X SYSTEMS LTD

APPLICATION NO:
F/2000/1572

LOCATION:
39 Mornington Avenue, Finchampstead Wokingham.

APPLICANT:
Mr D.G. Barrett

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

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D.G. Barrett
39 Mornington Avenue
Finchampstead
WOKINGHAM
Berkshire
RG40 4UE

Application Number: F/2000/1572

Parish: **FINCHAMPSTEAD**

Location: **39 Mornington Avenue, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

Application Number F/2000/1572
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	work.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Mornington Avenue Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1572

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Stake in front lawn

2. DESCRIPTION OF SURROUNDINGS

residential

street has quite green character due to no. of mature trees

3. DESCRIPTION OF SITE/BUILDING

2 storey-semi with single storey side extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 41 set well back- no side windows

5. SITE CONSTRAINTS

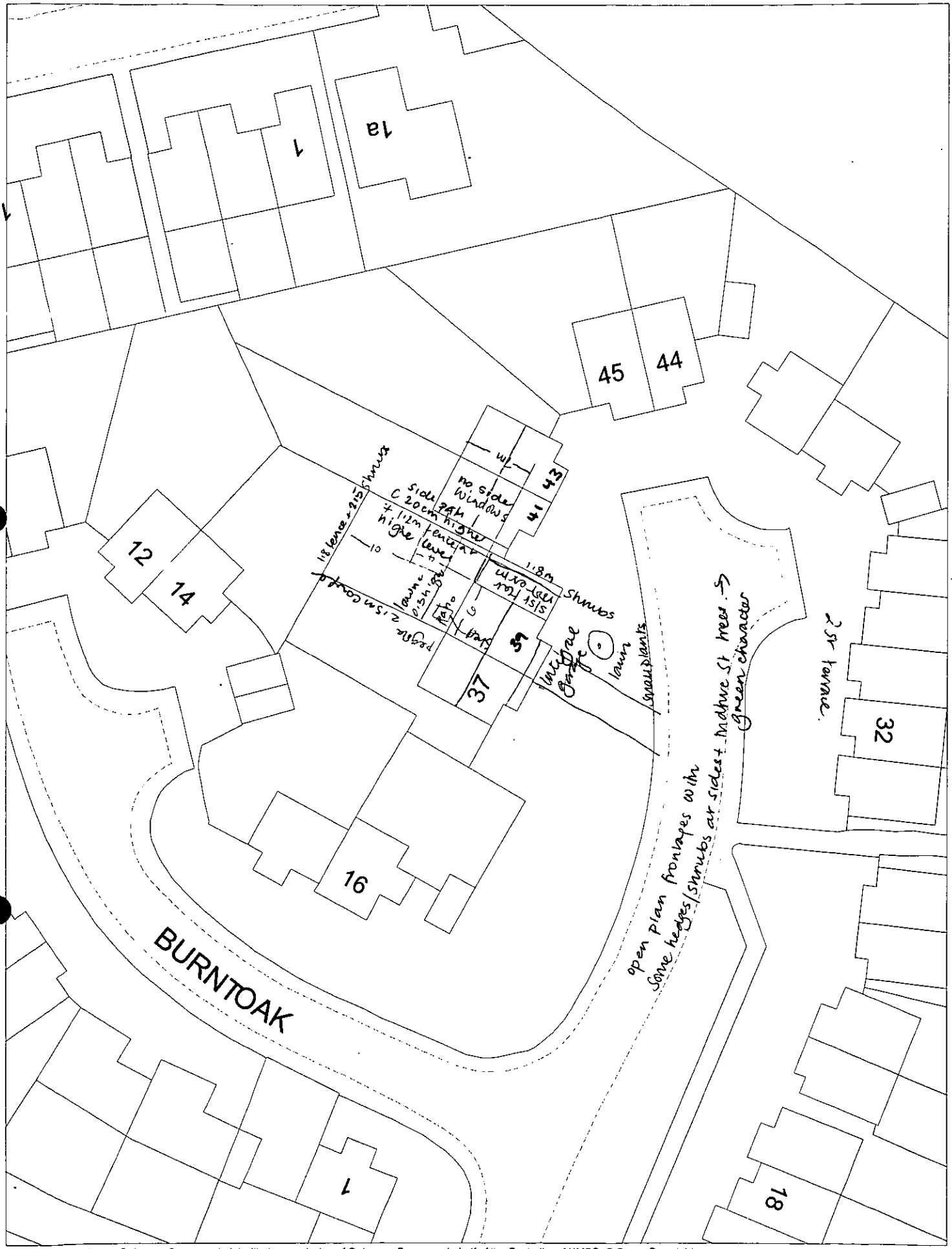
TREES /

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT front g. open, rear enclosed by 1.8m fences + hedges

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1572

Applicant : Mr D.G. Barrett .

Location : 39, Mornington Avenue, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/05/2000

Earliest Date for Decision : 01/07/2000

Latest Consultation Date/Site Notice Expiry Date : 01/07/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

Environmental Health - no objections
Finchampstead PC - " no objections"
Environment Agency - no objection

Planning Issues :

Identified Settlement
neighbours | street scene

Application Number: F/2000/1572
39 Mornington Avenue, Finchampstead

Appraisal: The proposal is for a single-storey rear extension to form a conservatory, with a shallow mono-pitch roof, at the rear of the existing single-storey side extension. The conservatory would project 3.1 metres to the rear of the property. It would be about one metre from the boundary with 39 Mornington Avenue and as the neighbouring property is set back by 7 metres and has no side windows there would be no impact upon it. There would be six metres to the boundary with the adjoining house, 37 Mornington Avenue and 10 metres to the rear boundary, with 14 Burntoak, so there would be no significant impact on these neighbours either. The extension would be at the rear of the existing extension and not visible from the street.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1572

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

Location:
39, Mornington Avenue, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/07/2000. 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

07 June 2000

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1572

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/2000/1572
39, Mornington Avenue, 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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1572**
39, Mornington Avenue, 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 6479

Date: **07 June 2000**

My ref: F/2000/1572

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1572**
39, Mornington Avenue, 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAY 2000	
Officer: EXC	Application No. F/2000/1578

Map No. ..... Site ..003....
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: 39 MORNINGTON AVE

Parish: FINCHAMPSTEAD Ward: Fin north ✓ 7/6

Applicant: MR BARRETT

Fee Received 95-00 (4) 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 : 7/6 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 250m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S\N+ 30, 32, 34, 37 + 41 mornington Ave
14 Burnt Oak.

Our ref: SP\2000\001868\001
Your ref: F/2000/1572

Date: 30th June 2000

ENVIRONMENT AGENCY

31321

ES

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

Attention: Emy Circuit

Dear Madam

PROPOSED REAR EXTENSION TO FORM CONSERVATORY AT 39 MORNINGTON AVENUE, FINCHAMPSTEAD

Thank you for your letter dated 7 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU76NE/5/4. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

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 799 655	30 m	Jerrymore Hill

In view of distance involved, the form of development proposed and/or the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal..

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 applicant. 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 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. Mr D.G. Barrett, 39 Mornington Avenue, Finchampstead, Berks RG40 4UE

FROM: Emy Circuit

DATE: 07 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1572

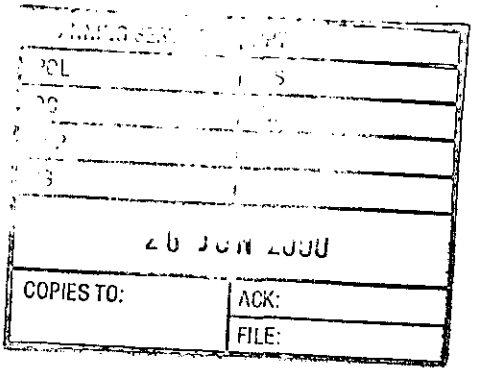
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 39, Mornington Avenue, Finchampstead, Wokingham.

Applicant: Mr D.G. Barrett .

Your observations are required in respect of this application **by 01/07/2000** .

The Parish Council has no objections to this application.



SIGNED: C.S.Ch

23 JUN 2000

DATE:

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/aky

To: Emy Circuit, Planning — Your Ref:

Date: 14 June, 2000

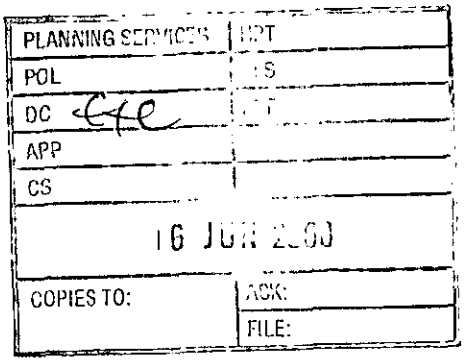
PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

39 MORNINGTON AVENUE, FINCHAMPSTEAD – APPLICATION NO. F/2000/1572

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullany

John Mullaney



ADDRESS 39, HORNINGTON AVENUE. PARISH FINCHAMPSTEAD ~~[illegible]~~

PLOT No. X14 (2) ORD. SHEET No. SU. 7965. (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63	Messrs Donald Thorne & Partner	Outline Res Dev 44 acres	31 7 63	N/A
0/7/64	VARIOUS OWNERS	" "	28 1 64	N/A
0/109/66	Brookdale Development Ltd	" " " 18½ "	22 6 66	N/A
0/55/69	" " "	" " " 12¼ "	21 5 69	N/A
0/26/70	" " "	" " " 12¼ "	29 5 70	N/A
337/72	" " "	Details Rds & 161 houses & garage	7 5 72	App
01635	Messrs T.A. Fisher & Son Ltd	Sub hse type from Det to Semi Det	16 1 75	N/A
BR 16318	Mr R Kirch	Study hall Lounge &	5. 3 81	App
15110	"	WC.	9. 4. 81	N/A

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65 // 0/26/70 App granted 7 12 70

SPECIAL ORDERS 0/7/64 - APPEAL DISMISSED - 20.1.65

DRAINAGE

091074

F/2000/1572
EXC

39 Mornington Avenue
Finchampstead
Wokingham
BERKS RG40 4UE

Tel- 0118 973 3612
Fax- 0118 973 7808
Mobile – 07958 405565

For file

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 57
Shute End
WOKINGHAM
Berks RG40 1WR

30 May. 2000

FAO Mrs Hurst

Dear Mrs Hurst,

RE Planning Application for the above address.

I handed in an application over the counter last Monday, and faxed to you an amended drawing the following day.

I would be grateful please if you could acknowledge that the fax was received, and that the application is being processed. Could you also give me a general indication of the likely timescale?

Thank you in anticipation of your assistance.

Yours faithfully,

Glenn Barrett

39 Mornington Avenue
Finchampstead
Wokingham
BERKS RG40 4UE

Tel- 0118 973 3612
Fax- 0118 973 7808
Mobile – 07958 405565

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 57
Shute End
WOKINGHAM
Berks RG40 1WR

23.MAY2000* 1572

22 May. 2000

Dear Sirs,

Please find enclosed a planning application, together with my cheque for £95.

I believe I have enclosed all the documentation you have requested.

I look forward to hearing from you shortly.

Yours faithfully,

Glenn Barrett

Environmental Services

For office use only
Application number 29 MAY 2003* 1572

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 Address and postcode Phone number	MR D. G. BARRETT 39 MORNINGTON AVE FINCHAMPSTEAD WOKINGHAM BERKS RG40 4UE 0118 973 3612
2	Agent's Name Address and postcode Phone number	
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.	39 MORNINGTON AVE FINCHAMPSTEAD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR OF HOUSE
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.	RED BRICK MATCHING EXISTING WHITE UPVC GLAZING POLYCARBONATE FLAT ROOF
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: 3	Proposed: 3
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.~~

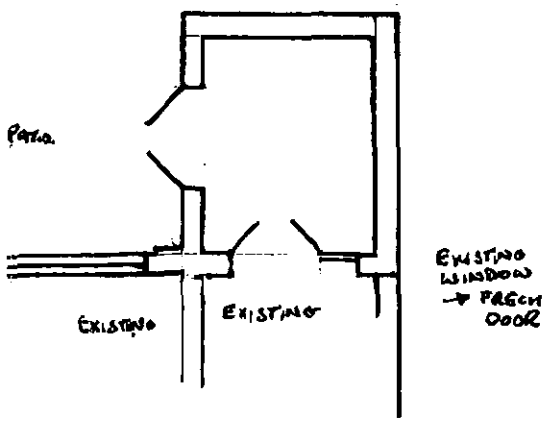
Your signature: 

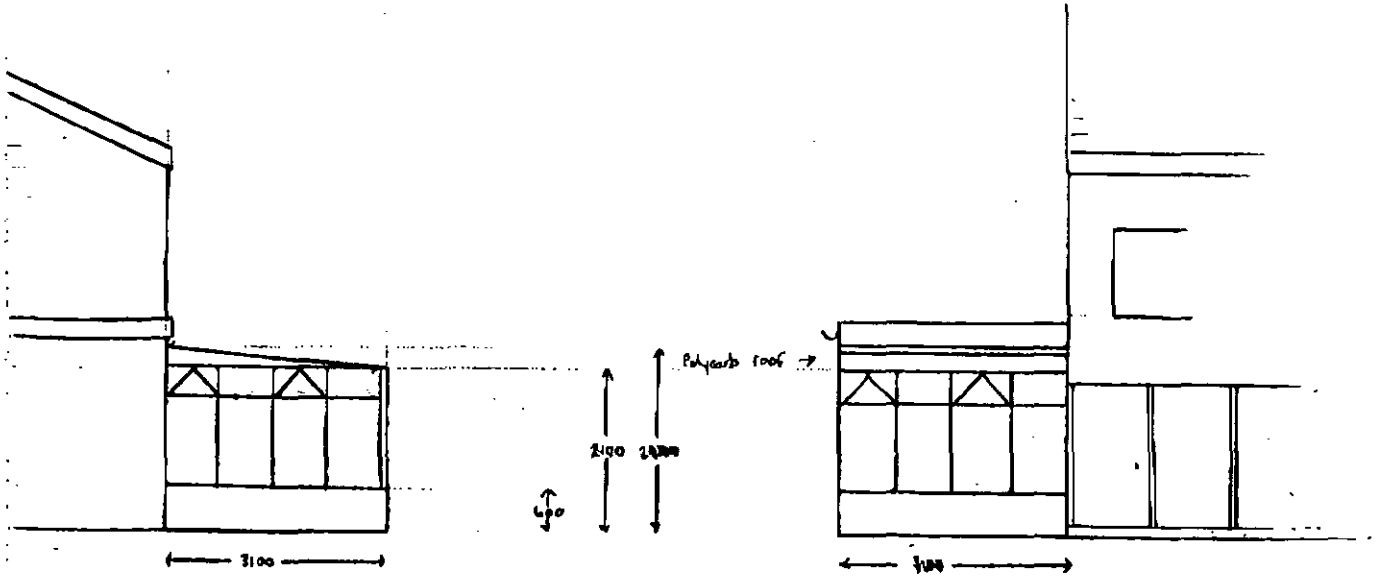
on behalf of

Date 19/5/00

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

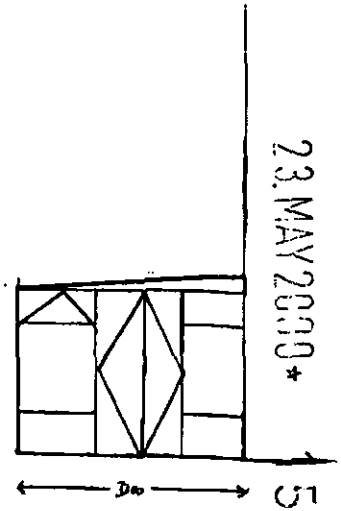
Proposed Conservatory 39 Mornington Ave.





BRICK BASE TO MATCH EXISTING
OBSCURE GLASS THIS SIDE

EXISTING PATIO DOORS



23.MAY2000*

572

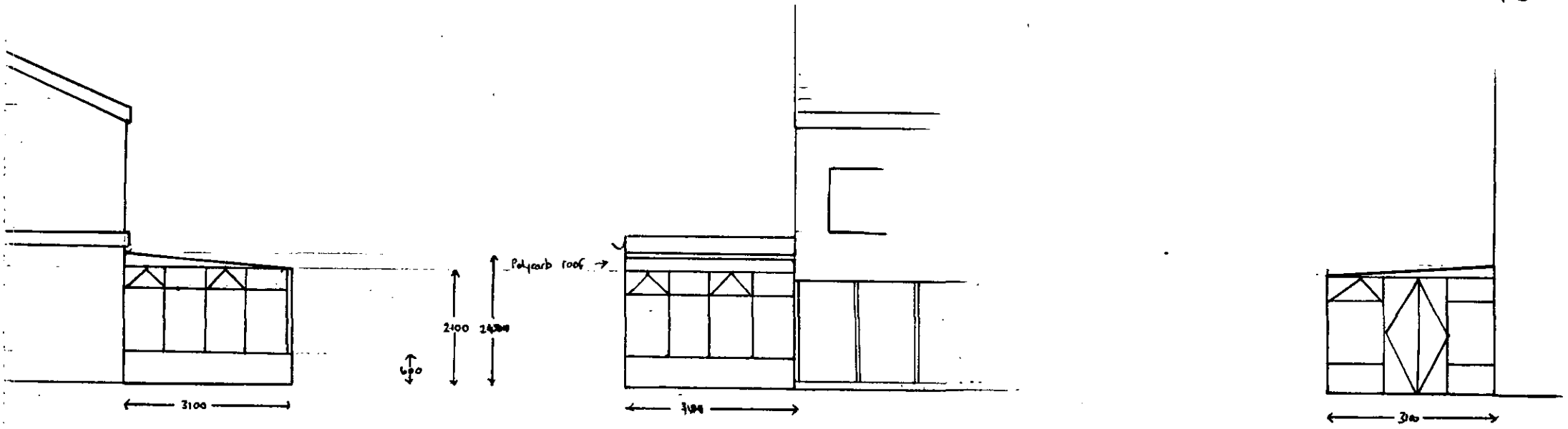
APPROVED

Scale 1:100

FROM : G:BARRETT:SLOC:Independent PHONE NO. : 0118 973 7808 22 MAY. 2000 06:00PM P2

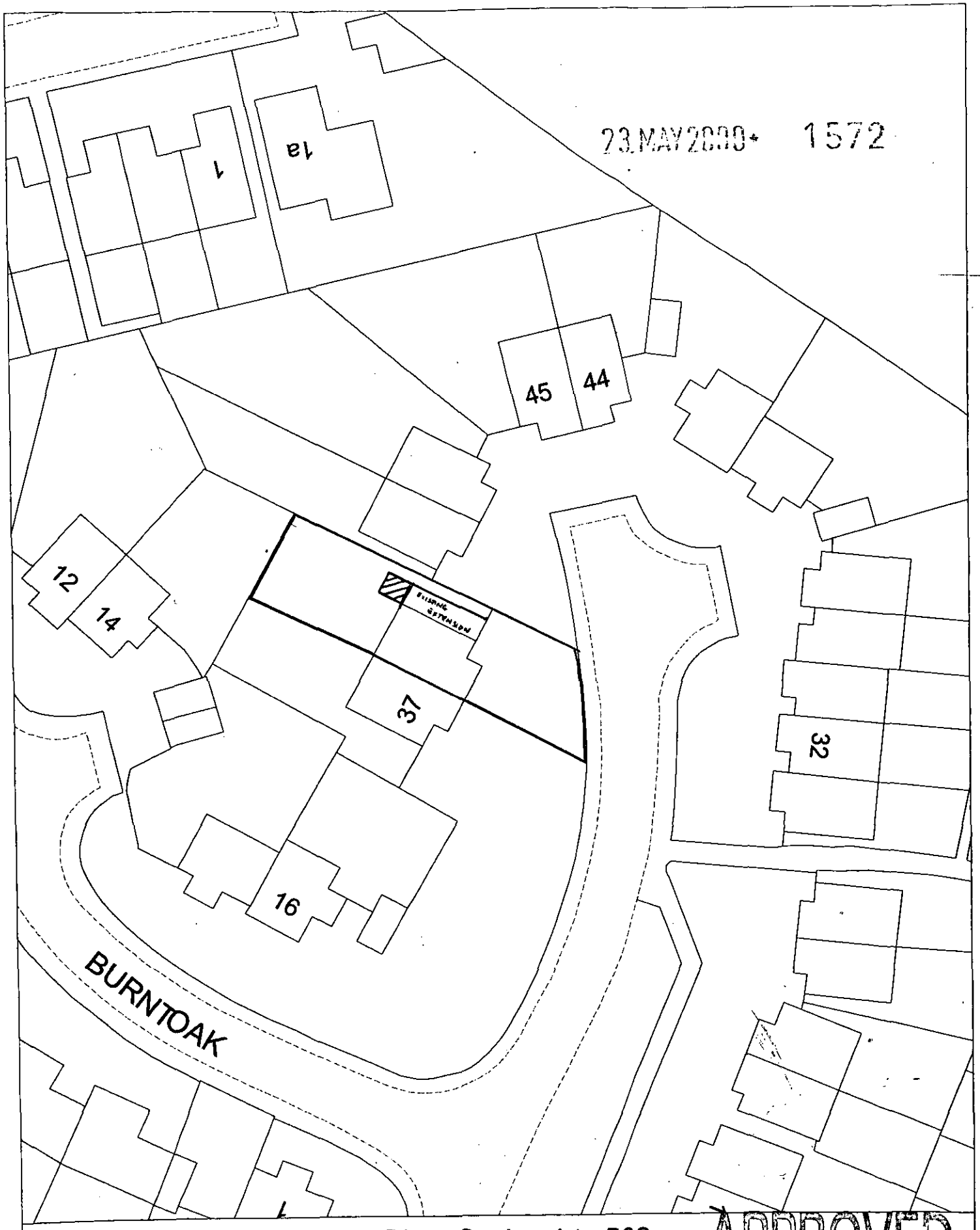
Proposed Conservatory 39 Mornington Ave.

23.MAY2009* 1572



APPROVED

Scale 1:100



Site Plan, Scale: 1 to 500

APPROVED

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Date: 16 May 2000

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Site Plan, Scale: 1 to 2500

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Date: 16 May 2000

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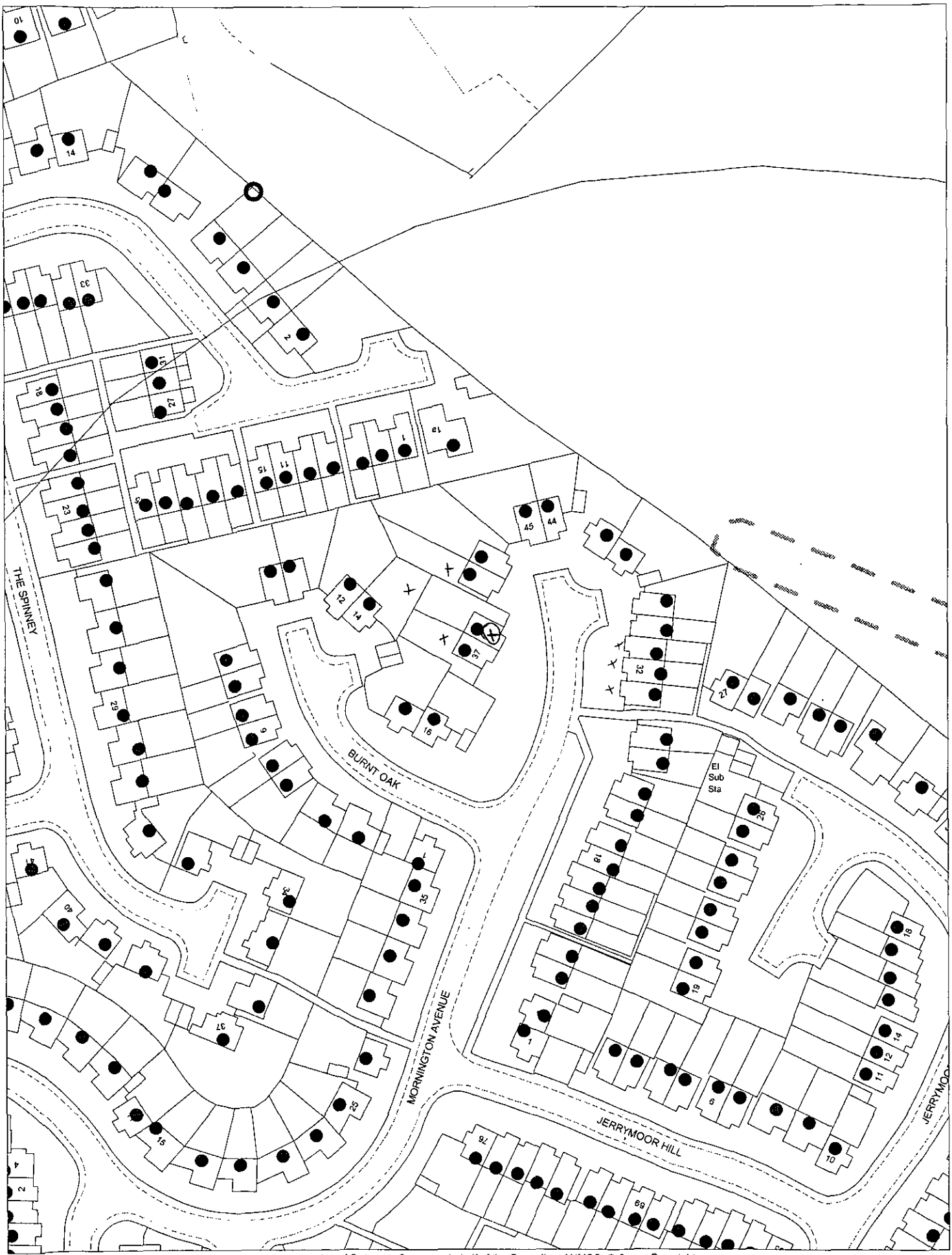

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Development Control Section, Environmental Services, Wokingham District Council.

30 May 2000

Scale: 1 : 1250

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