APPLICATION NO:
F/2002/6017

LOCATION:
Victoria Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs J Stean C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment t consent 2002/5683)

EARLIEST DATE FOR DECISION: **30/03/2002**

APPLICATION WILL HAVE EXPIRED ON: 25/04/2002

CASE OFFICER: **Natalie Brown**

Committee

1134

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Stean
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/6017

Parish: **FINCHAMPSTEAD**

Location: **Victoria, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683)**

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 extensions or alterations permitted by Classes A, B and C 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 to either side of the dwelling hereby approved.

Condition
4. The ensuite window in the north-west side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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 or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. 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
7. 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
8. 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
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
10. 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.

Condition
11. 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
12. 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
13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

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

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

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

Reason
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. To comply with the requirements of the Wildlife and Countryside Act 1996.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1, SBE2 and SBE5.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. This permission relates to the application as amended with revised drawing 1712/04c submitted to the Local Planning Authority on 27 March 2002 showing further dimensions added 1:200 site plan and does not approve the proposals as originally submitted.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	6017 + duplicate 6018 NMB
BUILDING CONTROL NUMBER.	FP 2002/3098 South
APPLICANT/AGENT	Mr + Mrs J. Stean
ADDRESS OF SITE	Victoria, Heath Side WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	replacement dwelling + demolition of existing dwelling (amendment to consent 2002/5683)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	No block plan.	1712/02E.
ELEVATIONS	1712/06	1712/01D
FLOOR PLANS	1712/05	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC - additional first floor side window ? overall height alteration to roof Condition 5 seen Natalie		
DATE	17/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	20/5/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Need

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6017

Applicant : Mr & Mrs J Stean C/O Day Tanner Partnership.

Location : Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application <u>will have expired on</u>: <u>25/04/2002.</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 :
Highways: no objection subject to parking/garaging + turning cond.
Env. Health: no objections

Planning Issues : settlement

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 June, 2002
My ref. AO/F/2002/6017
Your ref. AID/LC/1712

Day Tanner Partnership
37-39 High Street
Bagshot
Surrey
GU19 5AF

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 Day

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD – CONDITION 11

Thank you for your letter of 17 May and enclosed drawing No. 1712/04E.

Condition 11 - landscaping
I confirm the proposed landscaping details shown on drawing No. 1712/04E are acceptable for condition No. 11.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11 June 2002

Location:	Victoria, Heath Ride, Finchampstead
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling.
Application Number:	F/2002/6017

In response to your informal consultation dated 22 May 2002 for the above application, the landscape comments are as follows:

The details as shown on the landscape scheme (drawing no. 1712/04E) are now acceptable and condition 11 can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Recd 1.55pm 17.5.02

PLANNING SERVICES	86545
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APP	
CS	
17 MAY 2002	
COPIES TO	ACK
	FILE

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1712

17 May 2002

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

Dear Mrs Odell

VICTORIA, HEATH RIDE, FINCHAMPSTEAD

We refer to consent Ref. F2002/6017 which was an amendment to F2002/5683. As this is virtually identical to the previous approval and the conditions therein we have the following comments:

Condition 2 — This was previously approved by you in your letter of 13 March 2002 and the same materials are proposed.

Condition 7 — The slab level was approved by your letter dated 19 April 2002.

Condition 11 — We enclose three copies of drawing number 1712/04E which has been amended to take account of your landscape architect's consultation of 10 May 2002 in relation to the previous approval F2002/5683. Please accept these drawings under condition 11 of the new permission.

Condition 13 — This has been dealt with by your letter dated 19 April 2002.

I look forward to hearing from you that all conditions of the new approval that require consent prior to work starting have now been dealt with.

Yours sincerely

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

EXISTING GARAGE

LITTLE OAKS

21·30

3·50

single storey additions

0·45

5·40

VICTORIA

13·1

4·50

2·1

CRIMBLE

LEAN-TO ALREADY DEMOLISHED

20·00

20·90

SHRUBS PREVIOUSLY UPROOTED AND NOW IN NURSERY BED TO BE REPLANTED

STONE CHIPPINGS

21·70

EXISTING 2·4m HEDGE

NEW MAGNOLIA

NEW FLOWERING CHERRY

TREES CONTAINER GROWN NURSERY STANDARDS

EXISTING TREES

EXTG OAK

NEW BEECH HEDGE + 1·2m P+R FENCE

PLANTED AT 9 @ 0·45 & 1·52m HIGH

GRASS SEED VERGE

HEATH RIDE

PLANNING SERVICES	
POL	HPT
DC	TLS
APP	ENF
CS	
COPY	
FILE	ACK

17 MAY 2002

E - MAY '02 - ADDITIONAL NOTES

D - MAY '02 - LANDSCAPING

0 10 20 30 40 50 60 70 80 90 100

0 2 3

VICTORIA SITE DIMENSIONS 1/200 1712/04 E

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 30 May, 2002
My ref. BC/DC/2002/6017 and 6018

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

Mr J Stean
c/o Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Dear Sirs

PLANNING PERMISSIONS F/2002/6017 AND 6018
SITE: VICTORIA, HEATH 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 Permissions Numbers F/2002/6017 and 6018 have conditions attached to them. Some of these conditions 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

NATALIE BROWN
Planning Officer

<D

PLANNING SERVICES	HP 5676
POL	TLS
DC	ENF CAD
AFP	
GS	
23 MAY 2002	
COPIES TO	ACK:
	FILE:

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1712

22 May 2002

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

For the attention of Mrs C Dodsworth

Dear Mrs Dodsworth

VICTORIA, HEATH RIDE, WOKINGHAM (FP2002/3098)

Thank you for your letter dated 20 May 2002. We agree that the first floor window in the side elevation would require planning permission but it was an error in drafting and it will not be built. Unfortunately, we do not agree with your other statements as there is no height difference in the building between the planning and working drawings and the overall height will be as stated on the planning drawings. The shape of the roof of the side elevation is lower in part but as this is a decrease in height and volume we believe this can be treated as an amendment to the original approval.

If you disagree with any of our statements please will you be good enough to inform us as soon as possible.

Yours sincerely

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 May, 2002
My ref. AO/F/2002/6017
Your ref. AID/LC/1712

Day Tanner Partnership
37-39 High Street
Bagshot
Surrey
GU19 5AF

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 Day

PLANNING APPLICATION F/2001/4609
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD – CONDITIONS

Thank you for your letter of 17 May and enclosed drawing No. 1712/04E.

Condition 2
I confirm the following materials are acceptable for construction of the above development for condition 2 of the above consent:

- Bricks: Marshalls Rochester Blend
- Tiles: Eternit plain clay tiles Hawkins Acme Ashdown

Condition 7 – slab levels
I confirm the proposed slab level of 10.30m. shown on your drawing No. 1712/08 submitted under consent No. F/2002/5683 is acceptable for construction of the above development under condition 7.

Condition 13 – bats
I confirm that the building may be demolished as no bats or evidence of their presence were found, and that the requirements of this condition have been satisfied.

I have passed the revised landscaping plans to Catherine Brimble for her comments.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Recd 1.55pm 17.5.02

PLANNING SERVICES	56545
POL	TLS
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APP	
CS	
17 MAY 2002	
COPIES TO	ACK

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

AID/LC/1712

17 May 2002

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

Dear Mrs Odell

VICTORIA, HEATH RIDE, FINCHAMPSTEAD

We refer to consent Ref. F2002/6017 which was an amendment to F2002/5683. As this is virtually identical to the previous approval and the conditions therein we have the following comments:

Condition 2 This was previously approved by you in your letter of 13 March 2002 and the same materials are proposed.

Condition 7 The slab level was approved by your letter dated 19 April 2002.

Condition 11 We enclose three copies of drawing number 1712/04E which has been amended to take account of your landscape architect's consultation of 10 May 2002 in relation to the previous approval F2002/5683. Please accept these drawings under condition 11 of the new permission.

Condition 13 This has been dealt with by your letter dated 19 April 2002.

I look forward to hearing from you that all conditions of the new approval that require consent prior to work starting have now been dealt with.

Yours sincerely

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Tel. 0118 974 6443 (Direct Line)

Date. 20 May, 2002

My ref. CD/FP2002/3098(6017)

Mr J Stean
"Splinters"
Heath Ride
WOKINGHAM
Berkshire

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
E-mail:

Dear Mr Stean,

REPLACEMENT DWELLING AT "VICTORIA", HEATH RIDE, WOKINGHAM

Thank you for your Building Regulations Application Number FP2002/3098 received on 13 May.

I am writing to inform you that a new Planning Application is required for the proposed work.

Condition 5 of Planning Permission F/2002/6017 and 6018 removed Permitted Development rights in respect of additional windows in the first floor side elevations or above. The Building Regulations application shows an additional first floor side window. There also appears to be an increase in the overall height of the building and alterations to the roof.

Would you please submit the new planning application to this department by 10 June. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

251. APPLICATIONS NOD. F/2002/6017 & F/2002/6018 – PROPOSED ERECTION OF REPLACEMENT DWELLING & DEMOLITION OF EXISTING DWELLING. AMENDMENT TO CONSENT F/2002/5683 – VICTORIA, HEATH RIDE, FINCHAMPSTEAD FOR MR AND MRS STEAN

The Committee considered a report about this application set out on Agenda pages 3129 to 3140.

RESOLVED: That Applications Nod. F/2002/6017 & F/2002/6018 be approved subject to the conditions set out on Agenda pages 3133 to 3135.

Development Control Ref No:	Received	Parish
F/2002/6017 & F/2002/6018	28 February 2002	Finchampstead

Applicant: Mr & Mrs Stean
Location: Victoria, Heath Ride, Finchampstead
Proposal: Proposed erection of replacement dwelling & demolition of existing dwelling. Amendment to consent F/2002/5683.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. Planning History -
   - Application No. F/2001/4179 (for the demolition of existing dwelling and replacement with one dwelling) was refused planning permission on 20 July 2001 on two grounds. Firstly that due to its height, width and massing, it would be obtrusive and out of keeping with the street scene. Secondly, that due to its height and siting, the proposed dwelling would result in unacceptable loss of daylight to adjacent residential properties.

   - Application No. F/2001/4609 was first considered by the Development Control Committee at the meeting on 14 November 2001. Members deferred a decision for a site visit. The application was then re-considered following a site visit on 4 January and the receipt of corrected plans. Meanwhile, an appeal against non-determination of this application had been submitted to The Planning Inspectorate (which has subsequently been withdrawn). At the meeting of 9 January 2002, the Committee resolved that, had the appeal against non-determination not been lodged at the Planning Inspectorate, the application would have been approved.

   - Application No. F/2002/5683 was considered at the Development Control Committee on 20 February 2002. Members resolved to approve this application. This application was the same as application F/2001/4609, but included an updated street elevation. This is the only application with a valid approval

The proposed development consists of two duplicate applications. These applications are before the Development Control Committee due to the history of this site and the fact that the last application was determined at the Committee.

2. **Proposal** –
This application is an amendment to application F/2002/5683. The differences are that there is single storey side/rear extension proposed. The main dwelling would remain in the position as previously approved.

The single storey side extension would increase the dwelling by a further 1m towards Little Oaks, and have a pitched roof 3.6m to the ridge.

The proposed single storey rear extension would be the full width of the rear of the dwelling, and extend the living room by 2m, the dining room by 4m and the kitchen by 3m. The extension to the dining room and kitchen would be conservatory in style.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
- ***Finchampstead Parish Council*** – No objections to the applications
- ***Landscape & Trees*** – No objection to the proposed development, will not cause any future impacts upon TPO at rear.
- ***Environmental Health*** – No further comments to make on application
- ***Ecologist*** – Bat survey required
- ***Highways*** – No objections but recommend conditions re. parking, garaging & turning
- ***Letters of Representation*** – One neighbour on the following grounds:

  Application will result in a larger dwelling than that previously refused by application F/2001/4179; new application will bring dwelling closer to their property; size and position of proposed dwelling would have a more serious adverse effect upon natural light to their dining room; proposed driveway would be 3 feet from their boundary, noise of passing vehicles would be unacceptable.

4. **Appraisal** – The main issues are:

   A. Impact upon neighbouring properties
      Berkshire Structure Plan policy EN1;
      South East Area Local Plan policies SBE1 and SBE2;
      Wokingham District Local Plan (Deposit Draft) policy WBE1).
   B. Impact upon the character and appearance of the area
      Berkshire Structure Plan policy EN1;
      South East Area Local Plan policies SBE1 and SBE2;
      Wokingham District Local Plan (Deposit Draft) policy WBE1).
   C. Impact upon Highway Safety
   D. Concerns of Local Residents
   E. Flooding Issues
      Berkshire Structure Plan: EN3
      South East Area Local Plan: SPS2 & SPS3
      Wokingham District Local Plan: WIC16
      PPG25
   F. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon Neighbouring Properties

The side extension (excluding chimney) would be 3.5m from the boundary (approx. 1.8m fencing) with Little Oaks, which is a bungalow. It would be one metre closer than the side wall of the approved scheme. As can be seen by the 25° line on the front elevation of drawing 1712/01 D, the proposed amendment to the approved scheme through the provision of the additional single storey elements would not affect the approved relationship of the dwelling to the adjacent bungalow in respect of lighting issues. Therefore, it would not be appropriate for the application to refused on this basis. The proposed extension would not extend beyond the rear building line of Little Oaks.

With regard to Crimble, the proposed extensions would not extend beyond the previously approved two-storey side building line facing this dwelling, and so would be 2.5m from this boundary. Due to the single storey nature of the extensions and the fact that they would be set away from the neighbouring boundaries, it is not considered that there would be any adverse effects in terms of overshadowing, overlooking and overbearing.

B. Impact upon the Character of the Area

The only difference (when viewed from the front) between this application and the previously approved application is that the proposed single storey side extension would be visible. As this would have a pitched roof, which would reduce the mass of the extension and a gap (excluding chimney) of 3.5m would be retained between the application proposal and Little Oaks, it is not considered that there would be any adverse impacts on the character of the area.

C. Impact upon Highway Safety

The Highway Officer raises no objection to the proposed amendments. The proposed single storey side extension would extend into the driveway space at the side of the dwelling, however, a gap of 3.5m (3.05m at the point of the chimney) would be retained, which is in line with Council standards for access to a garage.

D. Concerns of Local Residents
The points of concern relating to loss of light, and the property moving closer to the boundary with Little Oaks have been addressed above.

There is an existing garage to the rear of the site, with the driveway currently running along the boundary with Little Oaks. The proposed driveway would be along the lines of the existing situation. It would be inappropriate for the application to be refused on the basis that it would create a noise problem, when the existing situation reflects that proposed. The width of the driveway is in excess of highway standards. Whilst there would be a narrowing of the gap between the two properties, there would be no alteration in terms of vehicle movements in relation to Little Oaks.

Whilst the footprint of this application is larger than that refused by application F/2001/4179, the proposed differences in terms of the footprint are the single storey extensions. As addressed above, it is not considered that these would have any additional adverse effects over application F/2002/5683, which would reasonably warrant refusal.

Application F/2001/4179 is principally different to this scheme in that at two-storey level it was sited closer to the boundary with Little Oaks, and together with its height was considered to be unacceptable in terms of neighbouring properties and streetscene.

E. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable, as the review has not yet been undertaken.

5. **Conclusion** –
The proposed single storey extensions are not considered to have any additional adverse impacts compared to the previous dwelling application that could warrant the refusal of this proposal.

6. **Recommendation** – GRANT planning permission of duplicate applications F/2002/6017 and F/2002/6018 subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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.
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 extensions or alterations permitted by Classes A, B and C 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 to either side of the dwelling hereby approved.
4. The ensuite window in the north-west side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.
5. 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 or above side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
6. 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.
7. 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.
8. 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.
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
10. 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.

11. 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.
12. 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.
13. Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
4. To safeguard the residential amenities of the occupiers of neighbouring properties.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
8. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
9. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

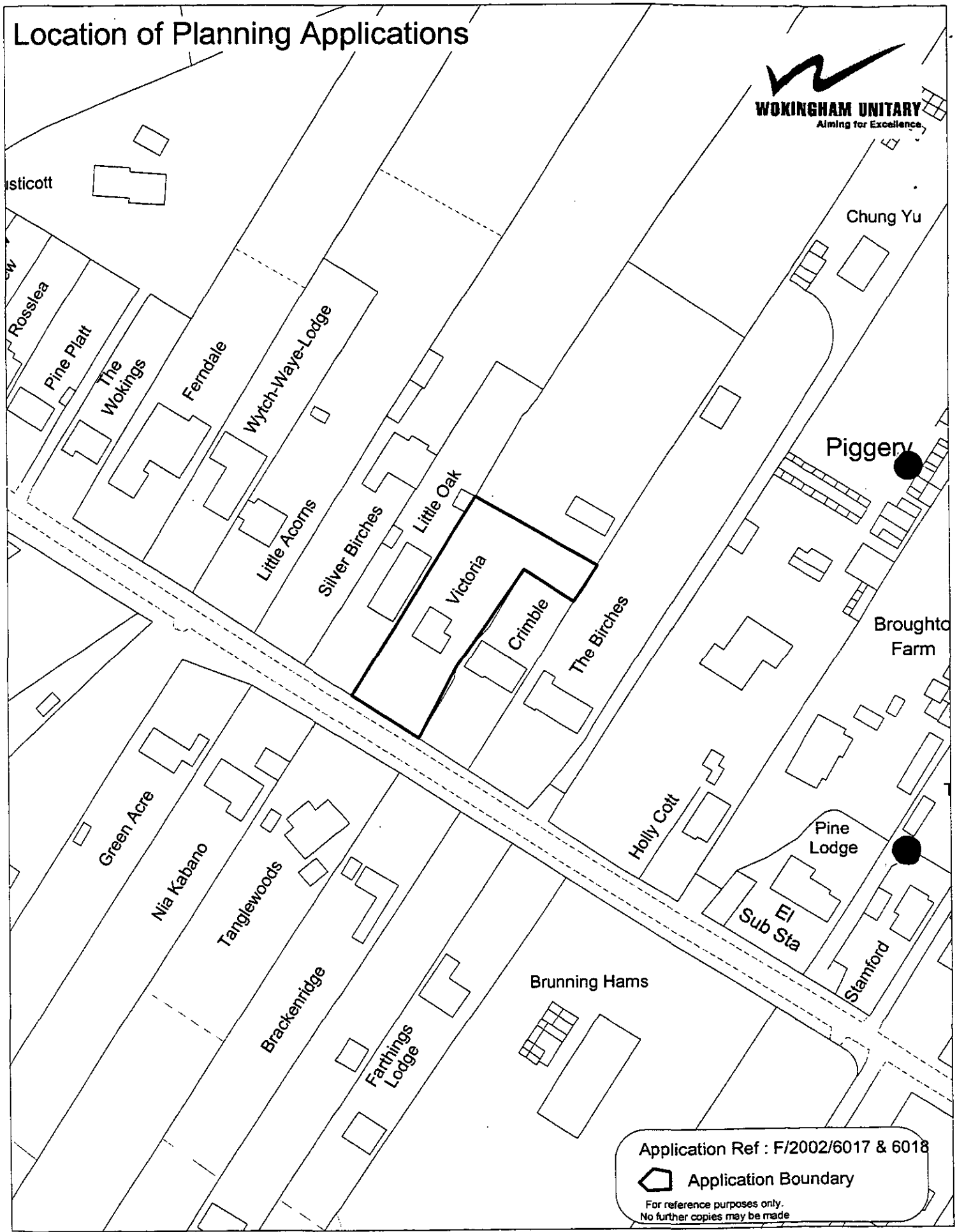
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11, 12. In the interests of visual amenity.
13. To comply with the requirements of the Wildlife and Countryside Act 1996.

Informatives

1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policy EN1.
   South East Area Local Plan Policies SBE1, SBE2 and SBE5.
   Deposit Draft Wokingham District Local Plan Policy WBE1.

2. This permission relates to the application as amended with revised drawing 1712/04c submitted to the Local Planing Authority on 27 March 2002 showing further dimensions added 1:200 site plan and does not approve the proposals as originally submitted.

Natalie Brown



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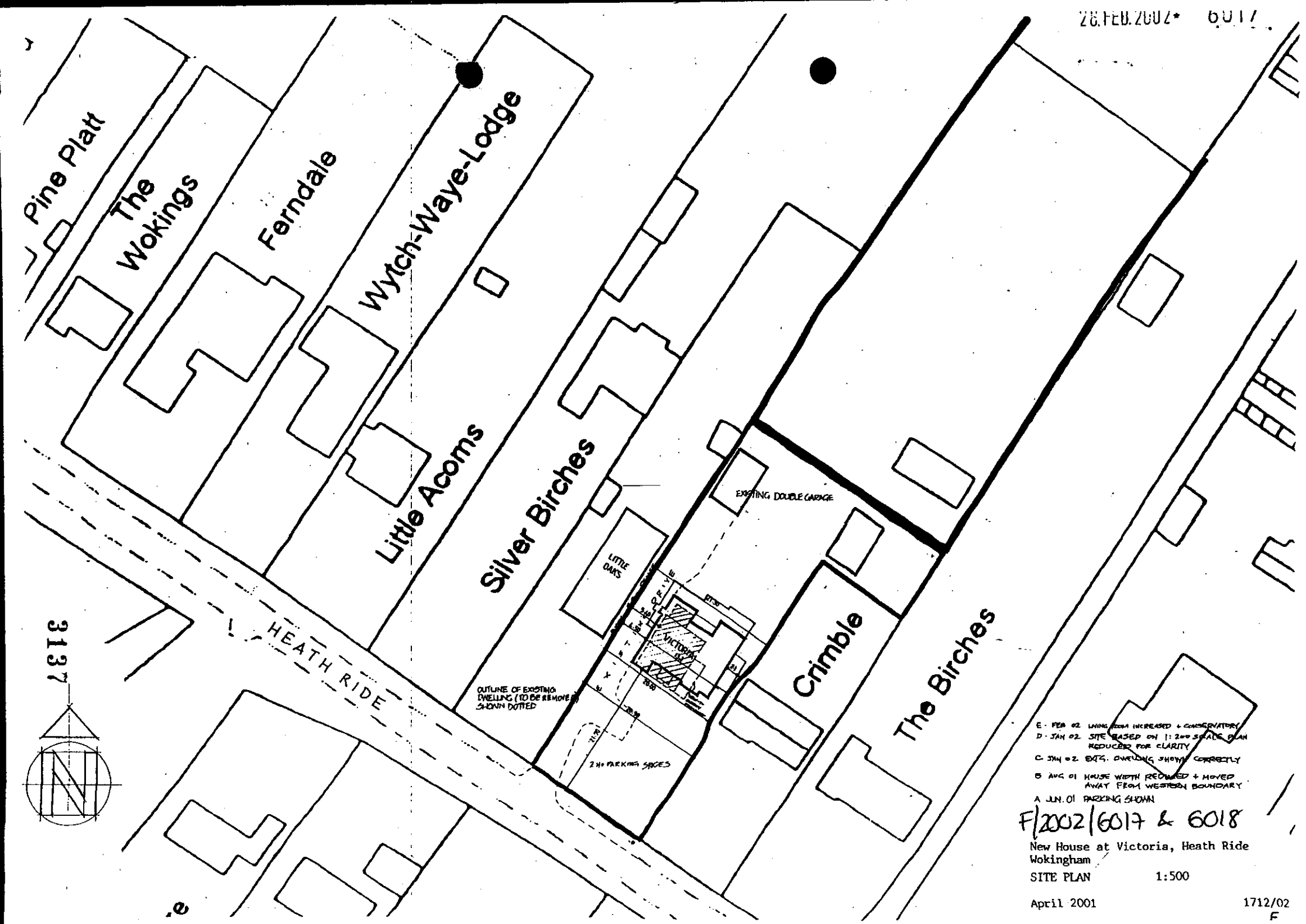
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

3136

Scale: 1 : 1250

28.FEB.2002 6017



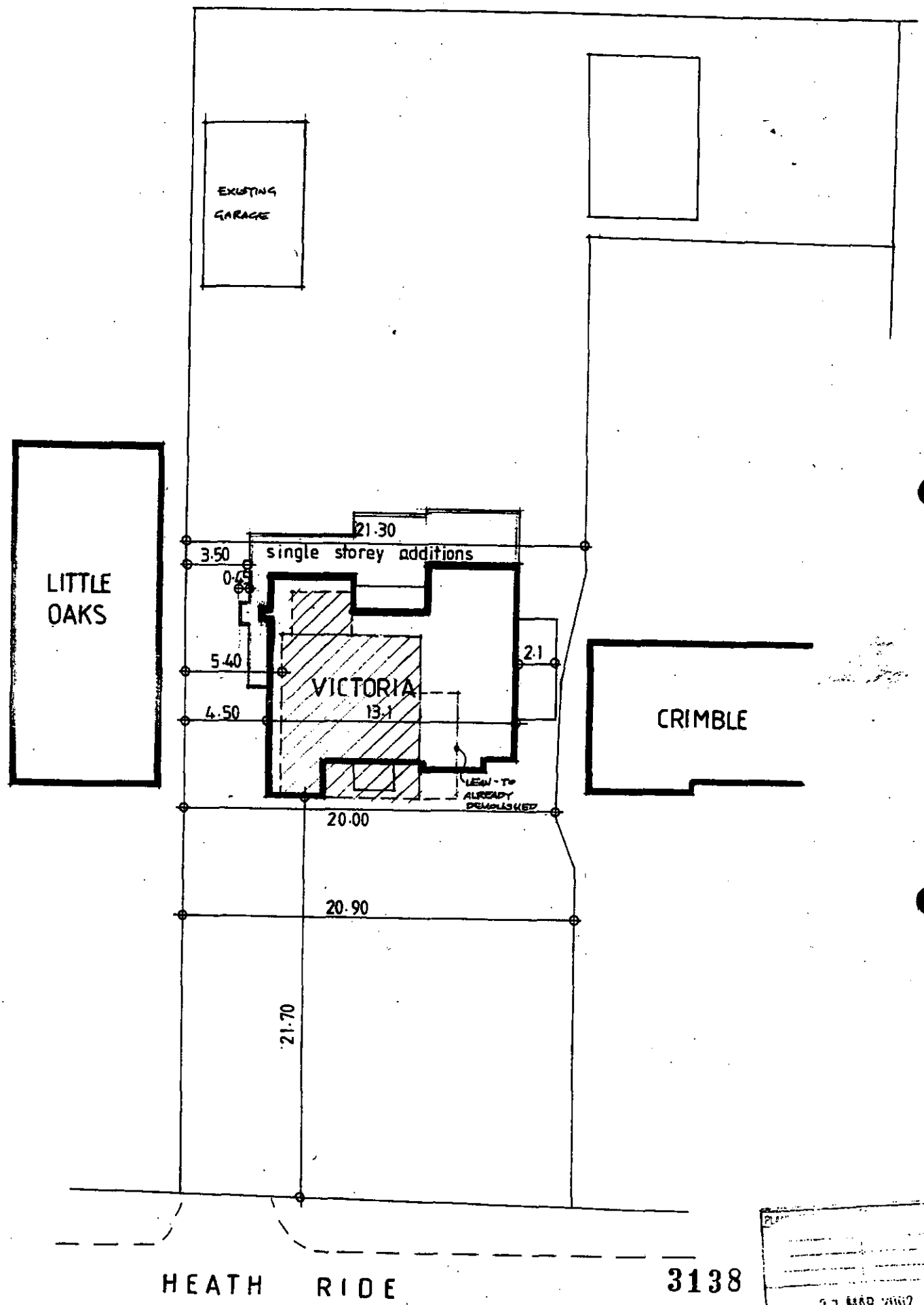
E - FEB 02. LIVING ROOM INCREASED + CONSERVATORY
D - JAN 02. SITE BASED ON 1:200 SCALE PLAN REDUCED FOR CLARITY
C - JAN 02. EXTG. DWELLING SHOWN CORRECTLY
B AUG 01 HOUSE WIDTH REDUCED + MOVED AWAY FROM WESTERN BOUNDARY
A JUN. 01 PARKING SHOWN

F/2002/6017 & 6018

New House at Victoria, Heath Ride
Wokingham

SITE PLAN 1:500

April 2001 1712/02
F



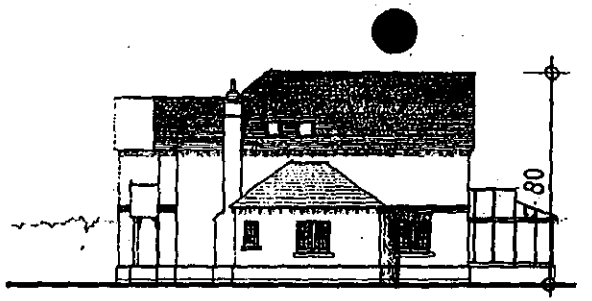
27 MAR 2002
COPIES TO

F/2002/6017 & F/2002/6018

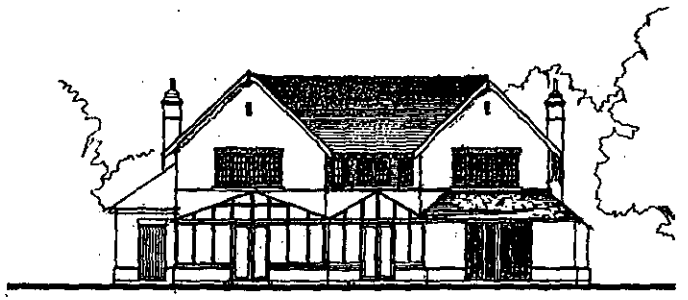
VICTORIA SITE DIMENSIONS 1/200 1712/04 C



FRONT ELEVATION



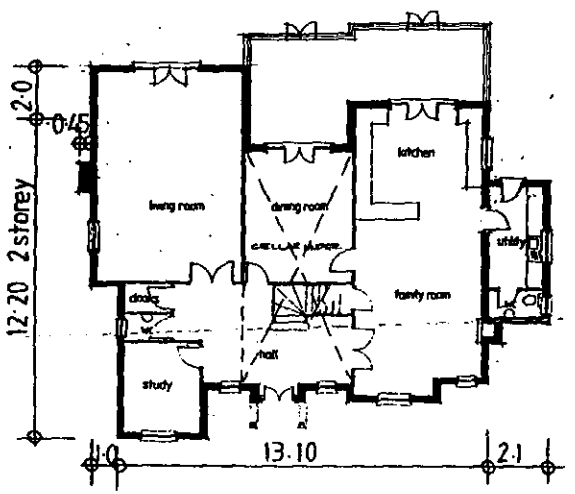
SIDE



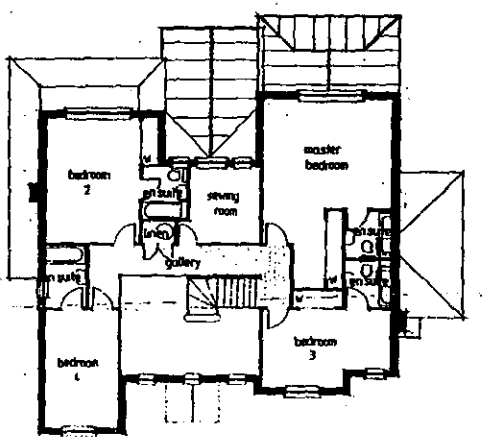
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR

3136

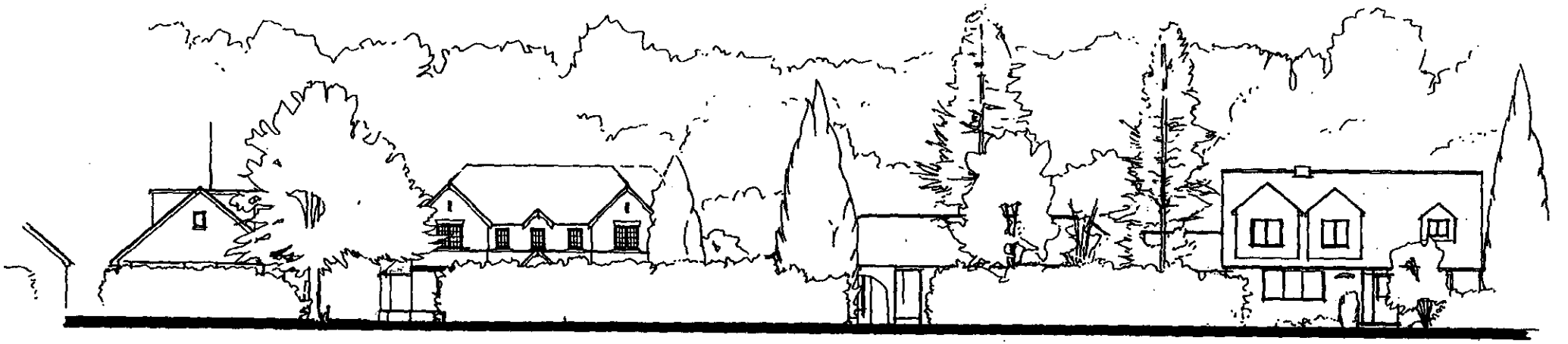
F/2002/6017 & 6018

D FEB 02 LIVING ROOM INCREASED + CONSERVATORY
C NOV 01 DIMS. ADDED
HEIGHT REDUCED 0.5m
B AUG 01 WIDTH REDUCED + CELLAR
A JUN 01 WC WINDOW ADDED TO ELEVATION

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

client J Sloan
job New Dwelling at Victoria, Heath Ride, Wokingham
title PROPOSALS
1712 / 01 D
scale 1:200 drawn JV date Apr 01

23.FEB.2002 6017



ELEVATION FROM HEATH RIDE

3140

F/2002/6017 & 6018

New House at Victoria, Heath Ride
Wokingham

STREET ELEVATION 1:200

May 2001 1712/03 C

Date: 17 April 2002

Your Ref:

My Ref: **Natalie Brown - F/2002/6017**

Mr & Mrs J Stean
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2002/6017

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683).

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 17 April 2002

Your Ref:

My Ref: **Natalie Brown - F/2002/6018**

Mr & Mrs J Stean
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2002/6018

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling. (Amendment to consent 2002/5683 and duplicate of 2002/6017).

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
F/2002/6018	Mr & Mrs A Parker Little Oaks Heath Ride FINCHAMPSTEAD RG40 3QJ

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters sent 17/04/02

FROM: Natalie Brown

DATE: 06 March 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6017

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683).

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs J Stean C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 30/03/2002**.

PLANNING CONTROLS	HPT
PO	
DC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.Ch

DATE: 28-3-02.

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: Andy Glencross
Sent: 20 March 2002 11:16
To: Natalie Brown
Subject: Planning Application ~~F/2002/6018 Victoria~~ Heath Ride Finchampstead + F/2002/6017

Hi Natalie

Can you let me know whether my original request for a bat survey was attached as a condition to the consent 2002/5683? Other than that my comments are as follows.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Natalie Brown

DATE: 19 March 2002

Location:	Victoria, Heath Ride, Finchampstead
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling. (Amendment of consent 2002/5683)
Application Number:	F/2002/6017

In response to your consultation dated 6 March 2002 for the above application, the landscape comments are as follows:

I have no objection to a replacement dwelling being built within the site in a similar position to the existing dwelling as this will not cause any detrimental impact on the TPO woodland to the rear of the site.

The vegetation within the site has now been cleared although the hedge along the front boundary has been retained but is not shown on the site plan. The hedgerow should be retained as part of the proposals as the height of the proposed dwelling is significantly larger than the existing bungalow and the hedgerow will help to lessen the visual impact of the dwelling in this part of Heath Ride. The applicant will need to submit a landscape plan for proposed planting at the front of the site in the interests of visual amenity.

Please note that as the width of the living room has increased, the actual width of the drive between the house and the boundary fence has narrowed to under three metres, this leaves just enough space for vehicles to pass to the garage. If this is narrowed any further there will be no vehicular access to the garage and there may be pressure to construct a garage to the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
19 MAR 2002	
COPIES	✓

Little Oaks
Heath Ride
Finchampstead
Berkshire
RG40 3QJ

18th March 2002

Ms N. Brown
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown,

Application Number: F/2002/6018 ~~6017~~

Site Address: Victoria, Heath Ride, Finchampstead, Wokingham

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Thank you for your letter dated 6th and 7th March (Reference Natalie Brown F/2002/6018) informing us of the proposed development at the above site. In accordance with your letter we would like to make the following objections/comments.

Previous Applications

In June 2001, a planning application was submitted (F/2001/4179 refers) to Wokingham District Council for the proposed erection of a replacement dwelling on the site called Victoria, Heath Ride, Finchampstead; a site which is situated next door to our own property.

As a result of a number of reasons, the Council refused the planning application. Subsequently, a further application was submitted in August 2001 (F/2001/4609 refers) which we have been informed by Wokingham Council would be recommended for approval. The Development Control Committee has now approved this application.

Objections:

1. This new application now shows further extensions which will result in the proposed dwelling now being larger than the original planning application number F/2001/4179 which was refused.

We still believe that in accordance with your original refusal that the height, width and massing of this application would be obtrusive and out of keeping to the street scene and would have a detrimental effect on the character and appearance of the area. We believe that this site is being over developed. We have made our views clear that the proposed dwelling should be built on the existing building line a fact that the Planning Officer herself agreed and recommended.

This new application would result in the proposed dwelling being nearer to our property. This is totally unacceptable.

2. The size and position of the proposed dwelling would have a more serious adverse effect on the natural light to our dining room. We currently have a window on the side of our bungalow (5' x 1') which allows natural light into our dining room.

   We believe that this new application would have an even further detrimental effect and would result in a further substantial loss of light which would result in the loss of reasonable enjoyment of our property.

3. The proposed driveway would appear from the plans to be approximately 3 foot from our bungalow. The noise from passing vehicles would be unacceptable. As a matter of interest most of our living accommodation is situated on this side of our property (i.e. master bedroom, dining room and lounge). This will result in additional noise and we are concerned regarding the parking of vehicles and the use of the supposed "existing" garage particularly as Mr Stean is a builder and keeps equipment and plant at his current home.

It is with regret that I have found it necessary to once again write to you on this matter but I wish to bring these points to your attention so that you can ensure that all members of the Development Control Committee are fully aware of the content of this letter and therefore take them into consideration before they make a final decision on the proposed application.

As a final point we do not see how any member of the Planning Department or the Development Control Committee can approve this new application. Please do not forget that you have already refused an application that was smaller in dimensions than this new proposed dwelling. Surely, it cannot be acceptable to allow an applicant to put in a planning application and once they get it approved they then keep amending their plans by adding extensions until they eventually get the size of property that they want, which in this particular case is larger than the property they originally submitted and was refused.

Yours sincerely

Mr & Mrs A. Parker

Natalie Brown

From: John Mullaney
Sent: 13 March 2002 15:01
To: Natalie Brown
Subject: VICTORIA, Heath Ride, Finchampstead. F/2002/6017 + 6018

I have no further comments to make regarding the amendment to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham Unitary
0118 974 6766
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 March 2002

Application Number: F/2002/6017

Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Victoria, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs J Stean C/O Day Tanner Partnership.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam 7/3/02.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2002

Officer: NAB | Application No. F 2002/6017

last one went to cttee?

Map No. ..... Site 0:13

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF REPLACEMENT DWELLING - DEMOLITION OF EXISTING DWELLING (AMENDMENT TO CONSENT 2002/5683)

Location: VICTORIA / HEATH RIDE

Parish: FINCHAMPSTEAD Ward: FINCH NORTH

Applicant: MR/MRS J STEAN

Fee (2) Received 190-00 Required 00-00 Additional ..... Refund 190-00

fee paid on 2002/5683.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. .....

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7/03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....
Thames Water (re: drainage)
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + See map
+ names & addresses on attached lists
No new pre-apps

28.FEB.2002 6017

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/5683	Mr & Mrs Parker Little Oaks Heath Ride FINCHAMPSTEAD RG40 3QJ
F/2002/5683	Mr M Radford Inglefell Heath Ride FINCHAMPSTEAD RG40 3QN
Committee letters sent 14/02/02 Application Approved	Letters sent 27.02.02

28.FEB.2002 6017

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/4609	M. Dorrington The Birches Heath Ride Wokingham RG40 3QJ
F/2001/4609	Mr and Mrs. A. B. Parker Little Oaks Heath Ride FINCHAMPSTEAD Berkshire RG40 3QJ
F/2001/4609	Mike Radford Inglefell Heath Ride FINCHAMPSTEAD Berkshire RG40 3QN
F/2001/4609	Mrs Helen Brooke Birchwood Heath ride FINCHAMPSTEAD Berkshire RG40 3QJ
Committee letters sent 08/11/01	
F/2001/4609	Mrs G.M. Waghorne E.M. Waghorne Green Acre Heath Ride FINCHAMPSTEAD RG40 3QN
F/2001/4609	Mrs Alexandra Maynard Crimble Heath Ride FINCHAMPSTEAD RG40 3QJ
Committee letters sent 03/01/02	

Received by Wokingham District Council

Application No: F/2002/6017

Proposal:
Proposed erection of replacement dwelling. Demolition of existing dwelling (Amendment to consent 2002/5683)

Location:
Victoria, Heath 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6017 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

06 March 2002

6017 28.FEB.2002 6017

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1712

26 February 2002

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

Dear Sirs

REPLACEMENT DWELLING AT VICTORIA, HEATH RIDE, FINCHAMPSTEAD

As you are aware planning permission was recently granted for the erection of a replacement dwelling on this site. Our client has been looking at the building in some detail now that the application process has been successful. It is considered that the living room has been made too narrow by the moving away of the building from the western boundary and, as a conservatory is likely to be requested in the near future it has been decided that an amended application showing only single storey extensions to both the living room combined with the conservatory should be submitted to deal with these matters now.

As the living room extension is only at single storey level and the conservatory is behind the approved building we would hope that this amended application will meet with your approval. We enclose the following documents:

Six copies each of our drawings numbers 1712/01D, 02E, 03C and 04B together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

Continued/...

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

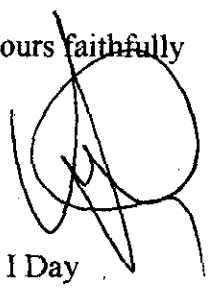
BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

You will appreciate that our client is rather nervous bearing in mind the prolonged negotiations over the previous approval and we have been requested to submit a duplicate application. Please therefore find enclosed the duplicate together with a further cheque for £190.00.

We look forward to hearing from you in due course.

Yours faithfully



A I Day

Encs

cc Client

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

26 FEB 2002 6017

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

1.	APPLICANT'S NAME ADDRESS POSTCODE	MR & MRS J STEAN c/o Agent PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POSTCODE	DAY TANNER PARTNERSHIP BAGSHOT HOUSE, 37-39 HIGH STREET BAGSHOT, SURREY GU19 5AF PHONE: 01276 451456
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:	VICTORIA, HEATH RIDE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING BUNGALOW. ERECTION OF REPLACEMENT DWELLING (AMENDED).
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.18
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	1712/01D, 02E, 03C, 04B AND LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?
Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION		See question 10	
FULL PERMISSION	X		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? *e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.*	RESIDENTIAL	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	WALLS - RED FACING BRICKWORK WITH TILE HANGING TO CANOPY OVER FRONT DOOR. ROOF - PLAIN CLAY TILES	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING HEDGES AND FENCES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	*To existing system* YES If no, please give details	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	EXISTING ACCESS ONTO HEATH RIDE.	
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, *PLEASE COMPLETE THE FOLLOWING TABLE:*

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	/	/
BUNGALOW	/	/	1 / 5
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, *complete Part 2 of the form*
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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: _____ ON BEHALF OF: MR & MRS J STEAN DATE: 26/02/02

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".

SECTION 66 CERTIFICATE

Application No. 28.FEB.2002* 6017

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

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

OR

See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(b) Insert description of steps taken

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

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

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) any part of the land to which the application relates.

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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

- 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)

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

the (c)

on (d)

OR

CERTIFICATE D

I certify that:

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

- I have/The applicant has/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 the 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)

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

on (d)

(b) Insert description of steps taken

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

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

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 a 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 **MR & MRS J STEAN**

Date 26/02/02

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

Victoria
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU.8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
353/54	E F Wanden	cont use of building for storage of implements & feed	8.6.54	N/A 30 TP 9.6
9/56	"	"	10.1.56	N/A 31 TP 12
88/57	"	"	9.4.57	N/A 31 TP 12
R/16/58	"	"	11.3.58	N/A 31 TP 12
R/19/60	"	"	8.3.60	N/A 31 TP 3
R/177/63	"	"	8.8.63	N/A 31 TP 12
R/15/68	"	"	18.1.68	N/A ref
F/2001/4179	Mr. J. Neale	erect replacement dwelling - demolish existing	20.7.01	RE
F/2001/4609	Mr J Neale	dem of exist dwell & erect of repl. dwell		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

81

1933 Victoria
2/
ADDRESS Heathride PARISH Finchampstead

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planni
F/2002/5683						
F/2002/6018		Mr. & Mrs. Stein	Erect replacement dwelling *			
F/2002/6017		"	" (amendment to 2002/5683)			

MINISTRY DECISION:

SPECIAL ORDERS: * amendment to 5683 & duplicate of 6017

28.FEB.2002* 6017



Site Plan, Scale: 1 to 2500

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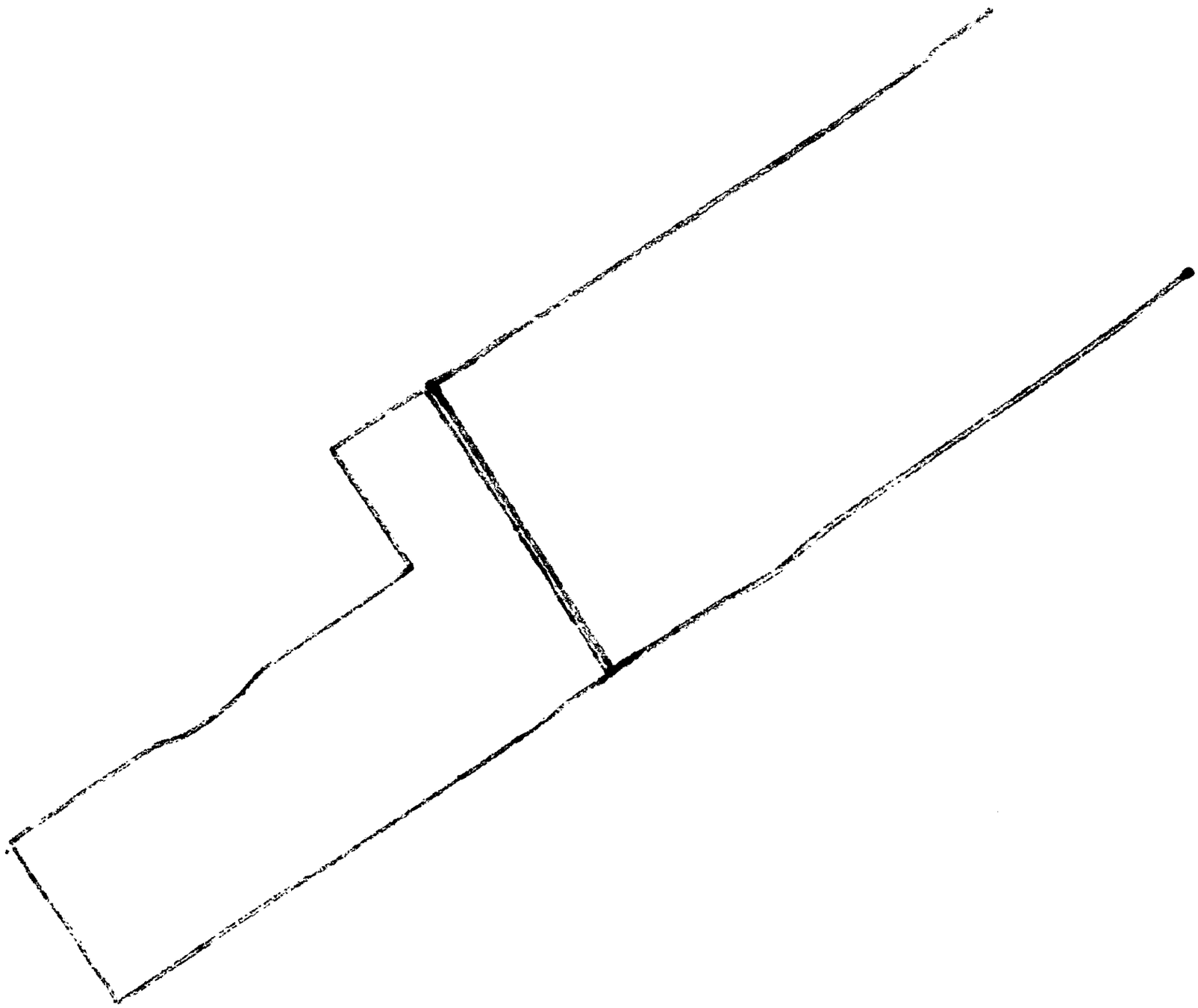
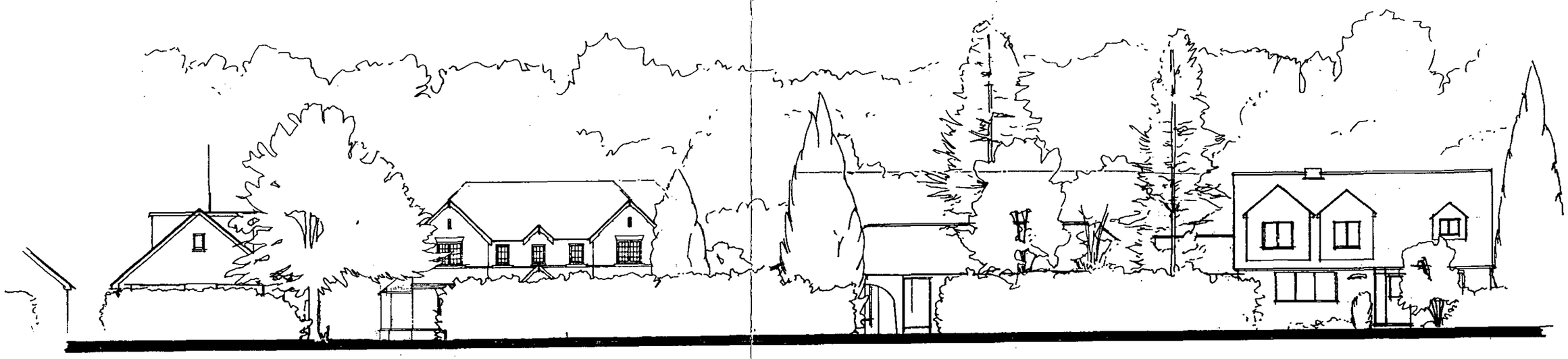
Date: 5 May 2000

N
W E
S

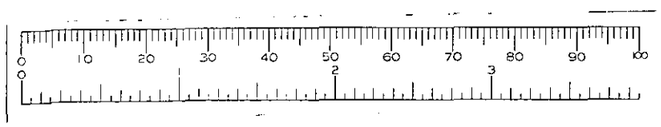

28.FEB.2002* 6017
Pine Platt
The Wokings
Ferndale
Wytch-Waye-Lodge
Little Acoms
Silver Birches
LITTLE OAKS
APPROVED
EXISTING DOUBLE GARAGE
Crimble
The Birches
HEATH RIDE
VICTORIA
OUTLINE OF EXISTING DWELLING (TO BE REMOVED) SHOWN DOTTED
2 No PARKING SPACES
E - FEB 02 LIVING ROOM INCREASED + CONSERVATORY
D - JAN 02 SITE BASED ON 1:200 SCALE PLAN REDUCED FOR CLARITY
C JAN 02 EXTG. DWELLING SHOWN CORRECTLY
B AUG 01 HOUSE WIDTH REDUCED + MOVED AWAY FROM WESTERN BOUNDARY
A JUN. 01 PARKING SHOWN
New House at Victoria, Heath Ride
Wokingham
SITE PLAN 1:500
April 2001
1712/02



28.FEB.2002* 6017



ELEVATION FROM HEATH RIDE



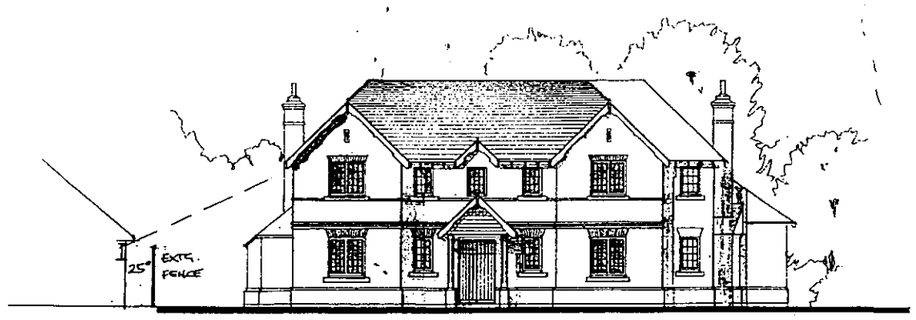
APPROVED

New House at Victoria, Heath Ride
Wokingham

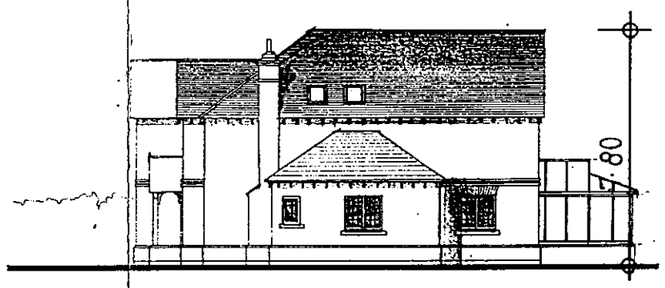
STREET ELEVATION 1:200

May 2001 1712/03 C

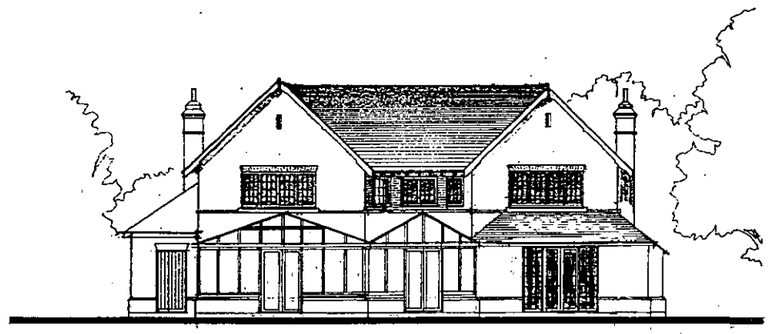
28.FEB.2002* 6017



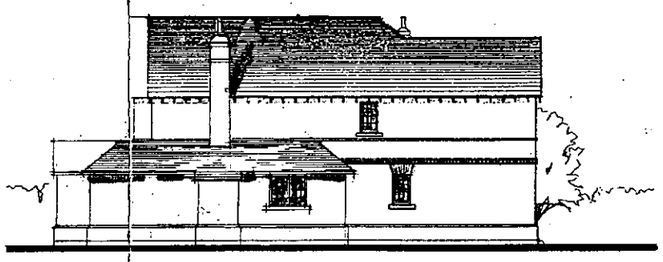
FRONT ELEVATION



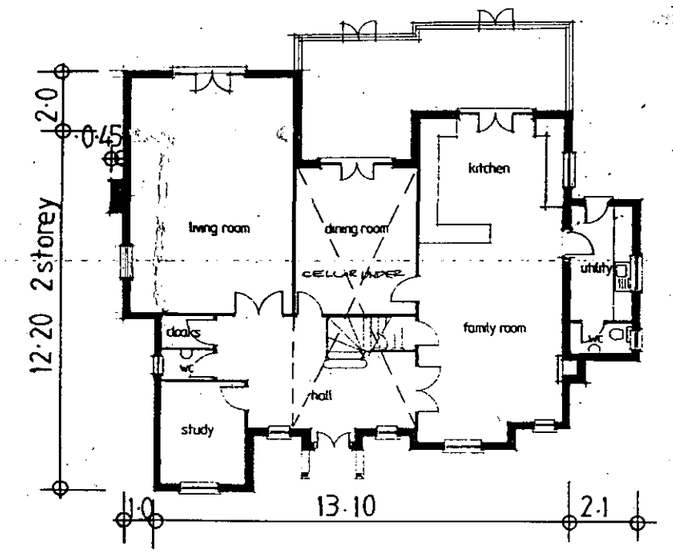
SIDE



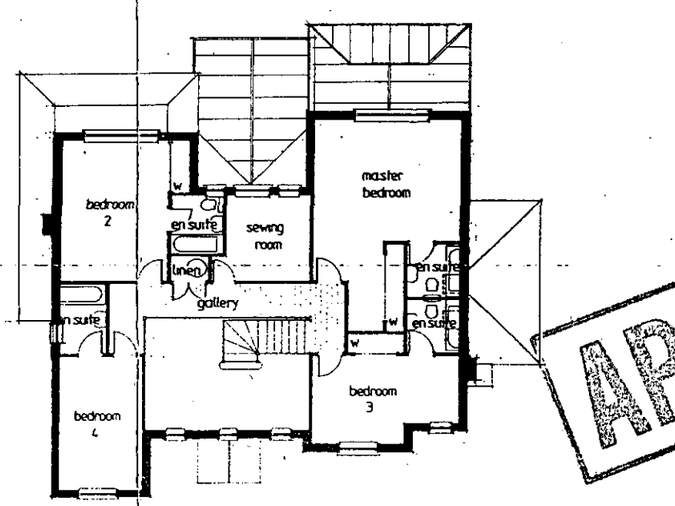
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR

APPROVED

D FEB '02 LIVING ROOM INCREASED + CONSERVATORY
C NOV 01 DIMS. ADDED
HEIGHT REDUCED 0.9m
B AUG 01 WIDTH REDUCED + CELLAR
A JUN 01 WC WINDOW ADDED TO ELEVATION

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

11-13 DUKES RIDE, CROWTHORNE, BERKSHIRE RG45 6LZ, 01344 777143
36 CHURCH ST, CAVERSHAM, READING, RG4 8AA, 0118 946 1242

CLIENT J Stean

JOB New Dwelling at Victoria, Heath Ride, Wokingham

DRG PROPOSALS

1712 / 01 D

SCALE 1:200 DRAWN JP DATE Apr '01

0 10 20 30 40 50 60 70 80 90 100
0 2 3

9/7/8/02

EXISTING GARAGE

LITTLE OAKS

21.30

3.50

single storey additions

0.45

5.40

2.1

VICTORIA

4.50

13.1

CRIMBLE

LEAN-TO ALREADY DEMOLISHED

20.00

20.90

21.70

APPROVED

HEATH RIDE

PLANNING

27 MAR 2002

COPIES TO

ACK:

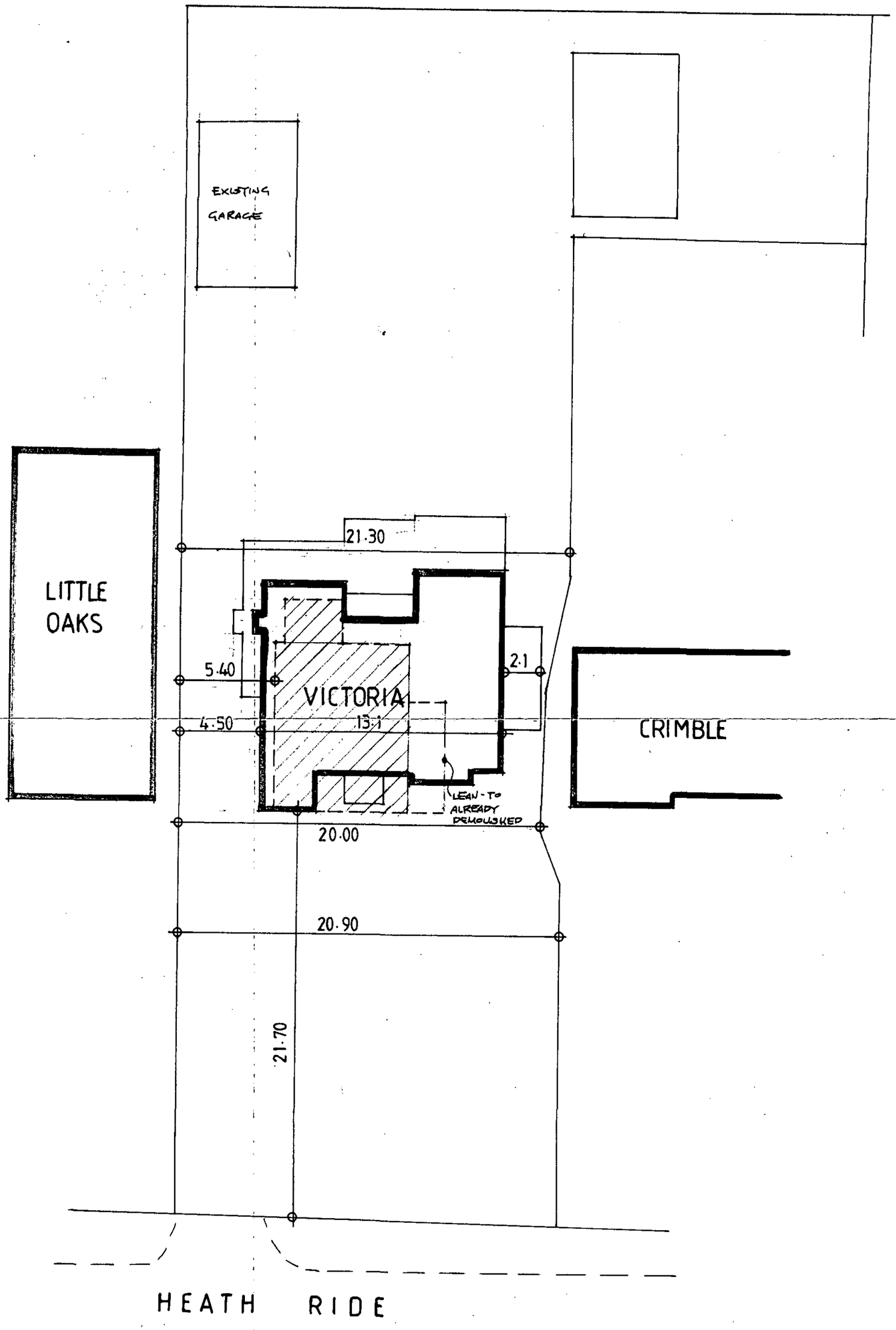
FILE:

F/2002/6017

VICTORIA SITE DIMENSIONS 1/200

1712/04 C (REVISED)

Obtain previous
file 6306. to
~~sub~~ write file approach

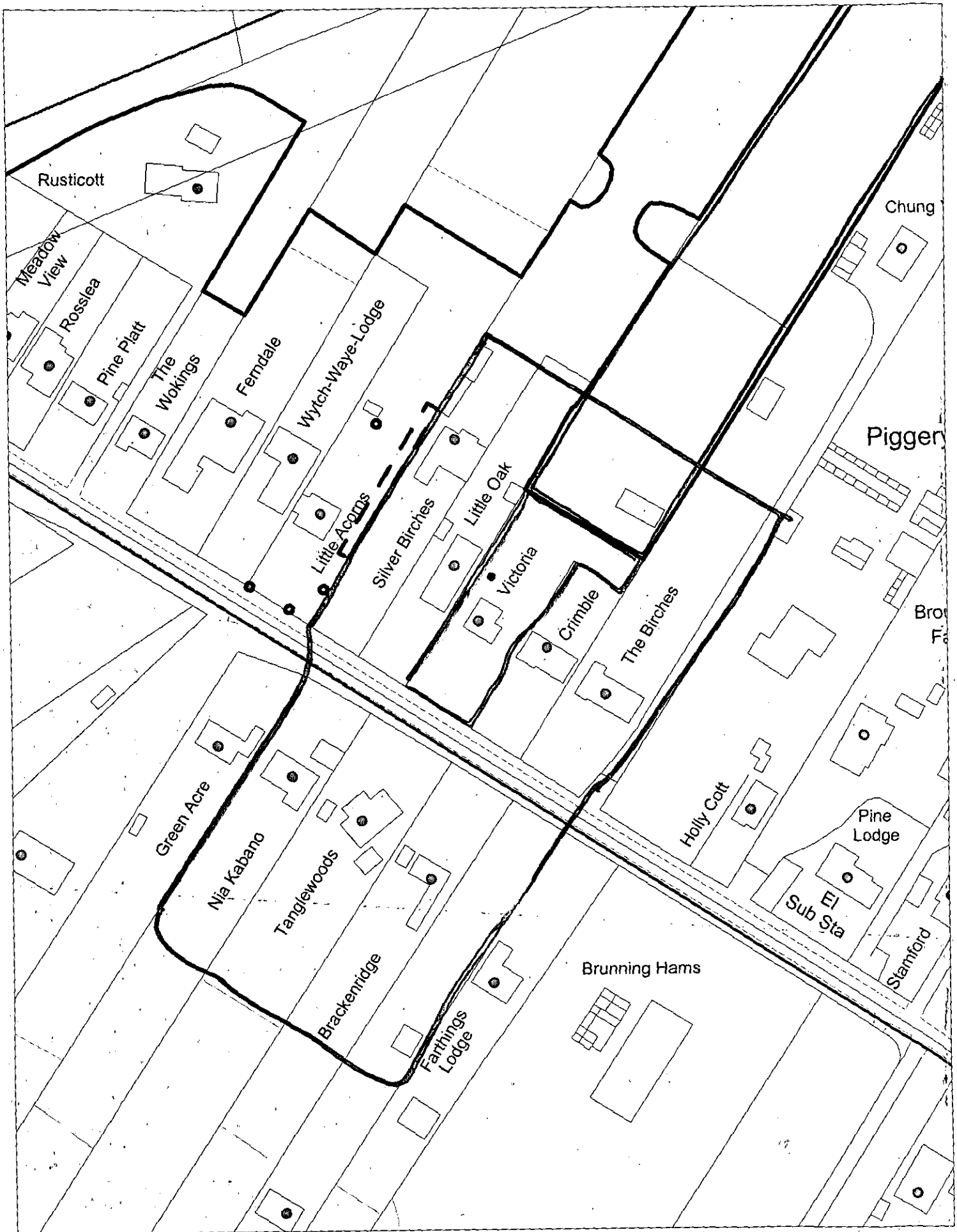


VICTORIA SITE DIMENSIONS 1/200 1712/04 B

SUPERSEDED

28 FEB 2002

28.FEB.2002 6017



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Development Control Section, Environmental Services, Wokingham District Council.
5 March 2002

Scale: 1 : 1250