APPROVED

APPLICATION NO:
F ~~RM~~/2000/2419

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

APPLICANT:
Luff Homes Ltd C/O Andrews Kalik Associates

PROPOSAL: Revised
~~**Reserved matters on outline consent 98/67327/O for the**~~ **erection of three detached dwellings with garages.**

EARLIEST DATE FOR DECISION: **21/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/11/2000

CASE OFFICER: **Angela Odell**

CHANGED from "RM" to "F" 6/10/2000.

RAILEX
Marbleboard

EASIFILE EP7

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/2419

Parish: **FINCHAMPSTEAD**

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

Proposal: **Proposed erection of three detached dwellings with garages.**

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

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

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

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The ensuite windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. The ensuite window in the west elevation of plot 1 shall be fixed shut, and be permanently so retained thereafter.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

Condition
9. No other development shall be commenced until visibility splays of 2.4 metres by 120 metres have been provided at the junction of the proposed accesses onto Nine Mile Ride. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
10. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
11. No dwelling shall be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

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

Condition
14. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

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

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

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

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

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

Reason
10. To safeguard the visual amenities of neighbouring properties and the locality.

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

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

Informative
1. This permission relates to the application as amended with revised drawings numbers 1393/32A, 33B, 34A, 35B, 36A, 37B and 38A submitted to the Local Planing Authority and does not approve the proposals as originally submitted.

Informative
2. The provision of the visibility splays will require the relocation of a telephone pole next to the existing access.

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this *decision*:

Berkshire Structure Plan Policies C2 and C6.

South East Area Local Plan Policies STV2, SC1, SC18 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WBE1.

John Mitchell
Development Control Manager
Date: 29/01/2001

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 July, 2001
My ref. AO/F/2000/2419
Your ref. PSK/JDF/1393

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Kalik

PLANNING APPLICATION F/2000/2419
PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD – CONDITION 9

Condition 9 – visibility splays.
Thank you for your letter of 13 July. I confirm the required visibility splays can be provided when the telegraph pole has been relocated. (This matter was referred to in an informative on the decision notice.)

I trust the above is clear, but if you wish to discuss any matter further please contact me.

Yours sincerely

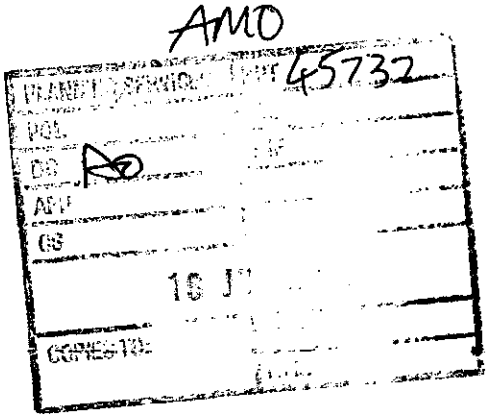
AO

MRS A ODELL
Senior Planner

c.c Steve Auton

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

AMO



SK/JDF/1393

13 July 2001

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

fao Mrs A Odell

Dear Madam

PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD. PLANNING APPLICATION F/2000/2419

With reference to your letter dated 3 July 2001, regarding Condition 9 – visibility splays, our Client had a meeting with Steve Auton yesterday, and it was agreed that the visibility splays were satisfactory.

Yours faithfully

S Kalik

Agreed, relocation of pole appears not to have been completed yet (see comments)

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

2419

44879

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 16 July 2001
My ref. AC/SB/F/2000/2419
Your ref.

Mrs K Hughes
53A Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4ND

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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http://www.wokingham.gov.uk

Dear Mrs Hughes

55 NINE MILE RIDE - APPLICATION NO. F/2000/2419

Thank you for your letter regarding your concerns over windows at 55 Nine Mile Ride.

I have spoken to both Emy Circuit, the planning case officer, and to our planning enforcement staff. Plans showing the ensuite bathroom with an obscure-glazed, "fixed", ie. non-openable window, were submitted to the Council on 22 June. They appear to show the study window in the current position and this will be confirmed on site. I believe that Emy Circuit has been in touch to let you know that the plans have been received.

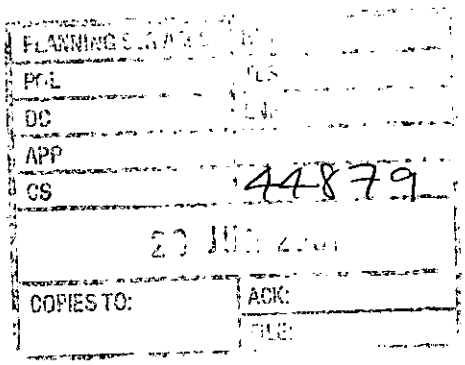
In dealing with planning applications such as this, and any alterations to the plans during the course of construction, it is important to ensure adequate privacy for the occupants of both new and adjoining existing property, especially in relation to bathrooms. This can often be achieved in a number of ways: by the location of windows or by using non-opening windows, often combined with frosted glass or similar. Where there may be more than one solution to a problem, legislation and government guidance encourage us to explore the possibilities rather than insist on something which may have been shown on an earlier plan.

While I realise that it may be frustrating for you that action has not been taken as quickly as you would like, I would like to assure you that staff are aware of the problem and are working to reach a solution which protects privacy in both houses.

Yours sincerely

SB

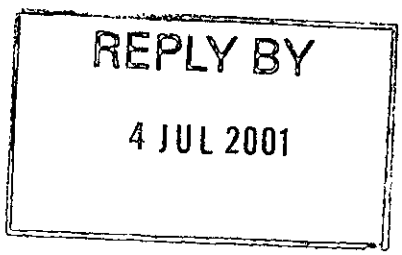
pp ANNA CRONIN
Head of Planning & Transportation



53A Nine Mile Ride
Finchampstead
WOKINGHAM
Berks RG40 4ND

18 June 2001

Mrs A Cronin
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berks



Dear Mrs Cronin

Re: 55 Nine Mile Ride
F/2000/2419

Further to my numerous telephone calls and visits to the Council Offices, I am writing to you as I feel at present that my concerns have not been resolved. **The privacy and innocence of my 9 year old daughter and 7 year old son do not appear to be a very high priority with the Council or the builders** and have been advised that I should inform you of my concerns in writing at this stage. It would appear that the solution is not apparent to either party (Council and Luffs) and suggest that the large ensuite window directly opposite my bedroom window is halved to the same size as the other ensuite window in the new house, as per the floor plan, so enabling it to be above the study without the necessity for moving the study window. For both the privacy of ourselves and the future occupants of number 55, it would be more appropriate if this large ensuite window were of a comparable size and positioned opposite our own ensuite window. As I have detailed, I have been in contact with the Council and builders but, as yet, this problem does not appear to have been resolved.

(Week commencing 28 May)

I visited the Planning Department and highlighted the discrepancies with the plans that had been approved (1) with regard to size of the ensuite window nearest our house being significantly larger on the drawing of the side elevation compared to the floor plan and (2) the compass points on the site plan showing north pointing south and subsequently your instructions regarding this window now appearing to be completely incorrect. I then spoke to the Duty Officer (Emy Circuit) voicing my concerns about these errors, who confirmed that she would investigate this matter and that according to the file it has been

written in the conditions of the planning consent that the ensuite window concerned will be fixed (ie not opening) and have frosted glass. Both my husband and myself had a telephone conversation with Ms Circuit on Friday 1 June who confirmed that she had spoken to the builders and that the Council had reached a *compromise* with them and that the window would be slightly reduced from its present size (as per the side elevation drawing). Ms Circuit confirmed that when she received the revised plans from the builders that she would send us a copy, within the next few working days.

(Week commencing 4 June)

I called in to the Planning Department on Tuesday as the builders were in the processes of slightly reduced the window but in doing so had moved it nearer to the rear of the house and directly in line with our bedroom window. I was informed that Emy Circuit was away on holiday and that she had the file and that no record could be found of the revised plans from the builder having been received by the Council. I contacted Angela Odell on Wednesday who I believe had originally put the conditions in place and informed her that the window had been moved and she advised that a Planning Enforcement Officer would call. She confirmed that the window would be fixed and frosted as I had requested in my letter and confirmed that the builders would be required to put adequate ventilation in the bathroom when I raised the question regarding fixing the window and confirmed that 'fixed' meant that **it would not be able to be opened**.

The Planning Enforcement Officer called and I explained that not only was the window larger than I had been lead to believe but that it was not above the study window and so was not conforming to either of the approved plans but a combination of both. The result of the new position is that the view from the window is directly in line with **my bedroom window, the landing and my 9 year old daughter's bedroom**. I was informed at this stage that the study window looked to be in the wrong place and that a report would be submitted in due course outlining my concerns.

On Friday I contacted Luffs direct and eventually spoke to Mr Roy Butterworth. I briefly outlined my concerns about the position of the window and my daughter's privacy and the size of the ensuite window. He informed me that as far as he was aware the problem had been resolved and that the revised plans had been sent to the Council and had been approved. I requested that he ensure that the Council *had* received the revised plans and he advised that he would speak to the architect regarding this matter and contact me next week.

(Week commencing 11 June)

I contacted Emy Circuit who advised that she needed to speak to the Planning Enforcement Officer regarding his report and was awaiting the revised plans and would let me know when she received them. I was informed that the Council now had an issue with regard to the position of the study window and were pursuing this with the builders.

(Week commencing 18 June)

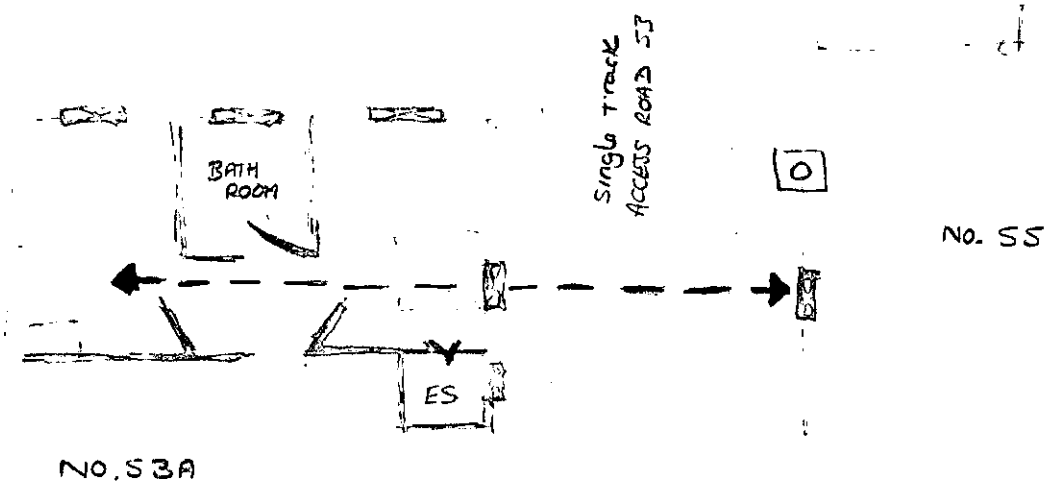
As yet, I have had no contact from the Council or Luffs. The windows have now been installed in the house and the large ensuite window **does** open.

I am extremely disappointed that the Planning Office managed to get into this position, where they have approved two plans that conflict with each other and have not taken action to resolve this. There is clearly a discrepancy between the floor plan and the side elevation but rather than place the approval on hold the builders have been able to pick and choose bits from each.

I would appreciate your response in writing to the above letter at your earliest convenience within the next 7 days and confirmation that action will been taken to have the window fixed (ie not opening) and that adequate ventilation is installed by the builders to ensure that this is not an ongoing problem with the future occupants.

Yours sincerely

Mrs K Hughes



4th June. EO called at 55 Nine Mile

Looks like this is currently with Enforcement. Can you check, + ask Mike E to brief me on it. Then we can ack. as appropriate

Ta.

Revised plans on 22/6/01.

-aint

22nd

ed for

ndows.

in

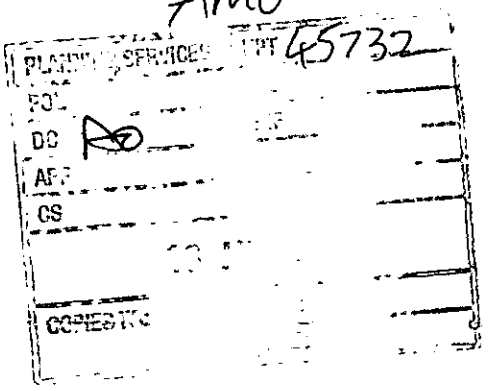
Amy will advise complainant by telephone. Plans yet to be formally approved.

Complainants complaints/enquiries have been followed up on every occasion. We are not at fault — she expects immediate action and is very impatient

2419

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

AMO



SK/JDF/1393

13 July 2001

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

fao Mrs A Odell

Dear Madam

PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD. PLANNING APPLICATION F/2000/2419

With reference to your letter dated 3 July 2001, regarding Condition 9 – visibility splays, our Client had a meeting with Steve Auton yesterday, and it was agreed that the visibility splays were satisfactory.

Yours faithfully

S Kalik

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ARCHITECTS REGISTERED IN ENGLAND
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 July, 2001
My ref. AO/F/2000/2419
Your ref. PB/JDF/1393

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Bragg

PLANNING APPLICATION F/2000/2419
PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD - CONDITIONS

Thank you for your letter of 16 March and enclosed plans.

Condition 15 –landscaping proposals.
I confirm the revised proposals shown on drawing no. 1393/50B are acceptable to comply with this condition.

I also confirm the site organisation shown on drawing No. 51 is acceptable.

Condition 9 – visibility splays.
I am advised by the Highway Officer, Steve Auton, that he is not convinced that the visibility splays are wholly within the applicant's control or highway land. If you wish to discuss this matter further, I suggest you contact him on 0118 974 6322.

I trust the above is clear, but if you wish to discuss any matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

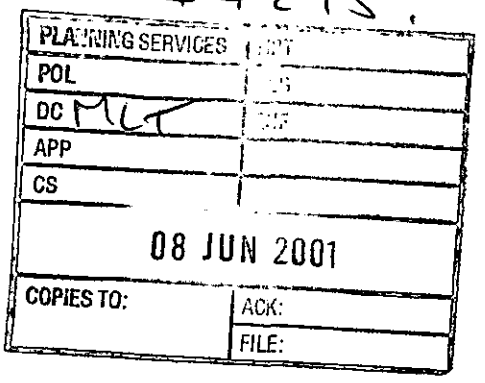
c.c Steve Auton

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

SK/SS/1393

7th June 2001

44275.



Spoke re position of glt window + non-openg bathroom 19/6 – to amend.

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

FAO Mr Thorpe

Dear Sir,

55 – 59 NINE MILE RIDE, FINCHAMPSTEAD
PLANNING APPLICATION F/2000/2419

Further to our recent telephone conversation, where we agreed that the window in the side elevation on the 1st floor should be reduced from 1200cm to 915cm, in respect of which I have instructed the builders and I understand that they have reduced the size accordingly. The neighbour who complained to you and requested this revision has also phoned the builders.

I am enclosing herewith 1 set of revised drawings numbered 1393/32B and 42F. The elevations have been been altered on Plots 1 and 2 and approved by Mrs Odell as a minor amendment in her letter to this office of 29th March 2001.

Yours faithfully,

S.Kalik

Encls

cc Mr K Butler, Luff Developments

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PROJECT MANAGER
JACKIE GILES

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

100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 12 March 2001

Location:	55 – 59 Nine Mile Ride, Finchampstead
Proposal:	Proposed erection of 3 detached dwellings with garages.
Application Number:	F/2000/2419

In response to your informal consultation for the above application dated 9 March 2001, the landscape comments are as follows:

In Neil's previous comments dated, 16 February 2001, he requested that the applicant needed to supply the following information in relation to the TPO'd trees:

- Routes of any existing and proposed underground services.
- Tree protection measures to include details of where site huts, equipment, materials, machinery and vehicles will be sited during construction.
- Details of driveway construction.

The landscape plan does not provide any of this information.

The principle of a native hedgerow along the site frontage is acceptable, however some of the species are not suitable. An example of a standard native mix includes the following proportions of a limited number of species: 60% Hawthorn, 15% Blackthorn, 15% Hazel and 10% Holly. A hedgerow with this sort of species mix would be acceptable. The size of hedgerow plants also needs to be given.

Although the extent of the proposed shrub planting shown within the front gardens is fairly minimal the shrub species are acceptable. The planting densities of two of the shrubs listed are on the low side and will need to be increased to get attain reasonable coverage of the area in which they are planted. The plan should be amended to include increases in the following densities: Choisya – 3no./m^2, Euonymus – 5no./m^2. The Pyracantha has not been marked on the plan, but I assume it is the strip of proposed shrub planting behind the garage of Plot 2. Please could this be confirmed by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 March, 2001
My ref. AO/F/2000/2419
Your ref. SK/SS/1393

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Kalik

PLANNING APPLICATION F/2000/2419
PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your fax of 27 March and attached plan. I confirm the proposed alterations to the front dormers on plots 1 & 2 are accepted as a minor amendments to the above permission.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

01189568642

1393

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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TO MRS ANGELA O DELL

DATE 27/03/2001

FAX NUMBER 9746484

FROM MR S. KALIK

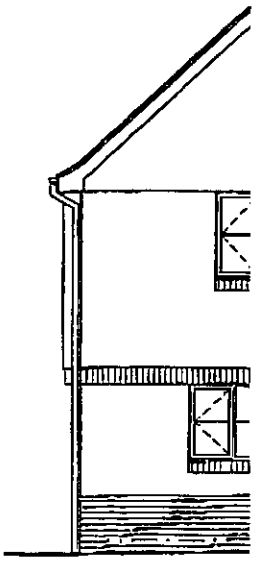
NUMBER OF PAGES INCLUDING COVER SHEET 2



FRONT ELEVATION - PLOT 2



FRONT ELEVATION PLOT 1



REAR

27/03 '01 TUE 10:24 FAX 01189568642 ANDREWS KALIK 002

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

PB/JDF/1393

16 March 2001

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
Fao Mrs A Odell

Dear Madam

55-59 NINE MILE RIDE FINCHAMPSTEAD.
APP NO F/2000/2419.

Further to your recent fax regarding this site, please find enclosed 2 copies of our amended drawing no 1393/50B. We also enclose 1393/51, which shows the site organisation.

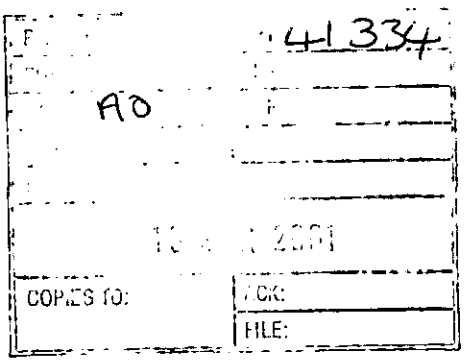
We have added the drainage and services and revised the hedge and shrubs, all as requested.

We trust that this is now acceptable and look forward to receiving your confirmation of this shortly.

Yours faithfully

P Bragg (Mrs)

cc Mr K Butler
Mr S Kalik



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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES LTD
REGISTERED IN ENGLAND
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 March, 2001
My ref. AO/F/2000/2419
Your ref. SK/SS/1393

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Kalik

PLANNING APPLICATION F/2000/2419
PROPOSED ERECTION OF 3 DWELLINGS AND DEMOLITION OF EXISTING DWELLING AT 55-59 NINE MILE RIDE, FINCHAMPSTEAD - CONDITIONS

Thank you for your letter of 7 March and enclosed plans.

Condition 2 – materials
I confirm the proposed materials listed in your letter are acceptable for construction of the proposed dwellings on plots 1 & 2.

Condition 8 – slab levels
I confirm the proposed finished floor levels shown on drawing No. 1391-50/A for plots 1 & 2 are acceptable.

Condition 10 – boundary treatment
I confirm the proposals shown on drawing No. 1391-50/A are acceptable.

I am still awaiting comments on the landscaping proposals.

I trust the above is clear, but if you wish to discuss any matter further please contact me.

Yours sincerely

AO .

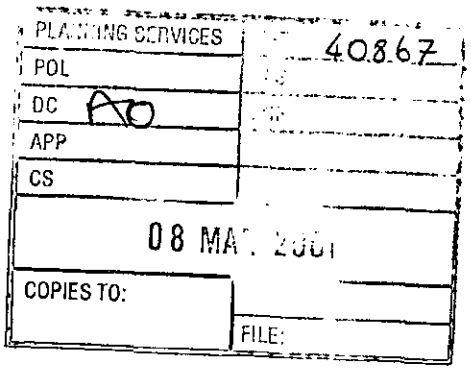
MRS A ODELL
Senior Planner

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

SK/SS/1393

7th March 2001

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



FAO Mrs Odell

Dear Mrs Odell,

55 – 57 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

Planning consent F/2000/2419 was granted on 29th January 2001 for the erection of three detached dwellings with garages on the above site.

We now enclosing herewith the necessary information to enable you to dismiss the following conditions:-

2 Samples and details of external materials:-

Main Brick – Renaissance multi with natural mortar.
Feature Brick – Red Stock B146
Roofing Tile - Redland, double Roman, Breckland Brown No. 52.
Windows & Doors - White
Facia Board & Soffite Board - White
Guttering - Black
The samples of these materials will be left on-site on 8th March, as agreed.

5. Obscure glass will be installed in the en-suite windows on the first floor and will be fixed shut (Plot 1 west elevation). The drawings submitted to Building Regulations will have these notes on to make sure that the condition has been complied with.

8. Slab levels of the proposed buildings are shown on the attached site plan 1393/50A.

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

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



9. The visibility splay of 2.4metres x 120 metres has been indicated on the site plan attached and will be provided on the site prior to commencement of work.

10. The treatment of the boundaries are as indicated on the site plan.

15&17 Details of landscaping are submitted herewith for your approval.

Our client would appreciate it if you can proceed with this matter in your usual expedient way. Work commenced on the site on Monday, 5th March 2001.

Yours sincerely,

S.Kalik

Encls

John

Tel. 9328224

Not happy with this reply. Wants to speak to you and come in to see someone.
SB.

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk

Date 16 July 2001
My ref. AC/SB/F/2000/2419
Your ref.

Mrs K Hughes
53A Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4ND

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Hughes

55 NINE MILE RIDE - APPLICATION NO. F/2000/2419

Thank you for your letter regarding your concerns over windows at 55 Nine Mile Ride.

I have spoken to both Emy Circuit, the planning case officer, and to our planning enforcement staff. Plans showing the ensuite bathroom with an obscure-glazed, "fixed", ie. non-openable window, were submitted to the Council on 22 June. They appear to show the study window in the current position and this will be confirmed on site. I believe that Emy Circuit has been in touch to let you know that the plans have been received.

In dealing with planning applications such as this, and any alterations to the plans during the course of construction, it is important to ensure adequate privacy for the occupants of both new and adjoining existing property, especially in relation to bathrooms. This can often be achieved in a number of ways: by the location of windows or by using non-opening windows, often combined with frosted glass or similar. Where there may be more than one solution to a problem, legislation and government guidance encourage us to explore the possibilities rather than insist on something which may have been shown on an earlier plan.

While I realise that it may be frustrating for you that action has not been taken as quickly as you would like, I would like to assure you that staff are aware of the problem and are working to reach a solution which protects privacy in both houses.

Yours sincerely

ANNA CRONIN
Head of Planning & Transportation

EMY. Reference Planning Permission no. F/2000/2419 – 55-59, Nine Mile Ride, Finchampstead. Erection of three detached dwellings with garages.

Complaint/enquiry by Mrs Hughes of 53, Nine Mile Ride, Finchampstead.

Mrs Hughes is concerned that the approved Elevation Plans and Floor Plans for Plot 1 differ as regards the size and positioning of the En-Suite window facing her premises. The window is shown as being larger on the elevation plans than on the floor plans.

I visited the site on Wednesday 6 June 2001 and observed that the builders appeared to be actually reducing the size of the En-Suite window. (Possibly due to discussions between yourself and the developers/agent) Mrs Hughes was still concerned that this window will be immediately opposite her own bedroom window and would prefer that it be moved slightly forward. This concern is maintained irrespective of the fact that the window will be of obscure glass and fixed.

The side elevation plans clearly show that the En-Suite window is immediately above, and in line with, the ground floor study window. The ground floor window has actually been inserted further forward than approved.

In addition to the above Mrs Hughes also stated her concern that the En-Suite windows shown on the approved floor plans were immediately opposite one another on the flank walls. My observations verified that the En-Suite window to Bedroom 1 does appear to be sited further towards the front of the premises than had been approved – this will not however affect Mrs Hughes.

I informed Mrs Hughes that, following a conversation with Angela, you had dealt with the matter as a duty officer. Neither Angela or myself were aware of what action you had taken with regard to your previous discussion with herself. I did however state that my observations of the current alterations to the En-Suite window facing her bedroom would appear to indicate that you had taken positive action already.

Mrs Hughes would like you to contact her on your return from leave to update her on the current situation.

Cheers,

Phil

P.S. We used the Part One Register as we didn't know where the application was !!

Spoke to Mr Wells

1832

DEVELOPMENT CONTROL

REQUEST FOR SERVICE

elev showed width

Ref No. RFS/95/ /

Name and Address of Enquirer
Mrs Karen Hughes.
53A Nine Mile Ride
Finchampstead
RG40 4ND.
0118 9328224 — please let know/see revised plans.

Site Address
55-59 Nine Mile Ride -

Name of owner (if known)

REQUEST FOR SERVICE
ensuite window in W side (NB N arrow on plan 1393-50 A is wrong) - plan + elevation are different widths - what size should it be, being constructed as wider size.

Received By: Emy Cwiant Received Date: 23 May 2001

ACTION REQUIRED

Relevant File Reference(s)

ACTION TAKEN

OFFICER : Date :

SITE VISIT NOTES

OFFICER : DATE :

FURTHER ACTION

OFFICER : DATE :

RESPONSE TO ENQUIRER

OFFICER : DATE :

Marked.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	RM/2000/249	AO
BUILDING CONTROL NUMBER	F/2001/158 Brain	
~~APPLICANT~~/AGENT	Address Kalde	
ADDRESS OF SITE	55-57. Nine Mile Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	erect 2 detached dwellings Reserved matters or Consent	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1393-40C	1393 38A
ELEVATIONS Plot 1	1393-42A	1393 - 33B.
Plot 2	1393-44A	1393 - 34A
FLOOR PLANS Plot 1	1393-41B	1393 - 32A
Plot 2	1393-45A	1393 - 35B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
Planning F/2000/249.		
D		
is for 55-59. Nine Mile Ride	29/1/01	
3 dwellings @ 27/2/01.		
WINGS	Slight.	
ES? BC - Plot 1 - slight alteration to rear living room + roof. Plot 2 - garage slightly narrower.		
	27/2/01.	

	REQUESTED	RECEIVED	REMINDER
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : ~~RM~~F/2000/2419

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

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

Proposal : ~~Reserved matters on outline consent 98/67327/O for the erection~~ Proposed erection of three detached dwellings with garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.10.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.10.00

Date Registered : 21/09/2000

Earliest Date for Decision : 21/10/2000

Latest Consultation Date/Site Notice Expiry Date : 21/10/2000

This application <u>will have expired on</u>: <u>16/11/2000.</u> 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 : Parish Council: has no observations to make.

HWs – no obj. subj to conditions.

Tree officer: No obj. subject to conditions

Letter from 57A 9MR – requesting that window to ensuite is obscure glazed and not opening fully (as they have a ~~both~~ bedroom window opposite it).

Planning Issues :

Application Number: RM/2000/2419

Appraisal : Site is in rural area in gap and in ribbon of dest. along N. Side of Nine Mile Ride.

History Outline app. No. 98/67327/0 granted 25/6/68 for demolition of 2 existing bldgs (bungalows at front & rear) of 55 & 57 and erection of 2 dwellings as replacements. Then Apps 69248 & 69250 (duplicates) and also 69852 subsequently refused permissions and appeals on all dismissed – size, scale etc, contrary to SC18 etc.

Current app. is full for 3 dwellings also including 59 which is a bungalow with rooms in roof. Part/Existing fs is as follows:

1/ Revised plan proposals.

· Internal fs of existing/demolished 3 buildings is 313 m² (agent letter of 1/11/00) Revised plans proposed fs reduced to 500 m² (internal) Total of 62.6% increase. Whilst this slightly more than the 50% 'rule of thumb' for increases, it is a substantial reduction on the dismissed appeal proposals and this part of Nine Mile Ride to quite an extent has 'an otherwise built-up frontage' character. The proposed dwellings would also have chalet style fronts elevations with low eaves and integral/front attached garages. This leaves greater widths between (8 m & 6½/5½ m) which is something that the inspector also commented on. Consider would now be acceptable effect on character & appearance of area. ~~Both~~

2/ Effect on neighbours. Only 53A is directly affected & have on plot 1 would be 7.5 m. away and approx in line at front rear. Only ~~bathroom~~ ensuite window in first floor side elevation facing west, (+ study on gr. floor). Consider effect acceptable – bathroom window request from 53A dealt with by condition.

3/ HWS – no obj. subj to conditions.

4 Trees – no obj subj to conditions.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

F

Application Number ~~RM~~/2000/2419
Conditions/Reasons for Refusal N.B. Title alt. and change RM to F

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C040	R040.	
4	C044	R044	☒ first floor or above side elevation of the dwelling
5	C045	R045.	☒ ensuite windows in the first floor side elevations delete "It" insert "The ensuite windows in the west elevation of plot 1"
6	C049	R049	
7	C070	R070	
8	C100	R100	
9	C127	R127	☒ 2.4m. x 120m. ☒ ~~the~~ junction of the proposed accesses onto Nine Mile Ride.
10	C137	R137	delete 'The ..... not be' insert "No dwelling shall be"
10	C017	R017	
12	C130	R130.	
13	C139	R139	☒ 5 ☒
14	C140	R140	☒ 5 ☒

PTO.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC1, SC18, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6
MINERALS LOCAL PLAN POLICIES:

~~Refused~~

RECORD OF SITE VISIT

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

APPLICATION NUMBER: RM/2000/2419

OFFICER: Angela Odell

DATE OF SITE VISIT: 19.10.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 19.10.00

2. DESCRIPTION OF SURROUNDINGS Ribbon of development 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 E. side is plot vacant except for a wooden garage. W. side is chalet dwelling with 2 gr fl. side windows small first floor window & gable front window this side. bungalow at 53 to rear of this. Nos 61 & 63 are pair of semi-detached cottages (2 storey) oldish

5. SITE CONSTRAINTS

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

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT Rhodo. hedge in front of 59. 53 ~~is~~ is open.

OTHERS hedge down side of No. 59 fence on W. side boundary.

Application	Name & Address
F/2000/2419	Mrs K Hughes 53a Nine Mile Ride Wokingham Berkshire RG40 4ND

App. Approved
letter sent 02/02/01

Recd 4.15pm 5.1.01.

53A NINE MILE RIDE
WOKINGHAM
BERKS
RG40 4ND

OBS

...NG SERVICES	HPT 5/1/01
CL	TLS
C AO	ENF
PP	
CS OBS	AO
08 JAN 2001	
COPIES TO:	ACK:
	FILE:

DEAR MRS ODELL

APPLICATION NO. F/2000/2419
55/59 NINE MILE RIDE.

HAVING SEEN THE REVISED PLANS, I WOULD LIKE ENSURE THAT THE WINDOW TO THE ENSUITE AS MARKED IS FROSTED GLASS AND CANNOT BE OPENED FULLY AS I HAVE A BEDROOM WINDOW DIRECTLY OPPOSITE THIS ONE. (PERHAPS ONLY THE TOP PART SHOULD COME DOWN FOR VENTILATION).

I WOULD BE GRATEFUL IF YOU COULD ENSURE THIS IS TAKEN INTO ACCOUNT WITHIN YOUR DELIBERATIONS.

YOURS SINCERELY

MRS K. HUGHES.

Date: 15 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2419

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

Proposal: Proposed erection of three detached dwellings with garages.

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

Case Officer: Angela Odell

The new plans show the following: Modifications to house types. Drawing nos 1393/32A, /33B, /34A, /35B, /36A, /37B, /38A.

Comments are required by 05/01/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2000/2419 (Ludhouse) Date Rec. 14.12.00

Location: 55-59 Nine Mile Ride

Parish Finchampstead.

Applicant: Luff Homes Ltd

Description of attached plans ~~Alterations to~~ Modifications to house types

Drawing No's: 1393/32A, 33B, 34A, 35B, 36A, 37B & 38A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways)	_____	✓
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Nos 50, 53A, 53, 63 & 63A Nine Mile Ride

3 weeks

Date for Responses

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 15.12.PS

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING SER... 37732
POL
DC AO
APP
CS
14 DEC 2000
COPIES TO: ACK:
FILE

SK/SS/1393

12th December 2000

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

REVISED PLAN
2419

FAO Mrs A Odell

Dear Madam,

55 – 59 NINE MILE RIDE, WOKINGHAM
Application No: RM/2000/2419

Further to our recent telephone conversation and the agreement that you have reached with Mrs Pam Bragg of my office, we have accordingly modified our house types, reducing them to the square footage that you have requested.

We would appreciate it if you will substitute the revised drawings nos. 1393/32A, 33B, 34A, 35B, 36A, 37B and location plan 38A for the original drawings that we submitted.

We look forward to your approval in due course.

Yours faithfully,

S.Kalik

Encls.

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES LTD
REG STRATEGY NO [illegible]
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 16th February 2001

Location: 55 – 59 Nine Mile Ride, Finchampstead

Proposal: Reserved matters on outline consent 98/67327/O for the erection of 3 dwellings.

Application Number: RM/2000/2419

In response to your consultation for the above application, the arboricultural comments are as follows:

The revised drawing (1393/38A) is acceptable in relation to trees.

The following details are required:

- Routes of any existing and proposed underground services.
- Tree protection measures to include details of where site huts, equipment, materials, machinery and vehicles will be sited during construction.
- Details of driveway construction and finished surfaces.

Neil Etherington
Senior Arboriculturist

Tel: (0118) 974 6445

Date: 18. 1. 01

My ref: RM/2000/2419

CONFIDENTIAL

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

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

Dear Councillor

Application Number: ~~RM~~F/2000/2419
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
~~Reserved matters on outline consent 98/67327/O for the~~
Proposed **erection of three detached dwellings with garages.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers to revised plans.

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 29. 1. 01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **RM/2000/2419**
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Reserved matters on outline consent 98/67327/O for the erection of three detached dwellings with garages.

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: 18.1.01

My ref: RM/2000/2419

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

Application Number: ~~RM~~F/2000/2419
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
~~Reserved matters on outline consent 98/67327/O for the~~ erection of three detached dwellings with garages.

Proposed

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers to revised plans

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 29.1.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **RM/2000/2419**
55 - 59, Nine Mile Ride, Finchampstead, Wokingham.
Reserved matters on outline consent 98/67327/O for the erection of three detached dwellings with garages.

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.

Date: 15 December 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2419

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

Proposal: Proposed erection of three detached dwellings with garages.

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

Case Officer: Angela Odell

The new plans show the following: Modifications to house types. Drawing nos 1393/32A, /33B, /34A, /35B, /36A, /37B, /38A.

Comments are required by 05/01/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comments as previous.

Adam Coggins 21/12/00

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

37570

AO

COPIES TO: ACK: FILE:

PB/JDF/1393

8 December 2000

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

fao Mrs A Odell

Dear Madam

55-59 NINE MILE RIDE WOKINGHAM
APP NO RM/2000/2419

Following our telephone conversation this morning, I wish to confirm with you that an increase in overall, internal, area of 60% over existing floor areas will be acceptable. This figure gives a total of 500m².

We are currently looking at the best way of achieving the reduction on our submitted drawings, and will forward revised plans as soon as they are available.

Yours faithfully

P Bragg (Mrs)

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 3451209
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

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

PLANNING SERVICES | HPT 36033
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FILE:

PB/SS/1393

1st November 2000

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

FAO Mrs Angela Odell

Dear Madam,

55 - 59 NINE MILE RIDE, WOKINGHAM

Following our telephone conversations please find below our corrected figures for the areas.

	Ground	First	Total
No: 55	52m²	13m²	65m²
No: 57	59m²	9m²	68m²
No: 59	110m²	70m²	180m²
			313m²
	Plus 50% ie	156.5m²	469.5m²

This gives an average of 156.5m² per new house, as stated in our covering application letter.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

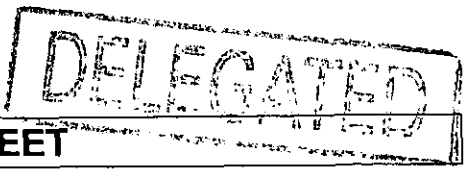
I trust that the application can now be progressed without further delay.

Yours faithfully

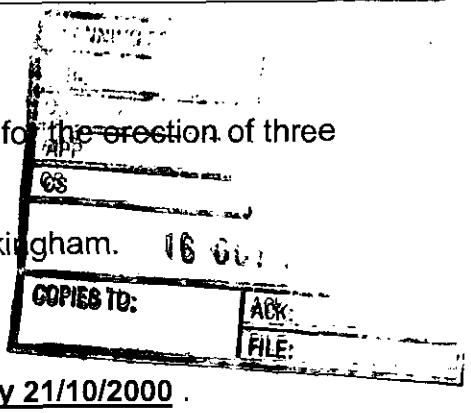
P.Bragg (Mrs)

FROM: Angela Odell

DATE: 27 September 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET



Application Number: RM/2000/2419

Proposal: Reserved matters on outline consent 98/67327/O for ~~the erection~~ of three detached dwellings with garages..

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

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

Your observations are required in respect of this application **by 21/10/2000** .

The Council has no observations to make.

SIGNED: pp CS Cole VW DATE: 13 Oct 2000

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 27 September 2000

Application Number: RM/2000/2419

Proposal: Reserved matters on outline consent 98/67327/O for the erection of three detached dwellings with garages.

Parish: FINCHAMPSTEAD PARISH

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

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

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).

Comments as application 67327 (23/4/98)

Signed: _____ **Print name:** Adam Coggins

6/10/00

AB

RESPONSE PREPARED ON THE CONSULTATION OF PLANNING APPLICATION MADE ON BEHALF OF THE HIGHWAY AUTHORITY

Application Number: 98/67327/O From : Mr Ken Lusted
Application Type: Outline Parish FINCHAMPSTEAD PARISH
Proposal: OUTLINE APPLICATION FOR PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF TWO DWELLINGS
Location: 55 & 57 Nine Mile Ride Finchampstead
For: W & A Scott Builders (Wokingham)

The Highway Authority : ~~(1) Does not want to restrict the grant of permission~~
~~(2) Recommends that permission be refused for the following reasons:-~~
(3) Recommends that the LPA include the following conditions on any permission which it may give

conditions

1) SC29 insert 2.4 x 120m
SR13

2) Any gates provided shall open away from the highway and be set back a distance of at least 5m from the nearside of the carriageway.
To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

3) The proposed access shall be surfaced with a bonded material across the entire width of the access for a distance of at least 5 m from the nearside of the carriageway.
To avoid spillage of loose material onto the carriageway and in the interests of road safety.

A. Blackmore
23/4/98

Comment

The creation of the visibility splay will require the relocation of a telephone ~~pole~~ pole next to the existing access.

Signed..... Date.....

Mr Kalik
9669669

RM / 2000 / 2419

alter to F / 2000 / 2419

and change description to:

Proposed erection of 3 detached dwellings and garages and demolition of existing dwelling.

THIS will REQUIRE A FEE of £570-00

Requested

Received by Wokingham District Council

Application No: RM/2000/2419

Proposal:
Reserved matters on outline consent 98/67327/O for the erection of three detached dwellings with garages.

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 21/10/2000. 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

27 September 2000

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

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SK/SS/1393

4th October 2000

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

FAO Mrs A. O'Dell

Dear Madam,

55 - 59 NINE MILE RIDE, WOKINGHAM

Thank you for passing the comments to me from the Senior Arboriculturist, Neil Etherington who has asked for the plan to be revised to show the access away from the tree. We will revise our plans showing the route of underground services as well.

Regarding the other requirements, such as there the site huts, equipment etc are going to be, we would like that to be dealt with as part of the condition. We would also like you to deal with details of the driveway and hard surfacing in the same manner.

Yours faithfully,

S.Kalik

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 28/09/00

Location: 55 – 59 Nine Mile Ride, Finchampstead

Proposal: Reserved matters on outline consent 98/67327/O for the erection of 3 dwellings.

Application Number: RM/2000/2419

In response to your consultation dated 27th September 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.

The Sweet Chestnut growing adjacent to the front of 59 is now included in Tree Preservation Order No. 1014/2000. I am concerned that the driveway to plot 3 will compromise this Sweet Chestnut tree, particularly in relation to the possible future house. A revised plan should be submitted showing this tree with the siting of the driveway positioned to avoid damaging this tree.

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).

The following details are also required:

- Routes of any existing and proposed underground services.
- Tree protection measures to include details of where site huts, equipment, materials, machinery and vehicles will be sited during construction.
- Details of driveway construction and finished surfaces.

Neil Etherington
Senior Arboriculturist

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

SK/JDF/1393

6 October 2000

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

fao Mrs A Odell

Dear Madam

55-59 NINE MILE RIDE WOKINGHAM.

Further to our telephone conversation, I would like to confirm our agreement to change the wording of our application from Reserved Matter to Full Planning Application for the erection of 3 new houses at the above site.

If you need any further information, please do not hesitate to contact me.

Yours faithfully

S Kalik

PLANNING SERVICES	HPT
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10 OCT 2000	
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MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

A-O

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number ~~APP/2000/2442~~ Rm/2000/2419 relates.

Address of site 55-59 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM.

Signed

Date 12-10-2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 SEP 2000~~ Valid 21 SEP 2000

99/106

Map No. ..... Site ...0:25....

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

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

Officer: AO

Application No. 12m/2000/249

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

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

Description:
(RM) RESERVED MATTERS ON OUTLINE CONSENT 98/67327/0 FOR THE ERECTION OF THREE DWELLINGS WITH GARAGES

Location: 55-59 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South 27.9.2000 JB

Applicant: LUFF HOMES LTD

Resubmission fee paid 2000/1432

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

CHANGED TO FULL APPLICATION BUT NOW REQUIRED A FEE OF £570-00 (free go only applies to other RM applications)

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	- PARKING plans for all plots?	phoned 20/9	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 1 - Side elevation - dormo's missing Plot 3 - " " " "	20/9	21/9.
6	Floor plans		To follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Plot 2 - floor plans + elevation plans don't measure the same.	20/9	21/9

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568612

21.SEP.2000 2419

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	FILE:

PB/SS/1393

20th September 2000

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

FAO Mrs Hurst

Dear Madam,

55 - 59 NINE MILE RIDE, WOKINGHAM

Further to your telephone call this morning, please find enclosed six copies of our drawing numbers 1393/30A, 33A, 35A, 37A, revised as requested.

Yours faithfully,

P. Bragg (Mrs)

Encls

cc Ken Butler, Luff Developments Ltd

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES LTD
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568612

21.SEP.2000 2419

PLANNING SERVICES | APP 34395
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18th September 2000

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

F.A.O. Mrs A Odell

Dear Madam,

55 – 59 NINE MILE RIDE, WOKINGHAM

With reference to our application on this site, we understand that the owner of 59 Nine Mile Ride is now J E Scott. We therefore enclose a substitute Certificate B for your files.

Yours faithfully,

P. Bragg. (Mrs)

Enc:

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
J.E. SCOTT	59 NINE MILE RIDE WOKINGHAM	12/09/2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

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

PLANNING SERVICES HPT 34275
POL 21 SEP 2000 2419
RG1 5BY AO
CS
15 SEP 2000
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PB/JDF/1393

14 September 2000

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

fao Mrs A Odell

Dear Madam

55 - 59 NINE MILE RIDE FINCHAMPSTEAD.

Further to my letter, sent yesterday, Luff Homes Ltd and ourselves think that the application address should read 55 - 59 Nine Mile Ride. We have amended the forms accordingly and enclose 6 revised copies.

We would be grateful if you could substitute these into the relevant files. Thanking you for your co-operation.

Yours faithfully

Pam Bragg

P Bragg (Mrs)

cc Mr K Butler

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION NO. [illegible]
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

21.SEP.2000* 2419

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

PB/JAG/1393

12th September 2000

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

F.A.O. Mrs A Odell

Dear Madam,

55 – 57 NINE MILE RIDE, FINCHAMPSTEAD

Following your meeting with Mr Kalik on 8th September 2000, we now enclose a new application for 3 houses following the withdrawal on this site earlier this year. As agreed at the meeting, the footprints of the houses 53 – 59 are as follows:

No. 53	105 m²
No. 55	52 m²
No. 57	59 m²
No. 59	110 m²
Total:	313 m²

Plus 50% (156.5 m²) - 469 m² approximately 470 m², which gives 156.5 m² per new house over 3 houses.

The following documents are enclosed:

- 6 copies of application form
- Certificate B
- 6 copies of drawing nos. 1393/21D, 30 – 37 inclusive

Should you have any queries please do not hesitate to contact us.

Yours faithfully,

P. Bragg. (Mrs)
Enc:

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

COMPANY SECRETARY
ELIZABETH ANDREWS

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

100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No.

21.SEP.2000 2419

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
A.J.SCOTT	57 NINE MILE RIDE WOKINGHAM	12/09/2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1933

ADDRESS 55 NINE MILE RIDE PARISH FINCHAMPST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
O/59/68	MR. J. BLUTH	REPL. BUNGALOW	9-5-68	C
O/62/69	"	"	15-5-69	C
67/69	HETHERINGTON CONSTR.	DET. BUNGALOW & GARAGE	7-8-69	APP C
98/67327/O	SCOTT BROS.	O/L DEM/ERECT	25-6-98	C
F/2000/1432				

MINISTRY DECISION

SPECIAL ORDERS TPO 928/98

1933

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

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
O/63/69	MR. J. BLUTH	O/L.	15-5-69	C
67/69	HETHERINGTON CONSTR.	DET. BUNGALOW & GARAGE	7-8-69	APP C
98/67327/O	SCOTT BUILDERS	O/L. DEM/ERECT	25-6-98	C
99/69248/F	↑	↑	20.4.99	R
99/69250/F	Eastheath Properties Ltd	erect 2 Dwellings + Garages (Dup. Applicatio	"	R
DN99/0159	Luff Dents Ltd.	Dem. S/st det. property	15/3/99	App.
99/69852/F	Eastheath Properties Ltd.	Dem. dwelling & erect x2 dwell's with garages + access.	14/7/99.	R
F/2000/1432				

MINISTRY DECISION 69248 - APPEAL DISMISSED - 29/9/99

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

1393

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
21.SEP.2000* 2419

1.	APPLICANT'S NAME	LUFF HOMES LTD
	ADDRESS	THE GRANARY, ASHRIDGEWOOD FARM WARREN HOUSE ROAD, WOKINGHAM
	POST CODE	RG40 5RD PHONE 0118 9781558
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	101 LONDON ROAD READING
	POST CODE	RG1 5BY PHONE 0118 950 7700
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	NINE MILE RIDE N°55-59 WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 3 NEW HOUSES WITH GARAGES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0,16 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER/OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1393/L1D,30,31,32,33,34,35,36,37

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	98/67327/O
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	☐