

PLANNING DECISIONS

Wednesday 17th May 2023 Finchampstead Parish Council

APPENDIX B

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Church Lane, High Barn	222805	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>The Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> - Change of use from agricultural to commercial constitutes development in the countryside and is contrary to policies in the emerging FNDP. - 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. - 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. <p>(Note: The above comments were updated on 19/01/23)</p>	14/12/22	Approved.	11/05/23
Sheerlands Road, Hogwood Farm	223435	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.	The Council has no objections.	14/12/22	Approved.	20/04/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Fleet Hill, Land adjacent to Old Rectory Cottage	223664	Full application for the change of use of land for equestrian use and erection of a single storey building to form stables with storage and workshop, including an associated culvert and vehicle bridge.	The Council has no objections.	15/02/23	Approved.	20/04/23
Jubilee Road, East Court Farm	223782	Householder application for the proposed erection of single storey front extension. Single storey side extension. Single storey rear extension to form patio area. Erection of a first floor over existing ground floor to include 4no. dormers plus 1no. Juliet balcony. 1.8m boarded fence to surround new bin area.	The Council objects to this application on the following grounds: - The scale of the proposed dwelling would be inappropriate development in the countryside and contravenes the WBC Core Strategy Policy CP11 and emerging FNDP policies ADH1 and ADH2. - Given the Agricultural Tie on the property, the proposed dwelling is likely to be unaffordable for essential rural workers, hence reducing the range of homes in the area. There is no evidence to suggest that affordable dwellings for rural workers are not needed locally. Consequently, the application is unsustainable as it would conflict with paragraph 8 of the National Planning Policy Framework.	18/01/23	Approved.	14/04/23
The Village, 9	230371	Householder application for the proposed single storey rear extension and hard standing to the front of the dwelling. Creation of a new access with dropped curb.	Whilst the Council does not object to the proposals for the extension, there were concerns that a dropped kerb could have implications on street parking. There also appears to be a technicality with the application form, as the applicant has ticked 'No' for a new or altered vehicle access, which directly conflicts with the creation of a new access with dropped kerb.	15/03/23	Approved.	25/04/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Finchampstead Road, 384	230413	Householder application for the proposed single storey front extension and detached single storey side extension along with changes to fenestration. Existing dwelling and extensions to be rendered.	The Council has no objections.	15/03/23	Approved.	27/04/23
The Ridges, Wick Hill Lodge	230434	Householder application for the proposed extension to the roof of the existing single storey room on the main house to create open bay parking with Oak framing, replacement of the existing orangery to the rear elevation of the main house, oak framed Garage with storage room above, changes to fenestration and the replacement of a roof light.	The Council has no objections.	19/04/23	Approved.	24/04/23
Jubilee Road, Spring Gardens, 3	230444	Householder application for the proposed erection of a double garage, including associated landscaping.	The Council has no objections, but would question whether the modern style of the garage is in keeping with the character of the street scene.	15/03/23	Approved.	03/05/23
Nine Mile Ride, 286A	230454	Full application for the proposed erection of a 2 storey dwelling following demolition of the existing dwelling(Part retrospective).	The Council has no objections.	15/03/23	Approved.	28/04/23
Sheerlands Road, Hogwood Farm	230491	Full application for the temporary erection of a single storey cabin and associated Landscaping with parking (Parcel P9). Period 23/02/2023-23/01/2025.	The Council has no objections.	15/03/23	Approved.	21/04/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Heath Ride, Mill Stone	230547	Householder application for conversion of existing garage. Erection of a single storey carport/storage to the front of the dwelling and associated access. Erection of fencing to the front of the dwelling.	The Council has no objections.	15/03/23	Approved.	25/04/23
Barkham Ride, 43	230613	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration and installation of a new sun pipe.	The Council has no objections.	19/04/23	Approved.	02/05/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Sandhurst Road, Shorne Lodge	230670	Householder application for the proposed outbuilding/garage to accommodate 3no. cars & storage space.	<p>The Council objects to this application on the following grounds:</p> <p>1.The proposed development would result in excessive encroachment into the Countryside away from original buildings and have a harmful urbanising impact which fails to maintain the character and appearance of the Countryside.</p> <p>2.The erection of a new building here would have a detrimental impact on the open, rural and undeveloped character of the area, and may result in an adverse impact on the appearance of the surrounding Countryside.</p>	19/04/23	<p>Refused.</p> <p>1. The proposal will result in expansion of development away from the original building that will represent inappropriate encroachment and urbanisation of the area. Due to its excessive footprint, bulk and height, the proposal will be highly visible from the public footpath and due to the proposed materials will have a stark appearance detrimentally impacting the verdant landscape character and visual amenity of the area. The building along with additional hardstanding would result in cumulative and conclusive harm to the character and openness of countryside.</p> <p>2. By virtue of introducing additional private motor vehicles without proper legal right, the proposal would result in unacceptable risk to public safety, especially to pedestrians, cyclists and horse riders using the Public Right of Way. There is insufficient width to allow safe passing of vehicles; unacceptable disruption to Public: Information that can be seen and used by everyone inside and outside the Council. existing traffic flows on Sandhurst Road; and likely unacceptable public risks for the users of the FINC FP 51 I, the proposed vehicular access to the garage will be substandard.</p>	11/05/23
Wild Briar, 8	230719	Householder application for the proposed erection of a single storey side/rear extension following demolition of the existing conservatory, plus changes to fenestration.	The Council has no objections.	19/04/23	Approved.	21/04/23