINCHAMPSTEAD**

Location: **132, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of garage to family room plus erection of new detached garage.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing dwelling.

Condition
3. 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
4. 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
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the building facing 130 Nine Mile Ride hereby permitted except for any which may be shown on the approved drawing(s).

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 dwelling is satisfactory.

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

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

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

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

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE12.

Anna Cronin
Head of Planning & Transportation
Date: 24/12/2001

Notice checked by: _____

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5295

Applicant : Mr & Mrs P Coles C/O DLP Consultants Ltd..

Location : 132, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed conversion of garage to family room plus erection of new detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/12

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 14/12 .....

Date Registered : 12/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application <u>will have expired on</u>: <u>07/01/2002.</u> 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 :

F'Stead PC : object on grounds trees out of keeping fwd of bdry line

Highways: conds.

Planning Issues : 1D'd Sett

Application Number: F/2001/5295

Appraisal :

See attached sheet

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

Application Number F/2001/5295
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	(full perm - 5yrs)
(2)	C014	R014	(materials to match)
			sub: ~~extension~~ dwelling for building
(3)	C049	R049	(Garaging to be retained)
(4)	C122	R122	(Parking + turning)
(5)	C138	R138	(Garage/turning area)
(6)	C044	R044	(No windows)
			INS: side elevation facing 130 Nine Mile Ride
		N036	within curtilage

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: —

SOUTH-EAST AREA LOCAL PLAN POLICIES: SE1, SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WBE12

GREEN BELT LOCAL PLAN POLICIES: —

BERKSHIRE STRUCTURE PLAN POLICIES: ~~GN~~, LD3

MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. Watson
(Development Control Manager)

Date: 24/12/01

RECORD OF SITE VISIT

SITE ADDRESS: 132 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5295

OFFICER: Natalie Brown

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – telegraph pole.

2. DESCRIPTION OF SURROUNDINGS
Res.
Settlement.

grass + shrub area to front.
3. DESCRIPTION OF SITE/BUILDING
Existing double fr. int eg garage to be converted – set away from boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING shared access with Nº 132a.

LEVELS

BOUNDARY TREATMENT → 130 - fencing & conifers + larger shrubs.
fencing + laurel + front.

OTHERS

NB Nº 183 whole dwelling fwd.
Props opp have detached double garages.

Nº 130 (cobblestones).
garage along boundary Nº 132
carport (pitched roof) at front of dwelling
approx 3-3.5m projection
on opp side to Nº 132

Application Number: F/2001/5295 – 132 Nine Mile Ride

Appraisal:

Development

Conversion of existing garage and erection of detached double garage.

The site lies within the identified settlement of Finchampstead and the dwelling was given consent (application 96/64343/F) in November 1996, and is the same design as No. 132a. Both Nos. 132 and 132a are level at the front, and share the same access off of Nine Mile Ride.

The site is set away from the highway (Nine Mile Ride) by approximately 26m, and is designated as Green Route by policy WBE12 of the Wokingham District Local Plan (Deposit Draft).

The proposed detached garage would be forward of No. 132 by 1.2m, and therefore be about 17m from the highway.

The garage would be 6.4m in length, 6.5m in width and be 6m to the ridge.

This application follows the refusal of application F/2001/3959 which was for a detached garage and garage conversion, which was proposed to be forward of No. 132 by 6.4m, and therefore be about 14m from the highway. It was proposed to be 5.6m in length, 5.175m in width and be 3.8m to the ridge.

1) Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties. The garage is located sufficiently from the front building line so as it would have no overbearing effects to the amenities of neighbouring properties. In any case, the garage would only cause effect to the front garden area of the neighbouring property. With regard to No 130, there garage lies along the boundary with No. 132, and so it is considered that there would be nor overbearing or overshadowing effects.

2) Impact upon the character of the streetscene

The proposed garage would be forward of the existing dwelling which is not normally considered acceptable. However, compared to the previously refused application, the garage would now be sited closer to the dwelling and therefore be further from the highway. The proposed siting of the garage would also now be approximately inline with the brick built and tiled roof carport at No. 130 (which is not on the side of No. 130 adjacent to No.132), and behind the front of Nos. 138 & 138a.

No.141 opposite, which was approved by consent 68978, has a detached garage approximately 12m from the highway, (which is also approximately level with the side of 2 Manor Park Drive). This is approximately 5.6m, by 5.6m.

Due to the fact that the proposed garage would be approximately level with the established frontage and be set further away from the highway (therefore not being as incongruous as the previous application, and overcoming that reason for refusal) and that detached garages are part of the existing streetscene (No.141), it is felt that the proposed development would be acceptable.

There is no objection in terms of impact upon the streetscene with respect to the garage conversion.

NB: the Parish Council objected to the development on the grounds that it would be out of keeping with the surrounding area and is forward of the building line, and too close to the public highway.

3) Impact upon highway safety (parking provision)
The Highway department has no objection to the proposed development provided that the proposed garage remains as a garage (i.e. not converted) and that turning and parking areas are implemented prior to the garage conversion and prior to the occupation of the garage.

Approval: ✓ **Refusal:**

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5295
CASE OFFICER: Natalie Brown

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF PLANNING PERMISSION

Fynecast Ltd
C/o K.W. Elstow
29 Whyteladyes Lane
COOKHAM
Berkshire

Application No 96/64343/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF TWO DETACHED DWELLINGS AND DEMOLITION OF EXISTING BUNGALOW

Location 132 Nine Mile Ride Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
This permission relates to the application as amended by and shall be carried out in accordance with revised plan submitted to the Local Planning Authority on 2 October 1996 showing one access.
03
No building shall be occupied until the access has been constructed in accordance with the approved plans.
04
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.
05
a) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall included 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.
b) 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 five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species.
06

TODAYS DATE: 23-12-97 NAME: L. WILLIAMS [redacted]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the any elevation.

07

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A, Part 1 of schedule 2 of that Order.

REASONS :

01

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

02

For the avoidance of doubt.

03

In the intersts of highway safety and convenience.

04

To ensure a satisfactory external appearance.

05

In the interests of the amenities of the area.

06

In the interests of the character and amenities of the locality.

07

In the interests of the character and amenities of the locality.

Date 01 November 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Received by Wokingham District Council

Application No: F/2001/5295

Proposal:
Proposed conversion of garage to family room plus erection of new detached garage.

Location:
132, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5295 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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 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

26 November 2001

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

Tel: (0118) 974 6492

Date: **26 November 2001**

My ref: F/2001/5295

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5295
132, Nine Mile Ride, Finchampstead, Wokingham.
Proposed conversion of garage to family room plus erection of new detached garage.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2001/5295**
132, Nine Mile Ride, Finchampstead, Wokingham.
Proposed conversion of garage to family room plus erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **26 November 2001**

My ref: F/2001/5295

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/2001/5295
132, Nine Mile Ride, Finchampstead, Wokingham.
Proposed conversion of garage to family room plus erection of new detached garage.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5295**
132, Nine Mile Ride, Finchampstead, Wokingham.
Proposed conversion of garage to family room plus erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: NAB	Application No. F/2001/5295

Map No. 106 Site 0.11
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM PLUS ERECTION OF NEW DETACHED GARAGE

Location: 132 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: MR/MRS COLES

Resubmission - 2001/3959 - refused

Fee Received 00-00 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	Complete red line	✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Scale? 1:100		
6	Floor plans	Scale? 1:100		
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 : 26/11..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
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:

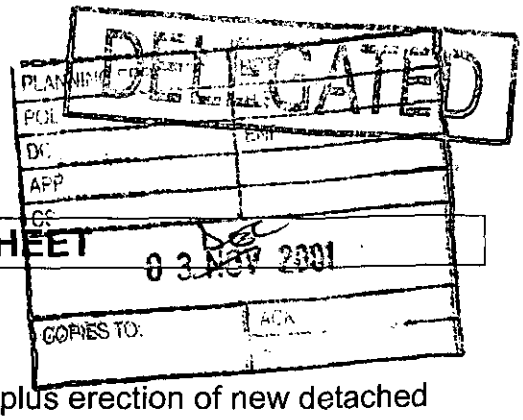
No new pre-apps .....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Natalie Brown

DATE: 26 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5295

Proposal: Proposed conversion of garage to family room plus erection of new detached garage..

Site Address: 132, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs P Coles C/O DLP Consultants Ltd..

Your observations are required in respect of this application **by 17/12/2001** .

Objection on the grounds that the proposed garage would be out of keeping with the surrounding area, forward of the building line and too close to the public highway. It was also noted that the plans submitted were inadequate showing no location of the property itself, within the site boundary.

SIGNED: C S Cl DATE: 30 - 11 - 01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 26 November 2001

Application Number: F/2001/5295

Proposal: Proposed conversion of garage to family room plus erection of new detached garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
132, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs P Coles 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
C138, R138.

Signed: _____ **Print name:** AC 28/11/01

Recd 2.00 PM 9-11-01

12.NOV.2001* 5295

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: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS357

09 November 2001

Ms N Brown
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Brown

RE: 132 NINE MILE RIDE, FINCHAMPSTEAD

Further to our recent conversations with regard to the above site, I enclose for your attention a full planning application for erection of a new detached garage and conversion of the existing integral garage to a family room at the above property. I enclose the following:

- 6 copies completed planning application form
- Section 66 Certificate A
- 6 copies of location plan
- 6 copies of drawing no. A01/SK48/01
- 6 copies of drawing no. A01/SK48/02

No fee cheque is enclosed because a fee was paid on the previous application, F/2001/3959, which was refused on 2 July 2001.

In accordance with our conversations, you will see that the new garage is to be sited just in front of the existing house and in line with the carport at no. 103, which protrudes in front of the property. There are also several other examples of large garages built in front of properties along this stretch of Nine Mile Ride. In particular, 126 Nine Mile Ride, at the entrance to Manor Park Drive, opposite, and on the recent Masdar House development by Barratt Homes. As discussed on the telephone, it is clear that garages in front of properties are part of the character of this stretch of Nine Mile Ride and the proposal will be in keeping and appropriate.

Furthermore, the garage building will not adversely affect residential amenity, as the garage of no. 130 lies on the opposite side of the property boundary. Therefore, no habitable room windows will be affected by the new garage.

It is hoped that this application can be dealt with expeditiously and within the statutory 8-week period. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc P Coles Esq

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

12.NOV.2001 PART 1 52[illegible]

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr & Mrs P Coles
	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
	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	132 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.		Erection of new detached garage and conversion of integral garage to family room
5. Give the area in hectares or part of a hectare	AREA OF SITE	Approx. 0.5 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 3) Elevations A01/SK48/02 2) Site & floor plan A01/SK48/01

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

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

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number 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.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brick and tiles to match existing

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.

As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Existing system

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

Driveway from road

As existing

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

N/A

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

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
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 application F/2001/3959, refused 2.7.01.

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 JP Baig ON BEHALF OF Mr & Mrs P Coles DATE 9.11.01

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.NOV.2001* 5295

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

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

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . Mr. & Mrs. P. Coles . . . . . .

Date . . . 9.11.01 . . . . . .

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

1933

ADDRESS 132 Nine Mile Ride PARISH Finchampstead

PLOT No. ~~One~~ ~~Landway~~ ORD. SHEET No.

BUILDER B

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64343/F	FYNECAST LTD.	DEM. EX. BUNGALOW / ERECT 2 DET. DWELLINGS	1.11.96	CIA
FR96/5460		"	10.12.96	APP
F/2001/3959	Mr. P. Coles	Conv of existing gar. to living room & erect of det Gar.	07.02.01	Ref

MINISTRY DECISION

SPECIAL ORDERS

12.NOV.2001 * 5295



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Development Control Section, Environmental Services, Wokingham District Council.

16 November 2001 Scale: 1 : 1250

N
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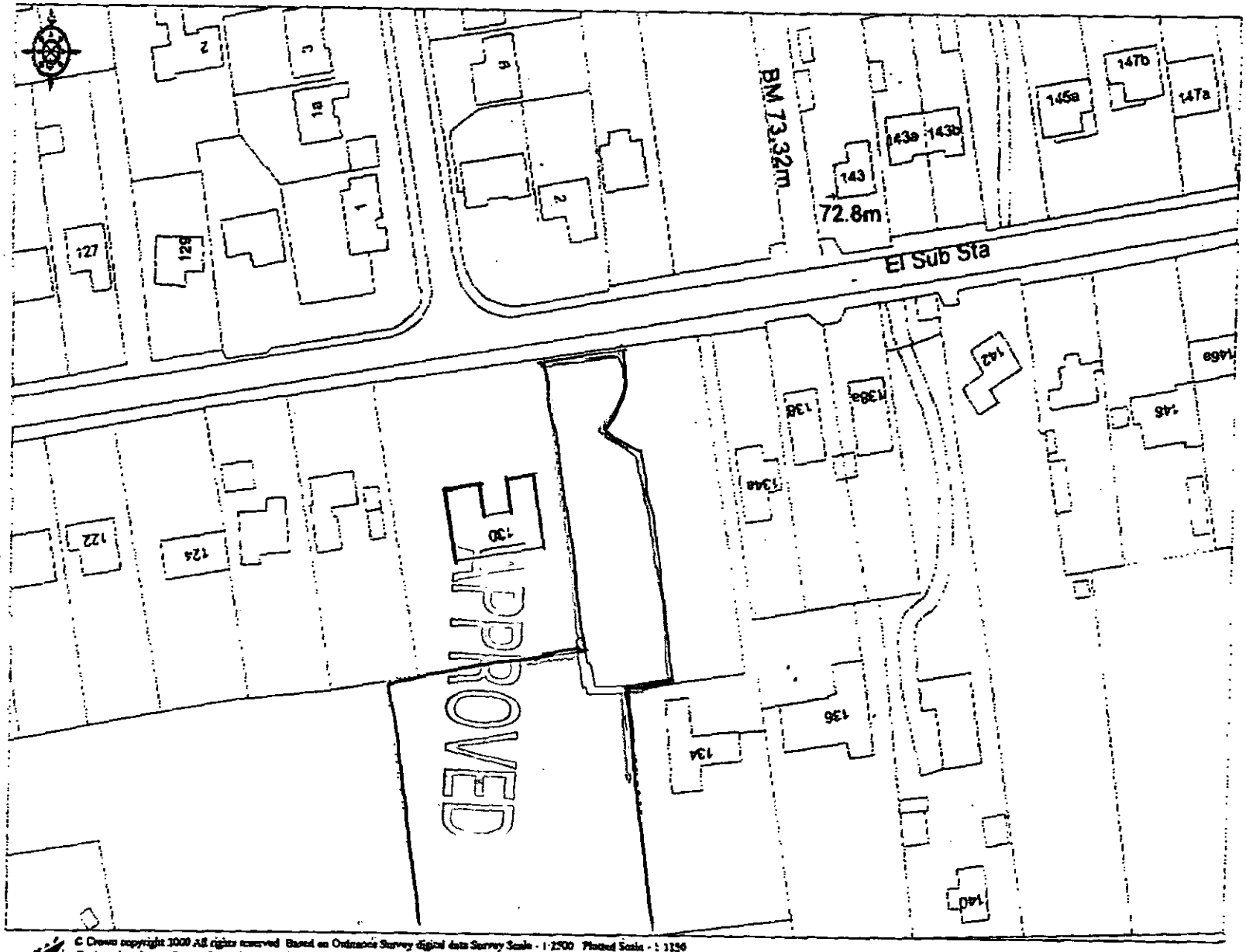
S



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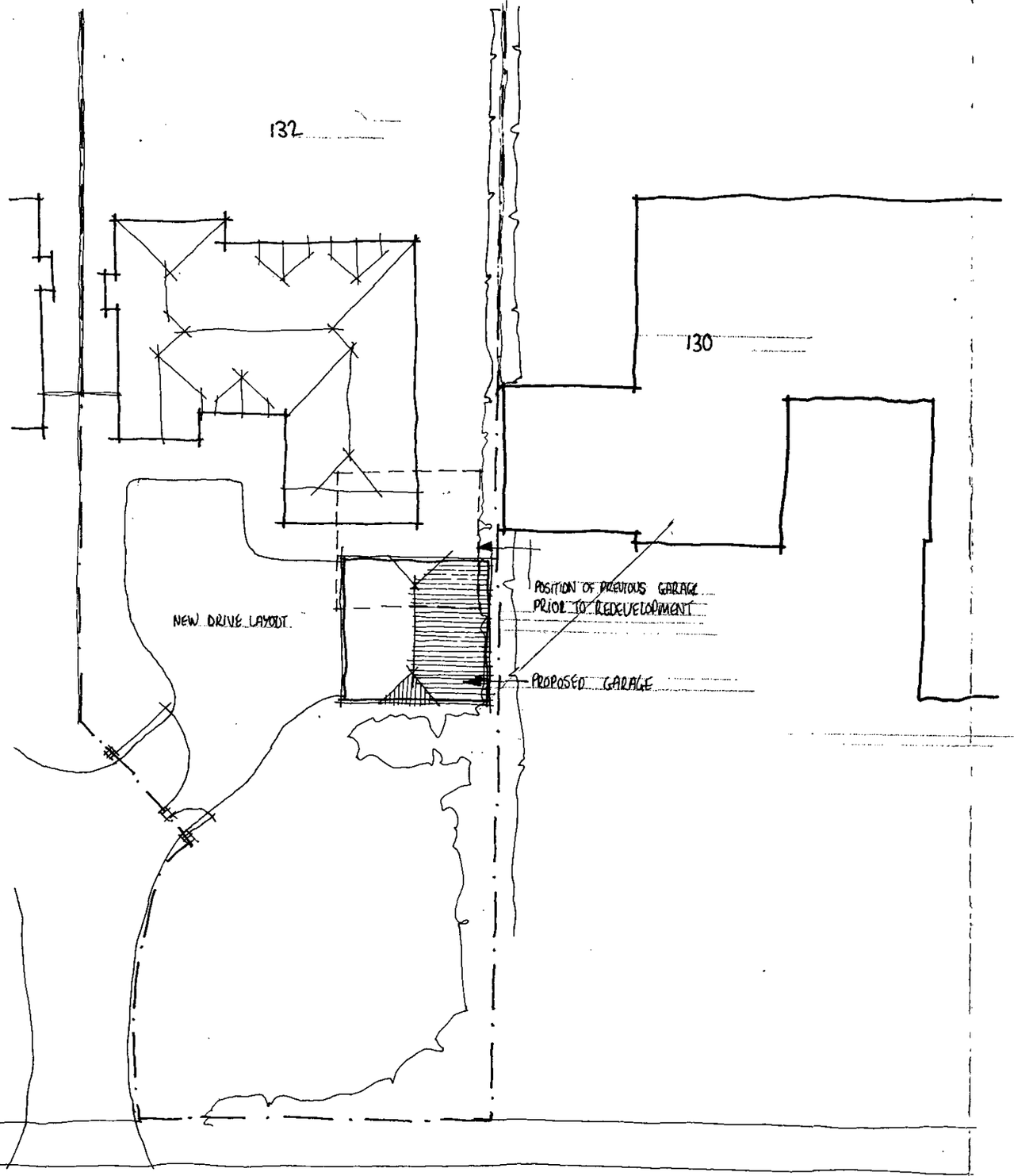
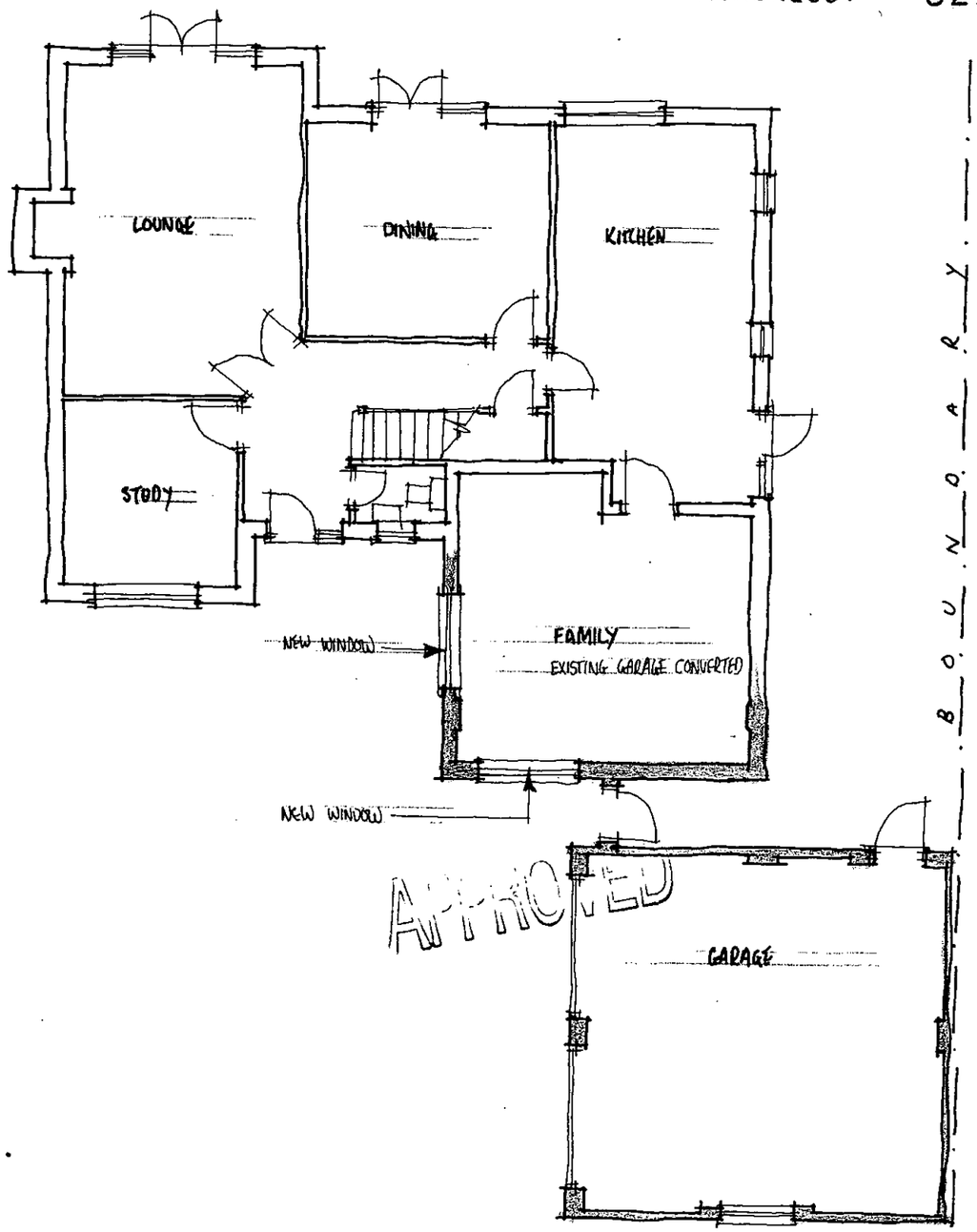
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

DOMAINS AND DEPARTMENT

12 NOV 2001 * 5295

12.NOV.2001* 5295





APPROVED

N I N E M I L E R I D E

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0 2 3

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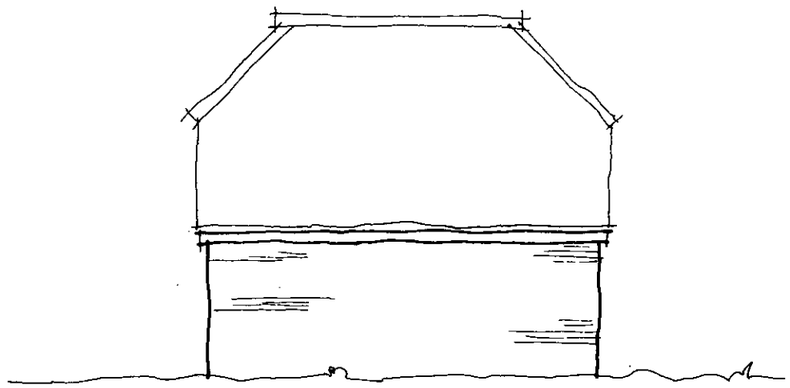
	Project: 132 NINE MILE RIDE	Date: NOV 2001	Checked By:
	Drawing Title:	Drawing No.: A01/SK48/0	Revisions:

ARCHITECTURAL SERVICES - 4 KING STREET LANE - WINNERSH - BERKSHIRE
TEL: 0118 936 6699 - FAX: 0118 936 6623 - E-MAIL: romans@romans.co.uk

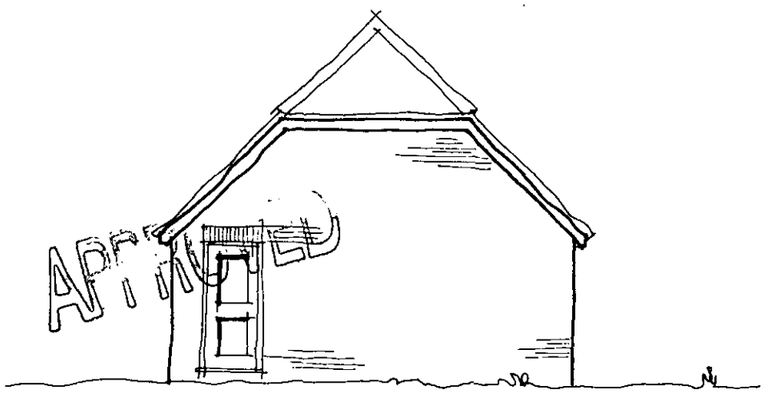
12.NOV.2001 * 5295



FRONT ELEVATION



SIDE ELEVATION



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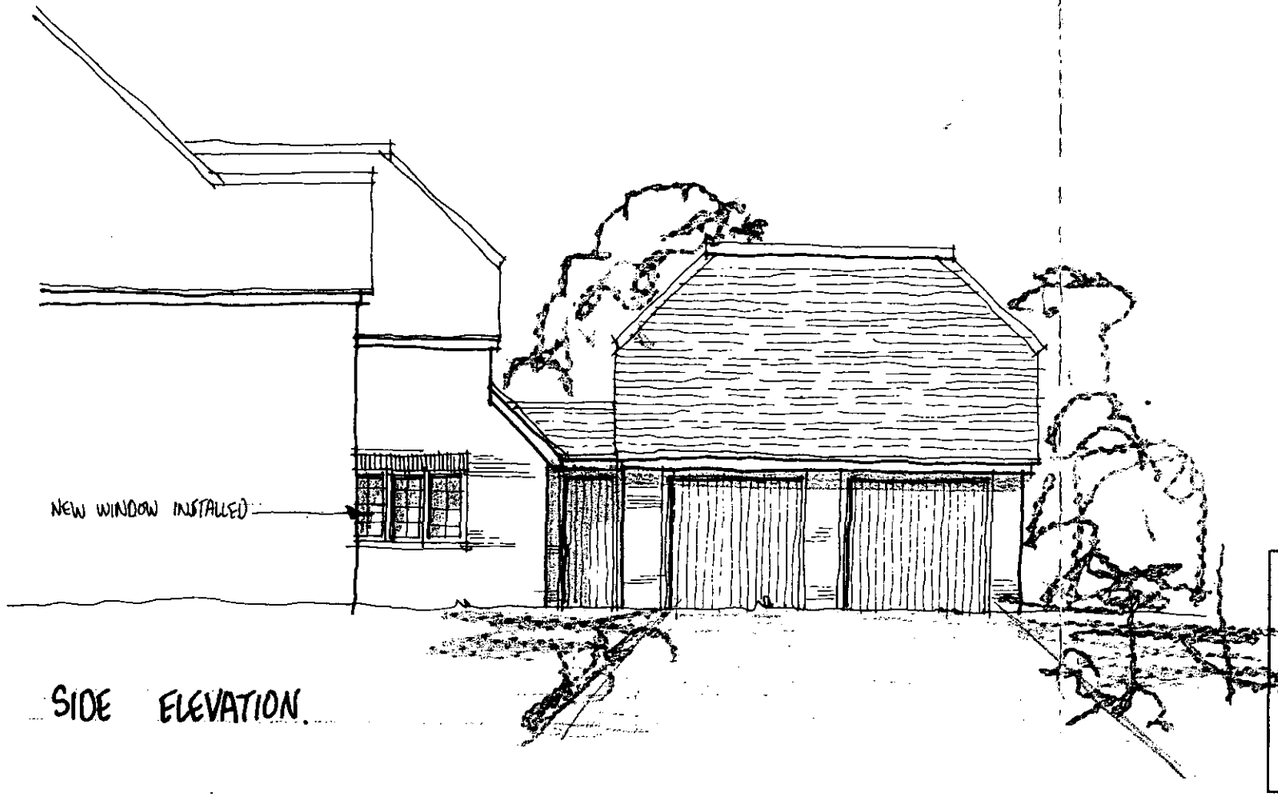

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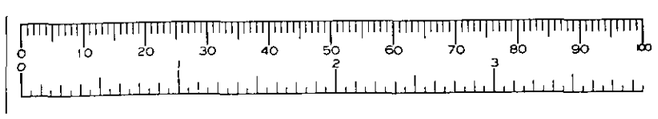

ROMANS

Client: MR P COLES	Scale: 1:100	Drawn By: WARREN
Project: 132 NINE MILE RIDE	Date: NOV 2001	Checked By:
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