APPLICATION NO:
F/2000/2975

LOCATION:
The Lilacs Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Mr Hayles C/O Peter H Watkins

PROPOSAL:
Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Karen Wildsmith**

RAILEX
Marbleboard

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Hayles
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AL

Application Number: F/2000/2975

Parish: **FINCHAMPSTEAD**

Location: **The Lilacs, Longwater Lane, Finchampstead, Wokingham**

Proposal: **Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)**

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 STV1, SBE1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous Planning 1517

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2975	KW.
BUILDING CONTROL NUMBER.	FP 2000/1233	Brian
APPLICANT/AGENT	Peter H. Watkins	
ADDRESS OF SITE	The Lilacs Longwater Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	PW 20098A	PW 20098A
FLOOR PLANS	- ~	- ~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/2/01	

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	

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

Tel: 0118 974 6502

Date: **14 December 2000**

My ref: F/2000/2975

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2975
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)

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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/2975**
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2000/2975

Proposal:
Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)

Location:
The Lilacs, Longwater Lane, 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 Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/2975

Applicant : Mr Hayles C/O Peter H Watkins.

Location : The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517)

Site Notice Displayed ? :

YES	NO	DATE
✓ on 21/12/00	✓	20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20-12-00

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. 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 :

Parish Council - no objections

Environmental Design and Arboricultural officer - The TPO'd Oak in front of the property is not affected by the proposal.

Planning Issues :

1) Identified Settlement
2) Impact on neighbours properties
3) Impact on street scene.

Application Number: F/2000/2975

Appraisal :

The application is for a variation to a recent planning permission for a proposed single storey side extension. The variation covers the proposed rooflight to a dormer window - thus needing further planning permission.

1) The proposal lies within the identified settlement of Kinchampstead.

2) The change from a rooflight to a dormer window will not overlook or have any adverse impact upon the neighbouring property

3) The proposed dormer window will be in-keeping with the existing front of 'The Lilacs', and will not have an adverse effect upon the street scene.

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

Application Number F/2000/2975
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: The Lilacs Longwater Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2975

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 20/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes (on 21/12/00)

2. DESCRIPTION OF SURROUNDINGS

Established residential area with a mixture of house types

3. DESCRIPTION OF SITE/BUILDING

detached modern house

4. RELATIONSHIP TO ADJOINING PROPERTIES

garage of 'Otterburn' close to boundary of 'The Lilacs'

5. SITE CONSTRAINTS

TREES TPO'd oak to front of property.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Karen Wildsmith

DATE: 14 December 2000

PLANNING SERVICES	HPT
POL	TLS
DC	EHT
APP	
CS	
00 JAN 2001	
COPIES TO:	ACK
	FILE

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2975

Proposal: Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517).

Site Address: The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Applicant: Mr Hayles C/O Peter H Watkins.

Your observations are required in respect of this application **by 07/01/2001** .

The Parish Council has no objections to this application.

SIGNED: CS [signature] DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Karen Wildsmith

FROM: Environmental Design

DATE: 27th December 2000

Location: The Lilacs, Longwater Lane, Finchampstead.

Proposal: Front dormer extension to dwelling (Amendment to consent F/2000/1517)

Application Number: F/2000/2975

In response to your consultation dated 27th December 2000 for the above application, the arboricultural comments are as follows:

There is an Oak growing in the highway verge, which is included in a TPO. This tree is not effected by the proposals. There are no other trees to consider and I therefore have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

From: Karen Wildsmith

R 03/01

Date: 14 December 2000

15 DEC 2000

TPO in verge at the front

Application Number: F/2000/2975

Proposal: Proposed front dormer extension to dwelling (Amendment to consent F/2000/1517).

Site Address:
The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Applicant:
Mr Hayles C/O Peter H Watkins.

Your observations are required in respect of this application within **7 days** of the above date.

TPO Oak on highway verge (Front H/h/s)
Not effected.

No arb. implications

Environmental Services

For office use only.
Application number: 04.DEC.2000 2975

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. HAYLES
	Address and postcode	THE LILACS LONGWATER LANE FINCHAMPSTEAD
	Phone number	9733770
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BLOOMFIELD ROAD TILEHURST RG 30 6AL
	Phone number	9423696
3	Site	THE LILACS
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	MODIFIED SIDE EXTN DORMER ADDED
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.	CLAY TILES & CLADDING TO MATCH
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: 4	Proposed: 4
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.	✓ RE-SUBMISSION F/2000/1517	
	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. HAYLER

Date 27-11-2000

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

The Lilacs, Longwater Lane, Kinchampstead 20-12-00

Site Visit

This application was previously approved. The application now is for an amendment to the original.

The proposed ext is very close the the property boundary + fence to next door property at 'Otterburn'.

The rear window may overlook the garden of Otterburn.

However, as was previously approved, we (I suppose) cannot refuse this.

Clare

Site Notice

was not put up on my site visit Wed 20/12. I rang the applicant who said would put it up today (it had blown down, the gales).

Clare 21/12/00

2/1/01
Posted to site notice now removed.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 DEC 2000
Officer: KW	Application No. F/2000/2925

Map No. 114. Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED ~~SIDE~~ FRONT DORMER EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/1517)

Location: THE LILACS LONGWATER LANE

Parish: FINCHAMPSTEAD Ward: Finch South 14-12-2000

Applicant: MR HAYLES

fee paid on 2000/1517

Fee Received 00-00 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 : 14.12.2000 - 6 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 .....

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/M + See Map'
Woodbridge Longwater Lane ✓
Dell Corner " "
Bryn Tirion " "
By Ways " "
Otter Dum " "

Tel. 0118 974 6443 (Direct Line)
Date. 6 November, 2000
My ref. CD/FP2000/1233(1517)

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr P H Watkins
48 Broomfield Road
Tilehurst
READING
Berkshire
RG30 6AL

Dear Mr Watkins,

THE LILACS, LONGWATER LANE, FINCHAMPSTEAD
SINGLE STOREY SIDE EXTENSION

Thank you for your Building Regulations Application Number FP2000/1233 received on 23 October.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1517, which cannot be dealt with as a minor amendment. There is an increase in volume as the proposed rooflight has been changed to a dormer extension

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 27 November. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

C Dodsworth

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Hayles

THE DORMER IS AN ALTERNATIVE TO ROOF LIGHT (FOR WHICH PLANNING IS GRANTED) AND IT HAS NOT BEEN CLEAR UNTIL NOW WHICH WAY MR. HAYLES WISHED TO PROCEED

P H Watkins 27-11-2000

Environmental Services

For office use only.
Application number: [illegible] 2975

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. HAYLES THE LILACS LONGWATER LANE FINCHAMPSTEAD 973370
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BLOOMFIELD ROAD TILEHURST RG30 6AL 423696
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.	THE LILACS.
4	Give brief details of the proposal for example, two storey side extension. About the application	MODIFIED SIDE EXTN DORMER ADDED
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.	CLAY TILES & CLADDING TO MATCH
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: 4	Proposed: 4
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.	RE-SUBMISSION F/20000/1233	
	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

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- 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 ML-HAYLES

Date 27-11-2000

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

ADDRESS THE LILACS LONGWATER LANE PARISH Finch

PLOT No. 977/57 O/L

BUILDER 123/58 BUNGALOW ORD. SHEET No.

Plan No. 164/58	Applicant	Description of Development	Date of Decision	Decision
1395/73	Mr M.S. Cashmore	Replace single garage with double	27.9.73	- C/A
BR 1608	Mr M Cashmore	Erection of sun lounge.	8.11.74	App
97/65205/X	W/dr.			
97/65689/F	Mr J Hayles	1st Floor ext.	25-7-97	C/A
F/2000/1517	Mr. M. Hayles	S/St. side ext.	06.09.00	AP

DATE OF COMPLETION

MINISTRY DECISION

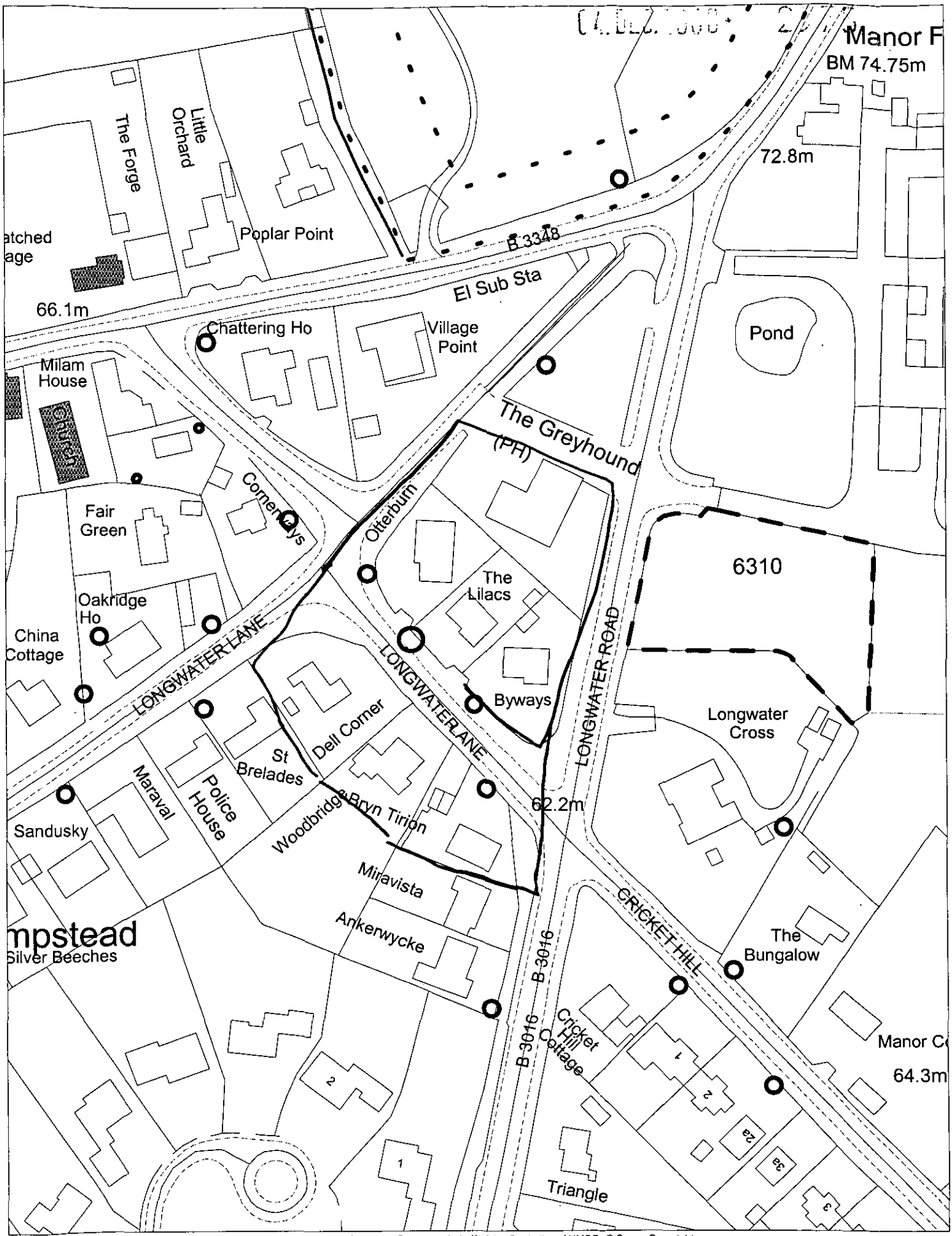
SPECIAL ORDERS T.P.O. 849/96

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2975**
CASE OFFICER: **Karen Wildsmith**
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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Central Support Section, Environmental Services, Wokingham District Council.
11 December 2000

Scale: 1 : 1250