

**PLANNING APPLICATION**

**Wednesday 14th December 2022 Finchampstead Parish Council**

**APPENDIX A**

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Fleet Hill, South Court	220887	<p><b>Comments by 6th December (extension approved)</b></p> <p>Revised plans received: Householder application for the proposed timber boundary fencing 2m 6cm high.(Retrospective)</p>	<p>The Council object to this application due to the height of the fence as it obscures the sight line. Reduction to 1.54m high would be more acceptable.</p> <p>History: The council objected to the original plans in April 22 due to the fence height and it's urbanising effect in a rural community, and felt it was out of keeping with the street scene.</p>	14/12/2022	
Church Lane, High Barn	222805	<p><b>Comments by 31st December</b></p> <p>Full application for the change of use of agricultural paddock with proposed shed and part of private woodland to commercial land to be used for the provision of dog walking services (retrospective).</p>	<p>The Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>- Change of use from agricultural to commercial constitutes development in the countryside and is contrary to policies in the emerging FNDP.</li> <li>- The fence height is too low to contain dogs which is particularly concerning for both livestock in the adjoining fields and walkers on the footpath.</li> <li>- There is no easy access for emergency services should the need arise onsite and therefore puts the health and safety of those working there at risk.</li> </ul> <p>(Note: The above comments were updated on 19/01/23)</p>	14/12/2022	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Heath Ride, Heathmere	223157	<b>Comments by 22nd December</b> Householder application for the proposed First Floor side extension. Single storey side extension to the existing garage. Plus changes to fenestration.	The Council has no objections.	14/12/2022	
Sandhurst Road, Silverstock Manor	223160	<b>Comments by 28th December</b> Householder application for the proposed erection of a 2no storey extension to the North/east elevation.	The Council has no objections.	14/12/2022	
Fleet Hill, Treetops	223194	<b>Comments by 8th December (extension approved)</b>  Full application for the proposed erection of garage/log store and kennels/storage building.	The Council has no objections.	14/12/2022	
Lower Wokingham Road, Oak Dale	223256	<b>Comments by 20th December</b> Full application for the proposed change of use from residential dwelling house to care home (C2) comprising of 60 no. rooms, with associated access, parking and landscaping following demolition of existing dwelling.	The Council object to this application as it is not in accordance with the emerging FNDP for the following reasons:  -Over development of site in an unsustainable location. -Three storey buildings (outside of the SDLs or Gorse Ride), are not supported by the emerging FNDP, Policy D1. -Insufficient parking onsite which may lead to parking on the road. -Impact of additional traffic on Lower Wokingham Road.	14/12/2022	
Barkham Ride, 113	223319	<b>Comments by 13th December (extension approved)</b>  Householder application for the proposed erection of a 2 story rear extension, 4 . No dormers, changes to fenestration following the demolition of existing rear storey.	The Council has no objections.	14/12/2022	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Nash Grove Lane, 56	223346	<p><b>Comments by 9th December (extension approved)</b></p> <p>Householder application for the proposed erection of a single storey rear extension and 1 no. roof light to existing main pitched roof. Conversion of existing side extension and carport to form study and utility space with new flat roof.</p>	The Council has no objections.	14/12/2022	
Jubilee Road, Claridge House	223364	<p><b>Comments by 22nd December</b></p> <p>Householder application for the proposed design refinement to the approved exterior area directly outside the basement level by proposing a formal sunken external garden.</p>	The Council has no objections.	14/12/2022	
Nine Mile Ride, 297	223385	<p><b>Comments by 12th December (extension approved)</b></p> <p>Householder application for the proposed erection of double detached garage.</p>	The Council object to this application on the grounds that the garage is in front of the building line and therefore contravenes emerging FNDP Policy D3b.	14/12/2022	

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC
Pine Drive, 54	223428	<p><b>Comments by 14th December (extension approved)</b></p> <p>Application to vary conditions 2 and 3 of planning consent 203618 for the proposed raising of the roof to form first floor accommodation, single storey side extension, two storey rear extension with a Juliet balcony, insertion of 10no rooflights and internal alterations to dwelling. Condition 2 refers to approved details and the variation is to allow the repositioning of roof lights, addition of roof light (the proposal will increase the number of roof lights from 10 to 11), changes to fenestration and alterations to roof. Condition 3 refers to external materials and the variation is to allow the changes of materials.</p>	The Council has no objections.	14/12/2022	
Sheerlands Road, Hogwood Farm	223435	<p><b>Comments by 20th December</b></p> <p>Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.</p>	The Council has no objections.	14/12/2022	

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Foxcote, 24	223444	<p><b>Comments by 12th December (extension approved)</b></p> <p>Householder application for the proposed erection of single storey rear extension following demolition of existing conservatory. First floor side extension.</p>	The Council has no objections.	14/12/2022	
Bramley Grove, 2	223492	<p><b>Comments by 26th December</b></p> <p>Householder application for the proposed single storey side extension following demolition of existing rear conservatory, with changes to fenestration.</p>	The Council has no objections.	14/12/2022	
Dell Road, Russets	223494	<p><b>Comments by 29th December</b></p> <p>Householder application for the proposed part conversion of garage to create habitable accommodation. Two storey side and rear extension to include rooflights, changes to fenestration, 1no. Juliet balcony plus removal of existing dormers to be replaced with 1no. dormer.</p>	The Council has no objections.	14/12/2022	

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Barkham Ride, 33	223528	<p><b>Comments by 16th December</b></p> <p>Outline application for the proposed erection of 68 residential dwellings with associated access, following demolition of the existing dwelling and out buildings. Access only to be considered. (with Appearance, Landscaping, Layout and Scale to be reserved).</p>	<p>The sites 31-33 Barkham Ride are included in the emerging Finchampstead Neighbourhood Development Plan (FNDP). However, the Council have some concerns that the proposals in this outline planning application are not in accordance with the FNDP, and the planning statement suggests that it is, which is misleading.</p> <p>The main issues with this application are as follows:</p> <p>1. Housing density - The original development site was proposed as '31-33 Barkham Ride' for c 70 houses, but this application suggests 68 houses on No. 33 only. The application includes a number of three storey buildings which (outside of the SDLs or Gorse Ride) are not supported by the emerging FNDP, Policy D1, and further increase the density.</p> <p>2. Traffic &amp; safety - The proposed development will bring a significant increase in traffic onto Barkham Ride, and an additional access point to and from Barkham Ride in an area where there are several other access points including the recently created entrance to Victoria Gardens. Speeding is an issue on Barkham Ride which has a 40mph limit, and the road is dangerously narrow and already struggles with the volume of traffic and buses passing.</p> <p>3. Infrastructure - Impact on local amenities and already over stretched services.</p>	14/12/2022	

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Nine Mile Ride, 284	223547	<b>Comments by 21st December</b> Householder application for the proposed erection of a single storey rear extension, two storey front extension, including a loft conversion with dormers.	The Council has no objections.	14/12/2022	
Tomlinson Drive, 9	223552	<b>Comments by 20th December</b> Householder application for the proposed erection of a single storey rear extension comprising kitchen extension and summer/garden room with bi-fold doors, double doors.	The Council has no objections.	14/12/2022	
Barkham Ride, 22	223579	<b>Existing Lawful Certificate Notification:</b> For information only Application for a certificate of existing lawful development for the use of the building as 2 no. residential dwellings, 22a and 22b Barkham Ride, for more than four years.	The Council object to this application for a certificate of existing lawful development, as there appears to be no substantial evidence of persons living here and would suggest that this is investigated further in terms of council tax payments.	14/12/2022	
Johnson Drive, Land At Rear Of No. 6	223592	<b>Comments by 28th December</b> Full application for the erection of 5no. dwellings and detached double garages following removal/demolition of the existing dwelling and out buildings.	The Council object to this application for the following reasons: -Outside of the development area and not an allocated site within the emerging FNDP. -Development in the countryside, contrary to FNDP Policies ADH1 and ADH2. -Unsustainable countryside location.	14/12/2022	

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Hollybush Ride, Brooklands	223654	<p><b>Existing Lawful Certificate Notification:</b> For information only</p> <p>Application for a certificate of existing lawful development for the use of an outbuilding as an annexe.</p>	The Council has no objections.	14/12/2022	