APPLICATION NO:

F/2000/2885

LOCATION:

99a Kiln Ride, Finchampstead Wokingham.

APPLICANT:

Westbuild Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:

Proposed demolition of existing dwelling and erection of one replacement detached dwelling

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 26/01/2001

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
101 London Road
Earley
Berkshire
RG1 5BY

Application Number: F/2000/2885

Parish: **FINCHAMPSTEAD**

Location: **99a, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed demolition of existing dwelling and erection of one replacement detached dwelling.**

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

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

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

Condition
3. The bathroom window in the rear elevation and the en-suite window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

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

Condition
7. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

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

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

Reason
7. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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 OS1 and H5.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 25/01/2001

Notice checked by: _____

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2885 EC
BUILDING CONTROL NUMBER.	FL2001/1717 Bria
~~APPLICANT~~/AGENT	Andrews Kalik Assoc
ADDRESS OF SITE	99A Kin Ride FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	new dwelling. (demolish existing dwelling + erect replacement dwelling

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1519/13B	1519/1E
ELEVATIONS	Devon 4B-V1	1519/12
FLOOR PLANS	— " —	1519/11

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - small additional rear window (utility) - block plans do not correspond but floor plans + elevations do.	
DATE	3/4/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2885

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : 99a, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed demolition of existing dwelling and erection of one replacement detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		3·1·01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/12/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 26/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

FINCH·P· COUNCIL: No objection ·
LANDSCAPE: No objection .

Planning Issues : IDENTIFIED S'MENT.

- IMPACT UPON NEIGHB. DWELLINGS
- IMPACT UPON ST. SCENE .

Application No. F/2000/2885

Appraisal

The application being considered is the proposed demolition of an existing dwelling and its replacement with a two storey detached dwelling, at 99a Kiln Ride Finchampstead.

Planning permission has recently been given for redevelopment of the land to the rear of no.99a Kiln Ride, for the replacement of one dwelling with two.

Impact upon neighbouring dwellings

The proposed dwelling is a two storey, three bed, chalet style dwelling approximately 7.1 metres to the ridge, with an integral garage. The dwelling will be set back approximately 8 metres from the highway, and 1 metre from the side boundary with no.101a Kiln Ride, to the south. There are no windows in the side boundary of no.101a therefore, it is not considered that the proposed dwelling will be overshadowing upon this dwelling. No.97 Kiln Ride is located to the north of the application site, approximately 12 metres away. Given this distance and the mature tree screen, which exists, between the two dwellings, it is not considered that the proposed development will have any impact upon the living conditions of the residents at no.97.

Impact upon the street scene

The proposed dwelling will be set back from the highway by approximately 8 metres, and also will be set back slightly from the front of the neighbouring dwelling no.101a. Given this set back it is considered that the proposed dwelling will not appear obtrusive in the street scene. It is also considered that the design of the proposed dwelling is in keeping with the character of the surrounding neighbouring dwellings, and will therefore, not have an adverse impact upon the street scene.

RECOMMENDATION: Approval

Application Number F/2000/2885
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2	C012	R012	
3			INS: THE BATHROOM WINDOW IN THE
			REAR ELEVATION & THE EN SUITE
			WINDOW IN THE SIDE ELEVATION.
4	C070	R070.	
5	C100	R100	
6	C130	R130.	
7	C095	R095.	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES: OS1, H5.
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

John Mitchell

25/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 99a Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2885

OFFICER: Elaine Connor

DATE OF SITE VISIT: 3.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
existing detached bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m fence with no. 101.
mature tree screen with no. 97.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 38600
DL	TLS
DC	ENF
APP	
CS	
12 [illegible] 2001	
COPIES TO	ASK:
	FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor,
Development Control

Your Ref: F/2000/2885

Date: 10/1/01

PROPOSAL: ERECTION OF ONE DWELLING

ADDRESS: 99A KILN RIDE, FINCHAMPSTEAD. F/2000/2885

These proposals have been evaluated and I have the following comments:

I recommend that the following condition be imposed should the application be granted planning consent:

Standard Planning Condition C070

I also advise the applicants that as the site is within 205m of an ex landfill site I would recommend as a precautionary measure that the proposed development be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

John Mullaney

JOHN MULLANEY

ENVIRONMENTAL HEALTH OFFICER

ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Elaine Connor

DATE: 04 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2885

Proposal: Proposed demolition of existing dwelling and erection of one replacement detached dwelling..

Site Address: 99a, Kiln Ride, Finchampstead, Wokingham.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

CC
CS
18 DEC 2000
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application **by 28/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature] DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 29th December 2000

Location: 99a Kiln Ride, Finchampstead.

Proposal: Demolition of existing dwelling and erection of one replacement dwelling.

Application Number: F/2000/2885

In response to your consultation dated 4th December 2000 for the above application, the arboricultural comments are as follows:

I have no objections to the proposals. The trees shown for removal within this plot are of little significance in the surrounding landscape. Planting a new tree, ideally in the front garden where its amenity would be greater could easily mitigate their removal.

Neil Etherington
Senior Arboriculturist

Our ref: SP\2000\2824
Your ref: F/2000/2885

Date: 11th December 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 37713
FOL	TLS
DC	ENF
APP	
CS	
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Elaine Connor
Dear Madam,

PROPOSED DEOMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT DETACHED DWELLING AT 99A KILN RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 4th December 2000 which was received on the 6th December 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/13. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
95metres	Foxcote, Finchampstead

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheahan

pp **Sarah Paxman**
Development Planning Officer

Cc. Andrews Kalik Associates, 101 London Road, Reading RG1 5BY

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Elaine

Pl. note re: your app. at 99a Kiln Ride

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: David McKnight.

FROM: Angela Odell.

DESTINATION FAX No: 956 8642.

DATE: 7/12/00

TIME: am.

SUBJECT: 99a Kiln Ride

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 1

Re: your letter of 4/12 and revised plans removing the single garage, as the red lined area of app No. F/2000/1629 is shown to be reduced, I cannot accept this as a minor amendment.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 37361
POL | TLS
DC AO | ENF
APP |
CS |
05 DEC 2000
COPIES TO: | ACK:
FILE:

DAMcK/JAG/1519

4th December 2000

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

F.A.O. Mrs A Odell

Dear Madam,

99A KILN RIDE, FINCHAMPSTEAD

Please find enclosed 6 copies of drawing no. 1519/1F, would you please substitute this for the site plan which was sent with the application dated 20th November. The modification of this drawing is the removal of the single garage, which was provided for the existing house on the previous application no. F/2000/1629.

Should you have any queries regarding this please do not hesitate to contact me.

Yours faithfully,

David McKnight

D A McKnight.

Enc:

c.c. Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel: (0118) 974 6451

Date: 30/1/01

My ref: F/2000/2885

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/2885
99a, Kiln Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of one replacement detached dwelling.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2885**
99a, Kiln Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of one replacement detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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 6451

Date: 30/1/01

My ref: F/2000/2885

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/2885
99a, Kiln Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of one replacement detached dwelling.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2885**
99a, Kiln Ride, Finchampstead, Wokingham.
Proposed demolition of existing dwelling and erection of one replacement detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 NOV 2000 Valid 01 DEC 2000	Map No. 99 Site ...003....
Officer: EC / Application No. F/2000/2885	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF ONE REPLACEMENT DETACHED DWELLING

Location: 99A KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finch North 4.12.2000

Applicant: WESTBUILD HOMES LTD

Fee Received 190-00 (S) 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	This is a Listed Buildings Cert — no agric holdings declaration	phoned 1/12	✓ 1/12
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.12.2000 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape .....

Trees ✓ .....

Conservation Officer .....

Environmental Health ~~✓~~ 250m landfill site consultation → Environment Agency ✓

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (*only if called in by SOS*) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency ✓ .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 97, 99, 101a, 114, 116, 118 Kiln Ride

9, 11, 17, 19 Tomlinson Drive ✓

134, 103, 126, 127, 105, 101 Kiln Ride

10, 15, 20 Tomlinson Drive

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

01.DEC.2000* 2885

AMA/JAG/1519

20th November 2000

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

F.A.O. Mrs A Odell

Dear Madam,

99 & 99A KILN RIDE, FINCHAMPSTEAD

Since my clients purchased this site over 18 months ago, the existing chalet, No. 99A, facing Kiln Ride has deteriorated considerably and my clients would like to gain permission from your Council to replace this dwelling with a new one.

I enclose the following in order to make a Planning application:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1519/1E, 10, 11 and 12
- Deposit cheque in the sum of £190

The permission for the two dwellings at the rear (F/2000/1629) also included for a new detached garage for 99A in the rear garden. In order to give this dwelling a better size rear garden we have chosen a house that has an integral garage accessed directly from Kiln Ride.

If you have any queries concerning this application please let me know.

Yours faithfully,

A.M. Andrews.

Enc:
c.c. Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

1772A

WOKINGHAM DISTRICT COUNCIL 01. DEC. 2004 APPLICATION NUMBER 2825

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

4. Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have/has taken the steps listed below, being steps reasonably open to *me/him to ascertain the names and addresses of all the persons, other than *myself/himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have/has been unable to do so:

(b) .....

.....

.....

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of ...WESTBUILD HOMES LTD.....

Date ...21/11/2000.....

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

* Delete where inappropriate

01189568642

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669869/9507700 F 0118 9568642

01 DEC.2000* 2885

TO MRS C HURST

DATE 1.12.00

FAX NUMBER

FROM JACKIE

NUMBER OF PAGES INCLUDING COVER SHEET 3.

SECTION 66 CERTIFICATE FOR 99A KILN RIDE

01189568642

1789/a

SECTION 66 CERTIFICATE

Application No.

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

01.DEC.2000* 2885

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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) .....

01189568642

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 . [signature] . . . . . .

On behalf of . WESTBUILD HOMES LTD . . . . . .

Date . 21/11/2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

01.DEC.2000 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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	WESTBUILD HOMES LTD
	ADDRESS	HUNTERS LODGE, RECTORY ROAD, PADWORTH COMMON, READING, RG7 4SB
	POST CODE	PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	101 LONDON ROAD, READING
	POST CODE	RG1 5BY PHONE 9507700
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	99A KILN RIDE, FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLISION OF 99A KILN RIDE AND THE ERECTION OF ONE, THREE BEDROOM, DETACHED HOUSE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLAN - 1519/1E LOCATION PLAN 1519/10 PLANS - 1519/11 ELEVATIONS - 1519/12

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS
PLAIN TILES

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

EXISTING FENCE AROUND BOUNDARY, ~~FE~~

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

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

SLIGHT MODIFICATION TO EXISTING VEHICULAR ACCESS

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 3 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£190

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 [signature] ON BEHALF OF WESTBUILD HOMES LTD DATE 21/11/2000

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".

ADDRESS 99A KILN RIDE

PARISH 1.4.56 LINGHAMPSTEAD ~~WOK WITHOUT~~

PLOT No.

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/143/65	MR. R. ELTRINGHAM	O/APP. BUNGALOW & GARAGE	2.9.65	N/A C/
30/66	MR. C. KEEN	BUNGALOW & GARAGE	17.3.66	APP. C/
R/64/68	MR. L. E. PROSSER	CARPORT IN FRONT GARDEN	14.3.68	APP. RE
R/40/69	"	GARAGE	20.2.69	APP. RE
PD/665/72	MR & MRS HEES	ROOF CONVERSION	28.9.72	APP. N/
326/71	SHIRE & CITY DEVS.	O/APP. RES. DEV. AT REAR	12.3.71	N/A RE
08163	Mr. Hees.	Garden Store	8.6.78	N/A. C/
BR8237	"	"	4.4.78	APP N/
97/66179/0				
97/66828/0	Mrs. M. Mallik	Demolish Bungalow - Build	3.17.4.98	C/
F/2000/1629	Westbuild Homes			

DATE OF COMPLETION

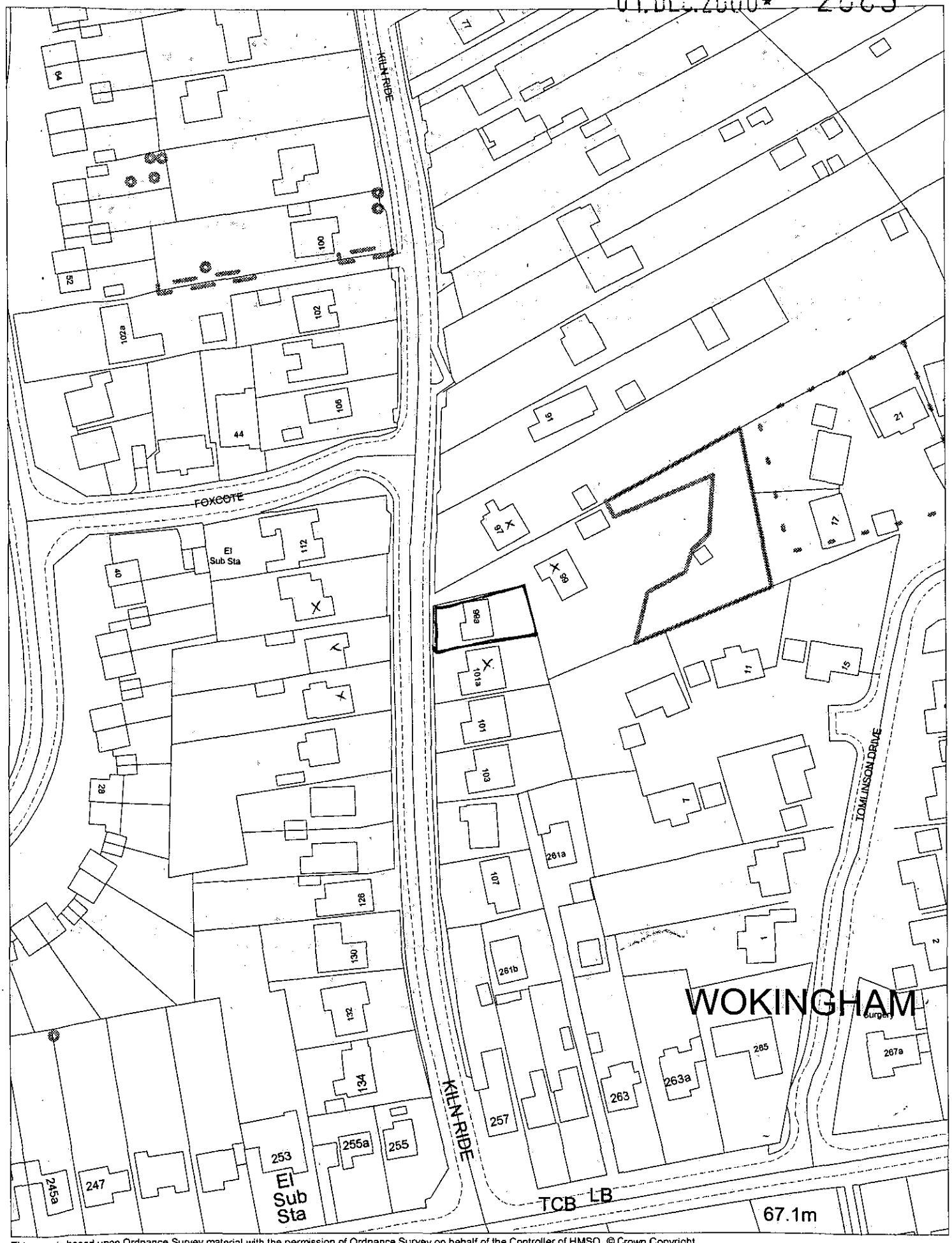
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

01.DEC.2000* 2885



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Development Control Section, Environmental Services, Wokingham District Council.
28 November 2000 Scale: 1 : 1250

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