:X SYSTEMS LTD

APPLICATION NO:
F/2000/1569

LOCATION:
Mayfield Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr Michael Phare C/O Opus Architecture & Design

PROPOSAL:
Proposed single storey extension to garden store.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/1569

Parish: **FINCHAMPSTEAD**

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

Proposal: **Proposed single storey extension to garden store.**

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

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

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

Condition
3. The building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

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.

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 Policy EN1.

South East Area Local Plan Policies SC2 and SC15.

Deposit Draft Wokingham District Local Plan Policies WLL2, WCC4, WCC1, WCC7, WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 04/01/2001

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.

PLANNING SERVICES | HPT
POL | TLS
DC | CPF
APP |
CS | 38276
03 JAN 2001
COPIES TO: | ACK:
FILE: F/2000/1569

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

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

approved Lic

December 31, 2000

Dear Mr Mitchell

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

Thank you for meeting with us back in November to discuss the progress of the outstanding application in respect of the Garden Store.

Having inspected the site, I think it is fair to say that you felt, like ourselves, that the application is acceptable, in its present form. We had hoped to receive a decision soon after.

Unfortunately, we are still awaiting or this application to be determined; as it is now several months since it was submitted I would be grateful if you could instruct the relevant officer to finalise their report etc as soon as possible. If there is a problem please call us.

We are due to commence work on the other permissions on 14th January and would obviously like to dig the foundations for this area at the same time.

Thank you for your assistance.

Yours faithfully

Michael Phare RIBA
OPUS Architecture and Design

Michael Brett-Phare RIBA Mobile 0973 639504
E-Mail: m.brettphare@btinternet.com

Received by Wokingham District Council

Application No: F/2000/1569

Proposal:
Proposed single storey extension to garden store.

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

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 June 2000

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

Tel: (0118) 974 6451

Date: **06 June 2000**

My ref: F/2000/1569

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/1569
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed single storey extension to garden store.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1569**
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed single storey extension to garden store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6451

Date: **06 June 2000**

My ref: F/2000/1569

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1569**
Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed single storey extension to garden store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Application Number F/2000/1569
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~REASON FOR REFUSAL~~ ?
1.	C001	R001	
2	C014	R014	
3	~~C0~~		
3	C063	R063	
	IN16		SEALP SC2 SC15
			WDELP WLL2 WCC4 WCC1 WCC7 WBE1 WT6
			BSP EN1

John Mitchell
4/01/07.

RECORD OF SITE VISIT

SITE ADDRESS: Mayfield Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1569

OFFICER: Elaine Connor

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
rural countryside area.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached, modern dwelling w. detached double garage.
detached garden store to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
fencing along side boundaries plus mature vegetation

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1569

Applicant : Mr Michael Phare C/O Opus Architecture & Design.

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

Proposal : Proposed single storey extension to garden store.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

PARISH COUNCIL: No objection

ENV. HEALTH : No objection

ENV. AGENCY :

OBS LETTERS:

Planning Issues : AREA OF SPECIAL LANDSCAPE IMP. COUNTRYSIDE.

* IMPACT UPON CHARACTER OF AREA.

In the context however of the ~~open setting~~ sheltered setting of the building's location and its relationship with the dwelling it is considered that the proposed extension would be of acceptable appearance and would not harm the open character of the countryside or the area of special landscape character.

Application Number: F/2000/1569
PROP: S.ST. EXT TO GARDEN STORE
Appraisal :

PLANNING HISTORY :
The dwelling on site, 'Mayfield', is a replacement dwelling that was given planning permission in 1997. The existing 2 storey detached house replaced a much smaller detached bungalow. Planning perm. 97/65805/F gave consent for a detached house & double detached garage & permitted development rights were removed. Two additional planning applications are being considered on this site.

UNAUTHORISED DEVELOPMENT :
The Council have no records that the 'garden store' which is the subject of this application has ever been given consent since it was not part of the original planning permission for the replacement dwelling. On this basis alone planning permission ~~is~~ should not be granted. Enf. action is being ~~pursued~~ considered.

IMPACT UPON CHAR. OF AREA :
As mentioned above this site is the subject of 2 other planning permissions, one of which is for an extension to the existing double garage. The extension proposed to the garden store represents a further increase of 30m² across the site & an extension which is more than twice the size of the existing store.

It is considered that in light of the extension prop. to the existing garage, the extension to the gard. store would represent an inappropriate increase in the scale of development across the site, which would

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

be contrary to the countryside policies. It is also considered that the increased built form across the site would have an urbanising impact upon the c'side. The development would therefore also be contrary to policies SC2 & SC15 of the SEALP & policies WLL2 & WCC4 of WDLP (deposit draft).

Applicationo	Name & Address
F/2000/1569	Mr J Dean Pithers Cottage Lower Sandhurst road Finchampstead Berkshire RG40 3TH
F/2000/1569	Mr & Mrs G Atkins 32 Chaffinch Close Wokingham Berkshire RG41 3HN

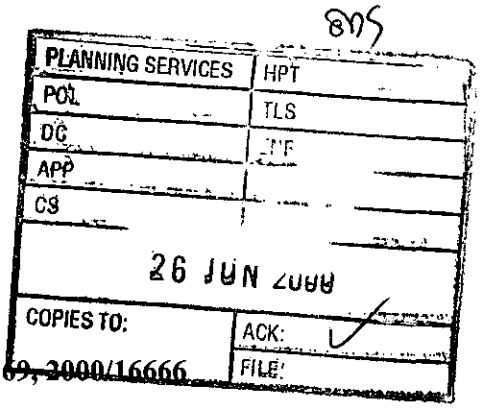
App. approved
Letter sent 11/01/01

Pithers Cottage
Lower Sandhurst Road
Finchampstead
Berkshire
RG40 3TH

Telephone : 01252 890115 / 860671
Facsmile : 01252 860671

23rd June 2000

Elaine Connor
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Reference :
Planning Application : 2000/0354, 2000/1569, 2000/16666

Dear Ms Connor,

'Mayfield', Lower Sandhurst Road, Finchampstead, Berks.

I have studied the above Planning Applications and would like the following comments to be considered in your deliberations.

Overall, I believe the combined applications would result in excessive development at Mayfield, particularly when taking into account the surface area of the new Mayfield when compared with the original cottage, which was demolished about 3 years ago.

Our objections to the original garage application remain (2000/0354) refers. However, were the size (length) to be modified, it would seem reasonable for the 'residue' to be added to the Garden Store (2000/1569) refers.

We see no reason for developing the area of the pigsty. It is considerably divorced from the House and would be visible from Pithers Cottage, particularly in winter. Moreover, the planned building at nearly 10 x 4 metres seems totally excessive in size for a store. Does the wood burning fire indicate that it is to be used as accommodation?

You should note that the occupants of Pithers Cottage are about to change. Mr and Mrs Graham Atkins have exchanged on the property and will complete their purchase on 14 July 2000. It is their intention to write to you separately having visited the Planning Office this week-end.

Yours sincerely

John Dean

By hand 26/6/00

32 Chaffinch Close
Wokingham
Berkshire
RG41 3HN

25 June 2000

Ms E Connor
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

SNS

PLANNING SERVICES	HPT
JL	TLS
JC	ENF
PP	
CS	
26 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

Dear Ms Connor

RE: PLANNING APPLICATIONS: 2000/0354, 2000/1569, 2000/1666
"MAYFIELD", LOWER SANDHURST ROAD

Further to Mr Dean's letter dated 23 June, I would confirm that we have exchanged contracts and will be moving to Pithers Cottage on 14 July. The comments made below follow a study of the above-mentioned planning applications.

I would like to express my surprise at the level of development being proposed by Mr Shave at Mayfield. When purchasing Pithers Cottage, I was mindful that it stood within an area of spenial landscape importance which would limit any future development. Mayfield is a substantial family residence and I cannot see why the expansion proposed is necessary or justified. Taking each application in turn:

2000/0354 (modified)

I was interested to note Mr Shave's comment in his letter dated 22 May that the modifications would only be formally submitted if you agree to his proposal to extend the garden store.

Given that his modifications are still [redacted] in excess of the planning officer's guidelines, his stance would appear surprising. It should be borne in mind that the modified proposal still represents a more than doubling in size of the garage which is located very close to our boundary. I sincerely doubt that this proposal would have been accepted when Mayfield was originally built and hereby record my objection to the modified proposal.

2000/1569

Given the location of the garden store, I have no objection in principle to the proposed extension. Again, however, I feel it should be noted that the extension will more than double in size the original store.

2000/1666

Mr Shaw's goal of tidying up the side of the pigstys is sound. However, erecting a huge building measuring 10m x 4m is completely unacceptable. This building will be clearly visible from Pitheo Cottage and will completely alter the outlook at the top of the garden. A store of this size would usually be used for light-industrial use. Whilst it is not clear from the plans whether or not the wood burning fire will be maintained, I am concerned, both by the size of the proposed dwelling and its intended use. Removing the derelict pigstys and leaving the ground fallow would seem the most sensible and ecologically acceptable outcome.

Summary

Overall, I believe that the three proposed applications are completely excessive and will result in considerable over-development of Mayfield. I can only surmise that Mr Shaw is saturating your department with planning applications – the hope that you will agree to some or all. I would urge you to consider each on its merits rather than aggregating all three when making your decision.

If you agree to these applications, - full or under modification, three more could follow in six months' time, followed by another three six months later. At what point do you determine that the site is saturated and prevent further development? The answer must surely be by reference to the original proposals for Mayfield. As I understand the position, the size of Mayfield is exceptional compared to the normal rules regarding replacement dwellings. Further development would make a mockery of the rules governing such situations.

Yours sincerely

Anne Atkins

MR & MRS G ATKINS BSc FCA.

Thank you for giving me so much time on Friday. It really was appreciated.

M

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH

16th June 2000

3/01 31008

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

Planning Department.
Wokingham District Council
Shute End.

Dear Ms Connor

Mayfield, Lower Sandhurst Road, Finchampstead.
Planning 2000/0354 Extension to Garage
Planning 2000/1569 Extension to Garden Store
Planning 2000/16666 replacement of pigmans cottage and pigsty.

We would like to consider all of the above applications in one letter as many points are common to all. Similarly we would like the comments included in our objection to 2000/0354 to be attached to the latest applications as many of the points raised in that letter are relevant. We would be pleased however if you would record this letter as a comments to be taken into account with each application. These comments are written after looking at the files at Shute End.

Planning 2000/0354 Extension to Garage

We have already commented on this application and wish our previous comments to stand. We understand that this application is still undecided and therefore feel that it is appropriate to include it in this letter of objection as it is linked to the subsequent applications. Revised plans (drawings 137/04A, 137/2/05A) show a reduction in size but we still record objection to it even in a reduced size.

Planning 2000/1569 Extension to Garden Store

An extension of some 5000x5964, designated on plan to be a 'garden room' and attached to an existing garden store. It is our understanding that this submission is to replace the area being taken off the proposed 0354 application. We understand from the correspondence in the file that some reduction in the size of this proposed extension has been suggested and accepted by the applicants subject to acceptance of :-

Planning 2000/16666 replacement of pigmans cottage and pigsty.

Replacement of derelict buildings already on site with a wooden shed including large area with wood burning stove and log store. This proposed shed is a huge 9690 x400. It was noted that the applicant cited, as a postscript to 2000/0354, that the proposed extension to the garage was to be replacement for these buildings; a fact that had inadvertently been omitted from the application. The position of these buildings bears no relation to the position of the garage if considered in terms of visual impact on site. They can not be used twice for 'replacement' value.
This property is in an Area of Special Landscape Importance where development is restricted to preserve its character. One to one replacement is the norm. In our previous

submission we commented that the replacement dwelling allowed under 97/65805F was a substantial house providing lavish family accommodation.

We have examined 97/65805F and note that consent was allowed on a considerably bigger house than would normally be allowed on the 1.5 replacement rule because of plot size. An attached recommendation however says 'Approve subject to restriction of PD rights as already a sizeable dwelling. This would appear to support our contention that the size of replacement house allowed was, we believe, very generous in light of current local planning policy; the living accommodation which was approved (under consent 97/65805F) includes many spacious rooms including a large double height entrance hall and a huge playroom with separate access. Outside buildings include a large double garage and a generous brick built garden store. The accommodation therefore would seem to be considerable and more than adequate for normal family use.

We feel that in this case the plethora of extra planning consents requested for considerable additional recreational and/or storage areas is totally inappropriate. We would ask therefore that the following is considered as a compromise situation:-

1. **Planning 2000/16666 replacement of pigmans cottage and pigsty.**

With the condition that the total floor area does not exceed that which is being replaced and that officers are satisfied about materials used and the effect of visual intrusion onto the site this application should be granted. It would be direct replacement, in line with local policy, and it would, in addition, tidy up the site.

2 **Planning 2000/0354 Extension to Garage** (In either current or smaller modified form) and:-
Planning 2000/1569 Extension to Garden Store

These, if granted would result in considerable 'large mass building effect' and ' a built-up effect' across the site and should be rejected for this reason as being over development..

We believe that the building resulting from the approval of 2000/1666, coupled with the large indoor playroom would seem to provide more than adequate recreational accommodation. Of all the plans submitted2000/1666 is the one most in line with current local development policy and the one which will have least impact on the overall development density on site.

We are very disturbed that three applications, all cumulative, are pending at this property and feel that it is regrettable that so many applications to further develop this site are being submitted. We therefore would further ask if it is possible, if this application is granted, that a condition is imposed preventing any further development on this site.

Thank you for your attention.

Yours sincerely

Anne and Jeremy Davies.

Tel: (0118) 974 6451

Date: **14 June 2000**

My ref: F/2000/1666

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 Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor

pigsties

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

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

At this stage a recommendation has not yet been made. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee and must be received within **28 days** of the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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

Signed: _____ Date: _____
Councillor Long

The buildings as described are hardly the same as their replacement -
I shall need to talk to you as the house has already had extensive additions - and the "locals" are up in arms. Daniel Long.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 21/06/00

MAYFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD F/2000/1569

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

John Mullaney
Environmental Health Officer

30865

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

FROM: Elaine Connor

DELEGATED

DATE: 06 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1569

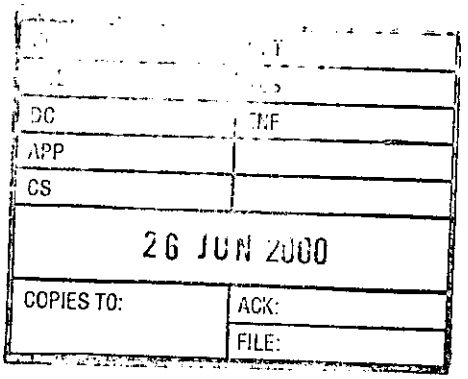
Proposal: Proposed single storey extension to garden store..

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

Applicant: Mr Michael Phare C/O Opus Architecture & Design.

Your observations are required in respect of this application **by 30/06/2000** .

The Parish Council has no objections to this application.



SIGNED: C.S. Cl

23 JUN 2000

DATE: _____

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL 1569

Start date: 23 MAY 2000	
Officer: EC	Application No. F/2000/1569

Map No. 122 Site 0.80

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

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

DELEGATED

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY EXTENSION TO GARDEN STORE

Location: MAYFIELD LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: .....

Applicant: MR M PHARE

(2000/0354 is it still running?)

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show proposal on block plan.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control NF: N/A .....
Landscape NK: Area of Special Landscape Importance
Trees NK: N/A .....
Conservation Officer NK: N/A .....
Environmental Health NA: 250m Landfill → Site Consultation
Housing NA: .....
Leisure & Cultural services PA: .....
Public Rights of Way PA: .....
Property NG: .....
District Secretary (only if called in by SOS) MA: .....
Policy & Plans QA: .....
Strategic Planning (JSPU) HA: .....
Minerals (BABTIE) GA: .....
Archaeological Site (BABTIE) : .....
Education AP: .....
Social Services BT: .....
Highways XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board BN: .....
British Gas BM: .....
PSA Oil Pipeline BD: .....
Transco : .....
Environment Agency BP: .....

Rail Track BI: .....
Police Arch. Liaison Officer PC: .....

HERITAGE BODIES

The Georgian Group KC: .....
Ancient Monuments Society KA: .....
Council for British Arch. KB: .....
RCHME KF: .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area) (River Valleys Policies Area)

.....

.....

No pre-apps.

NEIGHBOURS:

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

23.MAY2000* 1569

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

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

DELEGATED

May 22, 2000

Application Ref: F/2000/0354

Dear Ms Connor,

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

Further to your recent site visit with Mr Thorpe we enclose 6no copies of our amended drawings 137/2/04A and 05A as discussed. We also enclose a new planning application for an extension to the existing garden store.

Design amendments to the existing Garage extension application

Whilst, in principle we do not accept your assessment that the original design is unacceptable in terms of scale and massing we have reduced the length of the proposed extension.

This reduction in length follows our meeting with Ms Connor several weeks ago, and a further visit with Mr Thorpe two weeks ago, during which we discussed extending an existing out-building, the garden store, in accordance with your earlier comments.

Indeed, the formal submission of this amendment is reliant upon confirmation of your comments regarding the proposed extension to the garden store, which were made on site and outlined below.

The reduction in length of the proposed extension from the original 12.83m to 7.59m. This marginally longer, 0.85m, than you had agreed to accept on site, however, having examined the design we do not feel that it could be reduced any further and still accommodate the proposed uses successfully. This represents a substantial reduction on the existing scheme and is well screened by the existing planting. We would remind you that on a previous visit you had already stated that the original extension would have no impact, or cause no loss of amenity to the adjoining owner.

Michael Brett-Phare RIBA Mobile 0973 639504
E-Mail: m.brettphare@btinternet.com

23.MAY2000* 1569

May 22, 2000

New Garden Store Extension application

After inspecting the location, scale and massing of the garden store you were agreed that an extension to this building would be acceptable provided that the length of the extension did not exceed that of the original, and provided that the ridge line of the existing roof was also retained.

The enclosed submission is in accordance with both of those criteria, and we enclose the following documentation as required:

- OPUS drwgs 137/3/01-04 inclusive
- 6 no copies of Planning Application Form
- 6 no copies of Certificate A
- Planning Fee in the sum of £95.00

We would be grateful for written confirmation that there will be no objections in principle to this proposal.

Pig sties and Pigman's Hut

Together, we also inspected the existing pig sties and pigman's hut, which as you will recall, we have started to demolish, in order to "tidy up" this area of the garden. Again, in principle, you stated that there would be no objection in principle to the demolition of these buildings and the construction of replacement hut/studio. We will submit a formal application for these works in due course.

We would appreciate written confirmation of the above.

Conclusion

We hope that this assessment of the comments made on site is accurate. We would be grateful if you would contact us upon receipt to discuss the enclosed in order that we can confirm our position with regards to the proposed amendments to the garage extension.

We would reiterate our comments regarding the reduction in the length of the proposed extension being reliant upon your confirmation that you have no objections in principle to the enclosed application for the extension of the garden store, and the forthcoming application for a replacement building by the Pig sties all as previously agreed on site.

We look forward to hearing from you.

Yours faithfully

Michael Phare RIBA
OPUS Architecture and Design

Cc Mr Mike Washbourne MW Planning

OPUS Architecture and Design Mayfield Lower Sandurst Road Finchampstead Berkshire RG40 3TH Tel 01252 861759

23.MAY2000* 1569

DELEGATED

ADDRESS LOWER SANDHURST ROAD MAYFIELD PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. 34.9062 (12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
494/53	Mr S U Meinhardt	on 1 dwelling	19.8.53	N/A
37/63	Mr S J Reed	bungalow & garage	26.3.63	APP
97/65428/F				
97/65805/F	MR & MRS B. PHARE	REPL. DWELLING & GARAGE	8-8-97	
BN97/0535				
FP97/6662	Mr & Mrs Brett-Phare	New Dwelling	12.9.97	App
F/2000/0354	Mr M Phare	s/st rear extn to garage to form games room, study & workshop		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 23 MAY 2010 [illegible]

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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

1	Your name	MR MICHAEL PHARCE
	Address and postcode	CARE OF AGENT
	Phone number	
2	Agent's Name	ODUS ARCHITECTURE AND DESIGN
	Address and postcode	"MAYFIELD" LOWER SANDHURST ROAD FINCHAMPSTEAD BERKSHIRE RG40 3TH
	Phone number	01252 861759 ATTN M. PHARCE
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	APPROX 2.0 ACRES. Mayfield Lower Sandhurst Rd
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO GARDEN STORE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES TO MATCH EXISTING AND STAINED TIMBER CLADDING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

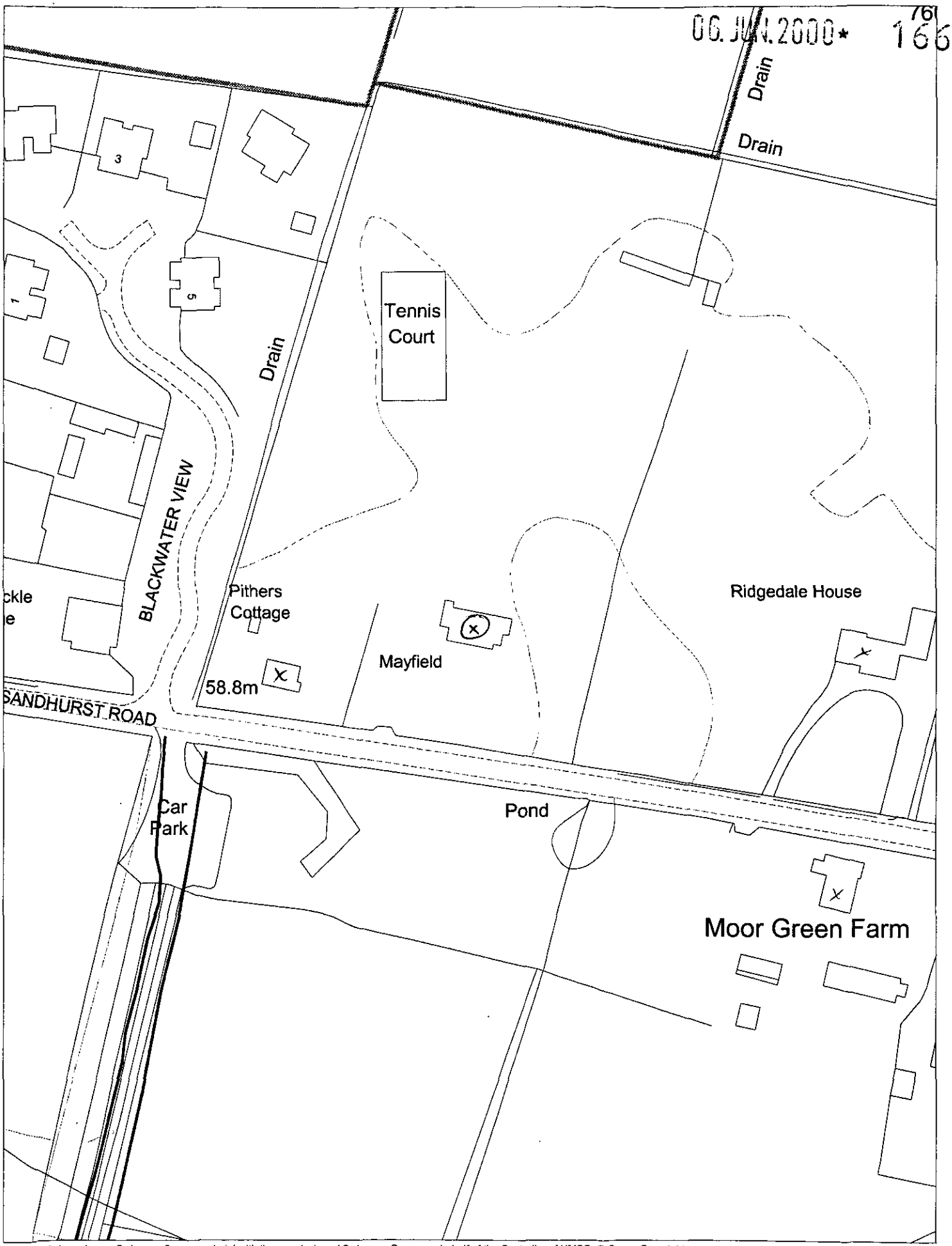
on behalf of OPUS ARCHITECTURE AND DESIGN

Date 20 May 2000

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

06.JUN.2000*

1660



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

N
W E
S