APPLICATION NO:
F/2001/3452

LOCATION:
Durdle Lodge Soldiers Rise, Finchampstead Wokingham.

APPLICANT:
Mr Erskine C/O Mr R P Jenkins

PROPOSAL:
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **Natalie Brown**

7

4

SYSTEMS LTD

SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Erskine
C/O Mr R P Jenkins
103 Old Nazeing Road
Broxbourne
Herts
EN10 6RJ

Application Number: F/2001/3452

Parish:	**FINCHAMPSTEAD**
Location:	**Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.**
Proposal:	**Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. Prior to the commencement of the development hereby permitted, details of the form of the lights on top of the brick piers shall be submitted to and approved in writing by the Local Planning Authority.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In order to ensure a satisfactory form of development.

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 Policy EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Informative
2. This permission relates to the application as amended with revised plans, drawing number 155/01^{C} submitted to the Local Planning Authority on 12 April 2001 showing gates omitted from application and does not approve the proposals as originally submitted.

Informative
3. This permission relates to the application as amended with revised plans, drawing number SK3 submitted to the Local Planning Authority on 4 May 2001 showing revised parking layout and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 29/05/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3452.	MB
BUILDING CONTROL NUMBER.	A/2001/1720	Brian
APPLICANT/AGENT	Mr R.P. Jenkins	
ADDRESS OF SITE	Durdle Lodge Soldiers Rise FINCHAMPSTEAD ~~BERKSHIRE~~	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	155/01C	155/01C
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3452

Proposal:
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Location:
Durdle Lodge, Soldiers Rise, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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 normally be possible for an individual reply 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

06 March 2001

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

Tel: (0118) 974 6492

Date: **06 March 2001**

My ref: F/2001/3452

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2001/3452
Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3452**
Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6492

Date: **06 March 2001**

My ref: F/2001/3452

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2001/3452
Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3452**
Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.
Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1971

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. H.A. Fonseca,
46 Pine Ridge Road,
BURGHFIELD COMMON,
Reading, Berks.

Application No. 641/72

Proposal Two houses and garages at Soldiers Rise, Wokingham Without.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 11th day of May 19 72, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. This permission relates to the site shown on the Location Plan.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971.

2. For the avoidance of doubt since the Block Plan obviously refers to another site.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 2 . . 2

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962-68

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. A. Fonseca,
c/o Mr. D. Webb, Dip. Arch, A.R.I.B.A.,
Pangbourne Hill,
PANGBOURNE,
Berks.

Application No. 389/72

Proposal Details of 2 houses at Soldiers Rise, Wokingham Without.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 16th day of March, 19 72 subject to compliance with the conditions specified hereunder:—

The development hereby permitted shall be commenced within five years from the date of this permission.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

This condition is deemed to be attached by virtue of Section 65 (2) of the Town and Country Planning Act, 1968.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 10 APR 1972

Clerk to the Council

N.B.—A statement of the appli...

TOWN AND COUNTRY PLANNING ACT, 1971

Mr. R. R. Davis,
c/o Mr. [illegible] de Silva,
The Bungalow,
Soldiers Rise,
Finchampstead,
WOKINGHAM, Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

Application No: 10632

Proposal: Extensions at 'Chantilly,' Soldiers Rise, Wokingham Without.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 8th day of June 19 79 subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1977, there shall be no structural alterations to the elevations of the dwelling as extended by this permission and no further additions or alterations (including windows) shall be constructed without the prior written permission of the District Planning Authority.

INFORMATIVE

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of 'Chantilly' Soldiers Rise, Wokingham Without, care should be taken upon the commencement of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjacent properties.

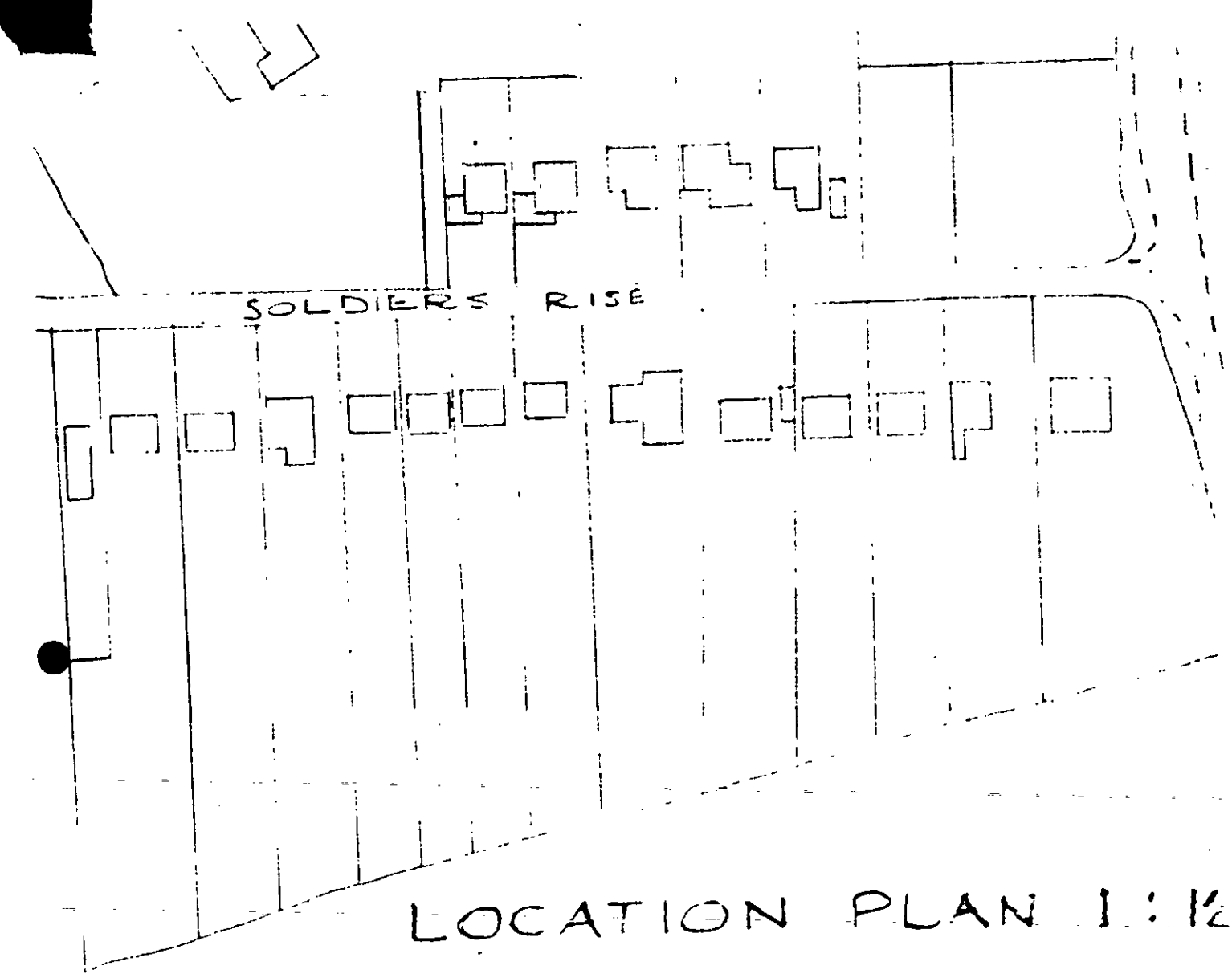
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date:.....

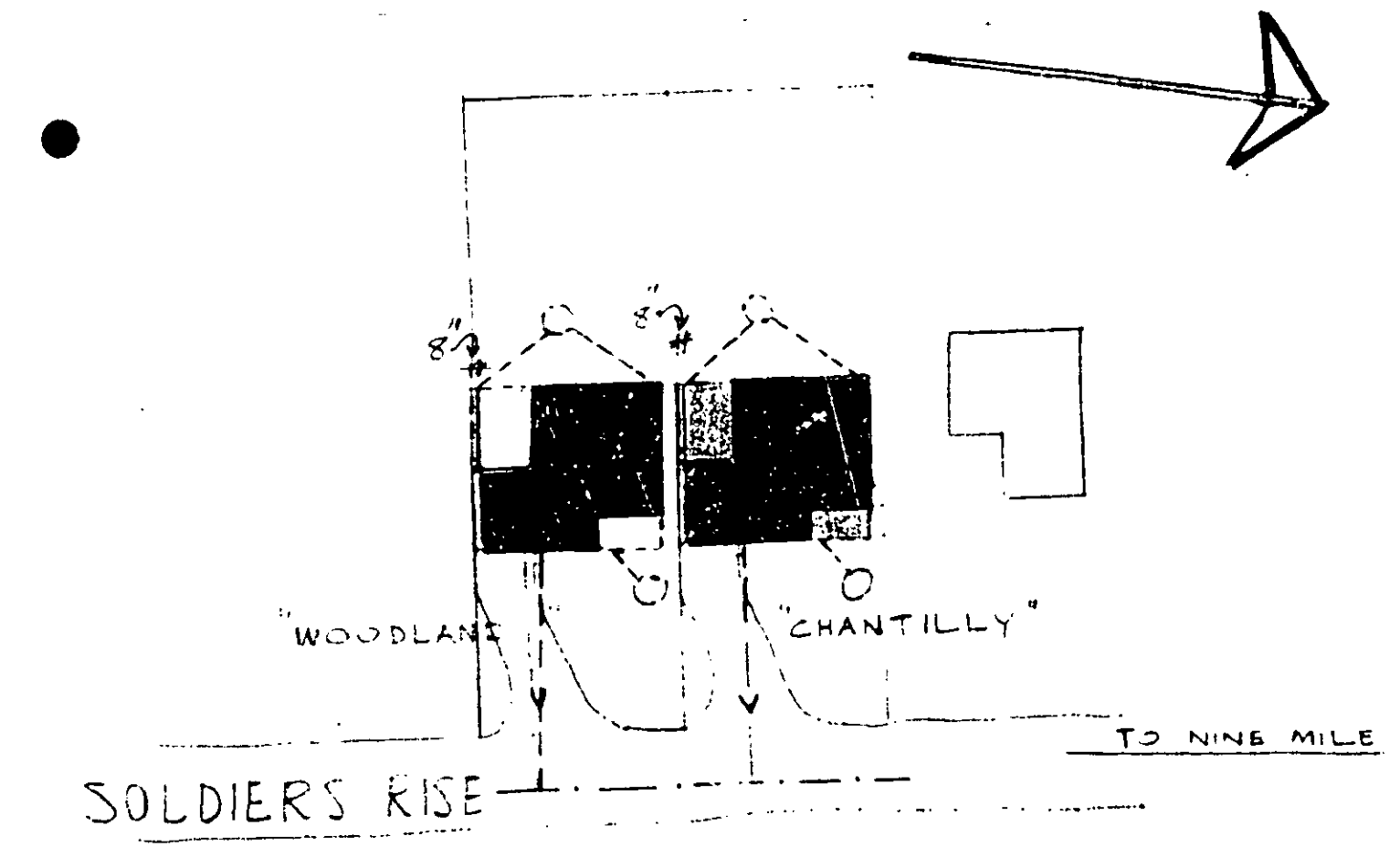
.....
District Secretary

T&CPL/1

N.B. A statement of the applicant's rights is set out overleaf.



LOCATION PLAN 1 : 1½



WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3452

Applicant : Mr Erskine C/O Mr R P Jenkins.

Location : Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal : Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/3

Date of Neighbour Notifications : .....

Date of Site Visit : 10/3

Date Registered : 28/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 25/04/2001. 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 :

~~[illegible]~~ f'stead PC : concerned re/ lighting.

Public Rights of Way: no objection

Ramblers Soc: 2/6: no comments to make to this particular application

Letters of rep: none received.

Highways: 9/3: request plan 4 parking spaces for correct property
Access to be widened.
Gates proposed would need to have a 5m setback

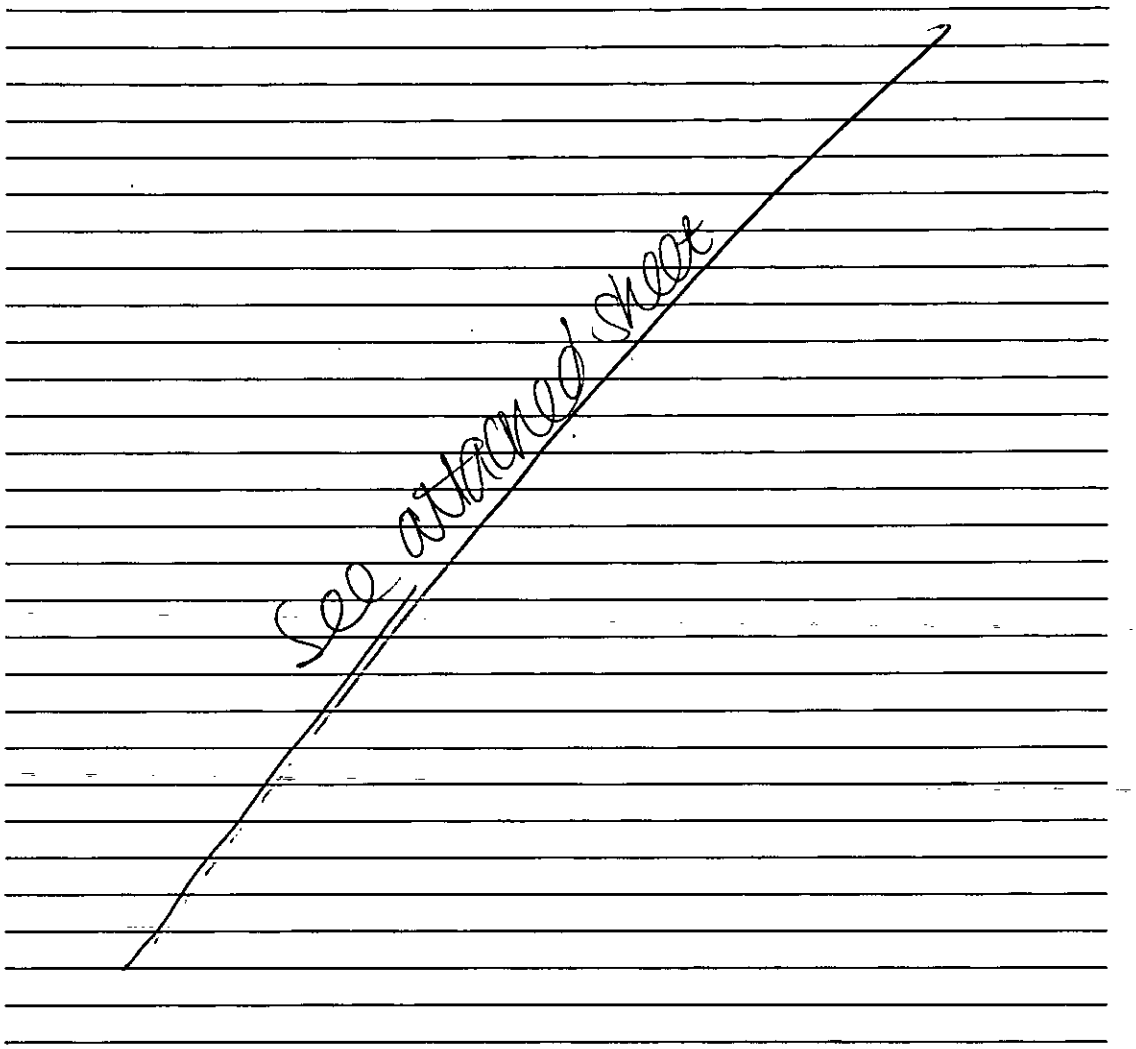
Planning Issues : (10'd sett)

23/4: In response to revised plans
Request plan 1:200 scale for 4 vehicles 4.8 x 2.4m
extent of driveway to be shown.

16/5: In response to further revised plans.
no objection subject to parking/turning condition

Application Number: F/2001/3452

Appraisal :



Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/3452
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	Full perm - 5yrs
	C014	R014	Ex finishes to match.
	C122	R122	Parking + turning
			Prior to the commencement of the development hereby permitted, details of the form of the lights on top of the brick piers shall be submitted to + approved in writing by the LPA, ~~details shall include, form of the lighting~~.
			Reason: In order to ensure a satisfactory form of development

RECORD OF SITE VISIT

SITE ADDRESS: Durdle Lodge
Soldiers Rise Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/3452

OFFICER: Natalie Brown

DATE OF SITE VISIT: 8/3

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
low wall @ front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - two farthings has high wall at front of boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 driveway entrance + double garage

LEVELS

BOUNDARY TREATMENT fence @ side with two farthings

OTHERS

Application Number: F/2001/3452

Appraisal:

Development
a) Conversion of double garage to study
b) Alterations to existing garage/proposed study roof
c) Proposed wall to front of dwelling (1.5m wall, 1.6m piers, 2m to lights)

1) Impact upon neighbouring properties
The proposed development is not considered to have adverse effect upon neighbouring properties. It is recommended that a condition be added to ensure that no windows are added to the side elevation of the proposed study facing 'Woodlands' to prevent any overlooking.

2) Impact upon the character of the streetscene
The only change visible to the street scene in terms of the dwelling would be a change from the garage door to a window. It is not considered that this would have any adverse effect.

'Two Farthings' (adjacent property, when viewed from the front is on the right hand side), has a high wall to the front of the property. There is an existing low wall at the front of the property. It is not considered that there would be any adverse effect upon the character of the street scene given the mix of boundary treatments and that the adjacent property already has a brick wall at the front.

The parish council was concerned that the type of 'lighting' proposed would be out of character with the surrounding area. The proposed development would see 3 lights along the proposed front boundary wall. It is recommended that a condition be added for details of the lighting to be submitted so as the form is acceptable.

3) Impact upon highway safety (parking provision)
The highway department on several occasions, requested further information with regard to the parking layout. The gates were removed from the application and the parking layout changed. Subject to a condition being added to ensure that the parking and turning remains, they would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 FEB 2001~~ Valid 28 FEB 2001	Map No. 107 Site 0.05
Officer: ~~FBE~~ NAB Application No. F 2001 3452	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF EXISTING GARAGE TO STUDY AND ERECTION OF WALL TO FRONT OF DWELLING PLUS ALTERATIONS TO ROOF OF STUDY

Location: DURDLE LODGE SOLDIERS RISE

Parish: ~~WOOT~~ FINCHAMPSTEAD Ward: Finch North 6.3.01 D.

Applicant: MR ERSKINE

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			28 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	highlight proposed - Parking layout, wall?	22/2	28 FEB 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	elevations of wall & gates?	22/2 ✓	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.3.01 By Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓.....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓.....
The Ramblers Association (Let's send copy of map marked with yellow stickers to Mr J. Bounds) .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps. .....

NEIGHBOURS:

S/N + See map .....

Date: 08 May 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3452

Location: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Case Officer: Natalie Brown

The new plans show the following: 1:100 parking plan. Drawing no SK3.

Comments are required by 14/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

C122, R122.

Adam Coggins 16/05/01

Date: 08 May 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3452

Location: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Case Officer: Natalie Brown

The new plans show the following: 1:100 parking plan. Drawing no SK3.

Comments are required by 14/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

02072423925

Facsimile ADDITIONAL PLAN

3452

MOWLEM

John Mowlem & Company PLC

Major & Special Projects Business
86 Hatton Garden
3rd Floor
Holborn
London
EC1
Telephone 0207 242 3918
Facsimile 0207 242 3925

To
Natalie Brown
Wokingham District Council

FACSIMILE NO
0118 974 6484

FROM Bob Jenkins

TELEPHONE NO.

NUMBER OF PAGES INCLUDING THIS PAGE
2

DATE TIME
4 May 2001

CS
04 MAY 2001
COPIES TO: ACK: FILE:

Phoned up + requested fax - faxed at 4pm 4/5

Durdle Lodge, Soldiers Rise, Finchampstead.
Application F/2001/3452

Further to your letter dated 27 March 2001, Please find enclosed a copy of sketch SK3 illustrating a 4 car parking option to the drive of Durdle Lodge.

Car position 3 is accessed by driving into position 4, reversing and then manoeuvring into position 3.

I trust you find the enclosed satisfactory.

Yours faithfully

R Jenkins

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2001/342 (Planaps) / (Ludhouse) Date Rec. 4 MAY 2001

Location: Dudle lodge, Soldiers Rise

Parish Fitchampstead

Applicant:

Description of attached plans 1:100 Parking plan.

Drawing No's: SK3

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAR

Consultations Sent by Admin. on 08.05.PS

Yellow - Part One Copy
Green - Officer's Copy

The Ramblers' Association
Working for walkers

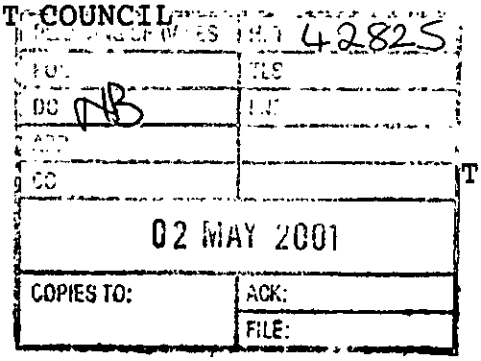


29 April 2001

Your ref: Natalie Brown / F/2001/3452

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL



70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

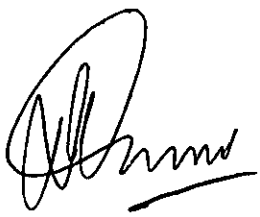
Dear Sir

Application No. F/2001/3452

Site: Durdle Lode, Soldiers Rise, Finchampstead.

In response to your letter of 20th April, we have no comment to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D. W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group



Registered Charity number 1094929

Date: 24 April 2001

25 APR 2001

To: ~~Public Rights of Way~~
Natalie Brown

We have received Revised Plans for the following planning application:

Application Number: F/2001/3452

Location: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Case Officer: Natalie Brown

The new plans show the following: Parking plan shown for correct property and gates to property removed. Drawing nos 155/01 Rev C + view of proposed wall & parking plan.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

No objection to this application.

G Boswell

1.5.2001

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 March 2001
My ref: NB/F/2001/3452

Mr R.P. Jenkins
103 Old Nazeing Road
Broxbourne
Herts
EN10 6RJ

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 Mr Jenkins,

APPLICATION: F/2001/3452
SITE: DURDLE LODGE, SOLDIERS RISE, FINCHAMPSTEAD

Please find attached a further consultation response I have received from the Highways Department following the receipt of the revised plans (received on 12 March 2001) showing a correct parking plan and gates removed from the application.

Please accept my apologies for not phoning you about this matter, as I thought it would be easier if you could see the comments for yourself.

If you wish to discuss the highways issues raised, you can contact Adam Coggins on 0118 974 6330.

Please note that I will be on leave from 8/5/01-23/5/01, therefore if you wish any revised plans to be processed for re-consultation prior to my going on leave, I will need to have received them by Friday 4 May.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
(Case Officer)

Date: 24 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3452

Location: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Case Officer: Natalie Brown

The new plans show the following: Parking plan shown for correct property and gates to property removed. Drawing nos 155/01 Rev C + view of proposed wall & parking plan.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comment

- Please could Highways have a revised plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property.
- The outline of the spaces is to be marked on the plan accurately with minimum dimensions : 4.8m x 2.4m.
- The extent of the proposed driveway must be clearly shown, including details of any widening, alterations to the access and any trees to be removed.
- The proposed layout should ensure that practical manoeuvres in and out of the spaces can be achieved.

Adam C 25/04/01

Date: 24 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3452

Location: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Case Officer: Natalie Brown

The new plans show the following: Parking plan shown for correct property and gates to property removed. Drawing nos 155/01 Rev C + view of proposed wall & parking plan.

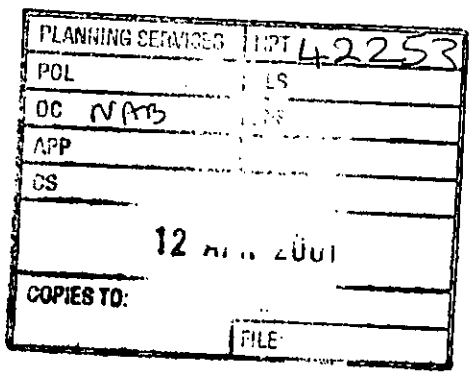
Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

R Jenkins
103 Old Nazeing Road
Broxbourne
Herts
EN10 6RJ

9 April 2001

Natalie Brown
Senior Planning Officer
Environmental Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG20 1WR



Dear Madam

Re : Durdle Lodge, Soldiers Rise.

Further to our telephone conversation on Friday, please find enclosed 6 copies of the amended Plans, revised to reflect your requirements:

- Front drive gate is omitted
- Minor amendment to the Block plan

I trust the above is satisfactory

Yours faithfully

R Jenkins

3452

REVISED PLAN

cc Mr K. Erskine (Durdle Lodge)

FROM: Natalie Brown

DATE: 06 March 2001

[RECEIVED]

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3452

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study..

Site Address: Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Applicant: Mr Erskine C/O Mr R P Jenkins.

Your observations are required in respect of this application **by 30/03/2001** .

No objections in principal but the Parish Council considers that the type of lighting proposed to be installed on the wall is out of keeping with the surrounding area.

SIGNED: C.S.C. DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 06 March 2001

Application Number: F/2001/3452

Proposal: Proposed conversion of existing garage to study and erection of wall to front of dwelling plus alterations to roof of study.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Durdle Lodge, Soldiers Rise, Finchampstead, Wokingham.

Applicant:
Mr Erskine C/O Mr R P Jenkins.

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).

Comments

① The parking plan provided is for the wrong property.

② The space that will be lost by converting the garage must be replaced within the curtilage, therefore:

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

③ It is anticipated that the access will need to be widened to a minimum of 4.8 metres for the spaces to be used effectively.

④ Any gates proposed must be set back at least 5 metres from the highway boundary. This is not the case currently and therefore these would ~~need to be~~ not be provided.

Signed: _____ **Print name:** Adam Coggins 09/03/01

6/4/01: phoned agent @ 12.40 + left a message.

6/4/01: 2.40 - agent phoned back: a) he would correct p.plan to correct plot
b) wider driveway access
c) remove gates from appln.

~~CHANTILLY~~ DURDLE LODGE
ADDRESS SOLDIERS RISE

1.4.86 FINCHAMPSTEAD
PARISH ~~WOOD WITHOUT~~

PLOT No. RENAMED 5.12.88

ORD. SHEET No. SU. 8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/224/65	MR. A.D. SCOTT	O/APP. RES. DEV.	3.11.65	N/A	REF.
73/67	"	"	5.4.67	N/A	REF.
389/72	MR. A. FORESCA	2 HOUSES & GARAGES	16.3.72	APP	APP.
641/72	"	"	11.5.72	APP	C/A
BR 10008	MR. R. DAVIS	ALTERATIONS & EXTENSION	19.12.78	REF.	N/A
BR 10090	"	"	16.1.79	APP	N/A
09856	"	2/STOREY EXTENSION	15.3.79	N/A	REF.
10632	"	EXTENSIONS	8.6.79	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 28.FEB.2001 * 3452

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. K. ERSKINE
	Address and postcode	DURDLE LODGE SOLDIERS RISE WOKINGHAM BERKS, RG40 3NF
	Phone number	01344 774744
	Agent's Name	MR. R. P. JENKINS
	Address and postcode	103 OLD NAZEING ROAD BROXBOURNE HERTS EN10 6RJ
	Phone number	01992 441021
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	DURDLE LODGE SOLDIERS RISE WOKINGHAM BERKS, RG40. 3NF
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE INTO A STUDY + GARDEN WALL

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES TO MATCH EXISTING BRICKWORK TO MATCH EXISTING WINDOWS TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑	No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑	No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~**Certificate B**~~

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. K. ERSKINE

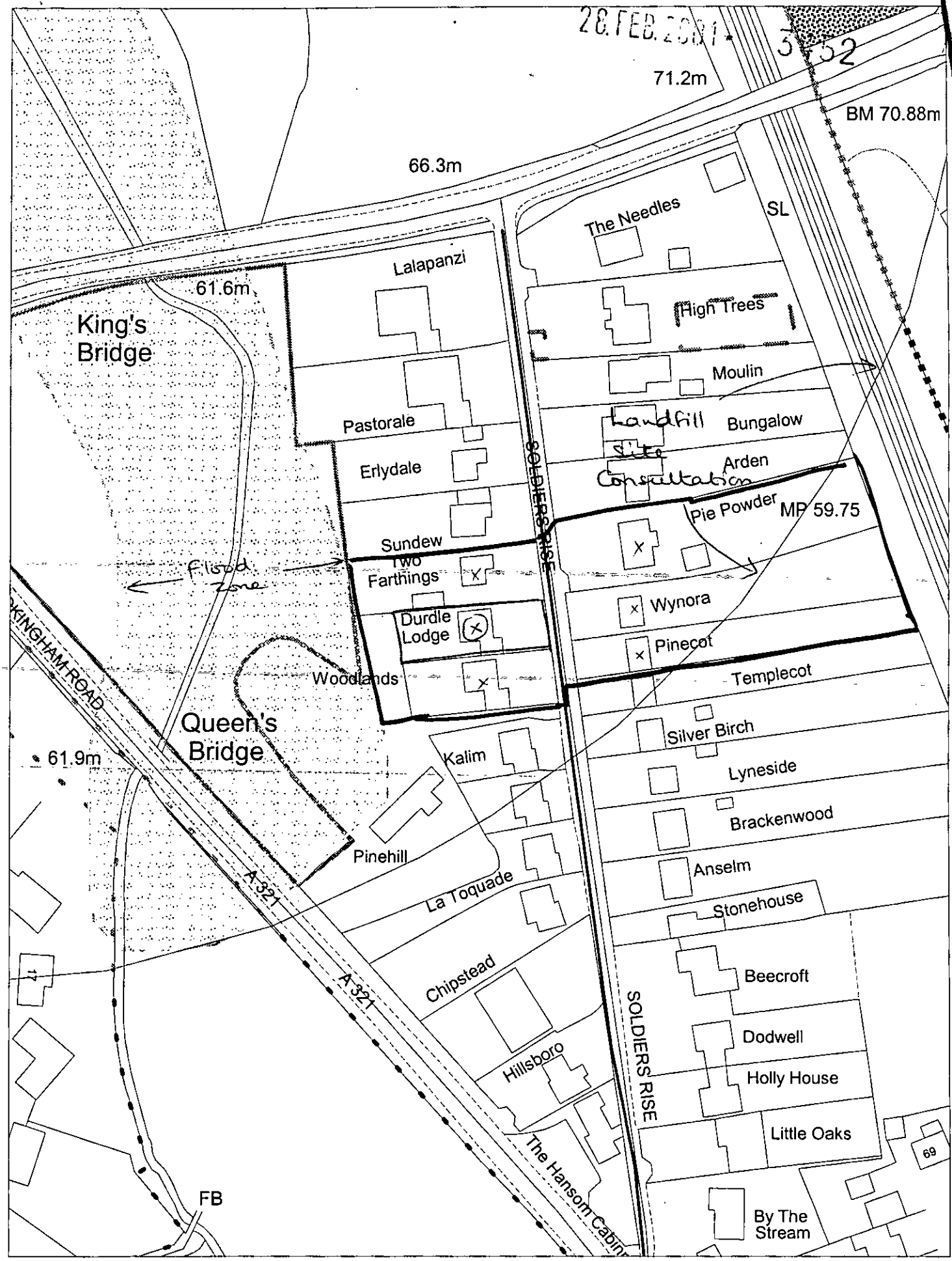
Date 14/2/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3452**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
21 February 2001 Scale: 1 : 1250

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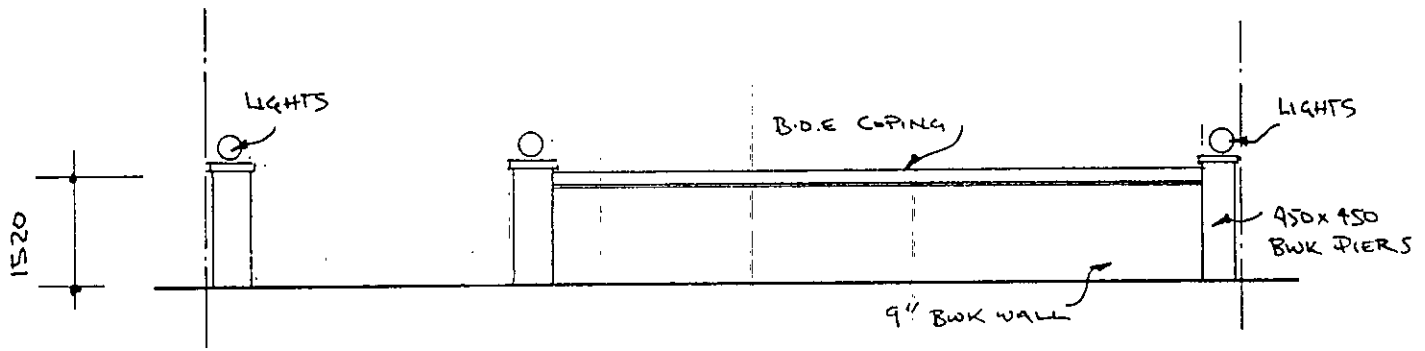


FRONT VIEW OF PROPOSED GARDEN WALL 1:100

REVISED PLAN

3452

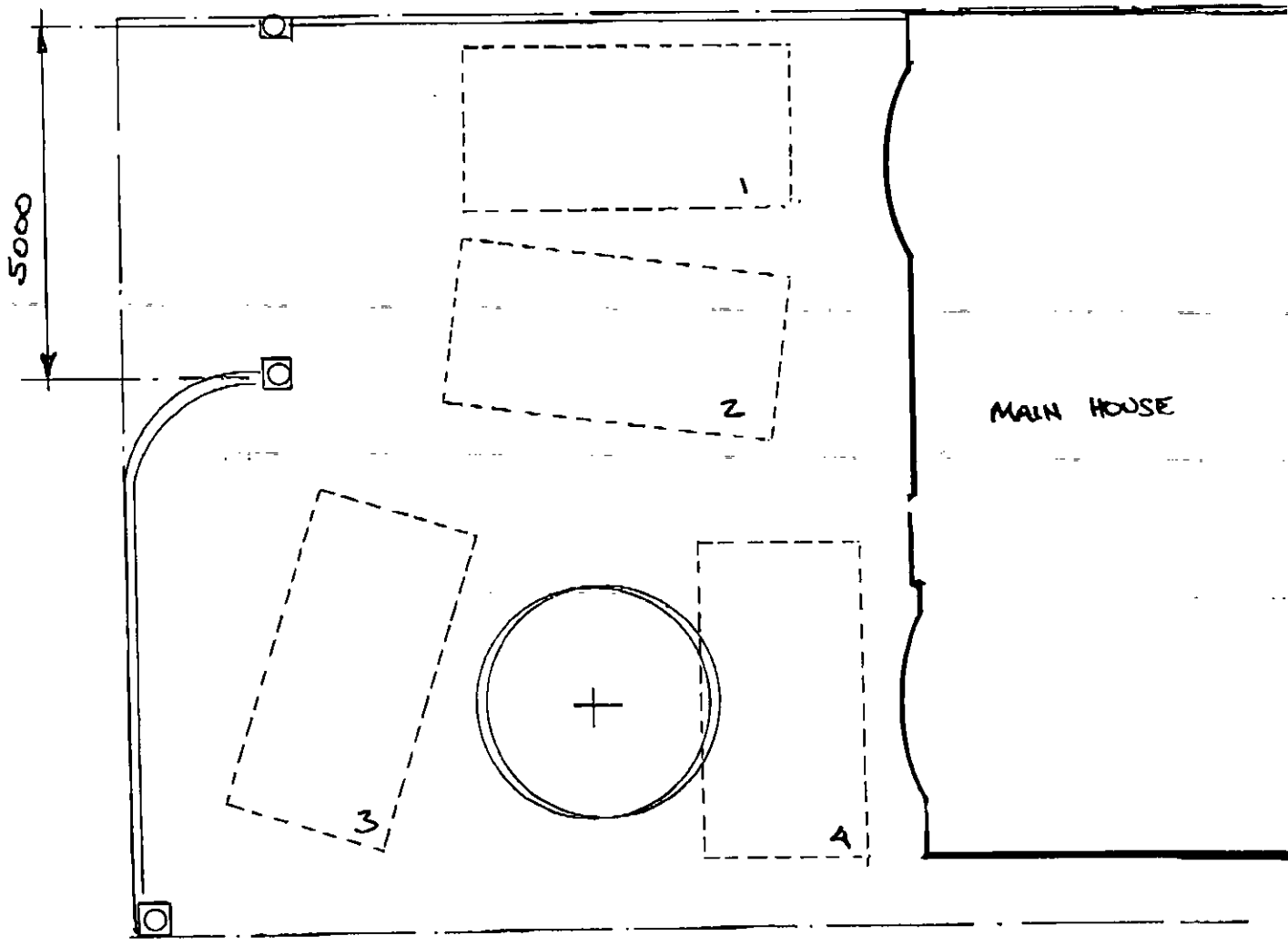
APPROVED

REV A : APRIL 2001
GATE OMITTED

HPT
TLS
ENF
POL
DC
APP
CS
12 APR 2001
COPIES TO:
ACK:
FILE:

ADDITIONAL PLAN

3452

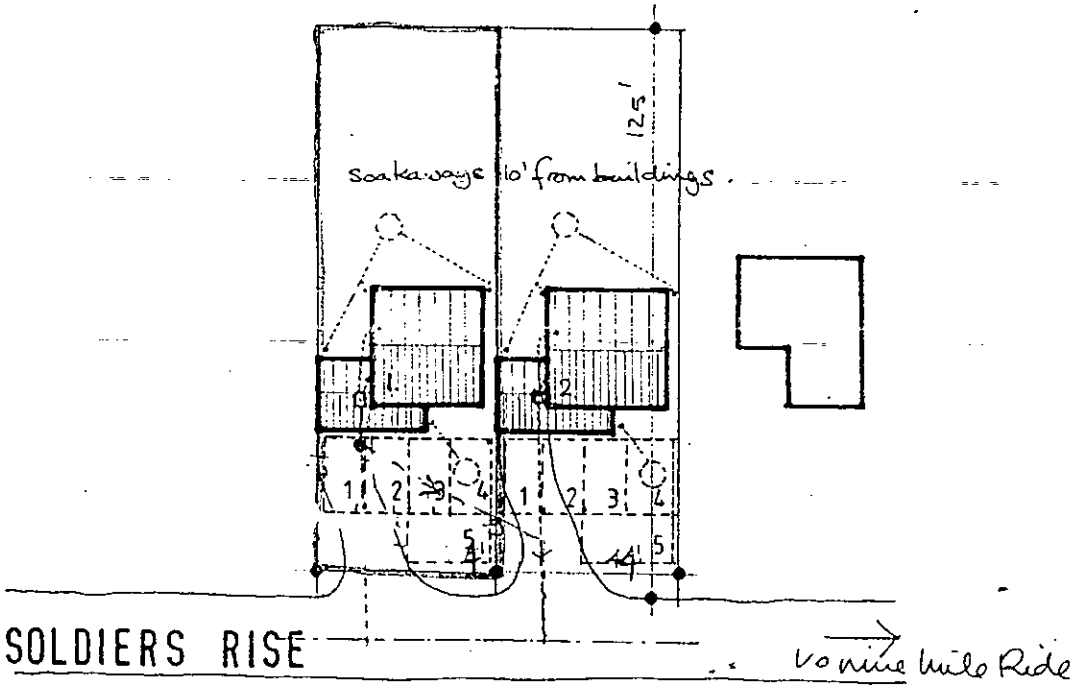


APPROVED

DURDLE LODGE, SOLDIERS RISE
GARAGE CONVERSION
PROPOSED LAYOUT OF 4-CAR PARKING

1:100

SK3



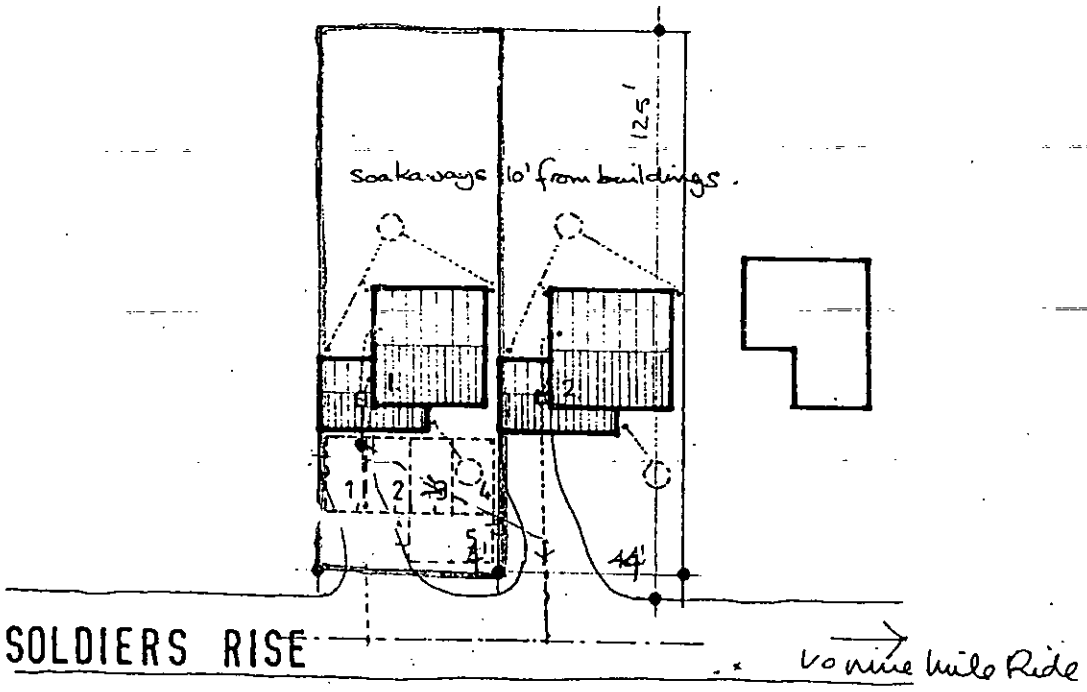
BLOCK PLAN 1:500

REVISED PLAN 3452

ILLUSTRATING 5 No PARKING SPACES

SUPERSEDED BY SK3.

28.FEB.2001 3452

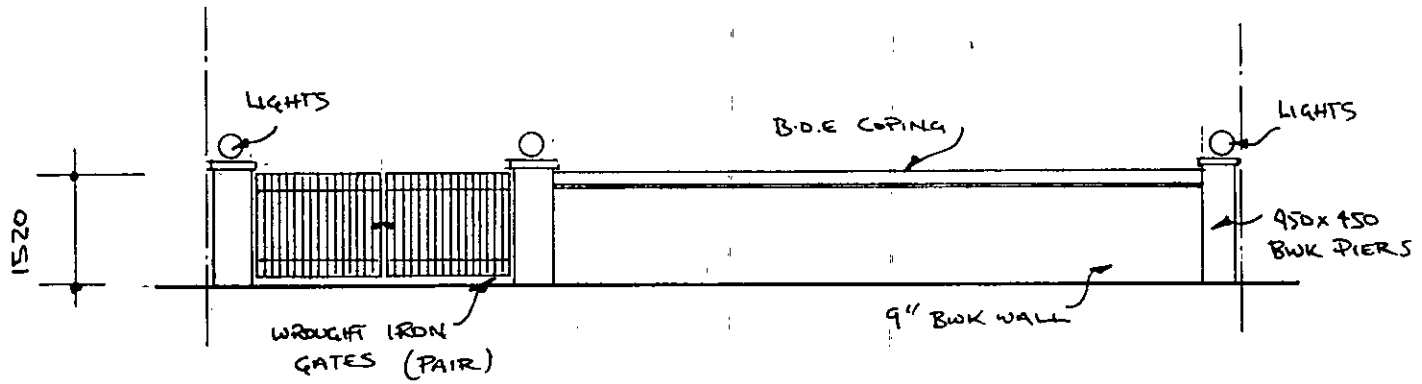


Wrong property

BLOCK PLAN 1:500

ILLUSTRATING 5 No PARKING SPACES

SUPERSEDED BY BLOCK PLAN SHOWING PARKING LAYOUT FOR BOTH PROPERTIES



FRONT VIEW OF PROPOSED GARDEN WALL 1:100

SUPERSEDED BY REV A: APRIL 2001

28.FEB.2001* 3452