APPLICATION NO:
F/2000/2997

LOCATION:
1 Blackwater View, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Medlock C/O Amdega Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 01/02/2001

CASE OFFICER: **George Allpress**



RAILEX
Marbleboard

George Allpress

From: John R Mitchell
Sent: Monday, January 15, 2001 4:38 PM
To: George Allpress
Subject: FW: Balckwater View- planning

As discussed

best wishes
John

-----Original Message-----
From: Jane Earl
Sent: 15 January 2001 14:33
To: John R Mitchell
Subject: FW: Balckwater View- planning

-----Original Message-----
From: Jeremy Davies [SMTP:minder@beeb.net]
Sent: 14 January 2001 13:12
To: Jane Earl
Subject: Balckwater View- planning

Sorry but another planning issue for you to look at ASAP.



Planningearl12012001.doc

Anne Davies.

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH
14/1/2001

Dear Ms Earl

Muriel Long has just informed us that she has asked for an application to be listed. An officer, who I understand is not actually a direct WDC employee, is minded to accept an application for a conservatory at 4 Blackwater View F/2000/2997. This property is one of five that resulted from intense; and bitter negotiations between WDC and residents in the early 1990's. (Brief details are attached.)

This recommendation is just unbelievable ignoring as it does:-

- **A condition imposed on the property at initial planning 12th May 1993 Development Control (South) Committee as follows:**
  "The floor area of each dwelling hereby permitted shall not exceed 350m^2.
  REASON The site is only considered capable of satisfactorily accommodating houses having a floor area of not more than 350 m^2."
- **Undertakings given to residents by two previous Chief Executives.**
- **The precedent of an appeal in which the original condition was upheld.**

- **It also has the effect of restoring a feature specifically required to be removed from the plans when the property was built. The plans exceeded the permitted scale of development.**

This would appear to indicate refusal for this application. It would appear however that the planning department is now set on a course of allowing applications regardless of your own policies, imposed conditions and undertakings give to residents in the past.

Would you please look at this and ask the officer concerned why he is going against the commitment given to residents by your two previous predecessors; the conditions imposed on the houses at Blackwater View from the outset, and the decision of an Appeals Inspector that further extension should not be allowed? In bringing this matter to your attention before it goes to committee we require that you accept responsibility for this action and subsequent consequences as your predecessors took responsibility for the assurances that were given to residents on this matter.

Yours sincerely

Anne Davies. Jeremy Davies

BACKGROUND NOTES

Blackwater View resulted from negotiations regarding a property known as The Retreat in the early 1990's. Disputes between residents and WDC about activities on site resulted in the then Chief Exec, Nick Gurney taking matters to a barrister for determination. The barrister found in the residents favour. The breaches of planning were so severe that the site was required to be closed by Discontinuance Order. To offset the cost permission was given for residential development.

The residents were consulted. Outline planning permission was given for five house of 350sq metres which was felt to be in excess of what had been discussed and agreed with the residents. Several councillors and residents objected and felt that they had been misled. Subsequently Nick Gurney was required to apologise to the committee for a less than full report being presented to them. He gave assurance that a clause attached to the permission ensured that the houses would not in future be allowed to be increased in size.

Bryants then applied for full permission for five houses with triple garages and conservatories which exceeded the outline conditions. They amended these and were given permission for the houses with double garages and no conservatories that had an area of just below 350sq. metres. (App. 42713(RM) para. 2. The current application reintroduces a conservatory to plot 1.

When application for a single garage to plot 4 was submitted the reassurance was further reiterated by Mrs Gillian Norton, in a letter dated 2nd August 1994 quoting "*The report approved by Members included and imposed the following condition on the grant of outline planning consent:.....*'

Refusal of the application was challenged at an appeal. The appeal was dismissed. (Appeal APP/H0330/A/96/271688 . 4 Blackwater View Finchampstead.)

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Medlock
C/O Amdega Ltd
Faverdale
Darlington
Co Durham
DL3 0PW

Application Number: F/2000/2997

Parish: **FINCHAMPSTEAD**

Location: **1, Blackwater View, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

Reason
1. The proposed conservatory would by reason of its size and siting lead to an increased urbanised appearance of the site, detracting from the open and spacious rural character of the area and detracting from this important landscape setting. The proposal is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the South East Area Local Plan policies SBE2, SC3, SC4, STV2, SC19 and ST5, and the Wokingham District Local Plan Deposit Draft policies WCC1, WCC7, WBE1 and WT6.

Reason
2. The proposal would, if granted consent, make it more difficult for the Council to resist similar proposals in the future which would cumulatively lead to the greater erosion of the open and spacious rural character of the area. The proposal is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the South East Area Local Plan policies SBE2, SC3, SC4, STV2, SC19 and ST5 and with the Wokingham District Local Plan Deposit Draft 1997 policies WCC1, WCC7, WBE1 and WT6.

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 SBE2, SC3, SC4, STV2, SC19 and ST5.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 31/01/2001

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.

conservatories **A M D E G A** *summerhouses*

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our ref: C2975 / PL/C/1

05 December 00

Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

07 DEC 2000* 2997

Dear Sirs

Proposed Conservatory at:

1 Blackwater View Lower Sandhurst Road Finchampstead Wokingham Berkshire

Please find enclosed six copies of drawing no C2975 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Clive Richmond
Senior Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

Our ref: SP\2001\002946\001
Your ref: F/2000/2997

Date: 24th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39148
POL	TLS
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

Attention:George Allpress

Dear Sir

PROPOSED CONSERVATORY AT 1 BLACKWATER VIEW, FINCHAMPSTEAD

Thank you for your letter dated 19 December 2000 which was received on 21 December 2000. You are asked to quote the following reference in any correspondence: SU86SW/11/3.

The Environment Agency has no objection to the proposed development.

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:

Grid reference	*Distance from site*	*Landfill name*
SU 806 629	Adjacent	Dell Road

In view of the proximity of the site to the above landfill, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

ADVICE TO APPLICANT

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully



Sarah Paxman
Development Planning Officer

cc. Amdega Ltd, Faverdale, Darlington, Co. Durham DL3 0PW

Received by Wokingham District Council

Application No: F/2000/2997

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
1, Blackwater View, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

19 December 2000

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

Tel: 0118 974 6442

Date: **19 December 2000**

My ref: F/2000/2997

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/2000/2997
1, Blackwater View, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2997**
1, Blackwater View, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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 6442

Date: **19 December 2000**

My ref: F/2000/2997

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/2997
1, Blackwater View, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2997**
1, Blackwater View, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

By hand 9/1/01

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2997**

1, Blackwater View, Finchampstead, Wokingham.

Proposed single storey rear extension to dwelling to form conservatory.

I wish this application to be listed should the officers recommendation be for _____

and my reason(s) are there were strict conditions placed on all the houses in Blackwaterview that no additions should be allowed. The original applications included conservatories that were denied permission –

Signed: _____ Date: 8.1.2001

Councillor Long

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2001	
COPIES TO:	ACK:
	FILE:

FROM: George Allpress

DATE: 19 December 2000

DUPLICATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS 38362
DC	ENF
APP	
CS	
08 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2997

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 1, Blackwater View, Finchampstead, Wokingham.

Applicant: Mr & Mrs Medlock C/O Amdega Ltd.

Your observations are required in respect of this application **by 12/01/2001** .

Objection on the grounds that it is understood that restrictions were placed on all dwellings in Blackwater View when built, which requires that the "footprint" of each property is not increased above 350 square metres. The proposal under this application would go against this original restriction. Conservatories were included in the application to build the houses in Blackwater View and then withdrawn when the restriction as to "footprint" size was upheld on appeal.
(Ref:APP/H0330/A/96/271688)

SIGNED: CS DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

Postage
will be paid
by *licensee*

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2997. relates.

Address of site 1 BLACKWATER VIEW,

FINCHAMPSTEAD, WOKINGHAM

Signed S. Ward

Date 29.12.00.

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 8/1 Time 2.55

WHILE YOU WERE OUT

Name Cllr Muriel Long

Of

Phone No. Ext.

Phoned	✓	Please call back	
Called to see you		Will ~~call back~~ come in tomorrow first thing	
Wants to see you		Urgent	

MESSAGE Re/ application in Blackwater view

04/01/01 - 9.15 AM Meeting with Cllr Long - expressed concern with this application and requested it be listed in the event of a recommendation to ~~refuse~~ grant.

8/1 - 11.36 Phoned (933 2467) left message on answer phone, i.e. recommendation would be [illegible] grant - requested confirmation of [illegible].

Signed Natalie

28185 S/S lounge etc sidl ex/ for bourg/gage

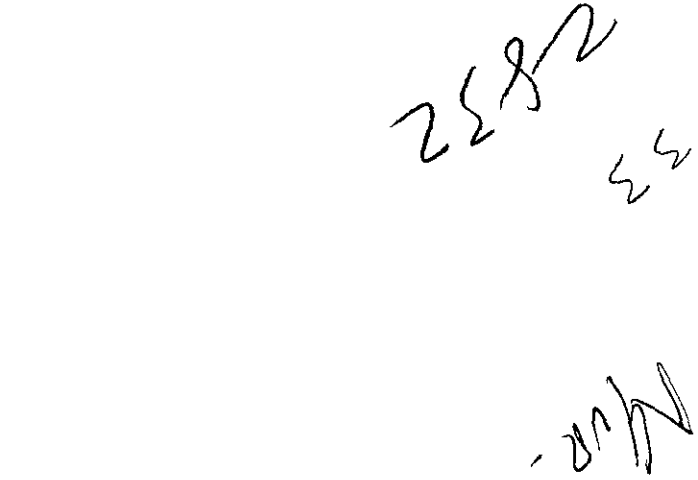
4/9/87

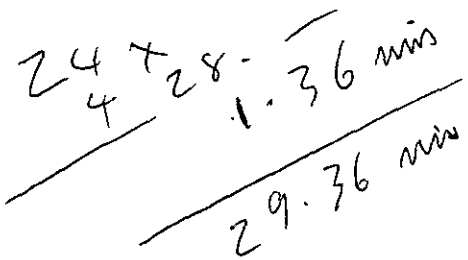
2582

24 + 28 = 1.36 mins

4

29.36 mins





by Hand
2/01/2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	GA -
02 JAN 2001	
COPIES TO:	ACK:
	FILE:

Honeysuckle Cottage
Lower Sandhurst Rd.
Ft Champstead.
Wokingham.
Berks.
RG40 3TH.
30-12-00

Dear Mr Allpress

Reference planning application F2000/2997 single storey rear extension to form conservatory.

My wife, Mrs Susan Roberts, and I live at the above address, next to 1 Blackwater View.

I am writing to make the point that my wife and I totally object to any extension or conservatory being built.

The original planning application N° 40615 totally rejected any further additional square feet of all Blackwater View, the original planning for conservatory were refused planning as they exceeded the square feet on each house.

The visual impact of Blackwater View from Lower Sandhurst Rd, Dell Rd is already a large development of houses.

Yours faithfully.

M Roberts

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	Map No. 122. Site 0:23
Officer: ~~PAB~~ GA / Application No. F/2000/2997	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 1 BLACKWATER VIEW, LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
19.12.00

Applicant: MR / MRS MEDLOCK

Fee Received 95-00 Required ..... Additional ..... Refund .....

(10)

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	Scale ?.	19.12.00	
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 : 19.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Landfill Consultation. ✓
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre app with F/2000/2812

NEIGHBOURS:

S/N + Honeysuckle Cottage, Lower Sandhurst Rd
+ See map ✓

Environmental Services

For office use only.
Application number: 07 DEC 2000* 2997

Householder planning application form

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 + MRS MEDLOCK
	Address and postcode	1 BLACK WATER VIEW
		LOWER SANDHURST ROAD
		FINCH AMPSTEAD
		WOKINGHAM, RG40 3TF
	Phone number	
2	Agent's Name	AMDEGA LTD
	Address and postcode	FAUERDALE
		DARLINGTON
		CO' DURHAM
		DL3 0PW
	Phone number	01325 468522
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.	AS APPLICANT ADDRESS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSTRUCTION OF A TIMBER FRAMED CONSERVATORY UPON A DWARF WALL
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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING CONSERVATORY MADE FROM CANADIAN WESTERN RED CEDARWOOD
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:	Proposed:
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: N Errington.

on behalf of MR + MRS MCCLOCK.

Date 5/12/00

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

1933

ADDRESS 1 BLACKWATER VIEW PARISH LINCHAMPST

PLOT No. 1 LOWER SANDHURST ROAD ORD. SHEET No. SU 8062 12

BUILDER

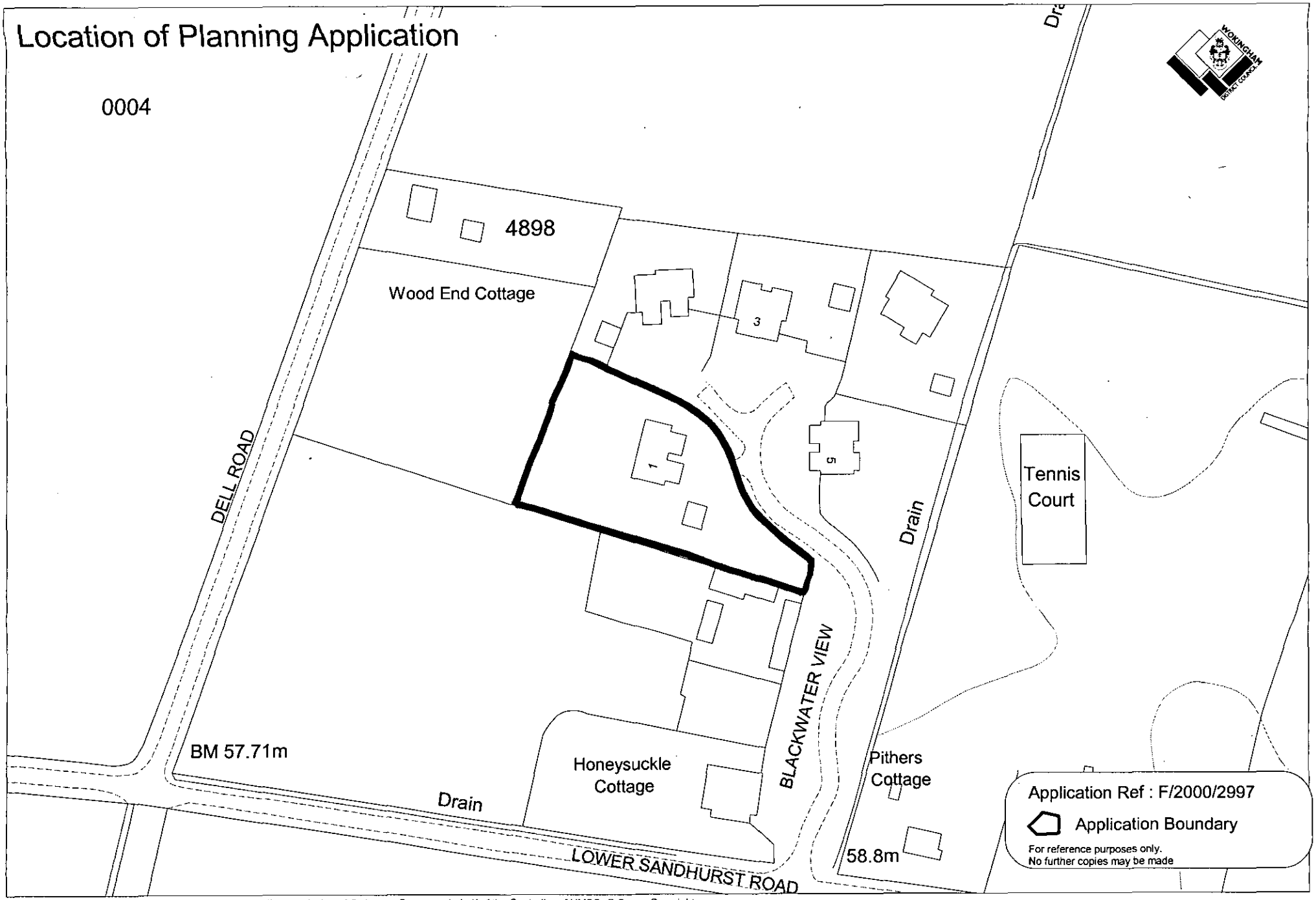
Plan No.	Applicant	Description of Development	Date of Decision	Decision
40615	MRS. V. SCOTT	O/L	15.10.93	C/A & A
42713	BRYANT	DET. HOUSE & GARAGE	5.8.94	C/A
44668	MR & MRS MEDLOCK	VAR. COND. 6 ON 42713 - REMOVAL BUND & LANDSCAPING	1.8.95	R.F
95/60757/VAR				
44669	"	VAR. COND. 6 ON 42713 (PARTIAL REMOVAL BUND & LANDSCAPING)	7.8.95	C/A
95/60758/VAR				
96/63508/F	MR R. MEDLOCK (RETRO)	PERGOLA	17.6.96	C/A
F/2000/282				

MINISTRY DECISION

SPECIAL ORDERS BREACH OF CONDITION NOTICE ISSUED IN RESPECT OF CONDS 6/18/19/20 ON 40615 - 28.11.94 & 42713 COND. 8

Location of Planning Application

0004



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Development Control Section, Environmental Services, Wokingham District Council.

07 February 2001

Scale: 1 : 1250

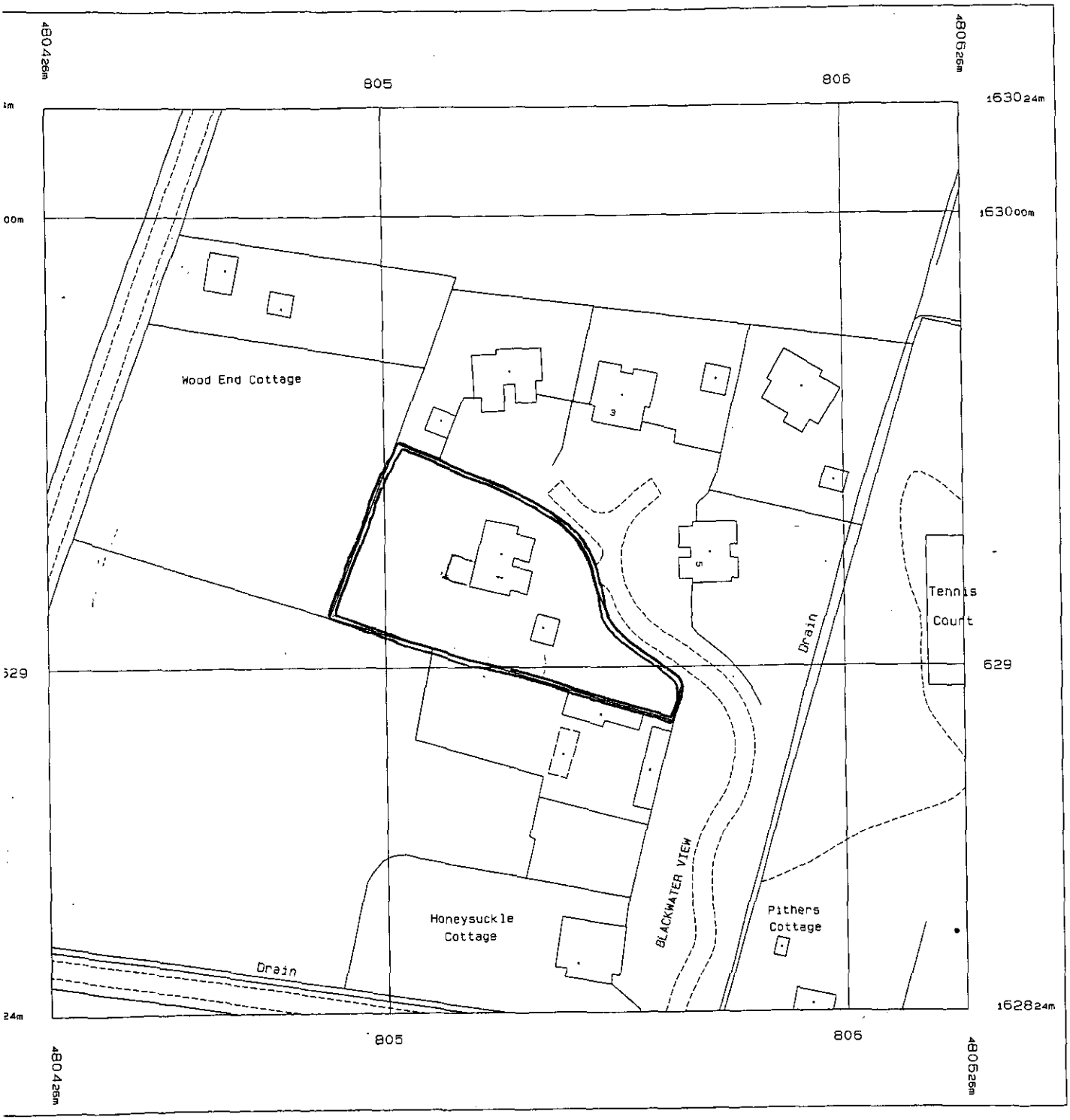
07 DEC 2000* 2997

Ordnance Survey®

uperplan®

Planning Extract - 1

Site-centred



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ational mapping agency of Great Britain.

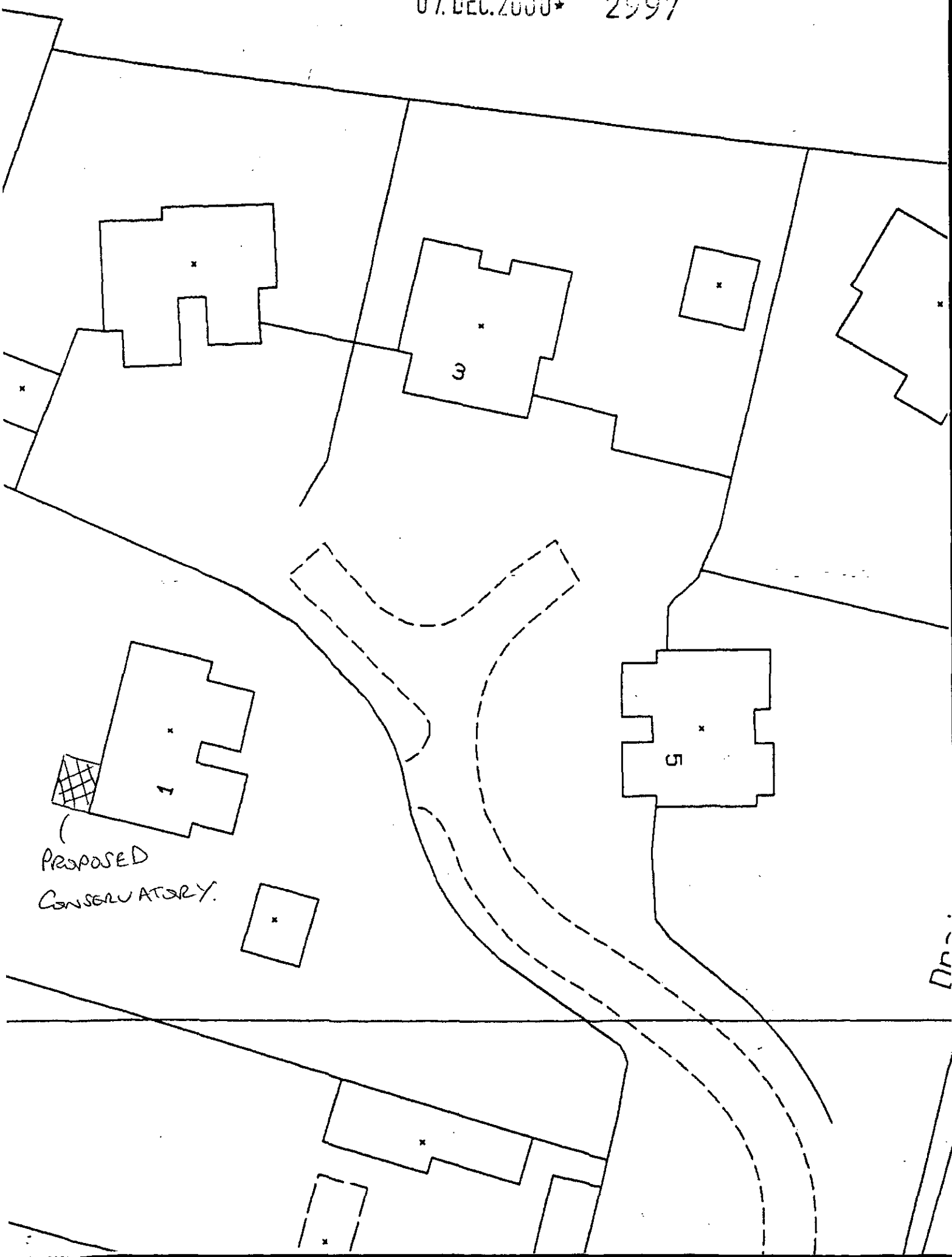
Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU8062

The representation of a road, track or path is no evidence of a right of way.

07. DEC. 2000 * 2997



Applicationo	Name & Address
F/2000/2997	The Owner/Occupier Honeysuckle Cottage Lower Sandhurst Road Finchampstead RG40 3TH
F/2000/2997	G J Blackman South Ridge Dell Road Finchampstead RG40 3TG
F/2000/2997	The Owner/Occupier Greenacres Lower sandhurst Road Finchampstead RG40 3TH

App refused letter
Sent 12.02.01

WORK SHEET FOR: George Allpress

Application Number: F/2000/2997

Applicant: Mr & Mrs Medlock C/O Amdega Ltd.

Location: 1 Blackwater View, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		29/12/00

Date of Neighbour Notifications: 19/12/00

Date of Site Visit: 04/01/01

Date Registered: 07/12/2001

Earliest Date for Decision: 12/01/2001

Latest Consultation Date/Site Notice Expiry Date: 12/01/01

This application will have expired on: 01/02/2001. 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:

Finchampstead Parish Council - "objection on the grounds that it is understood that restrictions were placed on all dwellings in Blackwater View when built, which requires that the "footprint" of each property is not increased above 350 square metres. The proposal under this application would go against this original restriction. Conservatories were included in the application to built the houses in Blackwater View and then withdrawn when the restriction as to "footprint" size was upheld on appeal."

Local residents of Honeysuckle Cottage (the adjacent property to the south) and Greenacres (on Lower Sandhurst Road) object to the application for similar reasons, also citing a dismissed appeal at no.4 Blackwater View as justification of a prohibition against additional extensions of these properties. Blackwater View is considered ~~waiters~~ to be an already large development of houses and that proposed is considered to lead to a visual intensification.

Councillor Long has requested the application be listed in the event of a recommendation that permission is granted.

Planning Issues: The issues raised by this application are impact to neighbour amenity, impact to rural area~~, and provision of off-street parking~~.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

Application Number: F/2000/2

Relevant planning history

Outline planning permission for the five houses comprising Blackwater View was granted on the 15th October 1993 (40615). Condition 15 limits the development of each individual dwelling at 350 square metres, for the reason that the site is only capable of accommodating houses with a floor area of not more than 350 square metres.

Detailed planning permission followed on the 5th August 1994, the permission was granted subject to conditions: removing permitted development rights including insertion of windows, slab levels and formation of an earth bund to the south of plot 1 (now the application property).

The limitations were imposed to limit the visual impact of the development on the surrounding landscape, and to ensure minimal intrusion in terms of amenity on the neighbouring dwelling to the south, (Honeysuckle cottage).

A breach of condition notice was issued on the 28th November 1994 in respect of the slab level of plot no.1. An enforcement notice was issued on the 27th February 1995 with respect to flood lighting to what was then the show house.

No.4 Blackwater View - on the 26th April 1996 planning permission was refused for the: proposed single storey extension to garage. Reasons for refusal: the garage extension by reason of its sitting and size will lead to an increased urbanised appearance of the site, detracting from the open and spacious rural character of the area, and set a precedent for future similar buildings, (95/63477/F).

The refusal of planning permission was appealed. The appeal was dismissed on the 18th December 1996.

In the Inspector's appraisal states, the garage extension would be located on one flank side of the existing garage virtually infilling the south east corner of the plot. He went on to note, that even though the garage extension would more than double the area of the existing garage, it would not normally form an objection. However, in this instance, in allowing Blackwater View, considerable care was taken to achieve both a limitation on the amount and disposition of structures on the land, in order to achieve as much separation of the built elements on the site as possible. The Inspector concluded: In my opinion, the proposal would significantly conflict with the objective, resulting in a sizeable bulk of outbuilding of cramped appearance, which would noticeably reduce the space between the appeal dwelling and the house at 5 Blackwater View.

Planning permission was granted at the end of last year for a loft conversion and external alterations comprising formation of a window in the north flank wall and installation of rooflights in roof of dwelling.

Appraisal:

The application site is set within an 'Area of Special Landscape Importance, and defined by the Local Plan as such. The relevant Policies (SC3 & SC4), state that development will not be allowed which would cause long-term damage to the rural character of the area (SC3); and development which by reason of its size, location or type would harm the special landscape quality will not be allowed, (SC4).

In pursuance of the above policies, the original permission (in outline) to develop the site limited the individual size of dwellings to 350 square metres, and the subsequent full planning permission withdrew permitted development rights.

The Planning Authority has however refused planning permission for enlargement of an existing garage at no.4, and the subsequent appeal against the refusal was subsequently dismissed.

The Planning Inspector recognised the policy which had hitherto been followed, in development of the site, as aiming to achieve as much separation between elements on the site and to prevent a greater urbanisation in this important landscape setting. The garage extension was considered to conflict with that aim, resulting in a sizeable bulk of building of cramped appearance between the appeal dwelling and the adjacent dwelling, making it more difficult to resist similar future proposals if permission were allowed.

The original submission for the development of this estate included houses with conservatories. The conservatories were removed through the course of negotiations. The current planning application conflicts with the Council's previous decision on this site, the decision of the Planning Inspectorate and indeed the original negotiations for the development of this site.

In terms of visual impact the proposed conservatory would be visible from Dell Road to the east and the surrounding countryside. The proposal would read as an additional urban element in this important landscape setting.

In terms of amenity, the application proposal would result in no additional impact to either Wood End Cottage to the north west or Honeysuckle Cottage to the south. Both these domestic properties are shielded from the application site by their own outbuildings and vegetation. Greenacres on Lower Sandhurst Road is not within view of the application site.

In conclusion the Council's policies are applied fairly and consistently. A balance of allowing enlargement of the dwelling against the preservation of this important landscape setting has to be struck. Permission has been granted to increase the usable floor area over and above the initially granted consent for the development of these dwellings, albeit within the existing building envelope. However, the current proposal is considered to add additional floor space by enlarging the plan form of the dwelling, would it is considered be at the expense of this important landscape setting.

The proposal is therefore considered to conflict with Structure and Local Plan policies: Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6. Permission is therefore recommended to be refused.

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

Application Number: F/2000/2997
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposed conservator would by reason of its size and sitting lead to an increased urbanised appearance of the site, detracting from the open and spacious rural character of the area and detract from this important landscape setting. The proposal is therefore considered to conflict with; Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.
2			The proposal would, if granted consent, make it more difficult for the Council to resist similar proposals in the future which would cumulatively lead to the greater erosion of the open and spacious rural character of the area. The proposal is therefore considered to conflict with the following policies: Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: Policy SBE2, SC3, SC4, STV2, SC19 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, WBE1 and WT6.

John Mitchell
31/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 1 Blackwater View, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2000/2997

OFFICER: George Allpress

DATE OF SITE VISIT: 04/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

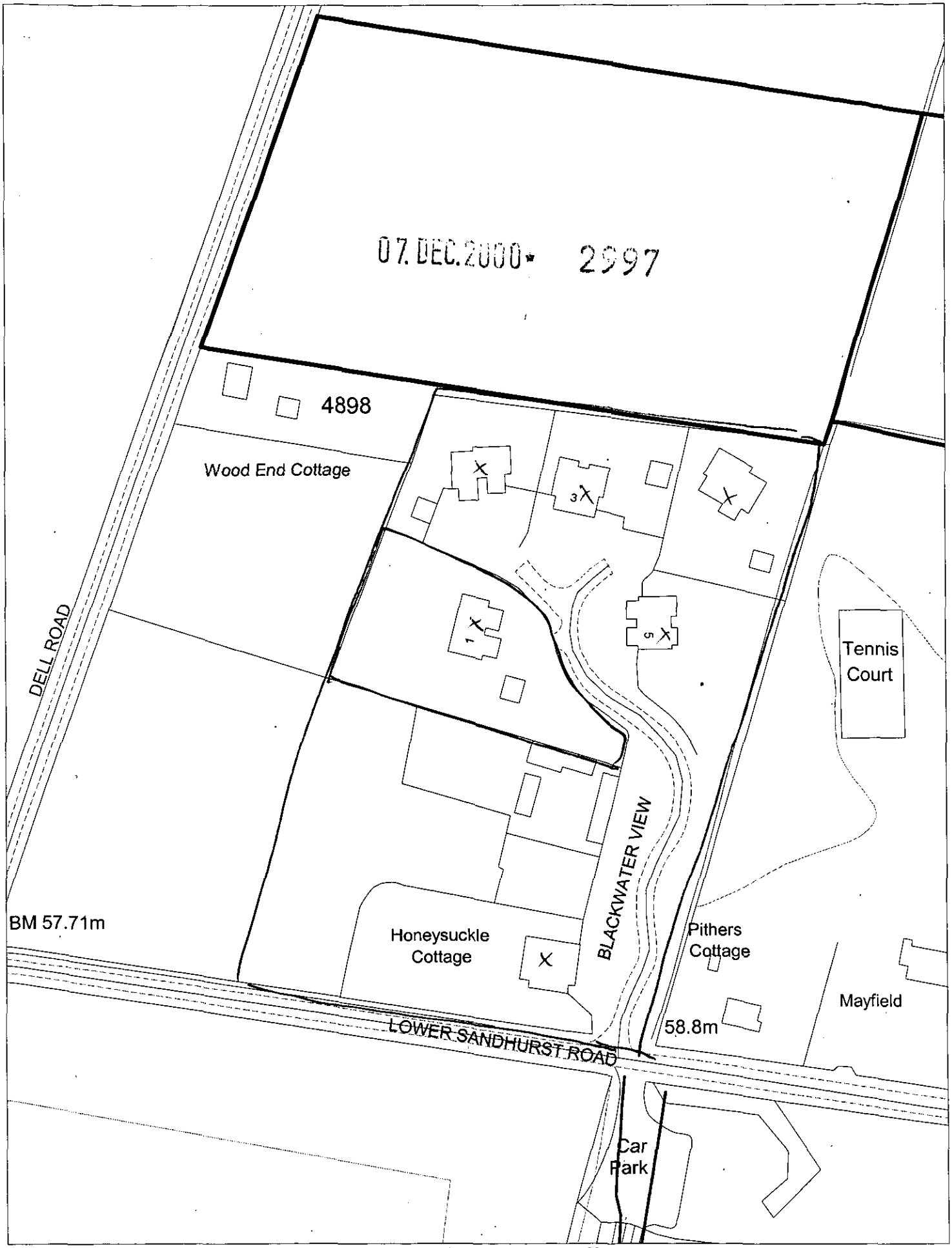
2. DESCRIPTION OF SURROUNDINGS Small group of executive style houses in rural area.

3. DESCRIPTION OF SITE/BUILDING Two storey pseudo arts and crafts dwelling with large garden on private estate with private access road.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.2 Blackwater View to the north, Honysuckle Cottage to the south, Wood End Cottage to the north west.

5. SITE CONSTRAINTS

TREES	N/A
ACCESS/PARKING	Private drive, with double garage to side and front parking for at least three cars.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge timber fencing.
OTHERS	Rural Area



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Development Control Section, Environmental Services, Wokingham District Council.

15 December 2000

Scale: 1 : 1250

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