21/11

APPLICATION NO:
F/2002/7956

LOCATION:
High Ground Jubilee Road, Finchampstead Wokingham.

APPLICANT:
Mr A Gent C/OThe AED Practice Ltd

PROPOSAL:
Proposed erection of one replacement dwelling.Amendment to consent 5801

EARLIEST DATE FOR DECISION: **13/12/2002**
28 Day exp: 18/12
APPLICATION WILL HAVE EXPIRED ON:
08/01/2003

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Gent
C/OThe AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Application Number: F/2002/7956

Parish: **FINCHAMPSTEAD**

Location: **High Ground, Jubilee Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one replacement dwelling. Amendment to consent 5801**

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. 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 first floor or above north-east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom, ensuite and dressing room windows in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower.

Condition
8. 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
9. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
12. The existing dwelling (including attached garage) shall be completely demolished and all demolished materials removed from the site before the dwelling hereby approved is occupied.

Condition
13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or

diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
7. To ensure that the proposed development is built as shown on the approved drawings, or lower, in the interests of visual amenity.

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

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

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. To safeguard the character and amenities of the area.

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

Informative
1. 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 C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

Informative
2. In connection with Condition No. 2, the external materials for the walls of the proposed dwelling should not include any rendered finish.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/12/2002

Notice checked by: _____

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 2 September, 2003
My ref. BC/DC/F/2002/7956
Your ref.

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

P A Gent
C/o The AED Practice Ltd
2 The Courtyard
Denmark Street
WOKINGHAM
Berkshire
RG40 2AZ

Dear Sirs

PLANNING PERMISSION F/2002/7956
SITE: HIGH GROUND, JUBILEE ROAD, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number F/2002/7956 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NATALIE BROWN
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 29 August 2003
My ref: NB/F/2002/7956

Derek Hampshire
The AED Practice
2 The Courtyard
Denmark Street
Wokingham
RG40 2AZ

MINOR AMENDMENTS

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

Dear Mr Hampshire,

APPLICATION: F/2002/7956
SITE: HIGHGROUND, JUBILEE ROAD, FINCHAMPSTEAD

I refer to your letter and drawing (GA221/04A) received on the 11 August 2003 with reference to the above planning application.

I can confirm that the following changes are considered to be minor amendments and do not require a further planning application to be made:

- Omission of bay gallery/balcony from north-west (front) elevation & changes to front door window fenestration
- Omission of doors from north-west elevation of orangery
- Reduction in the number of windows to the south west (side) elevation of games room and bedroom 3
- Larger circular window to south west (side) elevation of bedroom 4 and master bedroom
- Enlargement to family bathroom window in the north east (side) elevation. You are reminded that condition 04 of consent F/2002/7956 relating to obscure glazing of the bathroom window in the north east elevation is still applicable

Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

Cc: Mary Thompson, DC/BC Liaison Officer

71922

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

PLA... POL DC NAR AP CC

GA221

8th August 2003

Ms Natalie Brown
Wokingham District Council
Planning Services
PO Box no. 157
Council Offices
Shute End
Wokingham RG40 1WR

MINOR AMENDMENTS

Dear Ms Brown

Highground, Jubilee Road, Finchampstead, Wokingham
Replacement dwelling and ancillary buildings for Mr and Mrs A Gent
Planning Permission Reference F/2002/7956

Thank you for your letter of 1st August 2003 regarding the elevational modifications which have taken place during design development on this project, and which are apparent on the Building Regulations Application drawings.

Please find enclosed 4 copies of suitably revised elevations and floor plans for your consideration. If you require any further information please ask.

Yours sincerely

Derek Hampshire

enc: 4 No. copies GA221/04

cc: Mr Andy Gent

DRAWING ISSUE SHEET
GA221 – Mr and Mrs A. Gent
House Redevelopment, Highground
Sheet 1

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

drawing title	size	drg. no.	issue												
Site Location Plan	A1	01	/		/	/									
Existing Site Plan	A1	02	/			A									
Proposed Site Plan	A1	03	/			A									
Proposed Plans and Elevations	A1	04	/				/								
Site Elevations	A2	05	/												
Stables & Garages Site Plans	A1	06			/										
Stables & Garages Plans and Elevations	A2	07			/										
Room Sizes and Floor Areas	A2	08		/											
Foundation plan	A1	10				/									
Ground floor plan	A1	11				/									
First Floor Plan	A1	12				/									
Roof Plan	A1	13				/									
Elevations – SW/NE	A1	14				/									
Elevations – NW/SE	A1	15				/									
Sections 1- 1	A1	16				/									

date of issue

Day	08	12	25	18	08								
Month	11	11	11	07	08								
Year	02	02	02	03	03								

distribution	number of copies (N = negative X = issue sheet only)												
Mr and Mrs A. Gent	1	1	1	2									
Wokingham District Council	6		6	2	4								
Record Set	1	1	1	1									
Purpose of Issue	**PI**	**I**	**PI**	**Br**	**PI**								

De = Design
C = Construction
PI = Planning
A = For approval
BR = Building Regulations
I = Information only
T = Tender
AS = As built
Q = Quotation/Costing
M = Measurement

Tel. 0118 974 6443 (Direct Line)

Date. 1 August, 2003

My ref. MT/FP/03/4477 2002/7956

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:

The AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
RG40 2AZ

Dear Sirs,

HIGH GROUND, JUBILEE ROAD, FINCHAMPSTEAD
ERECTION OF REPLACEMENT DWELLING HOUSE

Thank you for your Building Regulations Application Number FP/2003/4477 received on 01/08/03.

I note that there are discrepancies between this application and the approved Planning Application Number F/2002/7956:

- The central sections of the front (northwest) and the rear (southeast) elevations do not correspond to the approved planning drawings.

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 15/08/03. It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact Natalie Brown, Planning Officer, on 0118 974 6492.

Yours faithfully

MT

Mary Thompson
Development Control/Building Control Liaison Officer

Tel: (0118) 974 6296 (Direct Line)
Email: daniel.gigg@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 9 March 2004
My ref: F/2002/7956
Your ref:
File ref:2002 7956 HighgroundJubileeRdFhampstead

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

Mr. A. Gent
4 Wimbushes
Finchampstead
Berkshire RG40 4XG

Dear Mr. Gent,

F/2002/7956
PLANNING CONSENT FOR A REPLACEMENT DWELLING AT 'HIGHGROUND', JUBILEE ROAD, FINCHAMPSTEAD.
MINOR AMENDMENTS

I refer you to your letter and drawings (GA221:11E, GA221:12D, GA221:14E) received here on 19 February 2004 regarding the above-mentioned subject. From having assessed the plans, I detail this authority's response firstly with respect to the bay window and secondly to bedroom 5.

Bay Window
I can confirm that the reduction in the projection of the bay window to the drawing room and master bedroom can be considered as a minor amendment. Accordingly, a further planning application would not be required.

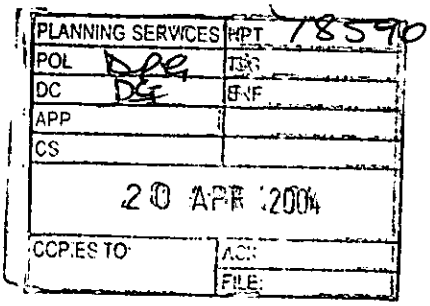
Bedroom 5
The enlargement of bedroom 5 cannot be treated as a minor amendment as additional volume would be created. Furthermore, Condition 5 of the planning consent withdraws permitted development rights for extensions to the dwelling. Should you wish to proceed with this proposal, I enclose a planning application pack for your use.

I trust the above clarifies this matter. Should you wish to discuss any further issues, please do not hesitate to contact me on 0118 974 6296.

Yours sincerely,

HL

Daniel Gigg
Planning Office
Enclosure: Planning Application Pack



Daniel Grigg
Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4 Wimbushes
Finchampstead
Berkshire
RG40 4XG

18 April 2004

Highground, Jubilee Road, Finchampstead RG40 3SE
Application F/2002/7956 – Granted
Minor Amendment – Drawing room Bay Window reduction

Dear Mr Grigg,

Further to our meeting on site last week, my letter to Natalie Brown 17th February 2004 and your reply 9th March 2004.

This is to clarify that, as discussed and demonstrated on the original approved plans, the roof originally enclosed the inner balcony and my request for a minor amendment was to in fill this area on the first floor at the same time as reducing the bay window.

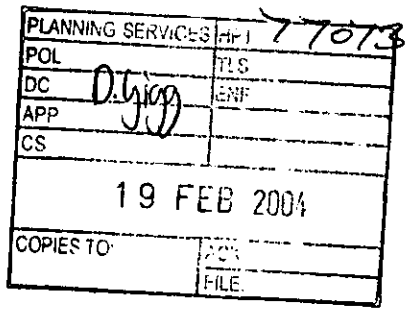
The reason, as explained, is to save costs by simplifying and improving the design. I hope this clears up any misunderstanding and that this can be treated as a minor amendment to the approved plans.

Thank you again for your assistance

Kind regards,

Andy Gent

agent@agento.com Mobile +44 (0)78111 37898 Home +44 (0)1189736109



Ms Natalie Brown
Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4 Wimbushes
Finchampstead
Berkshire
RG40 4XG

17 February 2004

Highground, Jubilee Road, Finchampstead RG40 3SE
Application F/2002/7956 – Granted
Minor Amendment – Drawing room Bay Window reduction

Dear Ms Brown,

Thank you for meeting with me on December 13th and as promised please find enclosed new floor plans and details of the minor amendment to the design of Highground regarding the side elevation and bay window in the Drawing room.

I wish to reduce the size of both the bay window to reduce the overall area of window space and remove the small bay area from bedroom 5. These small changes helps the structural implementation, helps to meet building regulations and also reduces cost. The amendment also reduces the floor space of the drawing room.

As discussed, please could you confirm this is acceptable as soon as possible, as I have now started the foundations and wish to incorporate the changes.

Thank you again for your assistance

Kind regards,

Andy Gent

agent@agento.com Mobile +44 (0)78111 37898 Home +44 (0)1189736109

Enclosed

- New elevations and floor plans for Highground – Construction Issue

7956

Tel: (0118) 974 6296 (Direct Line)
Email: daniel.gigg@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 26 May 2004
My ref: F/2002/7956
Your ref:
File ref:2002 7956 Highground Jubilee Rd

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

Mr. A. Gent
4 Wimbushes
Finchampstead
Berkshire RG40 4XG

Dear Mr. Gent,

F/2002/7956
PLANNING CONSENT FOR A REPLACEMENT DWELLING AT HIGHGROUND, JUBILEE ROAD, FINCHAMPSTEAD
DETAILS TO COMPLY WITH CONDITIONS

I write regarding the above-mentioned subject following submission of materials to comply with condition 2 of consent F/2002/7956. I would like to apologise for the delay in responding.

I can confirm that the samples of slate to be used for the roof, and the handmade orange red brick are satisfactory.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely,

DPG

Daniel Gigg
Planning Officer

11 MAY 2004

79099

PLANNING SERVICES	HPT
POL	TLS
DC DPG	ENF
APP	
CS	
11 MAY 2004	
COPIES TO	ACK:
	FILE:

Daniel Grigg
Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4 Wimbushes
Finchampstead
Berkshire
RG40 4XG

10 March 2004

Highground, Jubilee Road, Finchampstead RG40 3SE
Application F/2002/7956 – Granted
Specimens of bricks

Dear Mr Grigg,

Further to out conversation these are samples for the replacement building at Highground. These have been chosen to match the original property and will be a mix of these blends.

Please confirm that these are acceptable.

Thank you again for your assistance

Kind regards,

Andy Gent

agent@agento.com Mobile +44 (0)78111 37898 Home +44 (0)1189736109

DANIEL.

PLEASE REQUEST THE ROOF TILES FOR HIGHGROUND. LOOK FORWARD TO HEARING FROM YOU SOON

PLANNING SERVICES | HPT 7 7704
POL | TLS
DC DPG | BMF
APP |
CS |
15 MAR 2004
COPIES TO: | ACK
FILE:

Daniel Grigg
Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4 Wimbushes
Finchampstead
Berkshire
RG40 4XG

10 March 2004

Highground, Jubilee Road, Finchampstead RG40 3SE
Application F/2002/7956 – Granted
Specimens of bricks

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Please confirm that these are acceptable.

Thank you again for your assistance

Kind regards,



Andy Gent

agent@agento.com Mobile +44 (0)78111 37898 Home +44 (0)1189736109

11 MAY 2004

Daniel Grigg
Wokingham District Council
Planning Services
P O Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4 Wimbushes
Finchampstead
Berkshire
RG40 4XG

10 March 2004

Highground, Jubilee Road, Finchampstead RG40 3SE
Application F/2002/7956 – Granted
Specimens of bricks

Dear Mr Grigg,

Further to out conversation these are samples for the replacement building at Highground. These have been chosen to match the original property and will be a mix of these blends.

Please confirm that these are acceptable.

Thank you again for your assistance

Kind regards,

Andy Gent

agent@agento.com Mobile +44 (0)78111 37898 Home +44 (0)1189736109

DANIEL.

PLEASE REQUEST THE ROOF TILES FOR HIGHGROUND. LOOK FORWARD TO HEARING FROM YOU SOON

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/7956

Applicant : Mr A Gent C/OThe AED Practice Ltd.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposal : Proposed erection of one replacement dwelling.Amendment to consent 5801

Site Notice Displayed ? :	YES	NO	DATE
		✓	21/11

Date of Neighbour Notifications : .....

Date of Site Visit : 21/11

Date Registered : 13/11/2002

Earliest Date for Decision : 13/12/2002

Latest Consultation Date/Site Notice Expiry Date : 13/12/2002

This application will have expired on: 08/01/2003. 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 :
Highways - recommend C/A
Biodiversity - bat survey
Env health - H/S construction cond.
Blackwater valley countryside service - no objection
Finch Parish Council - no objections
Thames Water - no objections.

Planning Issues :
Countryside / ASLI

previous appn : 5801

Application Number: F/2002/7956

Appraisal :

See attached

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

Application Number F/2002/7956
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As per S801 with amendment to condition 04 (windows) – see attached

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____

(Development Control Manager)

Date: 24/12/02

RECORD OF SITE VISIT

SITE ADDRESS: High Ground Jubilee Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/7956

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/11

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

As previous appn

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES New tree planting adj highway accss

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/7956 – Highground, Jubilee Road

Appraisal:
Development
Proposed erection of a replacement dwelling.

The site seeks approval of application F/2002/5801 which gave permission for a replacement dwelling on the site.

This application seeks a dwelling of similar floor area, with the addition of an orangery. The application seeks a difference in ground level on 98.8 compared to 97.7 (previously approved).

Previous History
Relevant to replacement dwellings on the site:

- F/2001/4293 – demolition of existing dwelling and erection of new. Approved 30.07.01
- F/2002/5801 – Erection of replacement dwelling, amendment to 4293. Approved, 15.04.02

Relevant Policies
Berkshire Structure Plan: C2, C8
Wokingham District Local Plan: STV2, SC3, SC18
South East Area Local Plan: WCC1, WCC7, WLL2

1. Impact upon neighbouring properties
   As with the previous application, it is not considered that the proposed changes would have any additional adverse impact upon neighbouring properties (compared to the original application) that could reasonably warrant refusal. No letters of objection have been received.

2. Impact upon the character of the area
   The proposed dwelling would occupy a similar footprint to that approved by application 5801. The main differences are the addition of an orangery, which would be on the road side (north east side) elevation of the dwelling. The rear bay windows (south east elevation) would also project further that the rear building line agreed by the previous application.

   It is not considered that these changes would warrant refusal of the application in their own right. It is considered that whilst the rear bays do project further, due to the design of the proposed replacement dwelling, and

its high eaves, the bays help to break up the elevation and thereby reduce the apparent bulk and mass of the dwelling.

Concern has been raised on previous application over the long distance views from Lower Sandhurst Road (south west elevation). This elevation has been broken up by two first floor round windows and the addition of a bay with balcony on top. It is therefore considered that impact upon long distance views would be minimal.

In conclusion it is considered that the application for the replacement dwelling would have no adverse impact upon the character of the area. Materials are to be agreed by condition.

3. Impact upon highway safety
   The Highways Officer has no objection to the proposed amendment subject to the inclusion of conditions relating to parking and turning.

4. Letters of representation
   Parish Council has no objections, and one letter of support received.

Approval: ✓ ~~**Refusal:**~~

Conditions as per application F/2002/5801

Change condition 04 to read bathroom, en-suite and dressing room window in the north –east elevation.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gent
C/O PHD Associates
Braemar House
Water Lane
Stanstead
Essex
CM24 8BJ

Application Number: F/2002/5801

Parish: **FINCHAMPSTEAD**

Location: **High Ground, Jubilee Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.**

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. 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 first floor or above north-east side elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition en suite wash dressing room window
4. The bathroom ~~window~~ in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. The proposed building(s) shall be built to the ground levels and heights as shown on the approved drawings or lower.

Condition
8. 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
9. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
12. The existing dwelling (including attached garage) shall be completely demolished and all demolished materials removed from the site before the dwelling hereby approved is occupied.

Condition
13. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development

hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
7. To ensure that the proposed development is built as shown on the approved drawings, or lower, in the interests of visual amenity.

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

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

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
12. To safeguard the character and amenities of the area.

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

Informative
1. 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 C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WLL2.

Informative
2. In connection with Condition No. 2, the external materials for the walls of the proposed dwelling should not include any rendered finish.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: _____

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

Our Ref. **15335**
Your Ref. Natalie Brown/F/2002/7956
Date. 04 December 2002

64105

NAB

FAO ~~Heidi Lynch~~ NATALIE BROWN
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

High Ground
Finchampstead
Wokingham

I refer to your consultation received in this office on 20/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

FROM: Natalie Brown

2 1 NOV 2002

DATE: 20 November 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/7956

Proposal: Proposed erection of one replacement dwelling.Amendment to consent 5801.

Site Address: High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant: Mr A Gent C/OThe AED Practice Ltd.

Your observations are required in respect of this application **by 13/12/2002**.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
06 DEC 2002	
COPIES TO	FILE

No objections.

SIGNED: C.S.Cl

DATE: 5-12-02.

Clerk To Finchampstead Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7956. (Case Officer:Natalie Brown)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	PLS
DC	
29 NOV 2002	
	3/12
	FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7956

YOUR NAME: David & Amanda Blair

YOUR ADDRESS: (if these details are incorrect please amend)
BURLINGTON MANOR
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG40 3SD

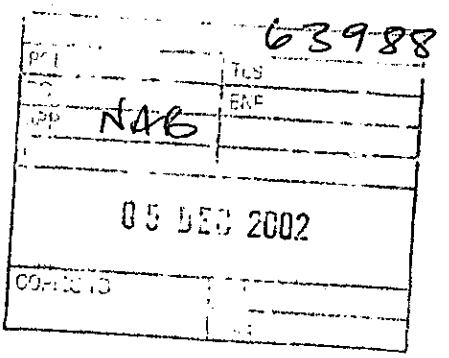
PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:
We have no objection to a homeowner improving the present dwelling as opposed to farm buildings being converted to residential units (Application No. F/2002/7847)

Continue over the page if more room required



Blackwater Valley Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

Planning Services
Wokingham Unitary
Shute End
Wokingham

02 December 2002

Dear Ms Brown,

RE: High Rise: F/2002/7956

Thank you for consulting Blackwater Valley Countryside of this application. The site does lie in the Blackwater Valley. As a replacement dwelling is already permitted on this site, and this amended application aims to reduce the visual impact of the new buildings from the Lower Sandhurst Road I have no objection.

Yours,

Steve Bailey
Manager

The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council, Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

Natalie Brown

From: John Mullaney
Sent: 22 November 2002 15:51
To: Natalie Brown
Subject: F/2002/7956 High Ground Jubilee Road

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Andy Glencross
Sent: 22 November 2002 15:17
To: Natalie Brown
Subject: PA F/2002/7956 High Ground Jubliee Rd Finchampstead

Hi Natalie

I note that we have given approval before for a replacement dwelling on this site. However due to the size and location of the existing property we need to get a bat survey carried out, preferably prior to determination if that is not possible then as a condition to any new permission given. Consequently the following applies.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 20 November 2002

Application Number: F/2002/7956

Proposal: Proposed erection of one replacement dwelling.Amendment to consent 5801

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant:
Mr A Gent C/OThe AED Practice 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).

Site visit carried out: ☑ **No** ☐ **Yes - Date & Time:** _____

C122, R122
C137, R137
C139 (INSERT : 5m), R139
C140 (INSERT : 7m), R140.

Signed: _____ **Print name:** AE 21/11/02

(*) 3x PRE-APPS ATTACHED (*)

Application Number : F/2002/7956	**Map No :** 114
Case Officer : NAB	**Site Area :** 0.39
Valid Date : 13/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed erection of one replacement dwelling. (Amendment to consent 5801)

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Parish : FI **Ward : FIS**

Applicant : Mr A Gent C/OThe AED Practice Ltd.

Fee Required: £220 **Fee Received: £220** (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓ Area of special Hs importance

Trees ✓

Environmental Health ✓

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

● Dixon Pastures re: demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

CPRE ✓

Thames water re drainage ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... (Rural Area / Countryside)

.....

.....

.....

.....

NEIGHBOURS

S/N + see map .....

+ Charles & Shelagh Parnell, The Manor Farm, Longwater Rd. Finchampstead. RG11 3SE ✓

+ Alan Taylor & Associates Ltd, Carriage Drive House, 235 Richmond Rd. Kingston upon Thames Surrey KT2 5DH ✓

+ Site inside red line ✓

3 × pre-apps attached.

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

Tel: (0118) 974 6492

Date: 20 November 2002

My ref: F/2002/7956

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7956
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling.Amendment to consent 5801

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/7956**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling.Amendment to consent 5801
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

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

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

Tel: (0118) 974 6492

Date: 20 November 2002

My ref: F/2002/7956

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G 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/2002/7956
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling.Amendment to consent 5801

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/7956**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of one replacement dwelling.Amendment to consent 5801
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7956

Proposal:
Proposed erection of one replacement dwelling.Amendment to consent 5801

Location:
High Ground, Jubilee 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 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/2002/7956 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 13/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

20 November 2002

Organisation_Name	Building_Name	address1	Postcode
	EAST COURT FARM		RG40 3SD
	EAST COURT		RG40 3SD
	HIGH GROUND		RG40 3SE
MANOR FARM			RG40 3SE
	TALLIUS		RG40 3SE
	BURLINGTON MANOR		RG40 3SD

The Manor Farm, Longwater Road, Finchampstead
Parsonage Dene House, 235 Richmond Road, Kingston upon Thames.

Neighbour list F/2002/7956

13.NOV.2002 7956

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

GA221

7th November 2002

Wokingham District Council
Planning Services
PO Box no. 157
Council Offices
Shute End
Wokingham RG40 1WR

12 NOV 2002
7956

Dear Sirs

Highground, Jubilee Road, Finchampstead, Wokingham
Replacement dwelling and ancillary buildings for Mr and Mrs A Gent
Previous application ref: F2002/5801
Amended Proposals

Further to our pre-application discussions with Natalie Brown of the Planning Department, enclosed is a Planning Application for the replacement house at Highground. The application reference above permits a replacement dwelling. This application is for a revised design, broadly situated in the same location and of similar footprint and within the height restriction required under the previous Permission.

The drawings reflect the positive discussions held with Natalie Brown at the pre-application stage. If you have any queries or further observations on this Application, please contact us.

As discussed, we will be shortly submitting a separate application for a revised and substantially reduced garage and stables building.

Yours faithfully

Derek Hampshire

encs: 6 No. copies of the plans as attached drawing issue record.
Cheque for £220.00
Copies of forms and ownership certificate

cc: Mr A Gent

13.NOV.2002 7956

HIGH GROUND, JUBILEE ROAD, FINCHAMPSTEAD, WOKINGHAM
APPLICATION FOR REPLACEMENT HOUSE
PREVIOUS APPLICATION REFERENCE: FP/2002/5801

Explanatory Report

This application is for an amended design for the replacement house at HighGround.

The house is located in a similar location to the design currently permitted, and is of a similar footprint. The gross external floor area has increased marginally, primarily due to the addition of the Orangery to the southeast corner, but still lies within the guidelines given by the planning department of 150% of the original house size.

The maximum height of the proposed building is unchanged from the permitted building, and the sheer height of the permitted gabled elevations to the south have been reduced which will reduce the visual impact as seen from Lower Sandhurst Lane and the surrounding rural area.

Following pre-application discussions with the planning department, required modifications to the scheme have been incorporated into this design to the south and west elevations to further reduce any visual bulk and 'break up' the facades.

The Council's preference for avoiding painted rendered surfaces is respected, and the elevations will be constructed in a red multi stock brick. The roof will be natural slate.

The location of the house, being much the same location as the existing dwelling, retains the trees on the site. In addition the owner has planted a further 500 trees on the site since purchasing the site, the majority being to the boundaries with the Rectory and Jubilee Road.

A separate application is being submitted for the detached garages and stables.

13.NOV.2002 7956

DRAWING ISSUE SHEET

GA221 – Mr and Mrs A. Gent
House Redevelopment, Highground
Sheet 1

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

drawing title	size	drg. no.	issue
Site Location Plan	A1	01	/
Existing Site Plan	A1	02	/
Proposed Site Plan	A1	03	/
Proposed Plans and Elevations	A1	04	/
Site Elevations	A2	05	/
Stables & Garages Site Plans	A1	06	
Stables & Garages Plans and Elevations	A2	07	

date of issue

Day	08
Month	11
Year	02

distribution	number of copies (N = negative X = issue sheet only)
Mr and Mrs A. Gent	1
Wokingham District Council	6
Record Set	1
Purpose of Issue	PI

De = Design
C = Construction
PI = Planning
A = For approval
BR = Building Regulations
I = Information only
T = Tender
AS = As built
Q = Quotation/Costing
M = Measurement

1509/ab

13.NOV.2002 Z956

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR. A. GENT
	ADDRESS	4 WIMBUSHES
		FINCHAMPSTEAD, WOKINGHAM
	POST CODE	BERKS Tel No. —
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE AED PRACTICE LTD
	ADDRESS	NO. 2. THE COURTYARD,
		DENMARK STREET, WOKINGHAM
	POST CODE	RG40 2AZ Tel No. 0870 777 0292
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	HIGH GROUND, JUBILEE ROAD, FINCHAMPSTEAD, WOKINGHAM BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	3951 sq m.
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACEMENT DWELLING.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

See drawing issue sheet attached.

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☑	Other site section sketch view	☑
1:100 Elevations	☑		

8. Does the application involve any of the following

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

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

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

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

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

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

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

RESIDENTIAL

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

YES / ~~NO~~ — None to be felled

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

SOFT RED MULTI BRICKS TO WALLS WITH WHITE WINDOWS, PALE GREY FEATURES.
SLATE ROOF

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~ — No changes proposed.

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

~~YES~~ / NO

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

~~YES~~ / NO

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

YES / ~~NO~~

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 220.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] THE RED PRACTICE ON BEHALF OF MR. A. GENT. DATE 8. Nov. 02

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . . . THE AED PRACTICE LTD

On behalf of . . MR. A. GENST . . . . . .

Date . . 8 . . Nov . . 02 . . . . . .

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

ADDRESS HIGH GROUND JUBILEE ROAD PARISH FINCH.

PLOT No. ORD. SHEET No.

BUILDER 110/50 - SIR. C. CORFIELD GARAGE & GARDEN SHED 10.450 APP APP

Plan No. R/223/69	Applicant	Description of Development	Date of Decision	Decision C/A
GR 16523	MR. G. CLARKE	REBUILD CONSERVATORY	9.4.81	REF N/A
27786	"	REPL. GARAGE / 1ST FLOOR OVER	12.6.87	C/A
GRA 3689	"	" "	~~19.10.87~~ 5.11.87	~~REF~~ APP
97/65295/A	APPEAL A.R NEELY + LILAWATI NEELY	C of U Res to B1 OFFICE		R.
F/2001/4293	Mr. & Mrs Gent	dem. of existing dwelling & erection of new dwelling	30.7.01	C/A
F/2002/5610	Mr & Mrs Gent.	Erect gar + stables	5.3.02	Ref
F/2002/5801	Mr + Mrs Gent	Erect repl. dwell (Amend to 4298)	15.4.02	C/A
F/2002/7956	Mr Gent	Erect 1 Repl. dwell		

APP/X0360/[illegible]/1022642,3 - E.N. Appeals on ground are allowed but Enforc. 22/10/99 notice upheld

MINISTRY DECISION 65295 - APPEAL DISMISSED - 5.3.98

SPECIAL ORDERS PD Eng - development - Mr Ainslie - 25.09.00

DRAINAGE

091074