APPLICATION NO:
F/2000/1356

LOCATION:
149 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Luff Homes Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed demolition of existing bungalow and erection of detached dwelling with garage

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Luff Homes Ltd
C/O Andrews Kalik Associates Ltd
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2000/1356

Parish: **FINCHAMPSTEAD**

Location: **149, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed demolition of existing bungalow and erection of detached dwelling with 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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings Nos. 1464/21, 22, 23 and 24 submitted to the Local Planning Authority on 20/07/00 showing revised design with hipped roof at front.

Condition
3. 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
4. No enlargement, improvement or other alteration to the dwelling hereby permitted, by Schedule 2, Part 1, Classes A, B, C or E to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

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) no windows or similar openings shall be constructed in the side elevations (including side roof elevations) of the dwelling or garage.

Condition
6. The ensuite windows in the first floor side elevations and utility room door in the ground floor west side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. Construction and demolition operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
8. 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
9. No pathways, patios or other hardstandings shall be constructed on the site above existing ground levels.

Condition
10. Before development commences amended site plans shall be submitted to and approved by the Local Planning Authority showing the proposed bin stores relocated to the west side of the access road.

Condition
11. Before the development hereby approved is occupied, the proposed fencing (shown on the approved layout plan and detailed in the application form) shall be installed.

Condition
12. The area shown on the permitted drawings for vehicle parking, turning and garaging 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
13. The dwelling shall not be occupied until the parking and circulation area shown on the approved plan drawing no.1464/21 hereto has been drained and surfaced [or other steps as may be specified] in accordance with details submitted and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and circulation of vehicles.

Condition
14. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.4m x 120m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
15. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
16. The area shown on the permitted drawings for the storage of refuse bins shall be kept available for such use and no development, whether pemitted 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 refuse bin storage in this area.

Condition
17. No development shall take place until there has been submitted to and approved 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.

Condition
18. 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 development 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
19. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved details.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

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

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

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

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

Reason
10. In the interests of residential amenity.

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

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

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

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

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

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

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

Reason
19. To ensure that existing trees are protected during development.

Informative(s):

1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
2. For condition No.18 (levels) details of existing ground levels should also be submitted at points close to the boundaries of the site and where the house and garage are to be sited. This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels and monitoring of condition No.9.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

FAX COVER SHEET

TO: Mr. Kalik.

FROM: Angela Odell

DESTINATION FAX No: 956 8642

DATE: 5.9.00

TIME: pm

SUBJECT: 149 Nine Mile Ride

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

Please address landscaping comments attached.

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

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

DATE: 4 September 2000

Location:	149 Nine Mile Ride, Finchampstead
Proposal:	DETAILS TO COMPLY WITH THE LANDSCAPE CONDITIONS 17 & 19.
Application Number:	F/2000/1356

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

Proposed Planting
There is no indication of what the area shown as CG alongside Plot 5 refers to on the landscape plan.

The rural hedge adjacent to the access road should be extended to form a continuous feature along side the road. This should include the area indicated as CG.

Climbers are shown in the schedule but do not seem to be shown on the drawing. The applicant needs to clearly indicate where the climbers are to be planted.

Tree protection
The drawing states that tree protection will be erected around the crown of each tree. This cannot be achieved as the drawing shows that this conflicts the construction of the access road or driveway. The applicant needs to show on the drawing the accurate location of the protective fencing.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

PLANNING SERVICES	HPT 33407
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23 AUG 2000	
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Reply reqd

SK/JDF/1464

22 August 2000

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

fao Mrs A Odell

Dear Madam

149 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM
APP NO F/2000/1356

We have received Planning Consent for the above site. We would like to discharge the following Conditions:

Condition 3 - The materials to be used on the site will be exactly the same as those Approved for Plots 1, 2, 3 and 4.

Condition 8 - The slab level will be 49.78.

Condition 10 - The bin store has been located on the other side as requested - see Site Plan.

Condition 17 - Landscaping will be exactly as already submitted with our Planning Application.

Condition 19 - Same as Condition 17.

I hope you will be able to Approve these in due course.

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 6443 (Direct Line)

Date. 25 August, 2000

My ref. CD/FP2000/1045(1356)

Luff Homes Ltd.
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire 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
E-mail:

Dear Sirs,

149 NINE MILE RIDE, FINCHAMPTEAD
REPLACEMENT DWELLING

Thank you for your Building Regulations Application Number FP2000/1045 received on 23 August.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1356, which cannot be dealt with as a minor amendment. The height of the chimney has been raised to above the ridge height. There is also a Planning condition removing permitted development rights.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 19 September. 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 Angela Odell on 0118 974 6445 or myself on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 March, 2001
My ref. AO/F/2000/1356
Your ref. SK/JDF/1464

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

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

Dear Mr Kalik

PLANNING APPLICATION F/2000/1356
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE AT 149 NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter of 21 March and your enclosed letter to me of 10 January. I consider there is no objection to the solid brick wall as built. It is the fencing behind and above it that is unsightly in relation to it and I look forward to its removal.

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

Yours sincerely

AO.

Angela Odell
Senior Planner

c.c. Phil Wratten

Superseded

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1356	AO
BUILDING CONTROL NUMBER	FP 2000/1045 Brain	
~~APPLICANT~~/AGENT	Andrews Kalitz	
ADDRESS OF SITE	149 Nine mile Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	(replacement) new house with integral garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1464/10D	1464-21
ELEVATIONS	1464/27	1464/24
FLOOR PLANS	1464/26	1464/23

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - Larger chimney	
neighbour specifically Seen Angi complained about the chimney.		
DATE	25/8/00.	

PD rights removed

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	25/8/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1356**

149, Nine Mile Ride, Finchampstead, Wokingham.

Proposed demolition of existing bungalow and erection of detached dwelling with garage

Transfer: Yes ☐ No ☑

Reason for Transfer: Fpc agreed.

Signed: _____

Councillor G Cockroft

Date: 05-08-00

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DC	SNF
APP	
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14 AUG 2000	
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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 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 September, 2000
My ref. AO/F/2000/1356
Your ref. SK/JDF/1464

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

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

Dear Mr Kalik

PLANNING APPLICATION F/2000/1356
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE AT 149 NINE MILE RIDE, FINCHAMPSTEAD - CONDITIONS

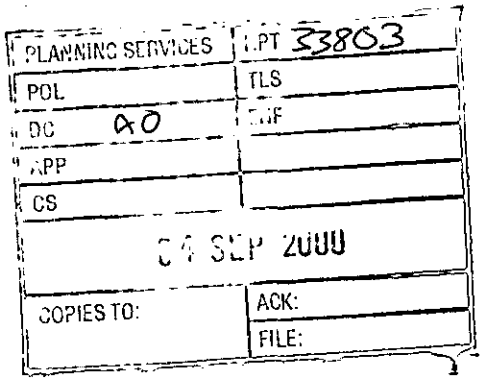
Condition 3 – Materials
Further to our letter to you of 31 August, I confirm the proposed bricks and tiles (to be the same as those used for plots 1-3 to the rear) are acceptable for the construction of the above development.

Condition 10 – bin store
I confirm the proposed site for the bin store shown on drawing No. 1464/18A received on 23.8.00 is acceptable for this condition.

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/1464

1st September 2000

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

F.A.O. Mrs A Odell

Dear Madam,

REPLACEMENT DWELLING, 149 NINE MILE RIDE, FINCHAMPSTEAD

Further to our telephone conversation yesterday and Mrs Dodsworth's letter of 25th August, I would like to confirm that we have modified our drawings to reduce the height of the chimney to match the approved plans. As far as the new opening is concerned at the rear of the garage, we will contact the adjoining owner and if he is supportive we will ask you to approve this as a minor amendment.

Yours faithfully,

S. Kalik.

Christine
please note + return
Thanks
CD 4/9/00 Ayc

c.c. Mr K Butler Luff Homes Ltd

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 August, 2000
My ref. AO/F/2000/1356
Your ref. SK/JDF/1464

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

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

Dear Mr Kalik

PLANNING APPLICATION F/2000/1356
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE AT 149 NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter of 22 August and enclosed plans No. 1464/18A.

Condition 8 – slab level.
In order to consider this further please could you submit the information recommended in Informative No.2 of the decision notice. (This should have referred to condition No. 8 not 18.) I also consider that it would be helpful if a section profile from front to rear could be drawn as was done on your drawing No. 1431/07 for application 99/70813/F for the 3 dwellings at the rear. This is in order to ensure that the proposed dwelling has an acceptable appearance in the street scene and effect on adjacent properties.

I have passed a copy of the plan to the landscape officer regarding conditions 17 and 19, and will write again to you shortly regarding conditions 3 and 10.

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

Yours sincerely

Ao .

MRS A ODELL
Senior Planner

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

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Reply rqd

SK/JDF/1464

22 August 2000

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

fao Mrs A Odell

Dear Madam

149 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM
APP NO F/2000/1356

We have received Planning Consent for the above site. We would like to discharge the following Conditions:

Condition 3 - The materials to be used on the site will be exactly the same as those Approved for Plots 1, 2, 3 and 4.

Condition 8 - The slab level will be 49.78.

Condition 10 - The bin store has been located on the other side as requested - see Site Plan.

Condition 17 - Landscaping will be exactly as already submitted with our Planning Application.

Condition 19 - Same as Condition 17.

I hope you will be able to Approve these in due course.

Yours faithfully

S Kalik

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

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1356

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

Location : 149, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed demolition of existing bungalow and erection of detached dwelling with garage

Site Notice Displayed ? :

YES	NO	DATE
✓		25.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....18.5.00.....

Date Registered : 03/05/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses : Finch. p.c. No objection

- letters from 151 9MR: expect their legal right to light to be monitored ~~[illegible]~~ & taken into account, object to location of rubbish bins, chimney unsightly, gates could be dangerous (same to revised plans)
- letter from 147A 9MR. Recommends accept as consider ~~[illegible]~~ design & positioning acceptable, and takes into account their daylighting on side window. (same to rev. plans)

Hwoffiecr: No obj. subj to conditions.

Planning Issues :

Application Number: F/2000/1356

Appraisal :

~~[illegible]~~ History App. No: 98/68 693/0 allowed on appeal – this was outline with only means of access to be determined & showed an indicative chalet style dwelling on plot 6 (the current site No. 149). However, this design/siting would have resulted in significant daylighting infringement of side kitchen/breakfast room to No. 149 – inspector said this could be dealt with at RM stage. Subsequently CA to a full application for the 3 plots at the rear.

Current proposal is to replace bungalow by a full 2 storey house. Revised plan shows hipped roofs to front as well. Setback to take into account side windows of No. 147A.

1. Effect on street scene. – See street scene elevation. Will be slightly bulkier than the A shaped chalets to the west but as set further back & trees, including a large bushy conifer on corner between 147A & 149, consider effect this side acceptable. Some ht. difference to No 151, but gap of 11m. between and 151 is an old bungalow which itself may come up for redev. There is a mix of house types & relationships along 9MR and as 149 set back from 151 by just over 4m. with some bushes etc in front of 149, consider acceptable. Although the new dwelling will back onto 9MR, the rear (to 9MR) elevation looks enough like a front elevation for this to be not too incongruous, given the set back position & vegetation in between. There is already a close boarded fence on the front boundary (see photo supplied). Therefore consider effect on street scene acceptable.

Effect on neighbours

147A: Single storey garage nearest with hipped roof on all 3 sides and house ~~and~~ set back so as to maintain a reasonable view from the side breakfast room window of 147A. Re: No 151 – As 11m gap between sides of 151 and proposed house, no infringement of daylighting etc. Approx 23m to front of plot 2 at rear – consider this acceptable. Re: comments on bin stores; consider these could be re-located to the other side of the driveway (they were not shown on the approved plan No. 1431/07 for ~~&~~ No. 70813 for the 3 dwellings at the rear)

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

(tick appropriate box)

12 SC 23 ~~&~~ parking, turning + garaging / SR06
13 SC 27 'dwelling' Insert plan # '1464/~~K~~ 21' / SR14
14 SC 29 '2.4m x 120m' / SR16
15 SC 36 SR14.
16. The area shown on the permitted drawings for the storage of refuse bins shall be kept available for such use and no development, whether permitted by the Town & 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 ~~refuse~~ refuse bin storage in this area.

SR14

17

N14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and

LN14 details of any to be retained, together with measures for their protection in the course of development.

N13R REASON In the interests of visual amenity.

18

N15. 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

LN15 period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, ~~unless the Local Planning Authority gives written consent to any variation.~~

N13R REASON In the interests of visual amenity.

19

N16. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accorda with the approved details.

LN16

N16R REASON To ensure that existing trees are protected during development.

Informatives

1. IN08.
2. For condition No. 18 (levels) details of existing ground levels should also be submitted at points closest to the boundaries of the site and where the house and garages are to be sited. This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels and ~~monitoring~~ monitoring of condition No. 9.

Application Number F/2000/1356
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	☒ permission ☒ drawings Nos. 1464/21, 22, 23 & 24 ☒ 20.7.00 ☒ revised design with hipped roof at front.
3	SC52	SR12	
4	SC08	SR05	☒ side elevations (including side roof elevations) of the dwelling or garage
5	SG06	SR05	☒ ~~Class~~ Schedule 2, Part 1, Classes A, B, & C & E
6	SC20	SR05	☒ ensuite windows in the first floor side elevations and utility room door in the ground floor west side elevation

7. ~~25.~~ Construction and demolition operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority. / SR10

8	SC18	SR10.	delete from end / by more than 300 mm.
9		SR10	~~The footh~~ No pathways, ~~or~~ patios or other hardstandings shall be constructed onto the site above existing ground levels ~~for the~~
10		SR10	Before development commences amended site plans shall be submitted to and approved by the LPA showing the ~~bin store~~ proposed bin stores relocated to the west side of the access road. ~~position~~
11.		SR05.	Before the development hereby approved is occupied the proposed fencing (shown on the approved layout plan and detailed in the application form) shall be installed.

PTO

RECORD OF SITE VISIT

SITE ADDRESS: 149 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1356

OFFICER: Angela Odell

DATE OF SITE VISIT: 18.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 25.5.00

2. DESCRIPTION OF SURROUNDINGS Established residential area.

3. DESCRIPTION OF SITE/BUILDING Existing timber bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 151 is bungalow with side windows. No. 147A is chalet bungalow with gr. floor side windows including side breakfast room window. 3 new houses U/c at rear.

5. SITE CONSTRAINTS

TREES At rear + front west side.

ACCESS/PARKING down RHS of bungalow.

LEVELS Land falls to N.

BOUNDARY TREATMENT 1.8m fence to No. 147A + 9MR.

OTHERS

LISTING FORM

Rec'd 8.8.00

Case officer: **Angela Odell** Application Number: **F/2000/1356**

149, Nine Mile Ride, Finchampstead, Wokingham.

Proposed demolition of existing bungalow and erection of detached dwelling with garage

Transfer: Yes ☑ No ☐

Reason for Transfer:

Signed: _____ Date: 7.8.00

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: 4.8.00

My ref: F/2000/1356

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/2000/1356
149, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing bungalow and erection of detached dwelling with 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 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1356**
149, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing bungalow and erection of detached dwelling with 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: 4.8.00

My ref: F/2000/1356

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/2000/1356
149, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing bungalow and erection of detached dwelling with 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 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1356**
149, Nine Mile Ride, Finchampstead, Wokingham.
Proposed demolition of existing bungalow and erection of detached dwelling with 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














143





Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 September, 2000
My ref. AO/F/2000/1356
Your ref. SK/JDF/1464

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

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

Dear Mr Kalik

PLANNING APPLICATION F/2000/1356
PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE AT 149 NINE MILE RIDE, FINCHAMPSTEAD – CONDITION 8 - LEVELS

I refer to your letter of 22 August, and confirm the proposed slab of 49.78 is acceptable for the construction of the above development.

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

PLANNING SERVICES	HPT 33407
POL	TLS
DC AO	ENF
APP	
CS	
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

Reply reqd

SK/JDF/1464

22 August 2000

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

fao Mrs A Odell

Dear Madam

149 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM
APP NO F/2000/1356

We have received Planning Consent for the above site. We would like to discharge the following Conditions:

Condition 3 - The materials to be used on the site will be exactly the same as those Approved for Plots 1, 2, 3 and 4.

Condition 8 - The slab level will be 49.78.

Condition 10 - The bin store has been located on the other side as requested - see Site Plan.

Condition 17 - Landscaping will be exactly as already submitted with our Planning Application.

Condition 19 - Same as Condition 17.

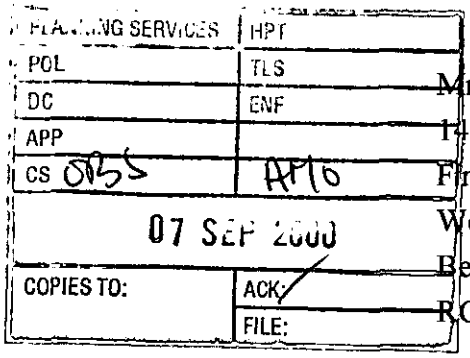
I hope you will be able to Approve these in due course.

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 8B

Mrs A Odell
Senior Planner
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Mr C & Mrs L Hitchen
147A Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4HY

6 September 2000

Application Number: F/2000/1356

Site Address: 149 Nine Mile Ride, Finchampstead, Wokingham.
Proposal: Addition to the plan of a ground floor door & window into the attached garage

Dear Mrs Odell

We understand from Mr Butler of Luff Developments that they have made a request to you for an additional ground floor door and window, to allow access into to the rear of the garage on the above new house at No149 NMR. As this additional window and door are to be on the ground floor, does not overlook us and there is a 2 metre fence / wall between our properties we can see no problem in agreeing to this addition.

Yours sincerely

Clive & Linda Hitchen

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1356
Your ref.

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

Luff Homes Ltd
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire RG1 5BY

Dear Sirs

PLANNING PERMISSION F/2000/1356
SITE: 149 (PLOT 5) 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/2000/1356 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

Applicationo	Name & Address
F/2000/1356	Mr & Mrs Hitchen 147A Nine Mile Ride Finchampstead RG40 4HY
F/2000/1356	Mr I Hunt 151 Nine mile ride Finchampstead Wokingham Berkshire RG40 4HY

App approved,
Letter sent 18/08/00

(361)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 12 May 2000

Application Number: F/2000/1356

Proposal: Proposed demolition of existing bungalow and erection of detached dwelling with garage

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Luff Homes Ltd 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).

Those comments are made in the light of the inspectors comments previously
SC 23
SC 27 'dwelling' Insert plan # '1464/18'
SC 29 '2.4m x 120m'
SC 36
The area shown on the permitted drawings for the storage of refuse bins shall be kept available for such use and no development, whether permitted by the Town & 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 ~~waste~~ refuse bin storage in this area.
SR 14
IN 08

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

Date: 21 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1356

Location: 149, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed demolition of existing bungalow and erection of detached dwelling with garage

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

Case Officer: Angela Odell

The new plans show the following: Revised design showing hipped roof at front. Drawing nos 1464/21, /22, /23, /24.

Comments are required by 31/07/2000.

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

(RING ONE)

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

App No. (Planaps) / F/2000/1356 (Ludhouse) Date Rec. 20/7/00

Location: 149 Nine Mile Ride

Parish Finchampstead

Applicant: Luff Homes

Description of attached plans Revised design showing hipped roof at front

Drawing No's: 1464/21, 22, 23 & 24

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 147A, 151, 146c, 148, 150 Nine Mile Ride

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AMO

Consultations Sent by Admin. on 4.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

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

PLANNING	APT 32034
POL	TLS
DC	
APP	
CS	
COPIES TO:	CK:
	FILE:

SK/JAG/1464

19th July 2000

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

REVISED PLAN
1356

F.A.O. Mrs A Odell

Dear Madam,

149 NINE MILE RIDE, FINCHAMPSTEAD

Further to our telephone conversation today, I am enclosing 5 copies of drawing nos. 1464/21, 22, 23 and 24 and would appreciate if you could supersede the previous drawings submitted.

Yours faithfully,

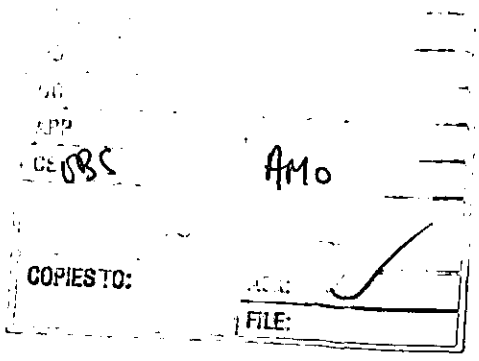
S. Kalik.

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

BY HAND 27/07.

151 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4HY



Your Ref: Angela Odell F/2000/1356 Revised/additional plans
Our Ref: ICH/planning 6
26th July 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
P.O. Box 157, Shute End
WOKINGHAM, Berkshire
RG40 1WR

Dear Mr Mitchell

PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE – Revised/additional plans
149, Nine Mile Ride, Finchampstead, Wokingham

Thank you for your letter of 21st July 2000 in respect of the above. We repeat our original comments which were:-

1. It goes without saying that we expect our acquired legal 'RIGHT OF LIGHT ' on that side of our property to be respected and monitored.

2. We find that the position of the rubbish bins is unacceptable because there are five in total positioned just over the fence that is less than a metre from and in line with our dining room and **kitchen** windows. Why a common collection area is proposed I do not know as it can only end up as a 'health hazard' !!

   Perhaps the developer could reduce the size of the house so that a normal width road could be laid that would provide access for a refuse vehicle ?

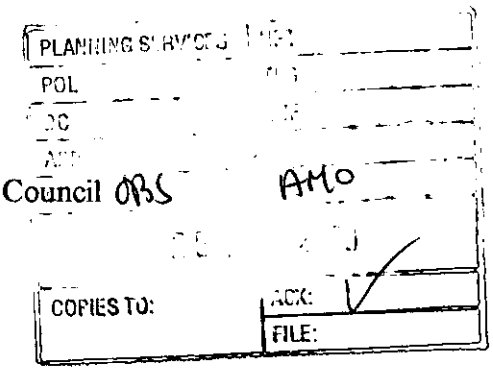
3. The chimney as well is right opposite our dining room and kitchen windows and will look rather like Nelson's Column and affect our Right of Light.

4. We have not objection to the hipped roof assuming it does not reduce light on our side of the building

Yours sincerely

I C HUNT

Mrs A Odell
Senior Planner
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Mr C & Mrs L Hitchen
147A Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4HY

24 July 2000

Application Number: F/2000/1356

Site Address: 149 Nine Mile Ride, Finchampstead, Wokingham.
Proposal: Revised additional plans showing revised design with hipped roof at front

Dear Mrs Odell

We write to you with regard to the above application submitted by Luff Developments, drawing No: 1464/21, 22, 23 & 24.

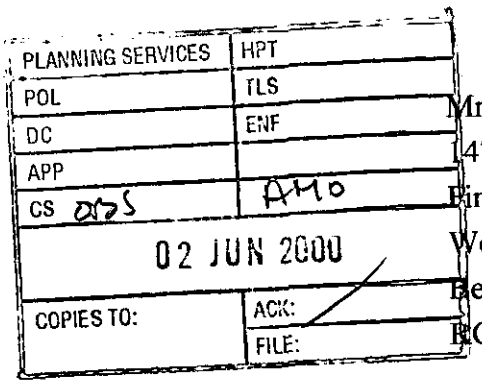
The proposed modification to the house we feel is an acceptable solution to the matter of the siting of the property, in that the back of the house would be facing onto Nine Mile Ride and may be considered out of character with the adjacent properties.

In conclusion, we feel that this latest revision has been sympathetically planned, has taken into account previous objections, and all in all is probably the best compromise. To this end we feel we would like to support Luff Developments in their latest planning application and urge the council to approve this application.

Yours sincerely

Clive & Linda Hitchen

Mrs A Odell
Senior Planner
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Mr C & Mrs L Hitchen
147A Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4HY

1 June 2000

Application Number: F/2000/1356

Site Address: 149 Nine Mile Ride, Finchampstead, Wokingham.
Proposal: Proposed demolition of existing bungalow and erection of detached dwelling with garage

Dear Mrs Odell

We write to you with regard to the above application submitted by Luff Developments, drawing No: 1464/18, dated April 2000.

We recommend that the Wokingham District Council approve this application on the following grounds:

The proposed house (No5) has been sited some 7 metres farther away from Nine Mile Ride than the present bungalow (No149). As this house will be approx 21 metres from the road and due to it's design and positioning, we do not feel that there is any detrimental effect on the immediate vicinity.

When Luff Developments submitted a previous Planning Application (No: 99/70524/RM) to replace No149 we wrote to you with objections in our letter dated 16 October 1999. All of our original objections seem to have been taken into account with this new application. The siting and style of the proposed house we feel satisfies the Inspector's original direction that, "At the reserve matters stage, the Council will need to be satisfied as to the adequacy of the daylight and sunlight reaching 147A" has been met.

The proposed house has also been sited facing the opposite direction to the existing bungalow. We that this fits design in well with the 3 new house that Luff Developments is building at the rear of 149, and keeps car parking away from the frontage onto Nine Mile Ride.

In conclusion, we feel that this latest proposal has been sympathetically planned, has taken into account all our objections, and all in all is probably the best compromise and to this end we feel we would like to support Luff Developments in their latest planning application.

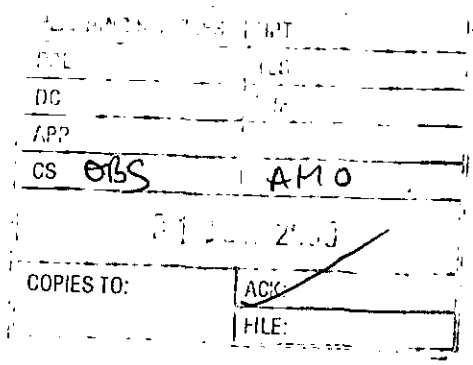
Yours sincerely



Clive & Linda Hitchen

Delivered by hand 1/6/00

151 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4HY



Your Ref: Angela Odell F/2000/1356
Our Ref: ICH/planning 4
31st May 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157, Shute End
WOKINGHAM, Berkshire
RG40 1WR

Dear Mr Mitchell

PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF DETACHED DWELLING WITH GARAGE
149, Nine Mile Ride, Finchampstead, Wokingham

Thank you for your letter of 12 May 2000 in respect of the above. We have the following comments to make :

1. It goes without saying that we expect our acquired legal 'RIGHT OF LIGHT ' on that side of our property to be respected and monitored.

2. We find that the position of the rubbish bins is unacceptable because there are ~~five~~ 6 in total positioned just over the fence that is less than a metre from and in line with our dinning room window. Why a common collection area is proposed I do not know as it can only end up as a 'health hazard' !!

   Perhaps the developer could reduce the size of the house so that a normal width road could be laid that would provide access for a refuse vehicle ?

3. The chimney as well is right opposite our dining room window and will look rather like Nelson's Column and affect our Right of Light. Surely, external chimneys and the subsequent heat loss goes against the Government's drive for energy conservation ?

Yours sincerely

I C HUNT

Delivered by hand 1/6/00

151 Nine Mile Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 4HY

PLANNING SERVICES	HPT
POL	TLS
DC	CHF
APP	
CS CBS	AMO
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

Your Ref: Angela Odell F/2000/1181
Our Ref: ICH/planning 5
29th May 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
P.O. Box 157, Shute End
WOKINGHAM, Berkshire
RG40 1WR

Dear Mr Mitchell

PROPOSED ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE
147, Nine Mile Ride, Finchampstead, Wokingham

Thank you for your letter of 23 May 2000 in respect of the above. We have the following comments to make :

The addition of another dwelling means that there is another bin at the refuse collection point under our dining window and even more of a health hazard and also as a consequence more cars coming in and out past and very close to our property.

At the proposed gates there is the possibility of queuing in the main road and access area in front of the gates which could be very dangerous !!

Yours sincerely

I C HUNT

FROM: Angela Odell

DATE: 12 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

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

Application Number: F/2000/1356

Proposal: Proposed demolition of existing bungalow and erection of detached dwelling with garage.

Site Address: 149, Nine Mile Ride, Finchampstead, Wokingham

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

Your observations are required in respect of this application **by 05/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 2-6-00

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1356

Proposal:
Proposed demolition of existing bungalow and erection of detached dwelling with garage

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

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

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs **& Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2000. 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

12 May 2000

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1356 relates.

Address of site 149 Nine Mile Ride

Finchampstead, Wokingham.

Signed

Date 18/5/2000

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

1.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: AO	Application No. 3 May 2000 F/2000/1356

Map No. ..... Site ...O.18....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Description:

(F) Proposed demolition of existing bungalow and erection of detached dwelling with garage

Location: 149 Nine mile Ride

Parish: Finchampstead Ward: Finchampstead South 12/5

Applicant:

Luff Homes Ltd:

Fee Received 190:00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18/5 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:

..... 147A, 151, 146a, 148, 150 Nine Mile Ride .....

.....

.....

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.....

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

SK/JAG/1464

2nd May 2000

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

03.MAY2000* 1356

F.A.O. Mrs A Odell

Dear Madam,

149 NINE MILE RIDE, FINCHAMPSTEAD

We have been instructed by our client to submit a Planning application for the demolition of the existing bungalow and erection of a house with associated garage and parking. We have discussed the position and orientation of this dwelling with the adjacent neighbour and agreed with him the position.

The following documents are enclosed:

- 6 copies of application form
- Certificate A
- 6 copies of drawing nos. 1464-L, 1464/18, 19 and 20
- Deposit cheque in the sum of £190

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

Yours faithfully,

S. Kalik.

Enc:

c.c. Luff Homes Ltd

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

100 GRAYS INN ROAD LONDON WC1X 8BY

① ADDRESS 149 Nine Mile Ride PARISH Finch E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		outline		
271/72	Mr H Wright	Two Houses	16.3.72	N/A C/A
974/73	"	demol ext dwelling erect Col Bungalow	2.8.73	— C/A
06546	" x	O/APP. RES DEV AT REAR	4.8.77	N/A RE
~~12259~~	~~Jonathan Dean Devs Ltd~~	~~19 Dec. Houses & Garages~~ R/O 147-161	~~17.1.80~~	~~N/A C/A~~
AR13663	Messrs. Wright x	2 Garages & Store Shed	27.5.80	APP. N/A
13432	" "	" " " "	5.6.80	N/A CA
98/68693/O	Mr. & Mrs I Wright	O/A for Demolition & Erect 4 Dwellings	5.1.99	RE
99/70524/RM	Luff Developments Ltd	Erect 4 Dwellings	5.11.99	Withd
99/70813/F	" "	R/O 3 Dwellings + Access	5.1.00	C/

MINISTRY DECISION 68693/O - APPEAL ALLOWED 12/5/99

SPECIAL ORDERS

DRAINAGE

② 1933

ADDRESS 149 Nine Mile Ride PARISH Finchampstea

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
C/2000/0834	Luff developments	D. TO C. (02) 99/70813/F for Appr materials	16.03.00	/
C/2000/1065	"	"	6.4.00	A
F/2000/1139				

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(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 be not 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) of 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.

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

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

- 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) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

(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).

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 . . ANDREWS KALIK ASSOCIATES LTD

Date . 02/05/2000

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

03.MAY2000* 1356

1.	APPLICANT'S NAME	LUFF HOMES LTD
	ADDRESS	THE GRANARY, ASHRIDGEWOOD FARM
		WARREN HOUSE ROAD, WOKINGHAM
	POST CODE	RG40 5RD 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	149 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.		DEMOLITION OF EXISTING
		BUNGALOW AND ERECTION OF
		NEW HOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.11 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1464-L, 1464-18, 19 & 20

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

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK & TILES TO LOCAL AUTHORITY 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.

1.8m CLOSE BOARDED FENCE & BRICK PIERS WITH CLOSE BOARDED PANELS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

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

AS APPROVAL 99/70813

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

YES /GROUND FLOOR ONLY

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	18 *	1 *	1 *
BUNGALOW	1 *	1 *	1 5 *
FLAT/MAISONETTE	1 *	1 *	1 *
OTHER	1 *	1 *	1 *

* 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.

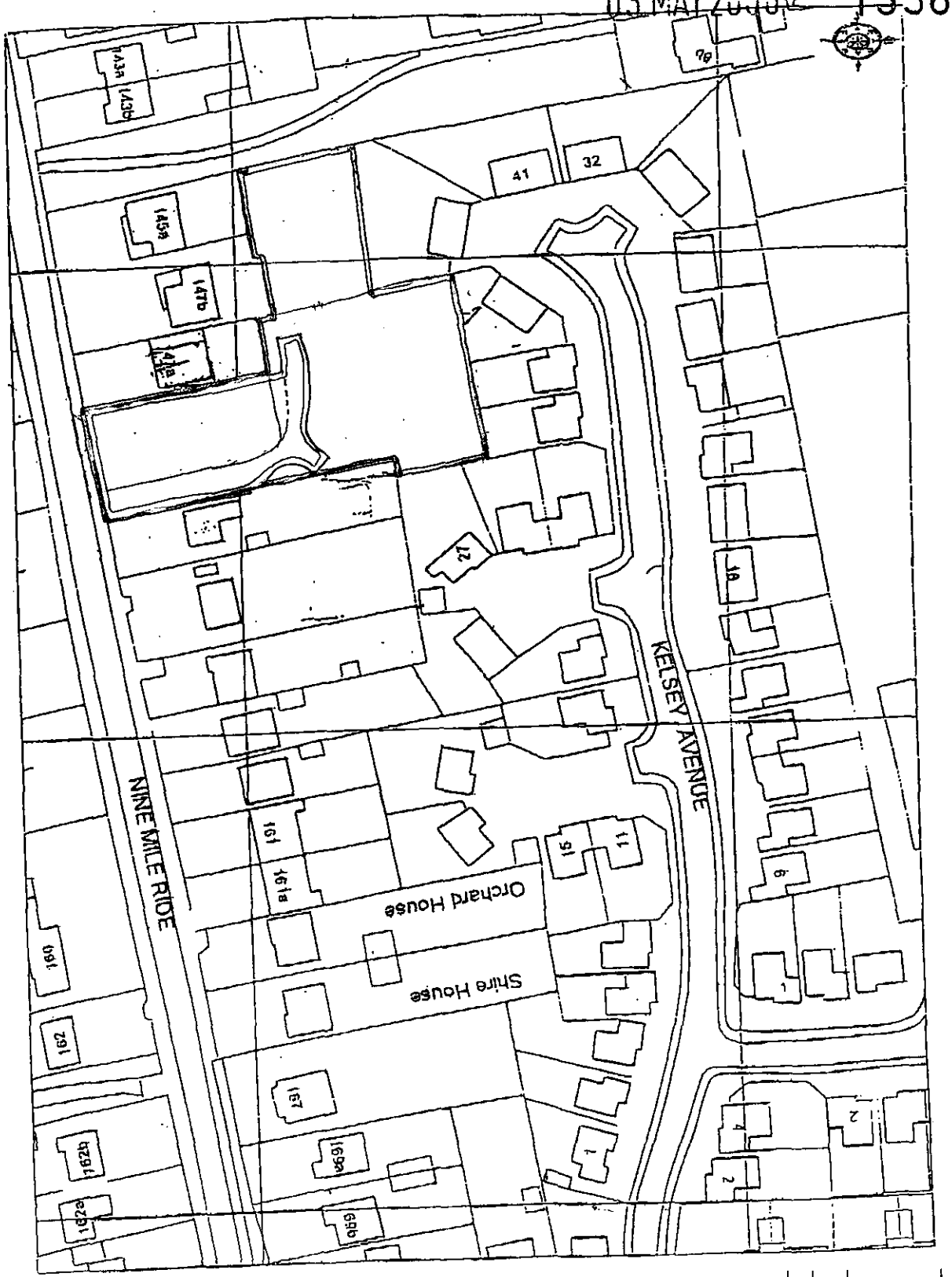
£ 190.00

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 KAHL ASSOCIATES DATE 02/05/2000

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".

03 MAY 2000 1356



RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

Luff Homes Ltd

LOCATION PLAN
Plot 5

1:1250

April 2000

1464-L

101 LONDON ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES