APPLICATION NO:
F/2000/1283

LOCATION:
Land Adjoining 24 Windsor Ride, Finchampstead Wokingham.

APPLICANT:
A Herbert C/O George E Thorne

PROPOSAL:
Proposed erection of detached garage

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Herbert
C/O George E Thorne
43 St Michaels Road
Sandhurst
Berks
GU47 8HD

Application Number: F/2000/1283

Parish: **FINCHAMPSTEAD**

Location: **Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached garage**

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 11/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/1283

Proposal:
Proposed erection of detached garage

Location:
Land Adjoining 24, Windsor 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2000. 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

09 May 2000

**********FILE COPY**********

Tel: (0118) 974 6451

Date: **09 May 2000**

My ref: F/2000/1283

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1283
Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.
Proposed erection of detached garage

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1283**
Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.
Proposed erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: **09 May 2000**

My ref: F/2000/1283

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1283**
Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.
Proposed erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

**********FILE COPY**********

Application Number F/2000/1283
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	BRICKWORK.

John [illegible]
11/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 24 Windsor Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1283

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow - under construction

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m fence boundary etc.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1283

Applicant : A Herbert C/O George E Thorne.

Location : Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of detached garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.5.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

ENV. HEALTH: No comments to make.

HIGHWAYS : No comments.

PARISH COUNCIL :

Planning Issues : IDENTIFIED SETTLEMENT.

- IMPACT UPON NEIGHB. PROPS.
- " " STREET SCENE.

Application Number: F/2000/1283

Appraisal :

The site which is the subject of this application has recently been developed. In January of this year planning permission was granted for a detached bungalow on this site which is currently under construction. The current application proposes to construct a garage on site in the S.E corner of the site. The proposed garage will be of single capacity with a ridge height of 3.1m. The proposed garage will have a floor area of approx 20.6m² & will be located approx. 12.5m away from the rear of the dwelling at the rear of the site, no. 235.

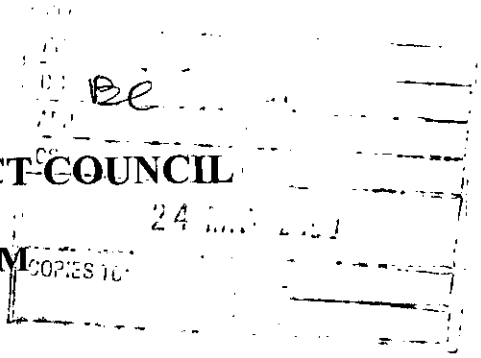
IMPACT UPON NEIGHB. PROPS:
Given the distance of the proposed garage from no.235 & no.237 Nine Mile Ride, along with the scale, massing & height of the garage development it is not considered that ~~the proposal~~ it will have an adverse negative impact upon any neighb. property.

IMPACT UPON ST. SCENE:
The proposed garage will be built on the S.E corner of the application site, set back approx 9m from the highway. Although the garage will be visible from the main road when approaching the site from Pine Drive, given that it has a low ridge height & is not forward of the building line of the new dwelling it is not considered that it will have an adverse negative impact upon the st. scene

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health
Elaine Connor
To: ~~Angela Odell~~
Planning Department

My Ref: JRM

Date: 22/05/00

LAND ADJACENT TO 24 WINDSOR RIDE, FINCHAMPSTEAD

Having considered the above application, I have no recommendations or comments to make.

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 09 May 2000

Application Number: F/2000/1283

Proposal: Proposed erection of detached garage

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Adjoining 24, Windsor Ride, Finchampstead, Wokingham.

Applicant:
A Herbert C/O George E Thorne.

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).

[redacted]

no adverse highway comments.

Signed: [signature] **Print name:** A LINNELL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	'97 APR 3rd
Officer: LC	Application No. F/2000/1283

Map No. 107 Site ...0.08....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE

Location: LAND ADJ 24 WINDSOR RIDE

Parish: FINCHAMPSTEAD Ward: Finchampstead North

Applicant: A HERBERT

Fee Received 95-00 Required ..... Additional ..... Refund .....

(8)

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 : 9.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 250m landfill
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:

no pre-apps.

NEIGHBOURS:

S/N + 24 + 56 Windsor Ride

231, 233, 235 + 237 Nine Mile Ride.

1789/a

SECTION 66 CERTIFICATE

Application No.

17.APR.2010* 1283

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

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

(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).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . George Hawse . . . . . .

On behalf of . . A.P. HERBERT . . . . . .

Date . . 5. 4. 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

17 APR 2000* 1263

1.	APPLICANT'S NAME	A. P. HERBERT ESQ.,
	ADDRESS	233 NINE MILE RIDE. FINCHAMPSTEAD
	POST CODE	BERKSHIRE PHONE
	AGENT'S NAME	GEORGE E. THORNE,
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	43 ST MICHAELS ROAD, SANDHURST, BERKSHIRE.
	POST CODE	GU47 8HD. PHONE 01-252- 873502
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	VACANT SITE ADJACENT TO 24 WINDSOR RIDE. FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF DETACHED GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05 HECTARES
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	SIX COPIES OF DRAWING 9761:8, COPY OF SECTION 66 CERTIFICATE.

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.

ROOF: DARK BROWN TILES TO MATCH EXSTNG

WALLS: SELECTED RED BRICKS TO MATCH EXISTING

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

EXISTING FENCES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO NEW SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

NOT APPLICABLE.

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

EXISTING VEHICULAR ACCESS.

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

YES:

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£95-00.

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 George Purvis ON BEHALF OF A. P. HERBERT DATE 5-4-2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

ADDRESS 24 WINDSOR RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8063 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/39/60	Col R W Loxton	on 9 dwelling	16.6.60	N/A C/A
15/61	Messrs R Bowyer Builders	det bungalow	23.2.61	APP C/A
PD/367/62	Mr D J C Billings	garage	9.8.62	APP N/A
172/61	Twyford Homes & Highways	semi-det house	5.10.61	APP APP
1874/TP	Mr R Martin	dble gge & flat over	23.11.TP	N/A C/A
3R.7376	Mr L. Hawkin	erection of Conservatory	24.10.77	APP N/A
07269	"	"	24.11.77	N/A C/A
98/68233/F (31578)				
	R.MARTIN	NEW ACCESS	6.11.88	C/A
98/68398/F	Mr G.E. Thorne.	detached bungalow.	1/4/99	REF
0/2000/0629	Mr. A. Herbert	D. to C. - Con. 2 of dons. 70719 for Appl of Materials	1/3/00	APP

DATE OF COMPLETION

MINISTRY DECISION 98/68398/F Appeal dismissed (NOW 26)

SPECIAL ORDERS

DRAINAGE

091074

1933

ADDRESS 26 WINDSOR RIDE PARISH FINCHAMPSTEAD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
7/66829/F	Westbury Homes	Erect Det. House & Garage	9.2.98	REF
98/68398/F	"	Erect Det. Dwelling	17.11.98	REF
98/68811/F	A.P. Herbert	Det. Dwelling & Dble Garage	17.2.99	REF
99/70719	"	Erect 1 Dwelling	25.1.00	C/A

MINISTRY DECISION 66829 - APPEAL DISMISSED - 28.7.98

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

28 April 2000

Scale: 1 : 1250