

Location	Ref No	Proposal	Comments - FPC	Meeting date	Decision -WBC	Date
Nine Mile Ride, 1	211554	Householder application for the proposed erection of a single storey front extension to form porch, single storey side extension, garage conversion to create habitable accommodation, plus the insertion of 4no. roof lights and changes to fenestration.	The Council has no objections.	23/06/21	Approved.	14/01/22
Church Lane, Manor Beacon	212923	Householder application for the erection of garden trellis panels to create two privacy screens of 2.5m high x 14.4m long and 2.5m high x 12.6m long (retrospective).	The Council has no objections but would ask that once the new fences are erected, any temporary covers and tarpaulin are to be taken down.	15/09/21	Approved. The trellis hereby permitted shall be reduced in height within three months of the date of this permission in accordance with the approved details.	08/02/22
Fleet Hill, Fleet Rise, Annexe (Treetops)	213435	Full application for the proposed erection of a detached 4 no. bedroom dwelling and outbuilding, following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective)	<p>The Council object for the same reasons as before because nothing has changed. Unsustainable countryside location. Development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath.</p> <p>History: This is revised plans for a previous application ref 181925 which was granted planning permission on appeal on 16.04.19. (The revised plans include a large timber outbuilding which was in breach of planning permission as per case reference 86505).</p> <p>The Committee objected to the original application 181925 due to unsustainable countryside location. Development in the garden, in a site that already appears to be overdeveloped. Thames Basin Heath.</p>	08/12/21	<p>Refused.</p> <p>1. By virtue of its siting, scale, bulk and mass would be disproportionately larger than the existing building and fails to bring about any environmental improvements.</p> <p>2.By reason of its design and monolithic and top heavy form, together with the topography of the site would result in a incongruous form of development that would be harmful to the character and appearance of the area.</p> <p>3.Detrimental impact on the ancient woodland to the south of the site which is an irreplaceable habitat by reason of the proposed building and intensification of the plot being well within the minimum 15 metre buffer zone set out in government guidance that is required to protect ancient woodland and individual trees within it.</p>	17/01/22

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New Mill Road, Riverwood Bungalow	213477	Full application for the proposed erection of replacement dwelling house, followed by demolition of existing dwelling.	<p>The Council has no objections</p> <p>History: 30.09.21 Previous application approved by WBC (212528) PN Class AA Resi storeys Notification: Prior approval submission for the construction of one additional storey to existing dwelling where the maximum height of the proposed additional storey will be no more than 9m. The Council objected to this on previous occasions due to unattractive design, not in keeping with other developments within the area and inappropriate development in the countryside. The design looks like it has been devised for use by multiple households, and there is no adequate parking provision.</p>	10/11/21	<p>Refused.</p> <p>1. By virtue of its excessive scale, form and footprint and its inappropriate location out of settlement and outside any existing residential curtilage the proposal would result in unacceptable encroachment and urbanisation to the significant detriment of the visual amenity of the open countryside</p> <p>2. The proposal fails to demonstrate how it would conserve and enhance the rural character of the site as defined with the Wokingham Borough Landscape Character Area.</p>	14/01/22
Wood Moor, 10	213529	Change of use from amenity land to include new dropped kerb and crossing of grass verge, 7.0 x 5.4m access.	The Council object on the grounds of people making use of amenity land for parking their vehicles which could set a precedent for other residents.	08/12/21	Approved.	24/01/22
Park Lane, West Court	213704	Application for Listed Building consent for the proposed replacement of 10 no. windows to second floor dormers.	The Council has no objections.	08/12/21	Approved.	07/02/22

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Nine Mile Ride, 3	213736	Application for a certificate of existing lawful development for the erection of a garden room, following demolition of existing conservatory, the extension of a single storey front porch, the insertion of a rear elevation roof dormer, replacement gates and roof tiles, plus demolition of greenhouse.	The Council has no objections.	12/01/22	Approved.	18/01/22
Chivers Drive, 30	213777	Householder application for the proposed development of a new garage to front of property, convert existing garage, additional bedroom on first floor and rear extension. Garage conversion, small rear extension, first floor bedroom, porch extension and internal remodelling previously granted.	The Council has no objections.	08/12/21	Approved.	26/01/21
Alexander Close, 3	213867	Householder application for the proposed erection of a single storey rear extension with the insertion of 2 NO. roof lights.	The Council has no objections.	08/12/21	Approved.	20/01/22
Nine Mile Ride, 310	213872	Householder application for the proposed development of a detached garage.	The Council object due to the garage in front of the building line, as outlined in the emerging Local Plan, FNDP Policy D3b.	08/12/21	Refused. By virtue of its inappropriate siting forward to the principal building line, the proposal would have an intrusive visual impact on the street scene and the cumulative increase of development on the site would result in an urbanising effect and harmful impact to the predominant character of the surrounding area, one which is of open views to the front elevations of detached dwellings.	21/01/22
Land at the Junction of Jubilee Road and Rectory Hill	213903	Application for Listed Building Consent for the proposed dismantling of war memorial and relocation and reinstallation on new site.	The Council support this application and has no objections.	12/01/22	Approved.	10/02/22

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Grass Verge, north of The Village (B3348) and East of Finchampstead Recreation Ground Car Park	213927	Full application for the proposed relocation and erection of war memorial, plinth and steps, creation of a footpath, installation of culvert and power supply.	<p>This application was considered and the following comment agreed at Main Council on 15 December in order to meet the deadline for comments:</p> <p>The Parish Council fully supports the proposal to relocate the War Memorial as detailed in this application. This will safeguard the Memorial and it will continue to be highly visible, maintaining the context of the original location for the Memorial, which is also known as the 'Wayside Cross'. The new location will allow safe and easy access by visitors for quiet contemplation or for larger events such as Remembrance services. The relocation is also supported by a majority of the people of Finchampstead, evidenced by a public consultation undertaken by the Parish Council in early summer 2021.</p>	12/01/22	Approved.	10/02/22
Barkham Ride, 31	213928	Full application for the temporary stationing of a sales office for a period of one year. Renewal of 202615.	<p>The Council has no objections.</p> <p>History: Previous Planning ref 202615, approved by WBC. FPC Comments: The Councillors object to this application, the sales office could be included in one of the units up for sale.</p>	12/01/22	Approved.	31/01/22
Church Lane, Church Farm	213942	Full application for the proposed change of use of an agricultural fodder barn to general agricultural barn including livestock housing.	The Council has no objections.	12/01/22	Approved.	26/01/22

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Finchampstead Road, 428, Xenuk Tandoori	213958	Application to vary conditions 2 and 3 of planning consent 173716 for the re-development of site to provide a replacement restaurant on existing ground floor, creation of 6no. residential apartments of existing first and second floor. Condition 2 refers to the approved documents and condition 3 to external materials, and the variation is to allow a change the external brickwork and to make alterations including an increase in building height and the erection of a two storey rear extension and porch canopy roof, plus the addition of PV panels and changes to fenestration and internal layout.	<p>The Council object to the increase in height of the roof to enable it to be three stories for the following reasons:</p> <ul style="list-style-type: none"> <li>- Domination of the junction</li> <li>- Bulk, size and massing</li> <li>- Contravenes Policy D1 of the emerging FNDP.</li> </ul> <p>History: Previous Planning ref 173716, approved by WBC. FPC Comments: Objected - out of keeping due to its size, bulk and massing. Overdevelopment of the plot. Twelve parking spaces are inadequate to service 6 apartments and a thriving restaurant business without placing an extra burden on public parking spaces. When California Crossroads is redeveloped Finchampstead PC wants any new builds to enhance the street scene.</p>	12/01/22	<p>Refused.</p> <p>The height of the development, as proposed, is excessive within its surrounds and when coupled with the bulk of the building width, ridge and crown roof, does not adequately transition to the lower heights of the residential character to the south and has a detrimental impact upon the character of the area.</p>	31/01/22
Nine Mile Ride, 251	213979	Householder application (part retrospective) for the proposed erection of a detached outbuilding.	The Council has no objections to the building, on the condition it is not used for commercial purposes other than a home office.	12/01/22	Approved.	07/02/22
Nine Mile Ride, 43	214001	<p><b>PN Class AA Resi storeys</b></p> <p><b>Notification: For information only</b></p> <p>Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 8.89 metres.</p>	The Council has no objections.	12/01/22	Approved.	28/01/22

Location	Ref No	Proposal	Comments - FPC	Meeting date	Decision -WBC	Date
Wick Hill Lane, Foxfield	214021	Full application for the proposed erection of 1 no. 5 bedroom dwelling with associated garage, vehicle parking and landscaping, following the demolition of the existing dwelling.	The Council has no objection on the condition that the existing TPO is retained.	12/01/22	Approved.	20/01/22
Jubilee Road, 3 Spring Gardens	214112	Householder application for the proposed erection of a single storey side extension and the erection of a two storey rear extension, following demolition of the existing two storey and single storey extensions.	The Council has no objections.	12/01/22	Approved.	31/01/22
Nine Mile Ride, Holly Cottage	214136	House holder application for the proposed erection of a single storey detached Annexe to include 4No roof lights and parking, following demolition of the existing outbuildings.	The Council objects to this application due to the following reasons: - Development in the countryside. - Contrary to polices ADH1 and ADH2 in the emerging FNDP.	12/01/22	Refused. 1. By virtue of its location, combination of its scale and facilities to be provided along with the lack of robust justification for the proposed use, is tantamount to a new dwelling with no functional or physical dependency on Holly Cottage, resulting in a significant detrimental impact to the spacious rural character and appearance of the Countryside. 2. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport. 3. Does not include adequate mitigation measures from having an adverse effect on the integrity of the Thames Basin Heaths.	26/01/22
Lower Wokingham Road, Briarleigh	214144	Householder application for the proposed two storey side extension.	The Council has no objections.	12/01/22	Approved.	18/01/22