SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/3018

LOCATION:
122 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mrs Randall C/O R H D Designs (Richard Harrison)

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **13/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Randall
C/O R H D Designs (Richard Harrison)
39 Albany Road
Fleet
Hants
GU13 9PU

Application Number: F/2000/3018

Parish: **FINCHAMPSTEAD**

Location: **122, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

Informative

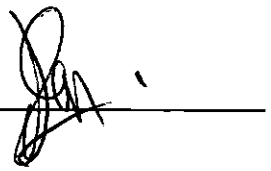
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1/2 and STV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 29/01/2001

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.

* please file already made decision

26/01/01

AJT.

ENVIRONMENT AGENCY

PC	TLS 39149
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

Our ref: SP\2001\002916\001
Your ref: F/2000/3018

Date: 24th January 2001

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir

PROPOSED CONSERVATORY AT 122 KILN RIDE, FINCHAMPSTEAD

Thank you for your letter dated 20 December 2000 which was received on 27 December 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/18.

The Environment Agency has no objection to the proposed development.

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 802 650	Approx. 35m	Foxcote

In view of the proximity of the site to the above landfill, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

ADVICE TO APPLICANT

- Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. RHD Designs, 39 Albany Road, Fleet, Hants GU13 9PU

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/3018

Applicant : Mrs Randall C/O R H D Designs (Richard Harrison).

Location : 122, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 09/01/01

Date Registered : 11/12/2000

Earliest Date for Decision : 13/01/2001

Latest Consultation Date/Site Notice Expiry Date : 13/01/2001

This application will have expired on: 05/02/2001. 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 :

F Parish Council : No objection
Neighbours : No comments received.

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2000/3018
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a single storey extended detached bungalow to form a conservatory.

The proposed extension will be 3.1 metres wide and will protrude from the rear elevation of the bungalow via the kitchen area by 2 metres.

To be constructed with al low brick plinth below window levels. It will have a lean to roof with an eaves height of 2.4 metres and a ridge height of 2.8 metres.

Due to the combination of a 1.8 metre high close-boarded fence and the location of single storey garages on both the adjoining boundaries, the proposed conservatory will not affect neighbouring properties, therefore no detrimental impact.

2) Impact on street scene /visual impact.

The roof of the conservatory may be visible from the Kiln Ride, however the materials proposed will match the existing bungalow, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal : [ ]**~~
(tick appropriate box)

Application Number F/2000/3018
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: ENI

~~MINERALS LOCAL PLAN POLICIES:~~

29/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 122 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3018

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 9/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS Residential Area / Mix of designs. No. 120, detached dormer bungalow, set garage width away from No 122. Single storey garage at side / adj to boundary No. 124, detached bungalow being built, not affected.

3. DESCRIPTION OF SITE/BUILDING Long detached, bungalow facing road enclosed front & rear gardens. single storey garage detached at side with block arew to No 124, neighbour. Red/brown brick, white UPVC windows + doors brown concrete tiled roof, white fascia boards and guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front not affected

LEVELS — N/C

BOUNDARY TREATMENT — No. 120, 1.8m fence, single storey garage wall. No 122.

OTHERS — No. 124, single storey garage wall of
— Rear boundary, 1.8m fencing.

NB Neighbours not affected.

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

Tel: 0118 974 6441

Date: **20 December 2000**

My ref: F/2000/3018

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/2000/3018
122, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/3018**
122, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **20 December 2000**

My ref: F/2000/3018

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/2000/3018
122, Kiln Ride, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/3018**
122, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3018
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2000/3018

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
122, Kiln Ride, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2001. 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

20 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC.	
Officer: AT	Application No. F/2000/3018

Map No. 99 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 122 KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finch North
20-12-2000 JS

Applicant: MRS RANDALL

Fee Received 95-00 (S) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 20.12.2000 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 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m ~~landfill~~ site consultation

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:

Site notice and see map

FROM: Andrew Thorley

DATE: 20 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ARP	
CS	
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/3018

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 122, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mrs Randall C/O R H D Designs (Richard Harrison)

Your observations are required in respect of this application **by 13/01/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

3 88 4110 0122 00

ADDRESS 122 KILN RIDE

1.4.86 PARISH ~~[illegible]~~ FINCHAMPSTEAD

PLOT No. 3 Ex 66

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/249/64	ADMIN. OF MISS. W. ROBINSON	C/APP 3 DWELLINGS & GARAGES ON SITE OF	1.10.64	N/A C/A
37/65	VAL TREVOR PROPERTIES LTD.	DET. BUNGALOW & GARAGE	18.3.65	APP. C/A
BR 13494	MR. E. NEWELL	S/STOREY EXTENSION	1.5.80	APP. N/A
38694	Mrs. Evans	S/St/R to enlarge Kitch	19.12.91	C/A
BRA 11265	MRS. EVANS	KITCHEN/WC		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
11.DEC.2000* 3018

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	MRS N.O. RANDALL
	Address and postcode	122 KILN RIDE, FINCHAMPSTEAD BERKS RG40 3PB
	Phone number	
	Agent's Name	RHD DESIGNS (Richard Harrison)
	Address and postcode	39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU
	Phone number	01252 622897
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.	122 KILN RIDE, FINCHAMPSTEAD BERKS RG40 3PB Herewith
4	Give brief details of the proposal for example, two storey side extension. About the application	Conservatory at rear of property
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.	White UPVC Ultra lite 500 roof Bricks 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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.

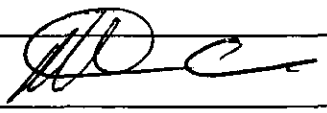
Certificate B

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: 

on behalf of Applicant

Date 7-12-00

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000 Scale: 1 : 1250

N W E S