

PLANNING DECISIONS

Wednesday 15th June 2022 Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Sheerlands Road, Hogwood Farm	213645	Approval of Reserved Matters Consultation: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 135 dwellings across parcels P2 & P3 with access via development parcel P1 and the proposed Nine Mile Ride Extension bus loop; emergency access via Sheerlands Road, associated internal access roads, parking, provision of Public Open Space (PG1), children's play areas including a LEAP, LAP and LLAP and NEAP, together with parking, cycleways, footpaths, landscaping and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.	The Council has no objections	08/12/21	Approved	18/05/22
Tintagel Road, Pine Wood	220299	Application to vary condition 2 of planning consent 183068 for the Full (phased) planning application for the proposed erection of 2no detached 'self-build' dwellings following demolition of existing bungalow Condition 2 refers to submitted plans and drawings and the variation is to provide roof space accommodation and additional rooflights, removal of chimney, changes to fenestration and alterations to the rear single storey roof of plot1.	The Council has no objections	16/03/22	Approved	24/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Lower Sandhurst Road, Hall Farm Cottage	220605	Full application for the proposed change of use of residential land to agricultural to enable the formation of an access to serve an existing agricultural use.	<p>The Council object to this application for the following reasons:</p> <ol style="list-style-type: none"> 1. lack of visibility from both directions on a dangerous blind bend. 2. the term 'agricultural' use is questionable as this is used for equines only. 	13/04/22	<p>Refused.</p> <ol style="list-style-type: none"> 1. Insufficient information provided to demonstrate the need that a new track is necessary agricultural purposes. It would result in excessive encroachment into the Countryside and will have a harmful urbanising impact which fails to maintain the character and appearance of the Countryside. 2. It will have a detrimental impact on the open, rural and undeveloped character of the area. The proposed development results in adverse harm to the landscape character of the area and detracts from the openness and rural character and appearance of Lower Sandhurst Lane. 3. It has not been demonstrated that the proposal would have a satisfactory impact on existing trees and hedges that have amenity value and contribute positively to the character and appearance of the area. 	13/05/22
Park Lane, Hogwood Meadows	220681	Application for a certificate of existing lawful development for the use of a building as a dwelling.	<p>The Council objects to this application for a certificate of existing lawful development as the original structure was built without planning permission. This is also development in the countryside.</p> <p>History: Relating to PCN Ref 1592/2020/085654 - large brick structure on the site.</p>	13/04/22	Approved	12/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Wellingtonia Avenue, Avenue Lodge	220702	Householder application for the proposed raising of the roof on the side extension with dormer windows (as current roof has structural problems) to bring eaves inline with the main house and create a games room in roof space.	The Council has no objections	13/04/22	Approved	11/05/22
Barkham Ride, 30a	220835	Householder application for proposed single storey outbuilding to the rear of the property.	The Council has no objections	13/04/22	Approved	20/05/22
Gorse Ride North, 31	220847	Householder application for the proposed single storey garage.	The Council objects to this application on the grounds of bulk, size and massing; development in the countryside and out of keeping with the street scene.	13/04/22	Approved	16/05/22
Shepherds Way, 17	220869	Householder application for proposed single storey front extension to form porch, single storey side/rear extension, conversion of existing garage into habitable space, raising of garage roof and 2No rooflights.	The Council has no objections	13/04/22	Approved	16/05/22
Finchampstead Road, 437	220884	Application to vary condition 2 of planning consent 192342 for the Full application for the proposed erection of 1No 4 bed dwelling and associated parking and landscaping following demolition of existing bungalow. Condition 2 refers to Approved details and the variation is to Change in ground level on the site that had not previously been shown.	The Council has no objections. History: Relating to case ref 87021 - not in accordance with the approved plans 192342.	13/04/22	Approved	16/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Pine Drive, 39	220886	Variation/Removal of Condition Consultation: Application to vary conditions 2 and 4 of planning consent 211108 for the Householder application for the proposed erection of a part single part two storey front extension, a single storey side extension joining existing garage to main dwelling, a single storey rear extension, a first floor extension, the insertion of 5 no. rooflights and 1 no. Juliet balcony, the removal of existing chimney, alterations to elevations plus changes to fenestration. Condition No2 approved details and condition No4 Obscure glazing and the variation is to include a parapet to the rear and garage and Bedroom No4 to have clear glass instead of obscured.	The Council has no objections. History: Relating to case ref 87064 - build appears larger than approved plans 211108.	13/04/22	Approved	16/05/22
Heath Ride, Rowanside	220958	Householder application for the proposed replacement of existing conservatory glazing with brick walls and bifold doors and flat roof and conversion of existing garage to study, wc and living area, addition of roof lights to rear and side flat roof under permitted development rights.	The Council has no objections	13/04/22	Approved	06/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
The Village, East Court Farm	220964	Full application for the erection of a 3No storey replacement dwelling following the demolition of the existing single storey dwelling and outbuildings.	The Council objects to this application as it contravenes emerging FNDP Policy D1 which does not support 3 stories. Should this be approved, the existing agricultural tie must remain in place.	13/04/22	<p>Refused</p> <p>1.The proposed demolition and replacement of the existing dwelling, which is of modern construction and remains functionable, is inherently unsustainable and would result in adverse environmental impacts arising from demolition.</p> <p>2.The proposed demolition and replacement of the existing agricultural worker's dwelling, by reason of its excessive size, would result in a scheme which would detrimentally impact the ability of the occupant to comply with the agricultural occupancy condition, due to the apparent inability of the dwelling to comply with any of the criteria for rural worker dwellings.</p> <p>3.The ecological information submitted has not sufficiently demonstrated that the proposed development has taken into account the possibility of bats, a protected species, being on the site</p>	30/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Longwater Road, Manor Farm	220967	Prior approval submission for the proposed Barn A, subdivided to form 3no. dwellings and Barn B, a single dwelling.	The Council would like an agricultural tie put in place, should this be approved.	13/04/22	<p>Refused</p> <ol style="list-style-type: none"> 1.The proposed conversion of Barn A to form 3 dwelling houses and Barn B to form one dwelling house constitutes development and requires planning permission. 2.Block A is not in agricultural use. 3.The curtilage for Block A has not association with the building and exceeds the size of the building being converted. 4.The curtilage for Block B includes the whole demolition of a separate building and there is a lack of information about waste collection, and more specifically, the ability of a refuse vehicle to access the site and safely manoeuvre within the site. 5.There is a lack of information relating to contamination risks within Block B and the Council cannot be satisfied that the establishment of residential dwellings would not pose a health risk to residential occupants 	30/05/22

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Nash Grove Lane, 41	220985	Application to vary conditions 2, 3 and 7 of application 212778 for the proposed raising of the roof and erection of a first floor side extension, conversion of the existing garage to habitable space, erection of a single storey rear extension, a front canopy roof and a side canopy roof following demolition of existing garage, changes to fenestration, installation of 2 no. roof lights and demolition of detached outbuilding. Condition 2 refers to approved details, condition 3 to external materials and condition 7 to retention of trees and shrubs. The variation is to allow the substitution of drawings, changes to materials and alterations to landscaping, plus a change to the wording of condition 7.	The Council has no objections. History: 15.09.21: The Committee objected to planning application 212778 due to size, bulk and massing, and over development of the plot.	13/04/22	Approved	30/05/22
Nash Grove Lane, 47	220997	Householder application for the proposed single storey rear and side extension, with roof glazing, and conversion of garage incorporating a new pitched roof, involving raising of the existing party wall between the garages, and inserting of roof-lights to the sloping roof front and rear.	The Council has no objections	11/05/22	Approved	16/05/22
Finchampstead Road, 405	221024	Householder application for the proposed erection of a single storey side extension and modifications to the existing front porch including changes to roof form, fenestration and creation of a canopy roof.	The Council has no objections	11/05/22	Approved	18/05/22
Birch Road, 8	221134	Householder application for the proposed demolition of rear conservatory replace with a single storey rear extension and enlargement of existing roof dormers. Single storey front extension and garage conversion.	The Council has no objections.	11/05/22	Approved	30/05/22

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Nash Grove Lane, 41	221138	Householder application for the proposed erection of an open sided car port with an electric car charging facility.	The Council has no objections	11/05/22	Approved	08/06/22
Nine Mile Ride, 269	221161	Householder application for the proposed two storey side extension and erection of car port, following demolition of the existing garage.	The Council has no objections	11/05/22	Approved	09/06/22
Longwater Lane, Rowan House	221205	Householder application for the proposed erection of a single storey rear flat roof extension with a lantern cover.	The Council has no objections	11/05/22	Approved	25/05/22
The Brambles, 2	221240	Householder application for the proposed erection of a single storey rear and side extension, following demolition of the existing conservatory.	The Council has no objections	11/05/22	Approved	08/06/22