APPLICATION NO:
F/2002/5610

LOCATION:
High Ground Jubilee Road, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs A Gent C/O PHD Associates

PROPOSAL:
Proposed erection of garages and stables.

EARLIEST DATE FOR DECISION: **08/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2002

CASE OFFICER: **Helen Pollock**

723

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Gent
C/O PHD Associates
Braemar House
Water Lane
Stanstead
Essex
CM24 8BJ

Application Number: F/2002/5610

Parish: **FINCHAMPSTEAD**

Location: **High Ground, Jubilee Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of garages and stables.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed garage and stabling by virtue of its size, height, scale and massing would create a visually dominant feature, which would be detrimental to the rural character of the area, and the character of the wider Area of Special Landscape Importance. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SC19 and SC3 of the South East Area Local Plan and to policies WOS2, WOS3, WCC1, WCC4 and WLL2 of the Wokingham District Local Plan (Deposit Draft).

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 Policies C2 and C6.
South East Area Local Plan Policies SC19 and SC3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4 and WLL2.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5610

Applicant : Mr/Mrs A Gent C/O PHD Associates.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposal : Proposed erection of garages and stables.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/01/2002

Earliest Date for Decision : 08/02/2002

Latest Consultation Date/Site Notice Expiry Date : 08/02/2002

This application <u>will have expired on</u>: <u>01/03/2002.</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 :

finchampstead P.C : No objection in priaciple, however concern about height + potential use of the space as an additional dwelling.

Highways : C/A

E.H : No objections

landscape : reccomend Refusal, detrimental impact to WLL2.

E.A : No obj

CPRE : Non. Received. Blackwater Valley CS : No obj, cond. appropreate landscaping.

Planning Issues :

1) Impact upon Character of area.

- ASU
- CountySide

Application Number: F/2001/5610
Appraisal:
The proposed development is for a triple detached garage, three stables plus a feed and tack room at ground floor and a first floor for the storage of hay. The block is laid out in an 'L' shape and is intended to form a courtyard between the main house and the road. The rear of the garaging area faces the road and is 15.5m in length, has 4 high level windows, it is 6.5m in depth has 3 sets of garage doors to the front elevation at ground floor, and 2 pitched roof dormer windows and a gable end with a door in it at first floor level. The proposed stabling area extends 15m towards the main house with the back of it facing the site entrance and driveway, this elevation has 3 high level windows, a door and average height window in to the feed store and a first floor window. The front elevation of the stable area has 3 stable doors and a covered walkway at ground floor level and 2 pitched roof dormer windows at first floor level. The proposed development is 6.4m in height to the ridge and 2.1m to the eaves; it has a hipped roof to the stable area and barn hips to the garaging area.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties as closest to the proposal is around 50m away, and dense vegetation forms the boundary. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon highway safety

The proposed development would form three garage spaces and would add to the ample parking available on site, provided that the parking is permanently retained, there would be no detrimental impact upon highway safety.

4) Impact upon the character of the area

This area is designated within the local plan as Countryside and an Area of Special Landscape Importance; as such we seek to minimise any development in this area. The site occupies an elevated position above Jubilee Road and the proposal stands 6.4m in height and would be very visually dominant from Jubilee Road. The Proposal is 15m in length along the two longest sides and although it would be partially screened by existing hedging, much of this is in poor condition and would not form a long term living vegetative screen of the proposal. It is therefore considered the proposal represents an unacceptable level of development that would detract from the character of the Countryside and wider Area of Special Landscape Importance.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2002/5610
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed garage and stabling by virtue of its size, height, scale and massing would create a visually dominant feature, which would be detrimental to the rural character of the area, and the character of the wider Area of Special Landscape Importance. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, Policies SC19 and SC3 of the South East Area Local Plan and Policies WOS2, WOS3, WCC1, WCC4 and WLL2 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SC19, SC3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC4, WLL2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D. Watson
(Development Control Manager)

Date: 5/3/02

Application form mentions fence/wall along boundary inside existing hedging → not illustrated on application

RECORD OF SITE VISIT

SITE ADDRESS: High Ground Jubilee Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5610

OFFICER: Helen Pollock

DATE OF SITE VISIT: 21/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence to front

2. DESCRIPTION OF SURROUNDINGS

Rural, alongside busy rd.

3. DESCRIPTION OF SITE/BUILDING

Site currently has a bungalow on it but has permission to demolish + erect a 2 storey hse (4293)

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map → non affected.

5. SITE CONSTRAINTS

TREES Hedging along boundary with Jubilee Rd, Patchie in places → See Landscape comments.

ACCESS/PARKING TO STANDARD.

LEVELS Raised up from Rd by ≈ 1m

BOUNDARY TREATMENT Hedging - 4-5m → Patchie in places.

OTHERS

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 22 February 2002

Location:	High Ground, Jubilee Road, Finchampstead
Proposal:	Proposed erection of garages and stables.
Application Number:	F/2002/5610

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

The site is located within the countryside, which is designated as an ASLI. An existing bank and hedgerow form the north western boundary of the site. Most of the vegetation on the bank consists of elm, much of which is dying back, or will die in a couple of years. This therefore will not form a long-term living vegetative screen to help screen the proposed garage/stables. The proposed building will located on slightly elevated ground above the road and will be 6.5 metres high, making it a significant structure in the countryside and very visually dominant from Jubilee Road. This size of building will have a detrimental impact on the ASLI, which is contrary to Policy WLL2 in the Deposit Draft of the Local Plan, and therefore I recommend refusal of this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

Blackwater Valley Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

PLANNING SERVICES	HPT 53106
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	FILE

Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

6 February 2002

Dear Sir / Madam

Proposal : Erection of new garages and stables.
Location : Highground, Jubilee Road, Finchampstead, Berks.

Thank you for sending the Blackwater Valley Countryside Service further information with regard the above proposal, after examining the proposal and consulting our records we have no objection to the above proposal but would like to make the following comments:

The above proposal lies within the Blackwater Valley Strategic Gap. The proposal should therefore add to the landscape setting of the area, appropriate landscaping plans should be a condition of any planning consent, we would expect appropriate plans to include a strong element of native species.

If you have any queries please do not hesitate to contact us. Thank you for your time regarding this matter.

Yours Faithfully

Steve Bailey
Manager

The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council, Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

ENVIRONMENT AGENCY

SE3377

HP

21 FEB 2002

COPIES TO | ACK: | FILE:

Our Ref : SP/2002/005162-1/1
Your Ref : F/2002/5610

Date : 18 February 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Helen Pollock

ERECTION OF GARAGES AND STABLES
HIGH GROUND, JUBILEE ROAD, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 15 January 2002, received on 17 January 2002. Please quote the following reference in any correspondence: SU76SE/20/11. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, prior authorisation of the Environment Agency is required for the construction of relevant storage installations as defined by the regulations.
Contact David Walters on 01276 454543 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their

sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: PHD Associates

FROM: Helen Pollock

DATE: 15 January 2002

DE[illegible]

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5610

Proposal: Proposed erection of garages and stables..

Site Address: High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant: Mr/Mrs A Gent C/O PHD Associates.

Your observations are required in respect of this application **by 08/02/2002** .

No objection in principal, however the Parish Council has expressed concern about the height of the proposed development which could allow for the provision of further accommodation and thus create an additional dwelling at the property.

PLANNING [illegible]	
[illegible]	
[illegible]	
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CS	
25 JAN 200[illegible]	
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	FILE:

SIGNED: C.S. [illegible]

DATE: 25-1-02

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 January 2002

Application Number: F/2002/5610

Proposal: Proposed erection of garages and stables.

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant:
Mr/Mrs A Gent C/O PHD Associates.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049

Signed: _____ **Print name:** ADAM. 17/01/02

Helen Pollock

From: John Mullaney
Sent: 22 January 2002 15:07
To: Helen Pollock
Subject: High Ground, Jubilee Road, Finchampstead F/2002/5610

I have no environmental health objections to this application.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

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

Tel: 0118 974 6480

Date: **15 January 2002**

My ref: F/2002/5610

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2002/5610
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of garages and stables.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5610**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of garages and stables.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6480

Date: **15 January 2002**

My ref: F/2002/5610

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2002/5610
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of garages and stables.

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5610**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of garages and stables.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/5610

Proposal:
Proposed erection of garages and stables.

Location:
High Ground, Jubilee Road, 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/2002/5610 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2002. 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

15 January 2002

Application Number : F/2002/5610	Map No : 114
Case Officer : HP	Site Area : 0.39
Valid Date : 4/01/02	Received Date: 04/01/2002

Level : Delegated Application

Description : Proposed erection of garages and stables.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr/Mrs A Gent C/O PHD Associates.

Fee Required: £95 Fee Received: £95

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	Require 1st floor plan showing position of windows (ie door).	request with SN 16/1	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape / Area of Special Landscape Importance

Trees

Environmental Health / Stables

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

CPRE

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency / Stables

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Rural Area / Countryside

NEIGHBOURS

S/N + See maps

+ names & addresses on attached list

+ Pls include site inside red line

No new pre-apps.

04.JAN.2002 5018

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4293	Charles and Shelagh Parnell The Manor Farm Longwater Road Finchampstead Wokingham Berks RG11 3SE
F/2001/4293	Alan Taylor and Associates ltd. Carriage Drive House 235 Richmond Road Kingston Upon Thames Surrey KT2 5DH
Application approved	Letter sent: 16/08/01

04 JAN 2002* 5610

PHD ASSOCIATES
BRAEMAR HOUSE,
WATER LANE
STANSTED
ESSEX CM24 8BJ

Tel: (01279) 306066
Fax: (01279) 306068
E-mail: phd@phdassociates.co.uk

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 0033/181201/WDC/SHD

Your Ref:

Date: 18th December 2001

Dear Sirs,

Proposed Garages & Stables at Highground, Jubilee Road, Finchampstead, Nr Wokingham, Berkshire.

You will recall that we were granted planning permission for a replacement dwelling at this site, Application Reference F/2001/4293, earlier this year. Our application did not include for garaging as we had not determined the best solution for garaging & stabling at the time. I recall from your files that this indeed was a question raised by local residents when consulted and Angela O'Dell and myself discussed the matter briefly, and I said that I thought we would present a courtyard scheme for garaging possibly located between the house and the road.

We have given the matter much thought and whilst we considered separate garages and stables, with the garages located near the existing and stables in the little paddock, we have finally decided that the best solution would be for a combined building and we have designed a garage & stable building that is very rural in character and is located as originally thought to form a courtyard between the house and the road.

The building has three stables, a feed store and tackroom, and three garages on the ground floor. There is room for hay storage above the garages, feed store and tack room and a loft door is provided above the central garage for this purpose. The field belonging to the property is large enough for grazing at least 3 horses and providing hay if subdivided. In order to provide sufficient space for storage and ventilation of the stored hay I have designed the building with a 50 degree roof pitch.

The property sits on a high bank above Jubilee Road and there is a 5-6M high mature hedge along the top of the bank. The new building will therefore be screened almost entirely from the view of road users whether on foot or in vehicles. I have deliberately designed the building to have a distinctly rural feel and it will present only a tiled roof to anyone who can see anything from the road. The building will be mostly screened by the new dwelling from views across the open countryside and what is not masked by this structure will be glimpsed through the mature screen planting around the house.

04 JAN 2002 5610

The ridge height of the building is kept below that of the original dwelling on the site and the dark tones of the materials proposed should ensure that it blends in well with its environment.

Accordingly I enclose our full planning application for the new garages and stables, together with our clients fee cheque in the sum of ~~£380.00~~, ~~calculated at the rate of £190.00/75M², the total floor area being just under 135M².~~ AS AGREED WITH CAROL HULL.

If there are any questions arising please let me know.

Yours sincerely,

Simon Howard-Dobson
(simondobson@phdassociates.co.uk)

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

04 JAN 2002* 5610

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	MR & MRS A. GENT
	ADDRESS	4 WIMBUSHES
		FINCHAMPSTEAD NR WOKINGHAM BERKSHIRE
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHD ASSOCIATES
	ADDRESS	BRAEMAR HOUSE, WATER LANE
		STANSTED, ESSEX
	POST CODE	CM24 8BJ PHONE 01279 306066
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	HIGH GROUND ~~FINCHAMPSTEAD~~, JUBILEE ROAD
		FINCHAMPSTEAD, NR WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		~~NEW HOUSE WITH GARAGE~~ NEW GARAGES & STABLES
5. Give the area in hectares or part of a hectare	AREA OF SITE	3951 M²
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	0033/PLG/01 0033/PLG/SP/02

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.

SOFT RED STOCK BRICKS TO PLINTH WALLS WITH BLACK FEATHEREDGE BOARDING ABOVE
CLAY PLAIN TILES TO ROOF
DARK OAK STAINED JOINERY.

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 SCREEN PLANTING TO BE RETAINED, 1800 HIGH CLOSE BOARDING/BRICK WALLING TO INNER SIDE OF ROAD FRONTAGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS / ON SITE STORAGE FOR GARDEN USE

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 EXISTING & APPROVED UNDER F/2001/4293

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

N/A

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

NOT APPLICABLE

	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.

GROSS FLOOR AREA = 135 M² ÷ 75M² = 1.8 ∴
FEE = 2 x 190 = £380.00.

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 MR & MRS A. GENT DATE 18 DEC 2001

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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

OR

- 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) . . . . . .

. . . . . .

(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).

- 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 . . . . . .

On behalf of MR & MRS A. GENT

Date 18 DEC 2001

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

ADDRESS HIGH GROUND JUBILEE ROAD PARISH FINCH.

PLOT No. ORD. SHEET No.

BUILDER 110/50 - SIR. C. CORFIELD GARAGE & GARDEN SHED 10.450 APP APP

Plan No. R/223/69	Applicant	Description of Development	Date of Decision	Decision C/A
GR 16523	MR. G. CLARKE	REBUILD CONSERVATORY	9.4.81	REF. N/A
27786	"	REPL. GARAGE / 1ST FLOOR OVER	12.6.87	C/A
GRA 3689	"	" "	~~19.10.87~~ 5.11.87	~~REF~~ APP
97/65295/A	APPEAL A.R NEELY + LILAWATI NEELY	C of U Res to B1 OFFICE		R.
F/2001/4293	Mr. & Mrs Gent	dem. of existing dwelling & erection of new dwelling	30.7.01	C/A

APP/X0330/[illegible]/1022642,3 - E.N. Appeals on ground are allowed but Enforc. 22/10/99 notice upheld

MINISTRY DECISION 65295 - APPEAL DISMISSED - 5.3.98

SPECIAL ORDERS PO Eng - development - Mr Ainslie - 25.09.00

DRAINAGE

091074

Do not scale from this drawing, if in doubt please ASK!

Ordnance Survey® Option 1 Site Centred
Superplan Data ®

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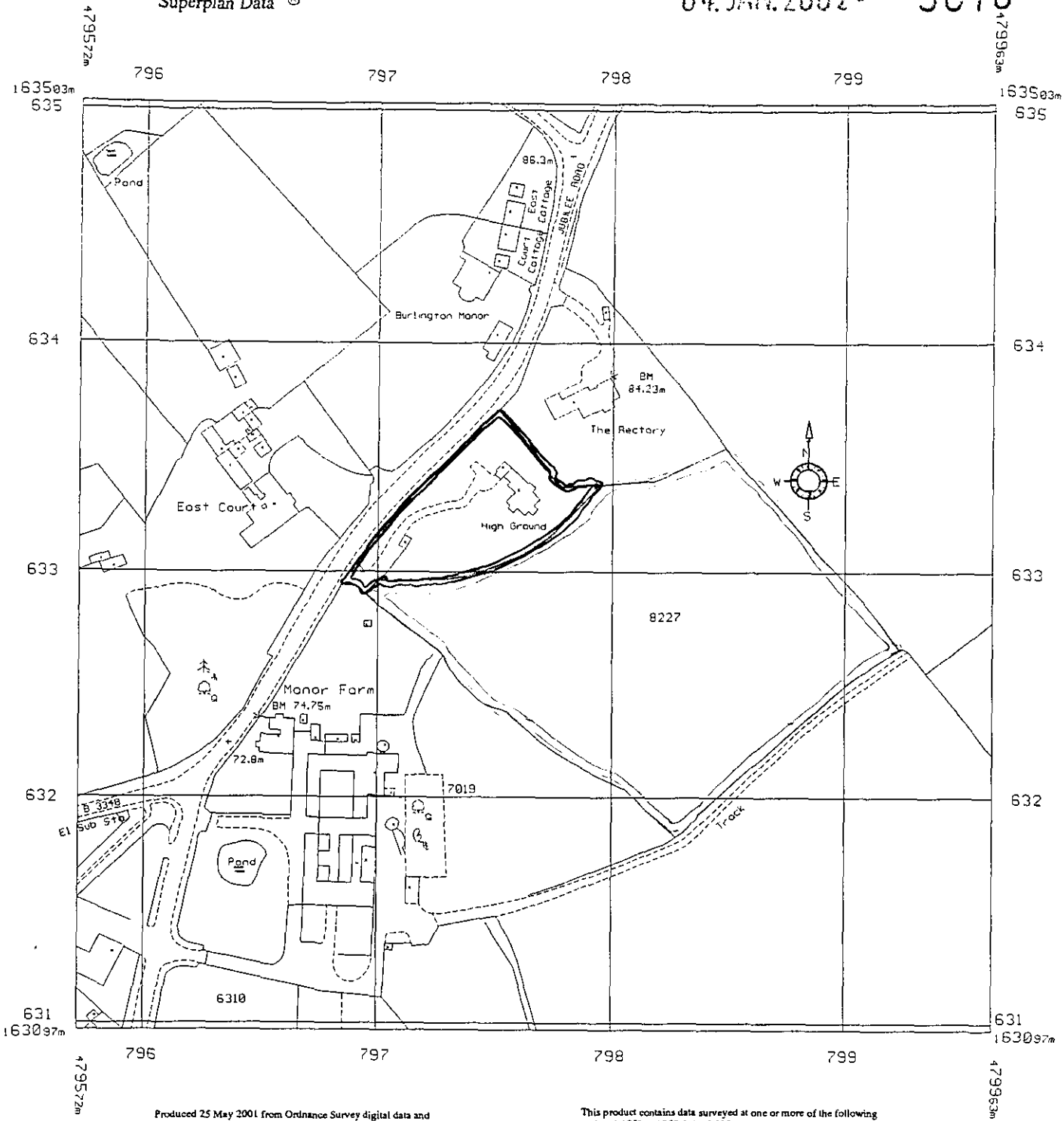

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National Grid sheet reference at centre of this Superplan: TQ3773NE
The representation of a road, track or path is no evidence of a right of way.
Heights are given in metres above Datum.
The alignment of tunnels is approximate.

Centre Coordinates: 537742 173926
Supplied by: Trident, Dunstable
Serial Number: 07123418

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Architecture & Surveying Planning & Design PHD

Project	"Highground", Jubilee Road, Finchampstead, Berkshire. Proposed Garages & Stables
Drawing	Site Location Plan Ordnance Survey Extract
Date	28th May 2001
Drawn By	SPH-D
Scale	1:2500
Drawing Number	0033/PL/OSP/1

Do not scale from this drawing, if in doubt please ASK!

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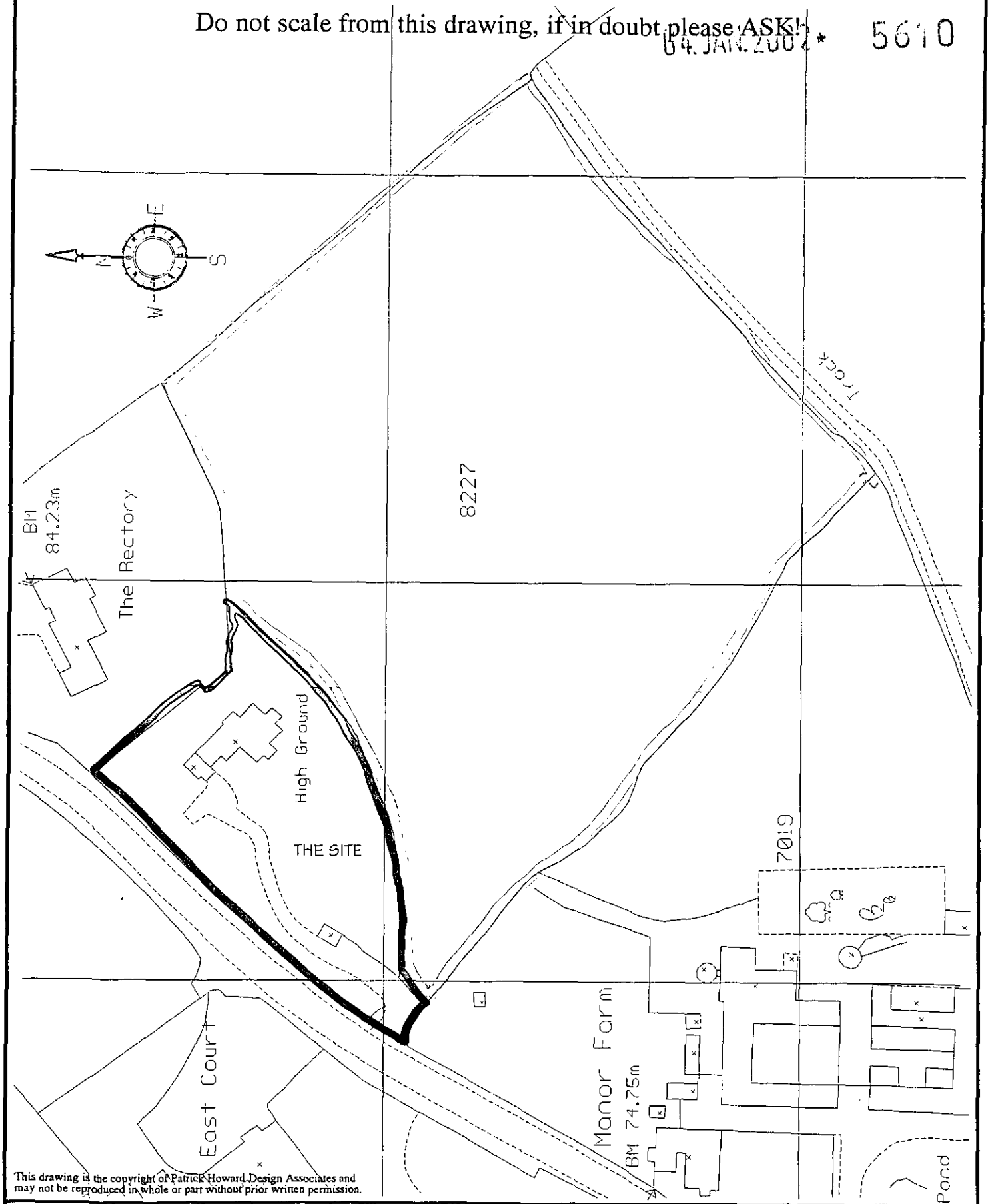

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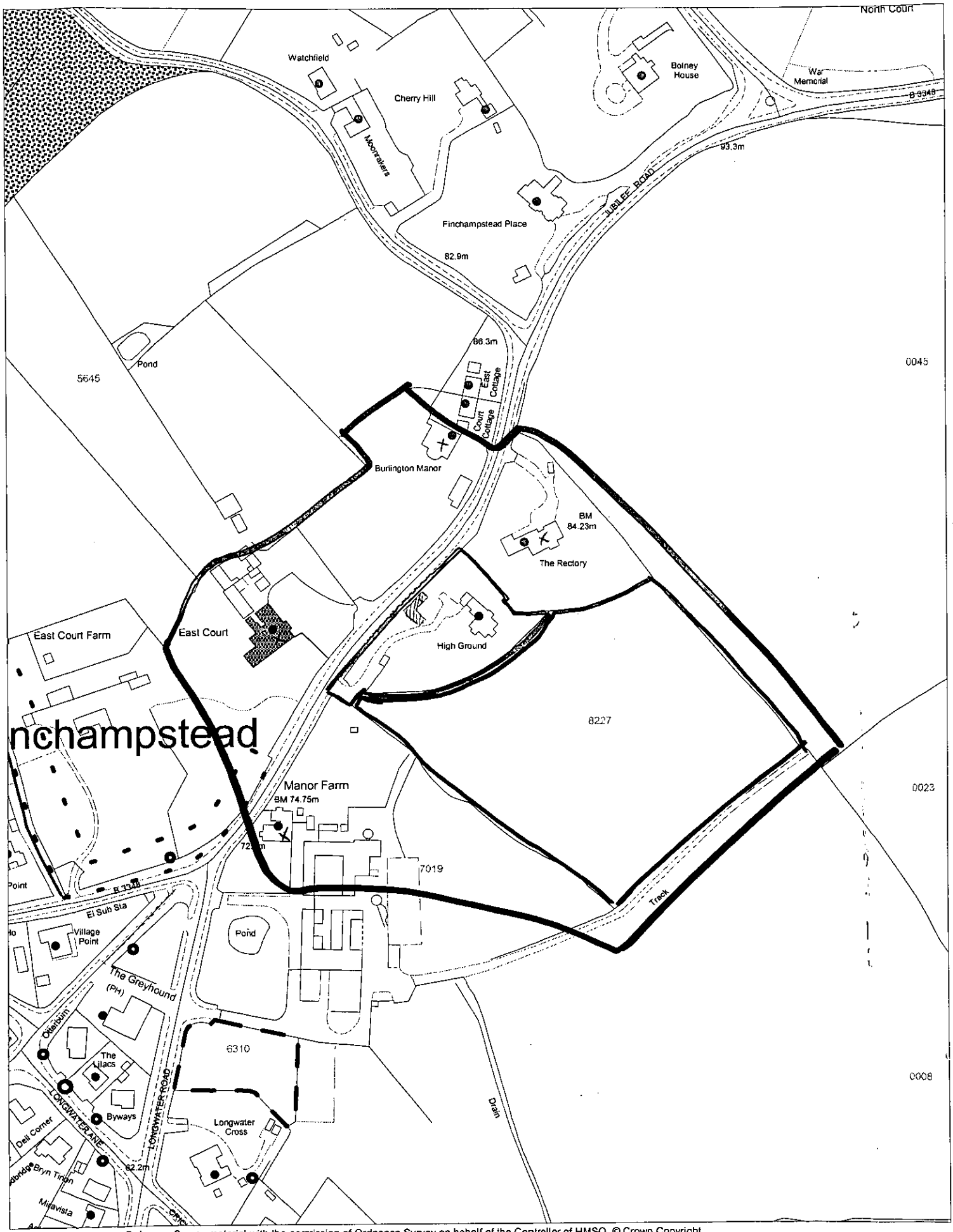
PHD
Planning & Design

Project: "Highground", Jubilee Road, Finchampstead, Berkshire. Proposed Garages & Stables	Date: 28th May 2001
	Drawn By: SPH-D
Drawing: Site Plan Ordnance Survey Extract	Scale: 1:1250
	Drawing Number: 0033/PL/OSP/2

04.JAN.2002* 5610



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Development Control Section, Environmental Services, Wokingham District Council.
10 January 2002 Scale: 1 : 2500

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