[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1181

LOCATION:
147 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr Coupland & Ms Hill C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed erection of detached dwelling and double garage.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **02/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Coupland & Ms Hill
C/O Andrews Kalik Associates Ltd
The Studio 101
London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/1181

Parish: **FINCHAMPSTEAD**

Location: **147, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached dwelling and double garage.**

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

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

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above in the side elevations of the dwelling or north side elevation of the garage.

Condition
4. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

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

Condition
6. The ensuite windows in the side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
8. Access to the site (including during construction) shall be via the new access at the rear of 149 Nine Mile Ride only and there shall be no access between Nos. 145a and 147b Nine Mile Ride.

Condition
9. Before development commences details of the proposed fencing on the site boundaries shall be submitted to and approved by the Local Planning Authority and installed in accordance with the approved details.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 26/06/2000

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. 16 August, 2000
My ref. BC/DC/F/2000/1181

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

Mr D Coupland & Mrs A Hill
c/o Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Dear Sirs

PLANNING PERMISSION F/2000/1181
SITE: 149 NINE MILE RIDE, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1181 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

Angela Odell
Senior Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	1181 HO.
BUILDING CONTROL NUMBER	FP2000/0899 Bea
~~APPLICANT~~/AGENT	Andrews Kalik Associates
ADDRESS OF SITE	rear of 149 Nine Mile Ride FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	new dwelling and double garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1510-1c	1510-1b
ELEVATIONS	1510-7	1510-3a.
FLOOR PLANS	1510-6	1510-2a.
garage	1510/9.	1510/4a.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - ground floor rear 3 sash windows reduced to 2.	
DATE	31/7/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

SK/JAG/1510

14th December 2000

Mr P I Wratten
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

VIA FAX & POST

Dear Mr Wratten,

147 NINE MILE RIDE, FINCHAMPSTEAD – F/2000/1181

Thank you for your letter dated 11th December ref. PIW/2/RFS/00/3877. I was surprised to hear that we are not complying with the requirements requested by Wokingham District Council regarding the Planning condition No. 9.

In my letter to Mrs Odell dated 4th October 2000, I agreed a 6' high close boarded fence would be erected with trellis above, making a total of 8' along the Southern boundary. I have asked the contractors today to check the measurements on site and they are 2.5 m minimum and in some cases even more. Room has been left for top soil to be reinstated and when the works are finished there will be a 2.4 m high fence measured at any place along our side. We could not follow the levels on the other side of the fence as they are all over the place. Over the years the levels have been artificially raised by the occupants of the two houses. The levels on our side of the fence are even all through and it was logical to take the 2.4 m from this side of the fence for the total height.

Perhaps if would be easier to resolve this matter on site and if you agree would you please contact me.

Yours sincerely,

S. Kalik.

c.c. Mrs Odell
Contractor
Planning Department

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: November 28, 2000
My ref: PIW/2/RFS/00/3877 & 1181
Your ref: JGO/AHJ/HIL072

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

Downie & Gadban,
Rockbourne House,
101, High Street,
ALTON,
Hants.
GU34 1ER

Dear Sir/Madam,

PLANNING APPLICATION F/2000/1181.
PROPOSED ERECTION OF DETACHED DWELLING AT 147, NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE.

Further to my letter of 1 November 2000 to Mr Coupland and Miss Hill, and to the subsequent letter to yourselves from Mrs A Odell dated 8 November 2000.

I am advised that development works at the site are nearing completion and that the fence in question still has not been erected. No correspondence has been received with regard to your clients intentions.

It has been stated previously that an application for a Variation of Condition 9 of planning consent F/2000/1181 would be required for access to the site direct from Nine Mile Ride. No such application has been submitted therefore it would appear to be correct in assuming that the six foot fence with trellis is to be erected along the entire length of the southern boundary.

It is requested that you inform me in writing immediately upon receipt of this letter as to your clients intentions in this matter. If no response is received, and the fence is not erected within two weeks of receipt of this letter, this authority will have no alternative but that it serve a Breach of Condition Notice.

Yours faithfully,

P I WRATTEN
Senior Planning Enforcement Officer

Cc Mr Coupland & Ms Hill, c/o Andrews Kalik Associates Ltd.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 November, 2000
My ref. AO/F/2000/1181
Your ref. JGO/AHJ/HIL072

Downie & Gadban
Rockbourne House
101 high Street
Alton
Hants
GU34 1ER

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 Sir/Madam

PLANNING APPLICATION F/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AT 147 NINE MILE RIDE, FICNCHAMPSTEAD

Thank you for your letter of 9 October. Firstly, paragraph 2 of your letter is incorrect. Condition 8 states 'Access to the site (including during construction)...' I have now consulted our solicitor, Colin Lawley. He confirms that, not withstanding any right of way, as a matter of planning law a planning application for variation of condition 8 would be required for access to the site direct from Nine Mile Ride. Bearing in mind the previous appeal decision, I advise you that we are unlikely to view favourably an application that would involve the passage of vehicles down this access to the site.

I trust this advice is clear, but if you wish to discuss the matter further please contact either Colin Lawley on 0118 974 6524 or me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

c.c. Colin Lawley, Legal services.
Phil Wratten, Enforcement

DOWNIE & GADBAN
SOLICITORS • NOTARIES PUBLIC

ROCKBOURNE HOUSE,
100 HIGH STREET,
ALTON, HANTS. GU34 1ER

E-MAIL:POST@DOWNIEGADBAN.CO.UK
D.X. 46902 ALTON

TELEPHONE:+44 (0)1420 82879
FAX:+44 (0)1420 87572

35164

DS AO
CS

COPIES TO: ACK: FILE:

YOUR REF:
OUR REF: JGO/AJH/HIL072
DIRECT E-MAIL:

09 October 2000

For the attn. of Angela Odell

The Director of Planning
Planning Services
Wokingham District Council
DX 33506, Wokingham.

Dear Madam,

Planning Application F/2000/1181
Proposed Erection of Detached Dwelling House and Double Garage at 147 Nine Mile Ride Finchampstead - Fencing

Our Clients, Mr W.D. Coupland and Ms A.E. Hill have passed to us copies of correspondences which have passed between you, including your letter of 31st August.

We have seen a copy of the above Planning Consent. Condition 8 of your Planning Consent provides certain "access to the site (*during construction*) shall be via access at the rear of 149 Nine Mile Ride only and there shall be no access between 145A and 147B Nine Mile Ride.

We must make it absolutely clear to you that our Clients have a legal and binding right of way between numbers 145 and 147. There is no question that they are releasing this right of way, neither must it be obstructed.

There is no question of them erecting any fence, and indeed if any fence was to be erected this would be removed, as it obstructs their access to the property, which they are perfectly entitled to continue to exercise once construction of the property has been completed.

Furthermore, if the right of way is obstructed in any way, our Clients will take such steps as they may be advised in order to preserve their rights, which may include injunction proceedings.

No doubt you will communicate the contents of the above to the respective Owners of the two adjoining properties.

Yours faithfully,

DOWNIE & GADBAN

JEREMY G. ORSBORN, NOTARY PUBLIC* SIMON H. A. ACWORTH, NOTARY PUBLIC**
ASSOCIATE SOLICITOR RICHARD W. PIGULA CONSULTANT LAWYER / FAMILY MEDIATOR STEPHANIE M. HOLLIDGE-GOODE
*MEMBER OF THE SOCIETY OF TRUST AND ESTATE PRACTITIONERS **MEMBER OF THE SOLICITOR'S FAMILY LAW ASSOCIATION
THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS AND DOES NOT ACCEPT SERVICE BY E-MAIL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2000
My ref. AO/F/2000/1181
Your ref. SK/JAG/1510

Andrews Kalik
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/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter of 1 August and enclosed plan No. 1510-1c. I confirm the proposed finished floor level (of 49.25) is acceptable for the above development. Regarding fencing, we are consulting the neighbouring properties as they requested, and will reply when I have received their comments.

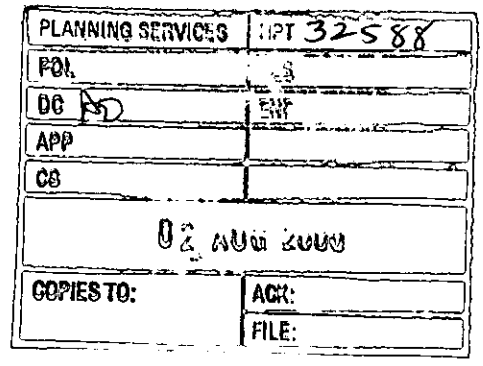
Yours sincerely

John Mitchell
Development Control Manager.

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

SK/JAG/1510

1st August 2000



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

F.A.O. Mrs A Odell

Dear Madam,

LAND REAR OF 147 NINE MILE RIDE, FINCHAMPSTEAD – F2000/1181

Planning consent has been granted for one detached dwelling and double garage at the above. We enclose a copy of our drawing 1510/1C and extract from the survey of the land on which we have indicated the finished floor level, basing this on the existing finish of the cottage at the above site. On the survey we have indicated the fences which would be retained or replaced.

We would be pleased if you could confirm that Condition Nos. 5 and 9 have now been discharged.

Yours faithfully,

S. Kalik.

Enc:

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

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: October 31, 2000
My ref: PIW/2/RFS/00/3877

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

Mr Coupland & Ms Hill,
C/O Andrews Kalik Associates Ltd.,
The Studio 101,
London Road,
Reading,
Berkshire.
RG1 5BY

Dear Mr Coupland and Ms Hill,

147, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE.
PLANNING PERMISSION NO. F/2000/1181.

I write with reference to the above numbered planning permission and specifically with regard to condition 9 of the consent concerning fencing requirements. Condition 9 reads as follows: ' Before development commences details of the proposed fencing on the site boundaries shall be submitted to and approved by the Local Planning Authority and installed in accordance with the approved details'.

In a letter from your agent dated 4 October 2000 it was stated that you had agreed to erect a six foot high close boarded fence with trellis above to a total of eight feet along the south boundary of the site. In consideration of this letter the aforementioned condition has been partially satisfied. The fence now requires to be installed to ensure compliance with the set condition.

In consideration of the aforementioned it is requested that the fence, as approved, be erected along the entire length of the south boundary. These works should be implemented immediately upon receipt of this letter.

Finally it is requested that you inform me in writing as to your intentions in this matter.

Yours sincerely,

P I WRATTEN
Senior Planning Enforcement Officer

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: October 26, 2000
My ref: PIW/2/RFS/00/3877

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

Mr D Booth,
145A, Nine Mile Ride,
FINCHAMPSTEAD,
Wokingham,
Berkshire.

Dear Mr Booth,

147, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE.
PLANNING PERMISSION NO. F/2000/1181.

Further to our telephone conversation of Wednesday 23 October 2000 with reference to Condition 9 of Planning Permission F/2000/1181, concerning fencing.

The letter from Mrs Odell dated 3 October 2000, to Andrews Kalik, the agent acting for the owners of number 147, Nine Mile Ride, does state the requirements for the fence that should be erected. It also states that a formal application would be required to vary the condition concerning fencing. The reply to this letter, dated 4 October 2000, does state that the owners had agreed to erect a six foot high close boarded fence with trellis above to a total height of eight feet along the south boundary of the site. This letter goes on further to state that comments made on access for the Right of Way had been forwarded to the owners. I believe that you are in possession of the letters referred to, and conversant with their content.

A letter was received on 11 October 2000, for the attention of Mrs Odell, with specific regard to Rights of Access and fencing. This letter, from Solicitors acting for the owners, basically refutes what had been stated by the Agent in his letter dated 4 October 2000. The Solicitors have clearly stated that there is no question of their clients erecting any fence, and that any fence erected would be removed. Additionally it is stated that the owners have a legal and binding right of way between numbers 145 and 147, and that if it is obstructed in any way the necessary legal proceedings would be implemented to preserve these rights. There has been no reply from Mrs Odell to the owners solicitors as of the date of this letter.

In consideration of the aforementioned information I cannot consider the service of a Breach of Condition Notice at this moment in time. The requirements of the condition have not been satisfied, and the case officer is still involved in discussions with the owners.

To obtain up to date information in this matter I advise that contact be made with Mrs Odell upon her return from leave on Monday 30 October 2000.

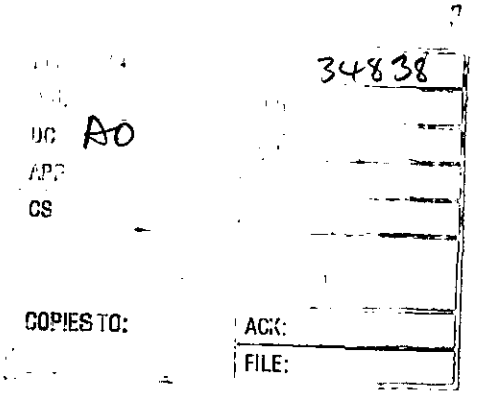
I regret that I cannot assist you further in this matter at the current time.

Yours sincerely,



P I WRATTEN

Senior Planning Enforcement Officer



Ms A Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

David Coupland/Ms A Hill
8 The Broadway
Stoneswood Road
Limpsfield
Surrey RH8 0QY

'27 September 00

Your ref AO/F/2000/1181

Dear Ms Odell

PLANNING APPLICATION F/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD – FENCING

As owners of the above site Andrews Kalik have passed to us a copy of your letter of 31st August. Sorry for the delay but holidays got in the way as usual.
We must state that we do not intend to fence in the access between Nos 145a and 147b. This is a legal right of way we have and although it will not be used by vehicles, during the construction period, we wish to retain it and to install a gate to allow entry and access to our right of way.
We also consider an eight feet fence is unnecessary, the more usual and acceptable six feet larch wood fence would suffice.
We agree they own the existing fence but we have no intention of renewing this on their behalf. Should we wish to erect our own fence this will be at our discretion.

Yours sincerely

David Coupland/ AEHill

David Coupland/Audrey Hill

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

SK/SS/1510

4th October 2000

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

FAO Mrs A. O'Dell

Dear Madam,

147 NINE MILE RIDE, FINCHAMPSTEAD

I would like to confirm that our client agrees to erect a six foot high close boarding fence with trellis above to a total height of eight feet along the south boundary of the site..

We understand your comments about the access for the right of way and we have informed our client.

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 October, 2000
My ref. AO/F/2000/1181
Your ref. SK/JAG/1510

Andrews Kalik
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/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD - FENCING

Further to my letter to you of 31 August, for condition 9 (fencing), 6 foot high close boarded fencing with trellis above to a total height of 8 feet would be considered suitable along the south boundary of the site. Please confirm in writing within 7 days that you would agree to this. This should be erected immediately and across the whole of this boundary, including the access between Nos. 145A and 147B Nine Mile Ride. This is to ensure compliance with condition 8 which prohibits access between these properties. (I advise you that any proposal to retain this access would require a formal application to vary this condition, and pointing this out in no way implies that such an application would be considered acceptable.)

I look forward to a reply on this matter. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell

c.c. Mr D Booth, 145A Nine Mile Ride, Finchampstead, Berks RG40 4HY
Jan Frostick, 147B Nine Mile Ride, Finchampstead, Berks RG40 4HY

FAX COVER SHEET

TO: Mr. Kalik.

FROM: Angela Odell.

DESTINATION FAX No: 956 8642

DATE: 3.10.00

TIME: pm

SUBJECT: 147 Nine Mile Ride

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

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 August, 2000
My ref. AO/F/2000/1181
Your ref. SK/JAG/1510

Andrews Kalik
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/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD - FENCING

Further to my letter to you of 7 August, I have now received a joint reply from Nos. 145A and 147B Nine Mile Ride. They have requested that fencing is extended across the access between Nos. 145A and 147B to prevent any access from the application site along this passage. I am not aware as to whether your clients own this strip of land. If they do not, then I assume they would have no objection to the passage being fenced off. If they do own the land, they may wish to discuss the matter of land ownership and access directly with Nos. 145A and 147B (contacts given at the end of this letter). (Condition No. 8 states there shall be no access along this passage.)

The owners of Nos. 145A and 147B have also requested that an 8 foot high wall is erected along the boundary, or failing this an 8 foot high fence or fence with trellis to 8 feet high. In view of the levels difference, I consider that this height is reasonable to expect. The owners have also advised that according to their deeds, the fence is theirs and therefore they would be responsible for its long-term maintenance. They have requested that the fence has the best side facing them and that concrete posts are used.

I look forward to a reply on this matter. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Angela Odell

c.c. Mr D Booth, 145A Nine Mile Ride, Finchampstead, Berks RG40 4HY
Jan Frostick, 147B Nine Mile Ride, Finchampstead, Berks RG40 4HY

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2000
My ref. AO/F/2000/1181

Mr & Mrs P Frostick
147b Nine Mile Ride
Finchampstead
Berks
RG40 4HY

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 & Mrs Frostick

PLANNING APPLICATION F/2000/1181
PROPOSED ERECTION OF ONE HOUSE AND GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD – FENCING

We have now received plans for proposed fencing. As there is only one copy of the proposed plan No. 1510-1c and the survey plan they are on the application file. If you wish to view the plans please come into the office at Shute End and ask to see these two plans from the file. If you have any comments, these should be made in writing to be received by 25 August.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2000
My ref. AO/F/2000/1181

Mr D Booth
145a Nine Mile Ride
Finchampstead
Berks
RG40 4HY

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 Booth

PLANNING APPLICATION F/2000/1181
PROPOSED ERECTION OF ONE HOUSE AND GARAGE AT 147 NINE MILE RIDE, FINCHAMPSTEAD – FENCING

We have now received plans for proposed fencing. As there is only one copy of the proposed plan No. 1510-1c and the survey plan they are on the application file. If you wish to view the plans please come into the office at Shute End and ask to see these two plans from the file. If you have any comments, these should be made in writing to be received by 25 August.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Applicationo	Name & Address
F/2000/1181	D Booth 145a Nine Mile Ride Finchampstead RG40 4HY
F/2000/1181	Mr & Mrs P Frostick Cedars 147b Nine Mile Ride Finchampstead RG40 4HY
F/2000/1181	I Hunt 151 Nine Mile Ride Finchampstead RG40 4HY

APP APPROVED:
Letter sent 27/6/00

Application Number F/2000/1181
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	
3	SC08	SR05	☒ first floor or above side elevation of the dwelling or north side elevation of the garage.
4	SC17	SR10	
5	SC18	SR10	(N.B make sure ' by more than 300 mm ' deleted).
6.	SC20	SR10	☒ ensuite windows in the side elevations = =
7	SC23	SR06	☒ parking & turning.
8		SR10.	Access to the site [including during construction] shall be via the new access at the rear of 169 Nine Mile Ride only, and there shall be no access between Nos. 165a & 167b Nine Mile Ride.
9		SR10	Before development commences details of proposed fencing on the site boundaries shall be submitted to and approved by the LPA, and installed in accordance with the approved details.

RECORD OF SITE VISIT

SITE ADDRESS: 147 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1181

OFFICER: Angela Odell

DATE OF SITE VISIT: 25.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4.5.00

2. DESCRIPTION OF SURROUNDINGS Established residential area with mainly detached dwellings in vicinity U/c on essentially backland bungalow

3. DESCRIPTION OF SITE/BUILDING V vacant site.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nos. 145a + 147b, 147a 9MR are A shaped chalet bungalows. to W. r/o Lawson new estate U/c. to N. is rear elevation of 37 Kelsey Ave (large) to east will be new dwelling U/c by Luffs.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING via lay-by at r/o 149 9MR

LEVELS land slopes down slightly to N.

BOUNDARY TREATMENT 1.8 m c/b fence to N, W + S sides.

OTHERS N.B. top parts of windows on gr floors of rear elevations of 145a + 147b can be seen above fence (these 2 dwellings on are slightly higher ground)

N.B. Plots on new dev. (Barratts) to west not occupied at site visit.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1181

Applicant : Mr Coupland & Ms Hill C/O Andrews Kalik Associates Ltd.

Location : 147, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of detached dwelling and double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : [redacted] 25.4.00

Date Registered : 07/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 02/06/2000

Consultation Responses : Hw officer: No obj. subj to cx conditions.
Parish council: No objection.
2 letters of objection (from 145A & 147B 9MR) too close to boundary (should move garage across), access must not be by virtue of strip of land between 145a & 147b & no construction access. Questions re: services. 2 storey house too close – see appeal. will cause overlooking. Ask for brick wall

Planning Issues :

Application Number: F/2000/1181

Appraisal :

Site in settlement boundary. Previous app. No. 98/68059/F on site refused & dismissed on appeal. This proposed access between 145a & 147b 9MR. Inspector found against due to effect on neighbours - particularly the access between 145a & 147b 9MR, but also effect of S. facing dormers proposed which he considered would overlook 145a unacceptably & also ~~the~~ dwellings garage would have a rather dominating effect on 145a & to lesser extent on 147b 9MR. & ~~also overbearing~~ also rather overbearing re: 39 Kelsey Ave.

Current proposal: Problem of access now ~~[illegible]~~ dealt with by accessing off t/o 149 9MR. As traffic for the 3 new dwellings will already pass to t/o 149 & less so for 147a, with landscaping between, do not consider additional traffic unacceptable in effect on amenity of existing dwellings. As sites around now already filled in, consider general effect on character of area acceptable.

Effect of proposed buildings (2 storey house & garage) on existing dwellings:-

145a: will look out directly over proposed rear garden & have only obliquely, so consider acceptable. ~~[illegible]~~ 147b - its garage directly opposite ~~[illegible]~~ proposed house. Main rear windows look across front forecourt of proposal, & only obliquely to side of proposed house, which in any event would be 14m away. No first floor windows proposed (except ensuite) & on gr. floor only side windows of projecting front bay. ∴ consider acceptable. Re: 39 Kelsey Ave: This has rear facing windows & nearest will be about 20.5m from side of proposed house which will only have first floor bathroom & gr. floor kitchen/breakfast window & utility glazed door. ~~[illegible]~~ Garage will be nearer but only viewed obliquely. Therefore consider effect acceptable. New ~~[illegible]~~ houses (plots on Barratt dev't adjacent to west - notified registered (~~by~~ with land charges) buyers' solicitors.

Re: request by No. 147b to move garage, if house moved further away, then nearer the main elevation of No. 39. & also the garage would tend to block view of 147b!

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

(tick appropriate box)

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1181**

147, Nine Mile Ride, Finchampstead, Wokingham.

Proposed erection of detached dwelling and double garage.

Transfer: Yes ☐ No ☑

Reason for Transfer:

N/A.

Signed: _____ Date: 20/06/00

Councillor G. Cockroft

A.

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

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1181**

147, Nine Mile Ride, Finchampstead, Wokingham.

Proposed erection of detached dwelling and double garage.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 22.6.00

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.

Tel: (0118) 974 6445

Date: 19.6.00

My ref: F/2000/1181

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/2000/1181
147, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and double garage.

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 29.6.00

Yours faithfully

John Nicholls

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1181**
147, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and double garage.

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: 19.6.00

My ref: F/2000/1181

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: F/2000/1181
147, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and double garage.

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 29.6.00

Yours faithfully

John Hunter p/

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1181**
147, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of detached dwelling and double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

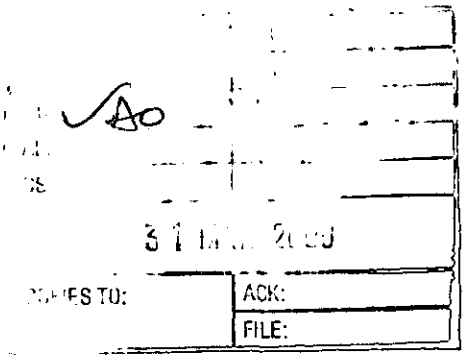
Signed: _____ Date: _____

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.

Luff Construction Ltd.
Cedar House
Eastheath Avenue
Wokingham

30th March, 2000



Dear Sir,

We are writing to express our concern about the recent site clearance which you have been undertaking to the rear of our properties at 145A and 147B Nine Mile Ride.

We are aware that planning permission has been granted to you for the construction of three houses to the rear of 149 Nine Mile Ride. However, that planning permission does not extend to the adjacent plot so we were shocked to discover it being cleared by your bulldozers on 28th March.

We were advised by Wokingham District Council that no planning application has yet been approved for development on the adjacent plot so could not understand why it was being cleared. Further enquiries revealed that the owner of this plot Mrs. Audrey Hill has come to an arrangement with you to use it as a car park for your contractors during your development work. Furthermore, your intention is to use the lane which divides our properties to access this car park.

This lane is owned by ourselves with a provision for a right of way along it to Mrs. Hill. However, Mrs. Hill is not entitled to pass on the right of way to a third party and should not be instructing you to clear the lane or use it as access to a car park without our consent.

Previous planning applications concerning this lane have been refused due to the nuisance which would be caused by traffic passing along it. We are also very concerned that it is not suitable for the type and volume of vehicles which would use it to access the car park. We are especially concerned that damage will be caused to the drains passing underneath it.

Therefore as owners of this land we strongly request that you make alternative arrangements to access the car park and do not engage in clearance activity of any kind on our property.

Yours faithfully,

David Booth (145A Nine Mile Ride)

Jan Frostrick (147B Nine Mile Ride)

cc: Mrs. A Odell, Wokingham District Council

Duplicate
Form LLC1

Official Number 068036
(To be completed by the registering authority)

Register of local land charges

Requisition for search and official certificate of search

Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire
RG40 1WH
DX: 33506 Wokingham

Requisition for search

An official search is required in *Part(s)* whole *of* the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

Description of land sufficient to enable it to be identified Received 5.10.99.

Plot 13, Silver Grange, Nine Mile Ride, Finchampstead, Berkshire

14 MASDAR GARDENS

Name and address to which certificate is to be sent

Frederic Hall
Clyde House, 78 Maison Dieu Road, Dover,
Kent, CT16 1RQ

DX: 6301 Dover

Signature of applicant *(or his solicitor)*

Frederic Hall

Date
04-10-99

Telephone number
01304 202411

Reference
SH.JAH.V/D10801-2

Enclosure
Cheque/~~Money Order/Postal Order/Giro~~ £89.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~

~~or~~ the _____ registrations described in the Schedule hereto up to and including the date of this certificate.

Signed T. E. Knight

On behalf of .....

Date
22 OCT 1999

Duplicate
Form LLC1

Official Number
(To be completed by the registering authority)
068062

Register of local land charges

Requisition for search and official certificate of search

WOKINGHAM DISTRICT COUNCIL
DX 33506
WOKINGHAM

Requisition for search

fold

An official search is required in *Part(s)* WHOLE *of* the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

Description of land sufficient to enable it to be identified

Received 6.10.99.

PLOT 12 SILVER GRANGE NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
(DEVELOPMENT BY BARRATT HOMES LTD SHOWN EDGED RED ON ATTACHED PLAN)

Name and address to which certificate is to be sent

Bowles & Co
1 Castle Street
Reading
Berkshire RG1 7SB
DX 40115 READING CASTLE STREET

Signature of applicant (*or his solicitor*)

Bowles & Co

Date
5TH OCTOBER 1999

Telephone number
0118 9571234

Reference
S 629 99 BACHE

Enclosure
Cheque/~~Money Order/Postal Order/Cash~~ £89.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~ *or* the registrations described in the Schedule hereto up to and including the date of this certificate.

Signed T. S. Kingsman

On behalf of

Date
18 OCT 1999

OYEZ The Solicitors' Law Stationery Society Ltd., Oyez House, 7 Spa Road, London SE16 3QQ. 1998 Edition 5.98
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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 May, 2000
My ref. AO/68978.09
Your ref. SB/TP

Barratt Thames Valley
SC House
Vanwall Road
Maidenhead
SL6 4UB

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 Sir/Madam

PLANNING APPLICATION F/2000/1181
PROPOSED ERECTION OF DETACHED DWELLING AT, 147 NINE MILE RIDE, FINCHAMPSTEAD

The site of the above proposal is adjacent to the rear boundaries of plots 12 and 13 at your Masdar House development at 141 Nine Mile Ride. I noticed on site that your plots 12 and 13 are not yet occupied. Please could you therefore send on the attached letters to the prospective owners (if any). I would be grateful if you could then confirm to me that you have done this or if there are not yet any prospective owners.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. (0118) 974 6445

Date: 04 May 2000

Your Ref:

My Ref: Angela Odell
F/2000/1181

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 Sir/Madam

Application Number: F/2000/1181

Site Address: 147, Nine Mile Ride, Finchampstead Wokingham.

Proposal: Proposed erection of detached dwelling and double garage..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1181** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

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

Yours faithfully

Chris Wood
Head of Planning and Transportation

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 19 April 2000

Application Number: F/2000/1181

Proposal: Proposed erection of detached dwelling and double garage.

Site Address:
147, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr Coupland & Ms Hill C/O Andrews Kalik Associates Ltd.

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).

SC 23 - Parking & Turning (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

FROM: Angela Odell

DATE: 19 April 2000

PLA...
POL
DC
...
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1181

Proposal: Proposed erection of detached dwelling and double garage..

Site Address: 147, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr Coupland & Ms Hill C/O Andrews Kalik Associates Ltd.

Your observations are required in respect of this application **by 13/05/2000** .

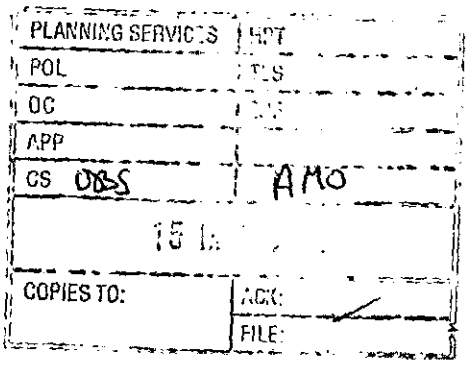
The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
OC	
APP	
CS OBS	AMO
15	
COPIES TO:	ACK:
	FILE:



Your Ref: Angela Odell F/2000/1181

Wokingham District Council
Environmental Services Dept.
(Planning Services)
PO Box 157
Shute End
Wokingham
Berks.
RG40 1WR

"Cedars"
147.b Nine Mile Ride
Finchampstead
Berks.
RG40 4HY

11th May 2000

Dear Sirs,

We refer to the recent planning application No. F/2000/1181 submitted by Mrs A Hill and Mr Coupland for the proposed erection of a two storey house on the land of 147 Nine Mile Ride, Finchampstead.

We are concerned with the application as the council were at one time opposed to any developments on what was designated as "backlands" and only temporary permission was granted to erect a single storey dwelling.

If a two storey dwelling is to be given serious consideration then we require the following to be taken into account:-

- The proposed position of the building is close to our boundary and request that the garage is re-sited to the left hand side of the property as viewed from the front. This would have the effect of moving the main body of the construction away from our boundary.

- Access to the site is only via the roadway indicated on the plans - NOT via the strip of land between our property and that of 145.a Nine Mile Ride.

- The present right of access along the strip of land to 147 Nine Mile Ride between our property and that of 145 Nine Mile Ride is rescinded by Mrs A Hill and Mr Coupland.

- Access for any construction works is restricted to the access routes for the plot presently under construction by Luff Developments Ltd..

- The drive way into the proposed property is close to our present fence line and therefore subject to damage by any construction works and latterly by the residence. We therefore require the plans to incorporate a 2 metre brick built wall constructed along our property line and that of 145.a Nine Mile Ride.

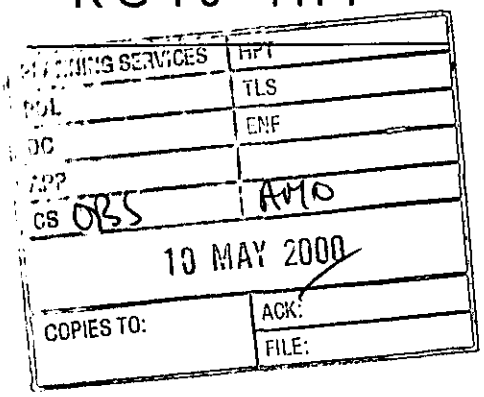
- What are the proposals concerning the existing services into 147 Nine Mile Ride specifically:-
    - the foul water drainage system, which serves our property and that of 145.a Nine Mile Ride, where it enters the property of 147 Nine Mile Ride?
    - Electrical power?
    - Telephone?

We trust our points are given serious consideration by the council in coming to any decision regarding this planning application.

Yours faithfully

Mr. P. J. & Mrs J.A Frostick.

145A, Nine Mile Ride Finchampstead
Wokingham Berkshire RG40 4HY
☎(0118) 973 6240



Mrs. A. Odell
Planning Services,
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8th May, 2000

Re: Planning Application F/2000/1181
Proposed Development at 147 Nine Mile Ride, Finchampstead

Dear Mrs. Odell,

Thank-you for your letter dated 19th April, 2000 advising us of the latest planning application to erect a detached dwelling and double garage on the plot of land at 147 Nine Mile Ride immediately to the rear of our property.

As you are well aware, this site has been the subject of many previous planning applications and subsequent refusals by Wokingham District Council and the Planning Inspectorate.

Our main objection to previous plans was the nuisance which would be caused to us by the passage of vehicles along the narrow lane leading to the plot between our property at 145A Nine Mile Ride and our neighbour at 147B Nine Mile Ride.

This latest plan proposes a far more practical means of access via the road which will service the three houses currently under development to the rear of 149 Nine Mile Ride. We therefore do not object to this plan on the grounds of access provided that the existing lane is sealed off and ceases to be used as a right of way.

We do however maintain our objection to the applicants proposal to build a two-storey building complete with tall chimney stack in such close proximity to ourselves and our neighbour at 147B Nine Mile Ride instead of replacing the original wooden bungalow with a less obtrusive single storey building. Although the only window directly facing our property will be a frosted window, our garden will be overlooked from the rear bedrooms of the proposed building. Given the large area of land available, it should not be difficult to develop a single storey building offering the same amount of accommodation but with much less impact on the outlook and privacy of the neighbouring properties.

Should planning permission be granted for this development, we strongly request that it is conditional upon the developer building an 8 feet high brick wall to replace our existing boundary fence and to seal off the existing access lane.

I look forward to hearing from you regarding this matter.

Yours sincerely,

David Booth

Received by Wokingham District Council

Application No: F/2000/1181

Proposal:
Proposed erection of detached dwelling and double garage.

Location:
147, 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 letter 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 13/05/2000. 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

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1181. relates.

Address of site 147, NINE MILE RIDE

FINCHAMPSTEAD, WOKINGHAM.

Signed

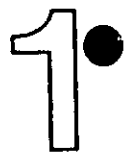
Date 27-4-2000

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~31 MAR 2000~~ VALID 7/4/00

Officer: AO | Application No. F/2000/1181

Map No. ..... Site ..012.....

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

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

9/4/106

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE

Location: ~~Plot~~ 149 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South

Applicant: MR COUPLAND & MS HILL

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (7)

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	incorrect - shown to be larger than our GIS map. Also house shown to be narrower on plot than floor plans + Light wray also.	12/4 ✓	7/4
(3)	Forms unsigned	See note - wrong address & site -		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
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:

N.S. ~~143~~ 143b, 145a, 147b, 147a & 149 Nine Mile Rd

37, 39, 41 Kelsey Avenue

Plots 11, 12 & 13 Silver Grange, 9MA (new Barratts Homes estate)

check addresses please)

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

07 APR 2000* 1181

SK/JAG/1510

29th March 2000

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

Dear Sirs,

NEW HOUSE, ~~LAND REAR OF 149~~ 147 NINE MILE RIDE, FINCHAMPSTEAD

We are submitting a Planning application for the erection of one dwelling on vacant land adjacent to the rear of 149 Nine Mile Ride. The site at 149 Nine Mile Ride has recently received planning consent for 3 detached houses for Luff Homes Ltd.

Our client has agreed with Luff Homes Ltd to get access through their site and the house design will be in the same style and size as these approved houses.

We enclose the following documents:

- 6 copies of application form
- Certificate B
- 6 copies of drawing nos. 1510/L, 1A, 2, 3 and 4
- Deposit cheque in the sum of £190.

Should you wish to discuss the application further please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

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

ANDREWS KALIK ASSOCIATES
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

28105
07
COPIES TO:
ACK:
FILE:

SK/JAG/1510

07.APR.2000* 1181

6th April 2000

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

E.A.O. Mrs A Odell

Dear Madam,

ONE HOUSE, ~~LAND R/O~~ 147 NINE MILE RIDE, FINCHAMPSTEAD

Further to my discussions with Mrs Odell yesterday regarding the application recently submitted and our telephone conversation today with Penny Stadley, we have now amended our drawings to incorporate the new address and the other requirements requested by Mrs Odell.

We enclose 6 copies of revised drawing nos. 1510/La, 1b, 2a, 3a and 4a and would appreciate if you could supersede the previously submitted drawings with the enclosed.

Yours faithfully,

S. Kalik.

Enc:

DIRECTORS
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

(1) E

ADDRESS 147 Nine Mile Ride PARISH Finchampstead

PLOT No. 2 ORD. SHEET No.

BUILDER –

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/171/59	Kolk	O/APP. Bungalow, Garage & Access	8.9.59	N/A	Ref
R/265/61	"	Summerhouse, Store & W.C.	22.2.62	APP.	R
0/301/62	"	2 Bungalows & Garages on site	27.12.62	N/A	C/
0/145/64	"	2 Det. & 1 Pr. Bungalows	8.5.64	N/A	C/
157/64	Morts Devs. Ltd.	2 Bungalows & Garages	ADS. 1.10.64		Ref
123/65	"	Det. House & Garage	30.9.65	APP.	C/
155/65	"	"	30.12.65	APP.	C/
03013	Kolk	O/APP Semi-Bungalow	7.8.75	N/A	Ref
08270	"	Access	6.7.78	N/A	C/
09099	"	2 Houses on site of	28.9.78	N/A	Ref
09608	"	"	14.12.78	N/A	C/

DATE OF COMPLETION

MINISTRY DECISION 157/64 - APPEAL DISMISSED - 10.8.65

SPECIAL ORDERS

DRAINAGE

091074

(2) E

ADDRESS 147 Nine Mile Ride PARISH Finch

PLOT No. 2 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
10935	Mr. E. Kolk	O/APP 2 Houses on site of	5.7.79	N/A	Ref
12073	Thelton & Co [redacted]	House & Garage	22.11.79	N/A	C/A
12891	"	"	10.3.80	APP.	N/A
BR 17361	Mrs E. Kolk	Det. Bungalow & Garage	4.8.81	APP.	N/A
BR 17637	"	Detached House & Garage	12.10.81	APP.	N/A
17012	AT "	Caravan	11.3.82	N/A	Ref
16942	147 "	Site Licence	11.3.82	N/A	Ref
18840	"	Wood Bungalow & Caravan	10.2.83	N/A	28.2.8 TP
21359	" O/L	Bungalow to replace temp	31.5.84	N/A	Ref
22437	– O/L	Repl. Bungalow	15.11.84	N/A	R
32981 Appeal	" O/L	Dwelling	2.6.89		R
40645	147 " RE 18840	Relat. Cond 2 relating to cont. res. occ.	9.6.93		C/A

DATE OF COMPLETION

MINISTRY DECISION 21359 - APPEAL DISMISSED - 3.4.85 32981 - APPEAL DISMISSED - 2.1.90

~~SPECIAL ORDERS~~ 98/67200/F Mrs. A Hill, Mr. D. Coupland - Dem. Dwellings & Erect Replacement + Det. Garage - 21/4/98 REF

DRAINAGE

98/68059/F Hill & Coupland Dem. Dwell. & Erect Dwell & Garage 30.9.98 REF

1933 (3)

ADDRESS 147 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. 2 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION 98/68059/F - APPEAL DISMISSED. 15.2.99

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

07.APR.2000*

WOKINGHAM DISTRICT COUNCIL

Application No.

07.APR.2000* 1181

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
+ See Note (a) to Certificate A		
LUFF HOMES LTD	ASHRIDGEWOOD FARM WOKINGHAM	30/03/2000

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) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . ANDREW KAUK ASP . . . . . .

Date . . . . 30/03/2000 . . . . . .

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

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

07.APR.2000* 1181

1.	APPLICANT'S NAME	Mr. D. Coupland & Ms. A. Hill
	ADDRESS	c/o Andrews Kalik Associates
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Andrews Kalik Associates Ltd
	ADDRESS	The Studio 101 London Road Reading
	POST CODE	RG1 5BY PHONE 0118 9507700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	~~OFF~~ 147 ~~Fig~~ 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.		Erection of new house with double garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.07 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN, SITE PLAN, PLANS & ELEVATIONS 1510L, 1510-1a, 2, 3 & 4

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 ? N/A

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

1269b

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.

VACANT

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKS, ROOF TILES TO L.A. APPROVAL

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

EXISTING FENCES & HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

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

TO EXISTING (UNDER CONSTRUCTION)

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	1	7 H.R.	NONE		NONE	
BUNGALOW	/		/		/	
FLAT/MAISONETTE	/		/		/	
OTHER	/		/		/	

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

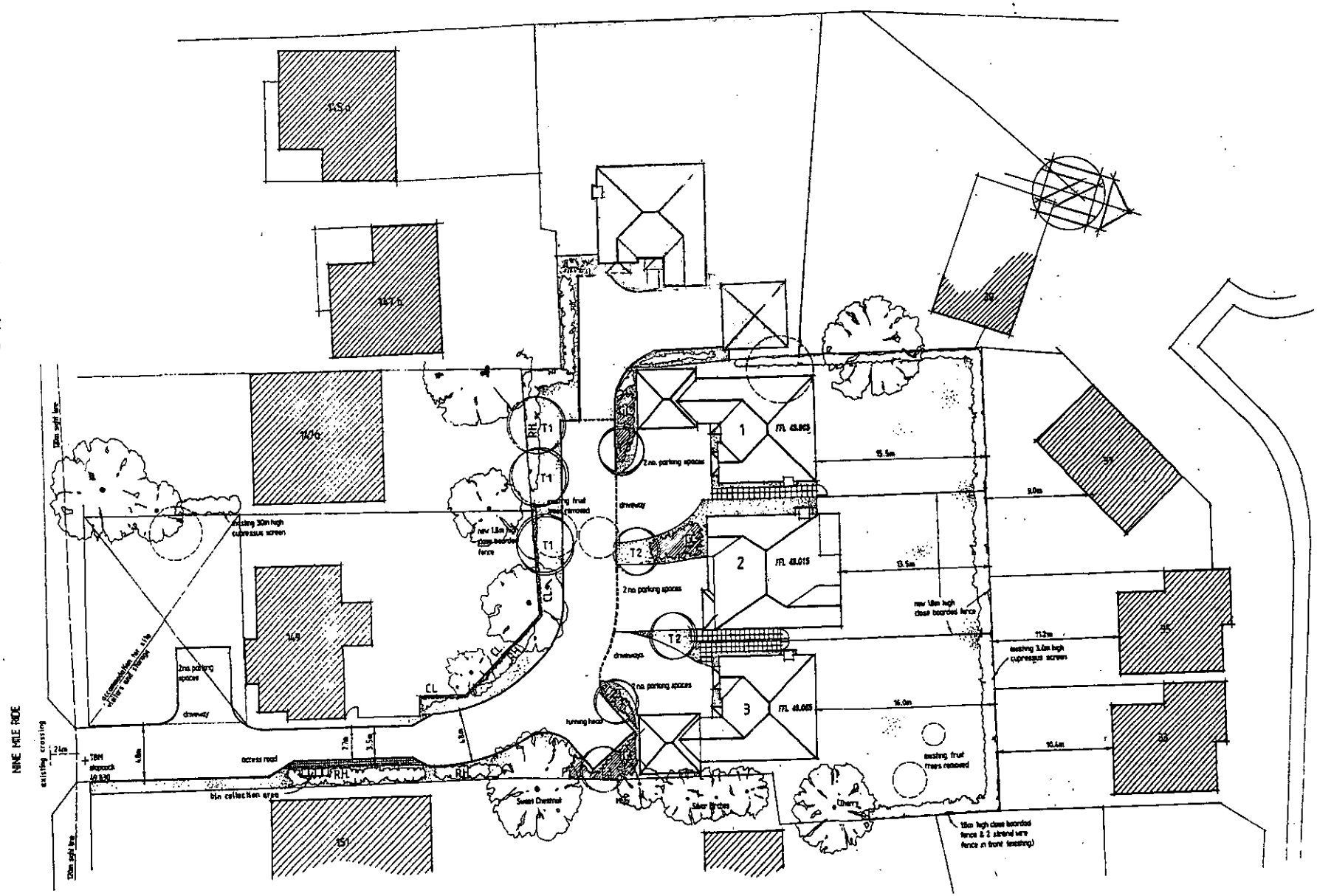
£190.00

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 [signature] ON BEHALF OF ANDREWS KAUK ASS DATE 29/03/2000

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".

07.APR.2000* 1181



SITE PLAN - Lanscaping

APPROVED

NEW HOUSE at rear of
147 Nine Mile Ride
FINCHAMPSTEAD

Mr.D.Coupland & Ms.A.Hill

SITE PLAN

1:500

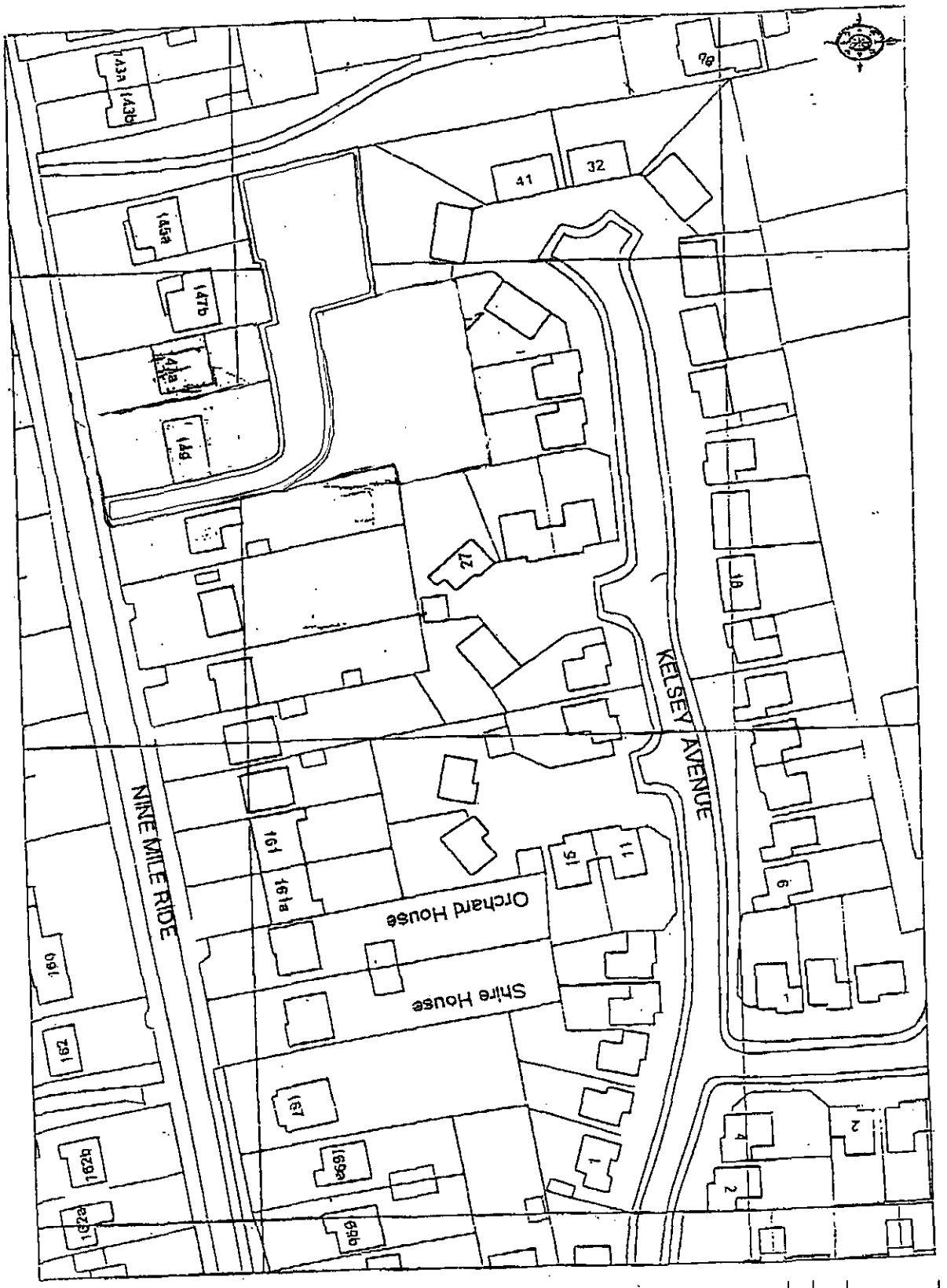
mar.2000

1510/1 b

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669969

31/7/00.

07.APR.2000* 1181



APPROVED

"NEW HOUSE at rear of 147 Nine Mile Ride FINCHAMPSTEAD

Mr.D.Coupland & Ms.A.Hill

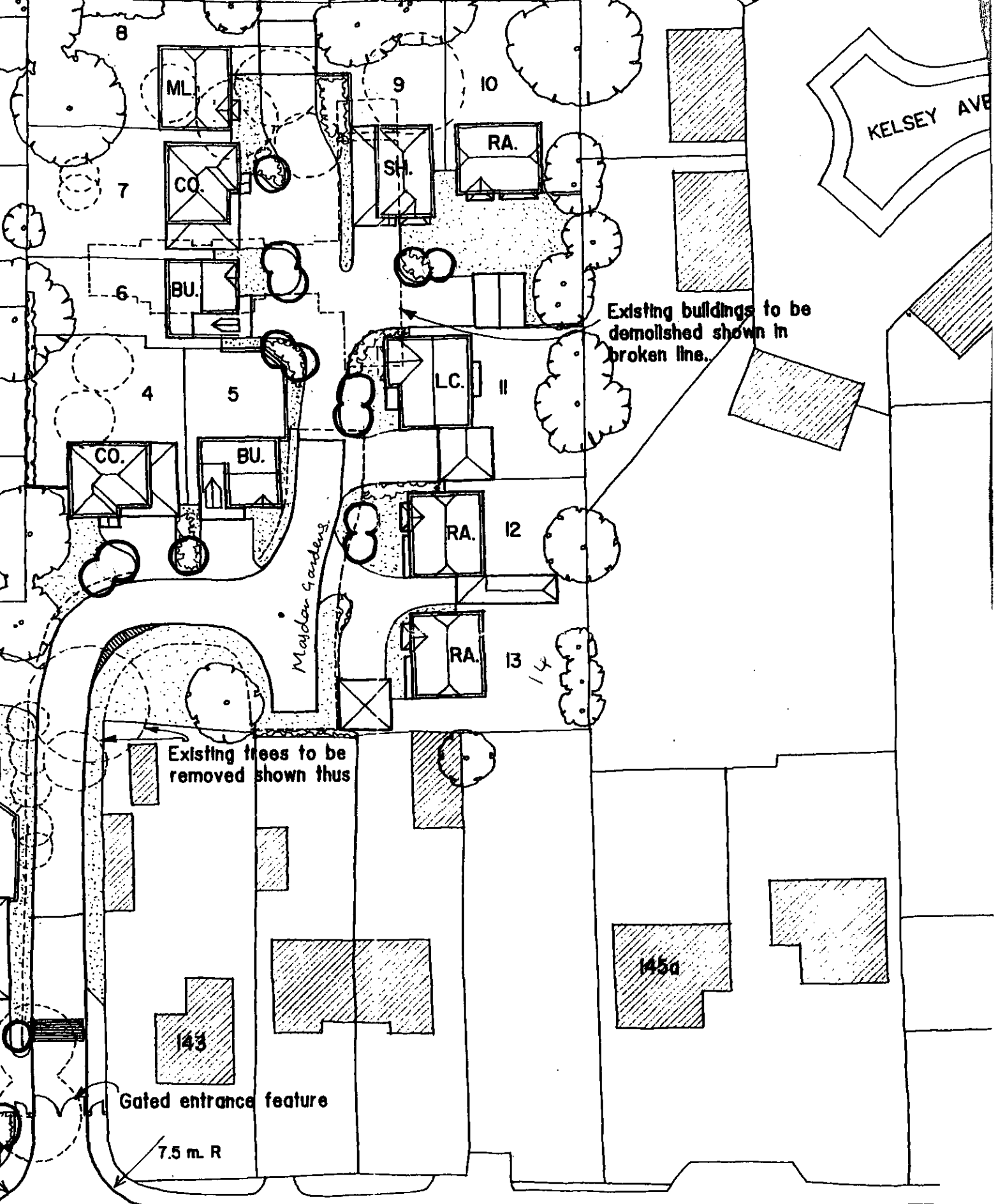
LOCATION PLAN

1:1250

mar.2000

1510/L/a

ANDREWS KALIK ASSOCIATES Chartered Architects
101 LONDON ROAD READING BERKSHIRE



0m. vis. splays.

NOTE : ACCESS TO BE IN ACCORDANCE WITH APPROVED PLAN No. 110/97/02a. (APP.No. 96/64043/0)