SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/1432

LOCATION:
55 - 59 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Luff Homes Ltd C/O PDP

PROPOSAL:
Proposed erection of three dwellings.

EARLIEST DATE FOR DECISION: **11/06/2000**

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

CASE OFFICER: **Angela Odell**

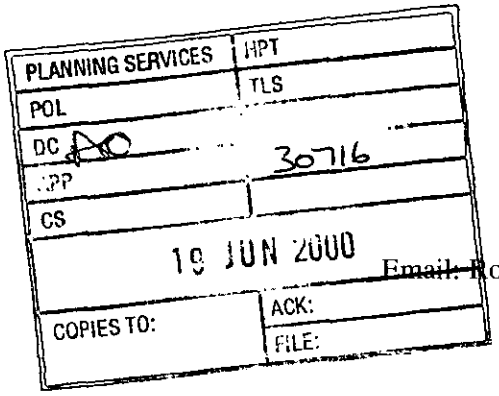
WITHDRAWN
19/6/2000

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

Teleport House
The Pound
Cookham
Berkshire
SL6 9QE

Tel: 01628 525279
Fax: 01628 529291
Email: Robertreynolds@ukgateway.net



Our Ref: RER/14.4./L1

16th June 2000

Mrs A O'Dell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG41 1WR

Dear Mr O'Dell

RE: 55 – 59 Nine Mile Ride

I refer to our telephone conversation and am disappointed that you do not feel that the design of the proposed houses is appropriate to this location. Furthermore, I understand you are not able to negotiation amendments with me within the scope of this application.

I confirm therefore that I am prepared to withdraw the application and re-open negotiations with you in respect of a revised scheme.

I will telephone you to make an appointment.

Yours sincerely

p.p. S. Allen

R E REYNOLDS

c.c. Mr P Luff

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 18 May 2000

Application Number: F/2000/1432

Proposal: Proposed erection of three dwellings.

Parish: FINCHAMPSTEAD PARISH

Site Address:
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Luff Homes Ltd C/O PDP.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

There is insufficient information on the plan in order to comment fully. The agent has been asked to forward additional plans to show that visibility can be achieved.

Signed: A. Linnell **Print name:** A LINNELL

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12 MAY 2000* 1452

1. APPLICANT'S NAME: Luff Homes Ltd
ADDRESS: The Granary, Ashridgewood Farm, Warren House Rd, Wokingham, Berks
POST CODE: RG40 5RD PHONE: 0118 978 1558

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: PDP
ADDRESS: Teleport House, The Pound, Cookham, Berks, SL6 9QE
POST CODE: SL6 9QE PHONE: 01628 525279

3. On the plans show the SITE outlined in RED and show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: 55-59 Nine Mile Ride Finchampstead

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
The erection of 3 houses

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.25 ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: Part Owner

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1393/12C, 21B, 22, 23A, 24, 25A, 26, 27A, L

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 ?

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		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.

Brick + Tile TBA

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.

Timber Fence TBA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To ex S.W.S

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

Crossover
Shared crossovers

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

Yes

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 18 *	/ *	/ *
BUNGALOW	/ *	/ *	1 / 5 *
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.

£570.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED R Reynold ON BEHALF OF Luff Homes Ltd DATE 8/5/2000

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 59 NINE MILE RIDE, PARISH FINCHAMPSTEAD E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS F.U.C. - BUILDING CONTRACTORS YARD (STORAGE/WORKSHOP/USE.

DRAINAGE STORAGE - 22-7-91

091074

1933

ADDRESS 55 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/68	MR. J. BLUTH	REPL. BUNGALOW	9-5-68	CIA
62/69	"	"	15-5-69	CIA
67/69	HETHERINGTON CONSTR.	DET. BUNGALOW & GARAGE	7-8-69	APP CIA
67327/0	SCOTT BUILDERS	O/L DEM/ERECT	25-6-98	CIA

MINISTRY DECISION

SPECIAL ORDERS TPO 928/98

933

ADDRESS 57 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
63/69	MR. J. BLUTH	O/L.	15-5-69	CIA
67/69	HETHERINGTON CONSTR	DET. BUNGALOW & GARAGE	7-8-69	APP CIA
67327/0	SCOTT BUILDERS	O/L. DEM/ERECT	25-6-98	CIA
692481F	Eastheath Properties Ltd		20.4.99	REF
69250/F		erect 2 Dwellings + Garages (Dup. Applicatio	"	REF
99/0159	Luff Dents Ltd.	Dem. S/st det. property	15/3/99	App.
69852/F	Eastheath Properties Ltd.	Dem. dwelling & erect x2 dwell's with garages + access.	14/7/99.	REF

MINISTRY DECISION 692481 - APPEAL DISMISSED - 29/9/99

SPECIAL ORDERS TPO 928/98 69852 - APPEAL DISMISSED - 6/12/99

Application Number F/2000/1432
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The site is outside a settlement boundary and in a gap between settlements. The proposed dwellings would be excessive in size as replacement dwellings and due to their size, scale, bulk and massing would have an urbanising effect detrimental to the character and appearance of the area. The proposed development would therefore be contrary to ~~SEALP Policy~~ BSP Policies C2, C6, SEALP Policies SC1, SC18 & SBE2 & to WDLP(DD) Policies ~~WCC2~~ WCC2, WRE1 and the aims of policy WCC7

RECORD OF SITE VISIT

SITE ADDRESS: 55 - 59 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1432

OFFICER: Angela Odell

DATE OF SITE VISIT: 25. 5.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Ribbon dev. - in rural area.

3. DESCRIPTION OF SITE/BUILDING Cleared site of Nos. 55 & 55a. 59 is bungalow with small attic gable windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES ← side is plot vacant except for a wooden garage. W. side is chalet dwelling with 2 gr. fl. side windows & small first floor windows & gable front this side. bungalow at 53 to rear of this. Nos 61 & 63 are pair of semi-d. cottages (2 storey). ← old ish.

5. SITE CONSTRAINTS

TREES at rear of site & large sweet chestnut in front ~~corner~~ east corner of 59.

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT ~~[illegible]~~ rhodo. hedge in front of 59. 55 & 55a is open. hedge down ~~[illegible]~~ side of No. 59. fence on W side boundary.

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1432

Applicant : Luff Homes Ltd C/O PDP.

Location : 55 - 59, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of three dwellings.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 25.5.00

Date Registered : 12/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses : Finch p.c : No objection.

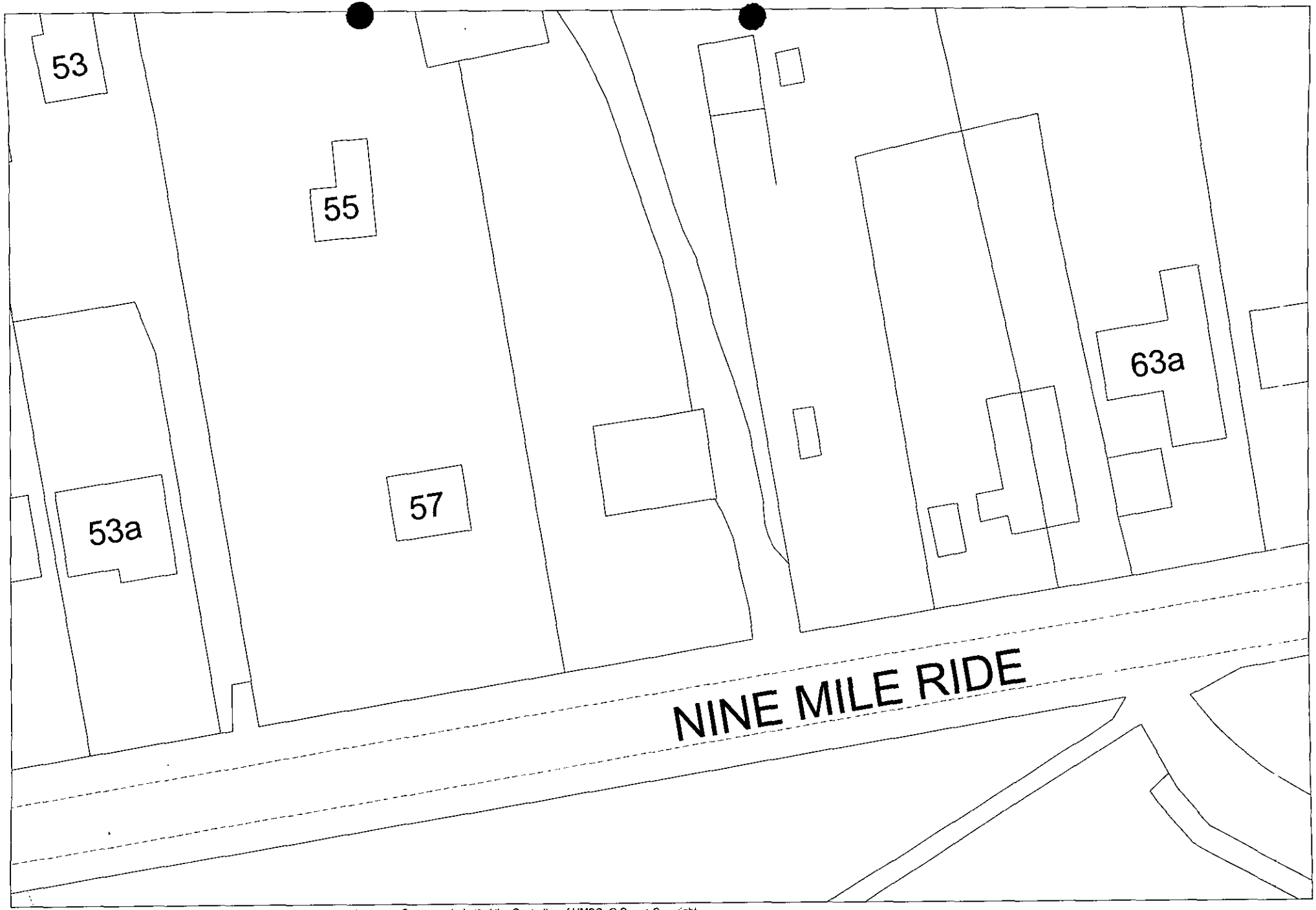
Planning Issues :

Application Number: F/2000/1432 Site outside settlement & WE gap.

Appraisal : Outline pp granted No. 98/67327/O for 2 replacement dwellings. means of access only RMM to be determined.
2 recently dismissed appeals. Latest for 2 dwellings 99/69852/F
Proposed 2 chalet style dwellings. 8m high, with footprints of 113m² + first floors of 91 m² = 204 m² + separate detached garages.
Inspector considered in para. 9 that footprints more than twice as large as those of original bungalow & overall for 3x, & detached garages would add to the amount of development on the site - contrary to SC 18. Also heights making considerably > 5.9 & out of scale with it. She considered that the character & appearance of this part of 9MR not completely urban & less intensive & proposal would extend & consolidate.

Current proposal: plots 1 & 3 floorspace 208m² (exc. gar) & 243 inc gar
plot 2 190 m² (exc gar) & 223 inc. garage. Consider proposal not overcome previous objections regarding size & scale & indeed extends it by larger & larger replacements dwellings. No. 59 also (which footprint smaller, proposal is full 2 storeys. Therefore consider have not overcome the previous reasons for refusal by inspector.
Although now relationships with No. 59 now overcome by proposed replacement dwellings, details size & massing & design will further consolidate the more urbanised appearance. Gaps between dwellings wider but now full 2 storeys instead of chalets & .·. consider the swapped one objection for another.

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 June 2000

Scale: 1 : 500

N
W E
S

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 18 May 2000

Application Number: F/2000/1432

Proposal: Proposed erection of three dwellings.

Parish: FINCHAMPSTEAD PARISH

Site Address:
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Luff Homes Ltd C/O PDP.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

There is insufficient information on the plan in order to comment fully. The agent has been asked to forward additional plans to show that visibility can be achieved.

Signed: A. Linnell **Print name:** A LINNELL

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 June,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF AO
APP |
CS |
08 JUN 2000
COPIES TO: | AGR: ✓
FILE:

Dear Sir,

APPLICATION NO.F/2000/1432 - PROPOSED ERECTION OF 3 DWELLINGS AT 55-59 NINE MILE RIDE,FINCHAMPSTEAD,WOKINGHAM.

The land involved in the above application is designated as Green Gap/Wedge in the draft Wokingham District Plan(1997) and as Sporadic Development in the South East Area Local Plan(SEALP) : the development proposed is contrary to Policy WCC2 of the draft Wokingham District Plan(1997) and to Policy STV2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Applicationo	Name & Address
F/2000/1432	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA

APP withdrawn
letter sent 23/6/00

1811

Copy

Planning Application

Received by Wokingham District Council

Application No: F/2000/1432

Proposal:
Proposed erection of three dwellings.

Location:
55 - 59, Nine Mile Ride, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. Written comments submitted will become available for public inspection.

* note new dde

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

13 June 2000

FROM: Angela Odell

DATE: 18 May 2000

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

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1432

Proposal: Proposed erection of three dwellings..

Site Address: 55 - 59, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Luff Homes Ltd C/O PDP.

Your observations are required in respect of this application **by 11/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 2-6-00.

Clerk To Finchampstead Parish/Town Council.

Tel: (0118) 974 6445

Date:

My ref: F/2000/1432

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1432
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of three dwellings.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1432**
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of three dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

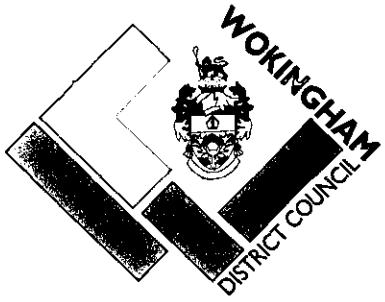
Councillor G Cockroft

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

Tel: (0118) 974 6445

Date:

My ref: F/2000/1432



CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

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55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of three dwellings.

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John Mitchell
Development Control Manager

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Case officer: **Angela Odell** Application Number: **F/2000/1432**
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of three dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2000/1432

Proposal:
Proposed erection of three dwellings.

Location:
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.

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

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Head Planning and Transportation

18 May 2000



12 MAY 2000 * 1432

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Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 1250

N W E S

WITHDRAWN 19/6/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 MAY 2000
Officer: AO	Application No. F/2000/1432.

9K/106

Map No. ..... Site ...0:23....

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF THREE DWELLINGS

Location: 55-59 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South.

18.5.2000

Applicant: LUFF HOMES LTD

Fee Received 570-00 Required ..... Additional ..... Refund .....

(6)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓
Conservation Officer	NK: .....
Environmental Health	NA: .....
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:

.....

.....

.....

NEIGHBOURS:

53, 53a, ~~[illegible]~~ + see red tick Nine Mile ~~[illegible]~~ Ride.

61 Nine Mile Ride ✓

12 MAY 2000 1452

TOWN PLANNERS
CHARTERED SURVEYORS
DEVELOPMENT CONSULTANTS

PLANNING & DEVELOPMENT PARTNERSHIP

Teleport House
The Pound
Cookham
Berkshire
SL6 9QE

Tel: 01628 525279
Fax: 01628 529291
Email: Robertreynolds@ukgateway.net

9th May 2000

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG41 1WR

Dear Sir

55- 59 NINE MILE RIDE, FINCHAMPSTEAD

I enclose, herewith, a Planning Application for 3 houses on the above land.

I have examined the Appeal decisions in respect of 55 & 57 Nine Mile Ride and I note that there is no objection in principle, to the redevelopment of the site.

The main concern expressed by the Inspector, surrounds the character of the area, particularly the incongruous appearance of the proposed houses in relation to the bungalow on the site of no. 59.

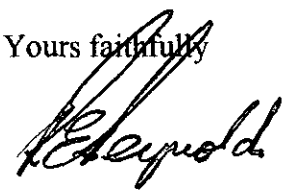
My client's have now agreed to purchase no. 59 and I think you will agree that the street elevation submitted herewith on plan no. 1393/21B demonstrates that the proposed development now creates a character of its own, which is more consistent with the scale and design of the area.

We have retained significant gaps between the new dwellings, supplemented by planting and the character of the buildings is less urban. I think you will agree, they compare favourably in this sense with much of the development further to the east and west of the application site.

If it is accepted that the development no longer detracts from the character then I imagine you will agree we comply with Policy SC18 and its successor policy, in the Deposit Copy of the Local Plan.

This is now a full application and if there are matters of design which you would like to discuss with me I would be happy to attend at your offices.

Yours faithfully



R E REYNOLDS

1933

ADDRESS 55 NINE MILE RIDE PARISH FINCHAMPST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/59/68	MR. J. BLUTH	REPL. BUNGALOW	9-5-68	CIA
0/62/69	"	"	15-5-69	CIA
67/69	HETHERINGTON CONSTR.	DET. BUNGALOW & GARAGE	7-8-69	APP CIA
67327/0	SCOTT BLDRS.	O/L DEM/ERECT	25-6-98	CIA

MINISTRY DECISION

SPECIAL ORDERS TPO 928/98

933

ADDRESS 57 NINE MILE RIDE PARISH ~~FINCHAMPSTEAD~~ FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/63/69	MR. J. BLUTH	O/L.	15-5-69	CIA
67/69	HETHERINGTON CONSTR	DET. BUNGALOW & GARAGE	7-8-69	APP CIA
67327/0	SCOTT BUILDERS	O/L. DEM/ERECT	25-6-98	CIA
692481F	↑	↑	20.4.99	REF
692501F	Eastheath Properties Ltd	erect 2 Dwellings + Garages (Dup. Applicatio	"	REF
199/0159	Luff Dents Ltd.	Dem. S/st det. property	15/3/99	App.
69852/F	Eastheath Properties Ltd.	Dem. dwelling & erect x2 dwell's with garages + access.	14/7/99.	REF

MINISTRY DECISION 692481 - APPEAL DISMISSED - 29/9/99

SPECIAL ORDERS TPO 928/98 69852 - APPEAL DISMISSED - 6/12/99

ADDRESS 59 NINE MILE RIDE, PARISH FINCHAMPSTEAD E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS E.U.C. - BUILDING CONTRACTORS YARD (STORAGE/WORKSHOP/USE.

DRAINAGE STORAGE - 22-7-91

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12.MAY2000* 1432

1.	APPLICANT'S NAME	Luff Homes Ltd
	ADDRESS	The Granary, Ashridge Wood Farm, Warren House Rd, Wokingham, Berks
	POST CODE	RG40 5RD PHONE 0118 978 1558
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PDP
	ADDRESS	Teleport House, The Pound, Cookham, Berks, SL6 9QE
	POST CODE	SL6 9QE PHONE 01628 525279
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	55-59 Nine Mile Ride Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		The erection of 3 houses
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.25 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Part Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1393/12C, 21B, 22, 23A, 24, 25A, 26, 27A, L

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.

Brick + Tile TBA

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.

Timber Fence TBA

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To ex S.W.S

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

Crossover
Shared crossovers

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

Yes

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	3	11	/	*	/	*
BUNGALOW	/	*	/	*	1	5 *
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.

£570.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED R Leyland ON BEHALF OF Luff Homes Ltd DATE 8/5/2000

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

CERTIFICATE B

I certify that :

1. I have given the required notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner * of any part of the land to which the application relates, as listed below.

Owner's name Mr A Scott

Address at which notice served Buckhurst Moors, Aman Corner, Binfield, Berks

Date notice served 8th May 2000

Please delete EITHER 2(i) OR 2(ii) whichever is not appropriate

2. (i) None of the land to which the application relates is, or is part of, an agricultural holding **.

~~(ii) I have given the required notice to every person other than myself who, on the day 21 days before~~ 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 served _____

Date notice served _____

Signed P Reynolds.

On behalf of Luft Homes

Date 8th May 2000.

Notes

* *'Owner' means a person having a freehold interest or a lease hold interest in the unexpired term of which is not less than 7 years.*

** *If the applicant is the sole agricultural tenant delete the first alternative (2)(i) and insert 'not applicable' in the space provided for tenant details*

NOTICE

Town and Country Planning General Development Procedure Order 1995

Notice under Article 6 of Application for Planning Permission

Proposed development at (a) _____

I give notice that (b) _____

is applying to South Oxfordshire District Council

for planning permission (c) _____

Any owner of the land who wishes to make representations about this application should write to the

Council Offices, P O Box 19, Crowmarsh, Wallingford, Oxon, OX10 8NJ

by (d) _____

Signed _____

On behalf of _____

Date _____

Notes

(a) Address or location of the proposed development
(b) Applicant's name
(c) Description of proposed development
(d) Date giving a period of 21 days beginning from the date notice is served

Town and Country Planning Act 1990 - General Development Procedure Order 1995

Certificate under Article 7 CERTIFICATE OF OWNERSHIP

CERTIFICATE A

should be used where the applicant owns all the land to which the application relates

CERTIFICATE B

should be used where the applicant does not own all the land to which the application relates but knows the name and address where the appropriate notice can be served.

CERTIFICATES C & D

should be used where the applicant does not know the names or contact addresses of all or any of the owners of any part of the application site. Provisions must be made to advertise the proposal in a newspaper circulating in the area where the land is situated.

CERTIFICATES C & D

are rarely required. They are not included in this application form package. The Council will supply these forms on request.

PLEASE COMPLETE THE APPROPRIATE CERTIFICATE

✂----------

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application nobody except the applicant was the owner * of any part of the land to which the application relates.

   Please delete EITHER 2(i) OR 2(ii) whichever is not appropriate

2. (i) None of the land to which the application relates is, or is part of, an agricultural holding **.

   (ii) I have given the required notice to every person other than myself who, on the day 21 days before 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 served _____

   Date notice served _____

Signed _____

On behalf of _____

Date _____

Note

* *'Owner' means a person having a freehold interest or a lease-hold interest in the unexpired term of which is not less than 7 years.*

** *If the applicant is the sole agricultural tenant delete the first alternative (2)(i) and insert 'not applicable' in the space provided for tenant details*

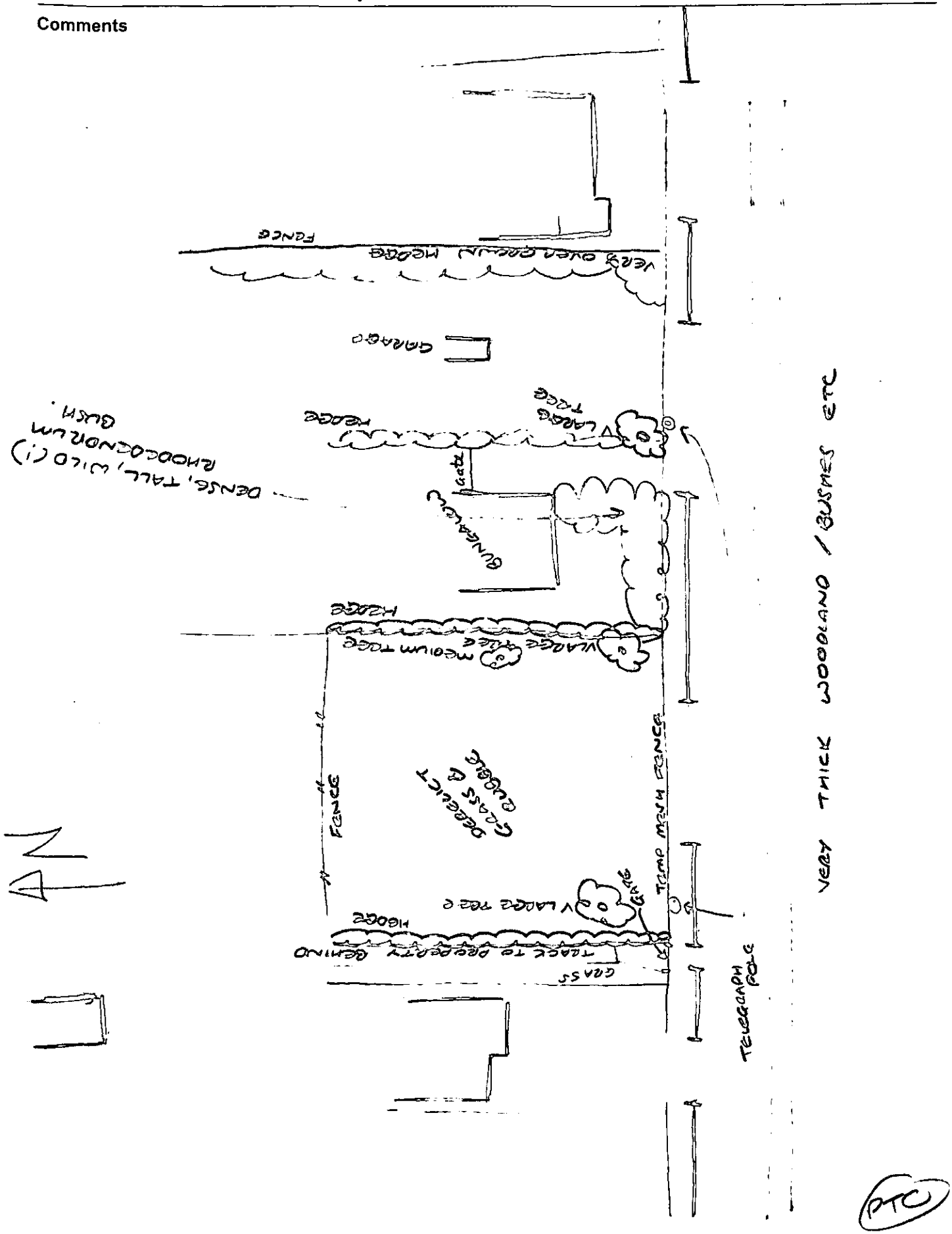
Site Visit

Date: 15/6/00

Address: 55 - 59, Nine Mile Ride, Finchampstead

Planning Application # F2000/1432

Comments



PTC

- TELEGRAPH POLES WITH CABLE BETWEEN ALONG EB FOOTWAY
- SOMPL SPEED LIMIT REPEATER APPROX 50M E OF SITE
- BUSY, NARROW ROAD WITH POSSIBLE SPEEDING PROBLEM
- NO STREET LIGHTING (ALTHOUGH PRESENT FURTHER ALONG ROAD)
- CENTRE LINE CWAY MARKING → NO RESTRICTIONS
- NOT POSSIBLE TO PARK ON-ST.
- NARROW 1M FOOTWAY
- TREES ON EITHER SIDE OF ROAD FORM A CANOPY (DARK)
- ROAD IS STRAIGHT ALTHOUGH VISABILITY HINDERED BY BUSHES & TREES.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 03/08/00

Location: 55 – 59 Nine Mile Ride, Finchampstead

Proposal: Proposed erection of 3 dwellings

Application Number: F/2000/1432

In response to your consultation dated 18th May 2000 for the above application, the arboricultural comments are as follows:

The 2 Oak, 1 Sweet Chestnut and 1 Beech tree at the front of the site are included in Tree Preservation Order No. 928/1998. As far as I can tell these trees are shown to be retained and the relationship with the dwellings on plots 1 and 2 appears acceptable.

I am concerned over the position of the dwelling on plot 3. This should be moved further back from the frontage to give greater separation from both the Oak and Beech included in the TPO and a mature Sweet Chestnut growing adjacent to the front of 59. I am also concerned that the driveway will compromise this Sweet Chestnut tree, particularly in relation to the possible future house. I will include this tree in a TPO. I would be grateful if the applicants could submit a revised plan showing this tree and how it can be accommodated.

What are the Highway requirements for this site? Will the visibility splays require the removal of trees? If so I would support refusing planning permission (Policy WBE11 and WBE12).

Neil Etherington
Senior Arboriculturist

FAX COVER SHEET

TO: Mr. Kalik

FROM: Angela Odell.

DESTINATION FAX No: 956 8642

DATE: 3.8.00

TIME: pm

SUBJECT: 55-9 Nine Mile Ride-

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

For your information.

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