SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1727

LOCATION:
Land Adjoining Holly's Church Lane, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Day C/O Day Tanner Partnership

PROPOSAL:
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Day
C/O Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Application Number: F/2000/1727

Parish: **FINCHAMPSTEAD**

Location: **Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham**

Proposal: **Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)**

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. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Classes A, B and C to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
4. 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 first floor or above side elevation.

Condition
5. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior written agreement of the Local Planning Authority.

Condition
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
7. The bathroom, ensuite and bedroom 2 windows in the first floor side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
8. No development shall take place until a plan showing means of enclosure has been submitted to and approved by the Local Planning Authority. The means of enclosure shall thereafter be erected in accordance with the approved plan.

Condition
9. All the existing buildings on the site shall be demolished before the dwelling hereby approved is occupied.

Condition
10. The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. No development shall take place until there has been submitted to and approved 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.

Condition
12. 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 5 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 similar size and species.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of residential amenity.

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

Reason
7. To safeguard the amenities of neighbouring residents and the locality.

Reason
8. To safeguard the amenities of neighbouring residents and the locality.

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

Reason
10. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Informative
The details required to be submitted under Condition Nos. 5 and 8 should include existing ground levels next to the boundaries of the site and where the proposed dwelling is to be erected and heights of existing and/or proposed fencing in relation to these ground levels and any windows or glazing on the side elevations.

John Mitchell
Development Control Manager
Date: 25/07/2000

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.

DAY • TANNER PARTNERSHIP
Ltd
ARCHITECTURE & PLANNING

AID/LC/2005

22 December 2003

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

COPY

23 DEC 2003

For the attention of Ms M Thompson

Dear Ms Thompson

TWO DETACHED HOUSES WITH GARAGES THE RETREAT, CHURCH LANE, FINCHAMPSTEAD

We refer to your letter dated 4 December 2003 under Ref. FP/2003/4814. Please now find enclosed a planning application to cover the issue raised in your letter. Please note that we have only sent a cheque for £220.00 to cover application Ref FP/2000/1727 which is beyond the 12 months deadline for a free submission.

The following documents are enclosed:

Six copies each of our drawings numbers 2005/03, 04, 05, 06 and 07
Six copies of the application form
Certificate A
Deposit cheque in the sum of £220.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

22B MARKET PLACE, WOKINGHAM, BERKSHIRE RG40 1AP
TEL: 0118 989 0808 FAX: 0118 979 7635
info@daytanner.co.uk

REGISTERED OFFICE: 62-64 NEW ROAD BASINGSTOKE, HAMPSHIRE RG21 1PW

COMPANY REGISTRATION NO. 045 19312
VAT REGISTRATION NO. 797 9285 43

Tel. 0118 974 6443 (Direct Line)

Date. 4 December, 2003

My ref. MT/FP/2003/4814

Mr and Mrs D Collins
C/o Day Tanner Partnership Ltd
22B Market Place
Wokingham
Berkshire
RG40 1AP

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 Mr and Mrs Collins

ERECTION OF TWO DETACHED HOUSES WITH GARAGES
THE RETREAT CHURCH LANE FINCHAMPSTEAD

Thank you for your Building Regulations Application Number FP/2003/4814 received on 04/12/03.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the approved Planning Application Numbers FP/2000/1727 and FP/2003/9168 and these differences cannot be dealt with as minor amendments.

The width of the proposed house on Plot 1 is shown as 13.1 metres on the approved planning dawing and as 13.5 metres on the submitted Building Regulations drawings.

The width of the proposed house on Plot 2 has a width of 13.1 metres on the approved planning drawings as opposed to 13.5 metres on the submitted Building Regulations drawings.

I am enclosing the appropriate forms for your convenience. Please submit the new applications to this office by 02/01/04. I should point out, however, that I cannot pre-determine the outcome of any application submitted.

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 6502.

Yours sincerely

MT

Mary Thompson
Development Control/Building Control Liaison Officer

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 25th July 2000

Location: Land Adjoining Holly's, Church Lane Finchampstead

Proposal: Proposed demolition of builders store and erection of new dwelling (amendment to consent 45207)

Application Number: F/2000/1727

In response to your consultation dated 21st June 2000 for the above application, the landscape comment is as follows:

This application is acceptable and suits the amenity of the area.

(Note: it would have been helpful to have a note to say what the actual amendment was.)

Patricia Green

Patricia Green
Landscape Consultant

LISTING FORM Angela Odell

Case officer: ~~Jess Miller~~ Application Number: **F/2000/1727**

Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.

Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Transfer: Yes ☑ No ☐

Reason for Transfer:

Signed: _____ Date: 21-7-00

Councillor M Long

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

Recd 8.30 AM 25/7/00

LISTING FORM Angela Odell

Case officer: ~~Jones-Miller~~ Application Number: **F/2000/1727**

Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.

Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

APP
CS
21
COPIES TO:

Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: _____ Date: 20/07/00

Councillor G Cockroft

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

Tel: (0118) 974 6463

Date: 18.7.00

My ref: F/2000/1727

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/1727
Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

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

If you have any questions please do not hesitate to contact ~~Jess Miller~~ Angela Odell on **(0118) 974 ~~6488~~ 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: ~~Jess Miller~~ Angela Odell Application Number: **F/2000/1727**
Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6463

Date: 18.7.00

My ref: F/2000/1727

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1727
Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

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

If you have any questions please do not hesitate to contact ~~Jane Miller~~ Angela Odell on **(0118) 974 ~~6463~~ 6465**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM Angela Odell
Case officer: ~~Jane Miller~~ Application Number: **F/2000/1727**
Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

FROM: Joss Miller

DATE: 21 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 JUL 2000	
COPIES TO:	ACK:

Application Number: F/2000/1727

Proposal: Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207).

Site Address: Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.

Applicant: Mr Mrs Day C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 15/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. _____ DATE: 17 JUL 2000

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1727

Proposal:
Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Location:
Land Adjoining Holly's, Church Lane, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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

21 June 2000

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1727

Applicant : Mr Mrs Day C/O Day Tanner Partnership.

Location : Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.

Proposal : Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

Date Registered : 13/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

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

HW officer: No obj subj to condition

EHo: No obj subj to hrs of work cond.

Parish Council. No objection.

Planning Issues : 1. Effect on ch. of appearance of countryside.

2. Effect on ~~loss~~ neighbours

Application Number: F/2000/1727

Appraisal :

History Extant unimplemented p.p. No. 45 207(F) of 22.12.95 for erection of chalet style dwelling on the site; 7.2m high; approx 185m² fs + double garage.

Current proposal is for full 2 storey house, max 7.6m high with 204m² fs. + conservatory and single garage. Floorspace therefore slightly larger and height ~~[illegible]~~ slightly more, but less massing at roof level due to ~~[illegible]~~ hips allround instead of gables, and less wide at first floor level. Consider that difference in size + impact not so great comparatively to warrant refusal, but should take away p.d. rights for extns to reflect this to comply with policies SC18 / aims of WCC7.

Effect on neighbors

- The Hollys. Its front windows approx 11m. obliquely from 2 storey part of proposed house + 8.23m to garage. Compared with previous proposal, consider effect not significantly greater.
- Sharuhan At rear, main part of proposed house will not project quite so far back, but conservatory will project further. However, this will be clear glass at upper ~~[illegible]~~ + middle levels + as fence between, consider effect on outlook, sunlight + daylight not worse, though care needed re: levels + fencing to prevent overlooking from gr. floor side kitchen + conservatory windows.
- At rear, conifers obscure from Avalon to oblique SW.

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

Application Number F/2000/1727
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12.	
3	SC06	SR17	☒ Schedule 2, Part 1, Classes A, B & C
4	SC08	SR05	☒ first floor or above side elevations
5		SR10	Construction operations for which noise is audible at the site boundary shall only be carried out between 7:30 hours and 1800 hours Mondays to Fridays, 8:00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior written agreement of the LPA.
6	SC18	SR17	delete 'by more than 300 mm'.
7	SC20	SR05.	bathroom, ensuite and bedroom 2 windows in the first floor side elevations
8		SR05	No development shall take place until a plan showing means of enclosure has been submitted to and approved by the LPA. The means of enclosure shall thereafter be erected in accordance with the approved plan.
9		SR17.	All the existing buildings on the site shall be demolished before the dwelling hereby approved is occupied
10	SC23	SR06	☒ garaging, parking & turning.

11 **N14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and**
LN14 details of any to be retained, together with measures for their protection in the course of development.

N13R REASON In the interests of visual amenity.

2. **N15. 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**
LN15 period 5 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 similar size and species, ~~unless the Local Planning Authority gives written consent to any variation.~~

PTO

N13R REASON In the interests of visual amenity.

Informative

The details required to be submitted under conditions Nos. 5 and 8 ~~shall~~ should include existing ~~and proposed~~ ground levels next to the boundaries of the site and where the proposed dwelling is to be erected and heights of existing and/or proposed fencing in relation to these ground levels and any windows or glazing on the side elevations.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining Holly's Church Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1727

OFFICER: Joss Miller

DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14.7.00

2. DESCRIPTION OF SURROUNDINGS Ribbon of dev. in rural area and scattered settlement.

3. DESCRIPTION OF SITE/BUILDING Entry ~~by garage~~ builders store (s/s) at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES On W. side The Retreat is bungalow with rear dormer (in middle) & single storey porches on rear side: has 2 obscure windows in this side elevation. On E side is 2 storey house with no side windows.

5. SITE CONSTRAINTS

TREES Holly trees (TPO) at front.

ACCESS/PARKING via Ch. Lane.

LEVELS land rises to west.

BOUNDARY TREATMENT 1.8 m fence to The Retreat.

OTHERS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: JOSS MILLAR
Planning Department

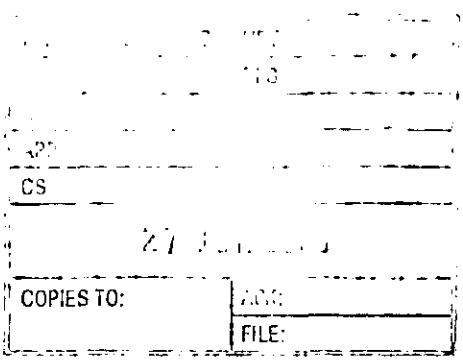
Date: 26/06/00

LAND ADJOINING HOLLY'S, CHURCH LANE, FINCHAMPSTEAD

With reference to the above application I recommend the following condition are attached should planning permission be granted.

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer



HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 21 June 2000

Application Number: F/2000/1727

Proposal: Proposed demolition of builders store and erection of new dwelling (Amendment to consent 45207)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adjoining Holly's, Church Lane, Finchampstead, Wokingham.

Applicant:
Mr Mrs Day C/O Day Tanner Partnership.

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).

SC:23 (INSERT: Garaging, Parking and Turning).

SR:06

Signed: _____ **Print name:** Stephanie Knaddon

03/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN 2000
Officer: JM	Application No. F/2000/1727

Map No. 106 Site ...0.05...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF BUILDERS STORE AND ERECTION OF NEW DWELLING (AMENDMENT TO CONSENT 45209)

Location: LAND ADJ HOLLYS, CHURCH LANE

Parish: FINCHAMPSTEAD Ward: Finchampstead South
21.6.2000

Applicant: MR | MRS DAY

Fee Received 190-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment - garage? (Is this why they have completed Cert B?)		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21:6:2000 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 (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 + The Hollies, Church Lane ✓
Avalon, Church Lane
The Retreat, Church Lane (may now be called "Skarthuen")
Church Farm Bungalow, Church Lane

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1551

12 June 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

NEW DWELLING ADJ. HOLLYS, CHURCH LANE, FINCHAMPSTEAD

In December 1995 permission was granted for the erection of a new dwelling on this site (45207/F) following the demolition of the builders store. Our clients who now wish to purchase the site from the owners have consulted Mrs Odell of your department over a re-design of the proposed dwelling and this was felt to be acceptable in lieu of the current permission, especially as the proposed floor areas and ridge height are similar to the previous scheme. The ridge is substantially shortened in the new scheme by the use of relatively shallow pitched hipped slate roofs.

Accordingly, please find enclosed the following documents in order to submit a full planning application for the revised house type on the site (please note that no other changes are proposed since the original permission):

Six copies each of drawings numbers 1551/01 and 1551/02 together with location plan.
Six copies of the application form.
Certificate B
Deposit cheque in the sum of £190.00

Please let us know if you have any queries. Otherwise we look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc
cc Client

17/27
13 JUN 2000*

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

ADDRESS PARISH Finch.

PLOT No. 'Hollies' CHURCH LANE. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
834/71	Mr. R. May	Ext. to provide second bedroom over exist. porch	29.7.71	App.	App
BR 1197	" "	Kitchen extension	29.7.74	App	N/A
01236	" "	" "	3.10.74	N/A	C/A
17161	"	Storey extension	5.4.82	N/A	C/A
BR 18534	"	"	21.4.82	App.	N/A
23236		1st floor extension	24.6.85	N/A	C/A
BR24678	"	Extension & alts	10.6.85	App	N/A
24828	"	Double garage	23.12.85		C/A
BRA251	"	"	7.2.86	App	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 99

DRAINAGE

(2) ADDRESS Hollies church lane PARISH Finchampstead

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45207	MR S MAY	DWELLING AND ANC. (REM. OF BUILDERS' SPOIL)	22.12.95	C/
APP/6369	"	"	9.5.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13.JUN.2000* 1727

SECTION 66 CERTIFICATE

13.JUN.2000* 1727

Application No.

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

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

OR

●

* See Note (a) to Certificate A .

OR

* See Note (a) to Certificate A

●

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served
Mr & Mrs J May	**Hollys Church Lane Finchampstead**	**12/6/00**

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/The applicant has/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 A DAY**

Date **12/6/00**

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

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

13.JUN.2000* 1727

1. **APPLICANT'S NAME** MR & MRS A DAY

ADDRESS HAWKSWOOD
TERRACE ROAD SOUTH, BINFIELD

POSTCODE RG42 4DE **PHONE:**

2. **If the applicant has an agent, all correspondence will be sent to the agent**

AGENT'S NAME DAY TANNER PARTNERSHIP

ADDRESS 11-13 DUKES RIDE
CROWTHORNE, BERKSHIRE

POSTCODE RG45 6LZ **PHONE:** 01344 777143

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: ADJACENT HOLLYS, CHURCH LANE
FINCHAMPSTEAD
BERKSHIRE

4. **WHAT IS THE APPLICATION FOR ?**
Give brief details and state for what purpose this site and any buildings will be used

DEMOLITION OF BUILDERS STORE AND ERECTION OF NEW DWELLING AMENDMENT TO APPROVAL 45207F.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.06

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** PROSPECTIVE PURCHASER

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** 1551/01, 1551/02 and LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the boxes

CHANGE OF USE		**REDEVELOPMENT**	X
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.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS		**State relevant application no.**	

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**

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

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	BUILDERS STORE	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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 Apple tree only	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	SLATE ROOFS AND BRICKWORK TO BE AGREED.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES AND NEW WALL AND SCREEN FENCING	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	4.5m DRIVEWAY ADDITIONAL 3m DRIVEWAY TO EXISTING HOUSE	
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, PLEASE COMPLETE THE FOLLOWING TABLE:

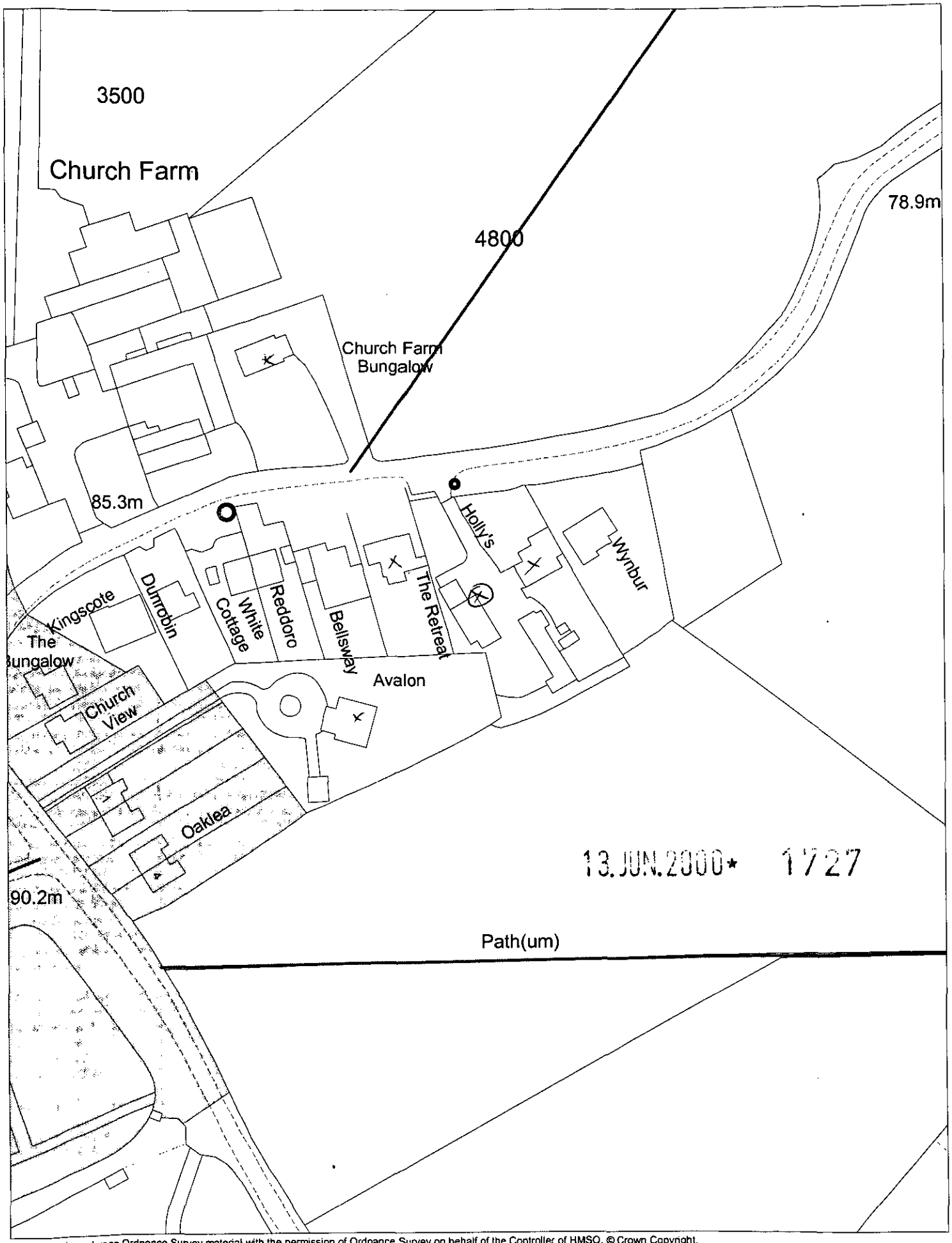
	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 8	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.	£190.00	

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: _____ ON BEHALF OF: MR & MRS A DAY DATE: 12/6/00

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".



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Development Control Section, Environmental Services, Wokingham District Council.
16 June 2000

Scale: 1 : 1250

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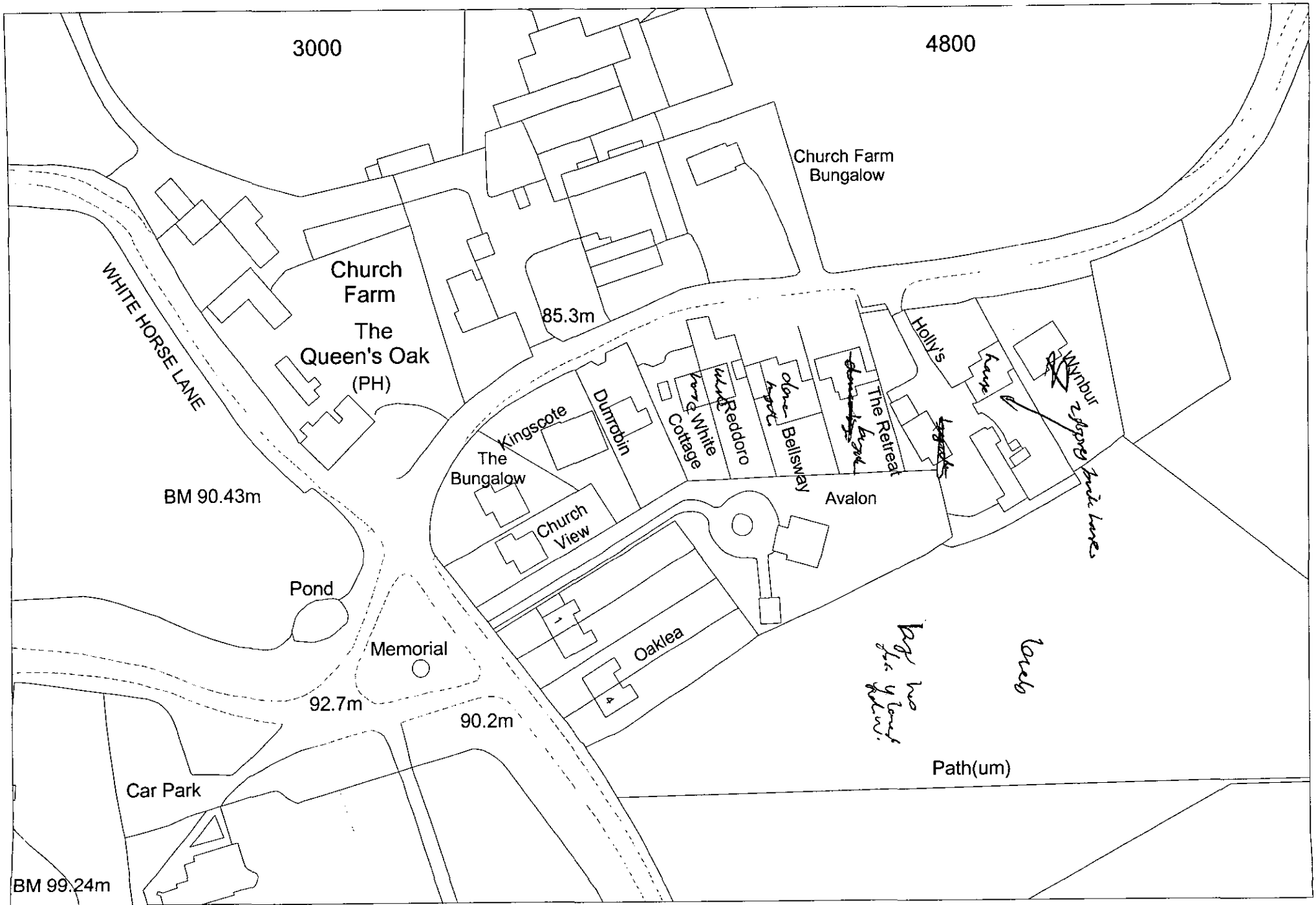

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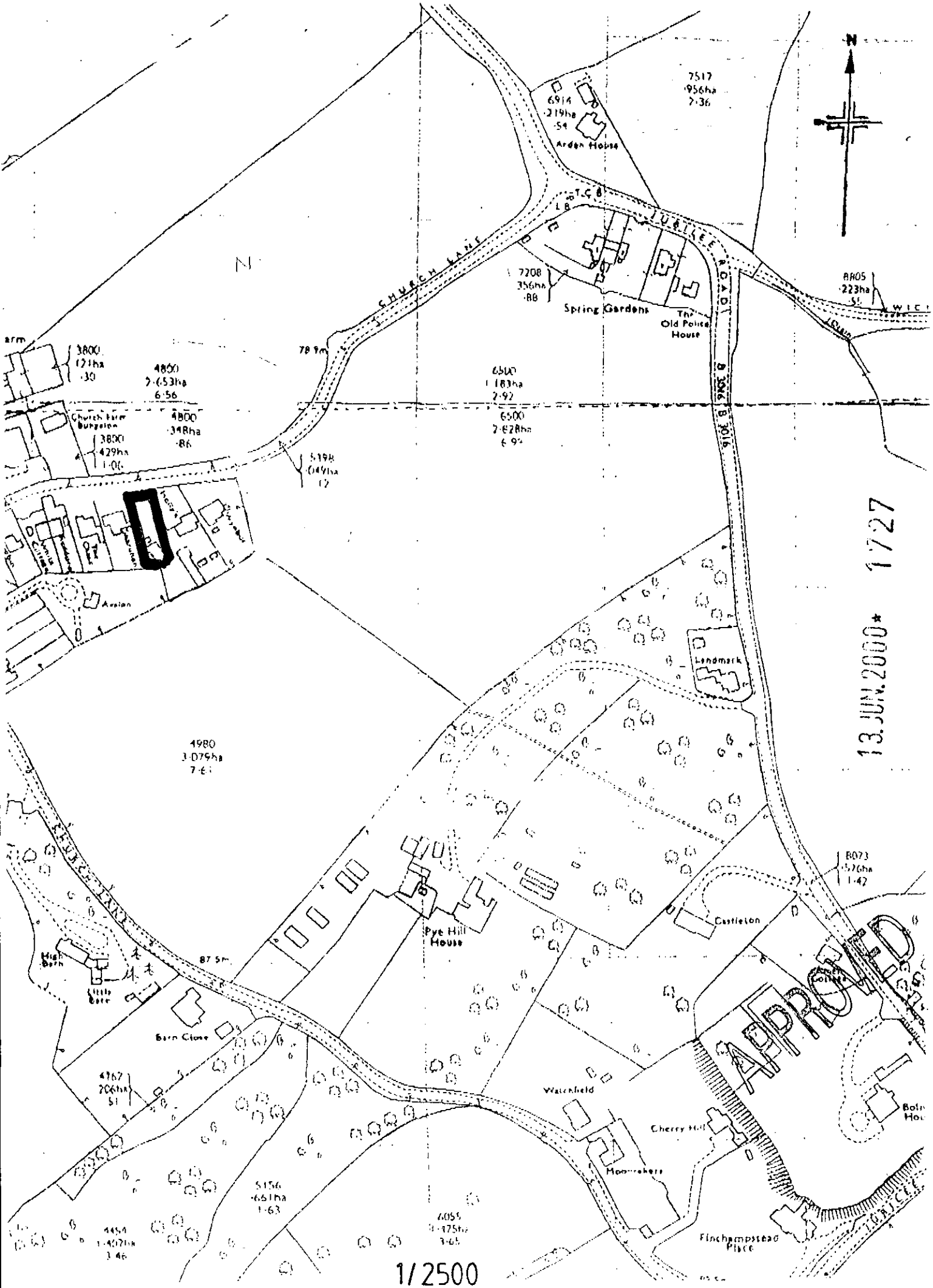
Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 1250

N W E S


N
7517
·956ha
7·36
6914
·219ha
·54
Arden House
CHURCH LANE
JUBILEE ROAD
7208
356ha
·88
Spring Gardens
The Old Police House
8805
·223ha
·55
3800
·121ha
·30
4800
2·653ha
6·56
Church Farm Bungalow
4800
·348ha
·86
3800
·429ha
1·06
78·9m
6500
1·183ha
2·92
6500
2·828ha
6·99
B 3016
5198
·049ha
·12
Avalon
Landmark
4980
3·079ha
7·61
13.JUN.2000*
1727
8073
·576ha
1·42
Castleton
Pye Hill House
High Barn
Little Barn
87·5m
Barn Close
4767
206ha
·51
Watchfield
Cherry Hill
Moonrakers
5156
·661ha
1·63
6055
3·475ha
3·65
4454
1·407ha
3·46
Finchampstead Place
APPROVED
1/2500