APPLICATION NO:
F/2000/2320

LOCATION:
16 Pine Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs A Hartin C/O John R Hall

PROPOSAL:
Single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **07/10/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/10/2000

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Hartin
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
Berkshire
RG7 1AX

Application Number: F/2000/2320

Parish: **FINCHAMPSTEAD**

Location: **16, Pine Drive, Finchampstead, Wokingham.**

Proposal: **Single storey side and rear extensions to dwelling.**

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.

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.

Informative
1. This permission relates to the application as amended with revised plans drawing number PBC/1639 submitted to the Local Planing Authority on 6th November 2000 showing omission of the garage and does not approve the proposals as originally submitted.

Informative
2. 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 Policies OS1 and EN1.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/12/2000

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.

Refused -

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2320	EC
BUILDING CONTROL NUMBER	FP2000/1390	Brian
~~APPLICANT~~/AGENT	John R. Hall	
ADDRESS OF SITE	16. Pine Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	new pitched roof + s/s front/side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1639A	PBC/1639
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? Note to Brian	DC approval is also for the attached garage	
DATE	18/12/00.	

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	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2320

Applicant : Mr & Mrs A Hartin C/O John R Hall.

Location : 16, Pine Drive, Finchampstead, Wokingham.
Proposal : Single storey side and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11·10·00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/08/2000

Earliest Date for Decision : 07/10/2000

Latest Consultation Date/Site Notice Expiry Date : 07/10/2000

This application will have expired on: 25/10/2000. 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 :

HIGHWAYS: recommend conds - see file

P. COUNCIL: Object - overdevelopment of site; out of keeping

Planning Issues : IDENTIFIED SETTLEMENT.

- IMPACT UPON N. PROPS
- " " ST. SCENE.

Application Number: F/2000/1507

Appraisal :

The site, which is the subject of this application, is located along Pine Drive, within the identified settlement of Finchampstead. The application proposes a single storey front and side extension and a new pitched roof on the existing rear extension. The original scheme has been revised to omit the proposed garage extension to the front of the dwelling.

Impact Upon Neighbouring dwellings

The scheme proposes a single storey side extension along the southern boundary of the dwelling. This will replace an existing integral garage, which is currently attached to the garage of no.18 Pine Drive. Given the relationship of this part of the proposal with no.18 it is not considered that it will have any impact upon this dwelling.

The proposed front extension will project forward of the main dwelling by approximately 5.3m to create a sitting room area. Given the distance of the proposed front extension from no. 14 Pine Drive, approx. 1.85m coupled with the single storey scale of the proposal it is not considered that it will be overbearing upon no.14.

The application also includes, for consideration a new pitched roof on an existing single storey rear extension to measure approximately 4.1m to the ridge. This new roof will be approximately 4.5m away from the side elevation of no.14. It is not considered that this development given its siting and scale will have a negative impact upon the living conditions of the residents of no.14.

Impact upon the street scene

As the proposed single storey side extension will replace a larger existing structure and will have a similar ridge height to that of the main dwelling it is not considered that it will appear out of character in the street scene.

The proposed single storey front extension will project forward of the existing building line. However permission has recently been granted for a front extension at no.14, of a similar projection to that which is proposed in this application. Given this and the set back of the dwelling from the main road it is not considered that the proposed extension will appear out of character in the street scene.

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

Application Number F/2000/2320
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
~~3~~	~~C049~~	~~R049~~	
3 4	C122	R122.	
	N02		'PLANS'... 'drg no PBC/1639.'.... '6th Nov. 2000'
			... 'OMISSION OF THE GARAGE'

RECORD OF SITE VISIT

SITE ADDRESS: 16 Pine Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2320

OFFICER: Elaine Connor

DATE OF SITE VISIT: 11/10/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
mainly bungalows & chalet bungalows.

3. DESCRIPTION OF SITE/BUILDING
bungalow with integral garage to side - to be removed & replaced with a 5.5m side extension
long front garden - screened to front

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 18: garage located to bound. w. no. 16
no. 14: has permission to go forward - CHECK THIS.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 16 November 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2320

Location: 16, Pine Drive, Finchampstead, Wokingham.

Proposal: Single storey side and rear extensions to dwelling.

Applicant: Mr & Mrs A Hartin C/O John R Hall.

Case Officer: Elaine Connor

The new plans show the following: Omission of front extension to form garage. Drawing no PBC/1639.

Comments are required by 26/11/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

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

App No. 2320 (Planaps) / (Ludhouse) Date Rec. 6th Nov. 00.

Location: 16, PINE DRIVE, FINCHAMPSTEAD.

Parish FINCH.

Applicant: MR & MRS HARTIN

Description of attached plans OMISSION of FRONT EXTENSION TO FORM GARAGE

Drawing No's: PBC/1639

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 EC.

Consultations Sent by Admin. on 16.11.PS.

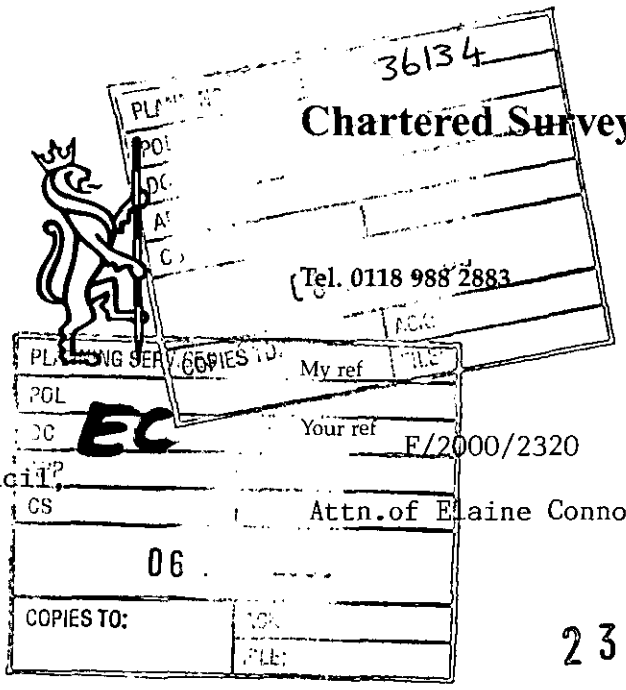
Yellow - Part One Copy
Green - Officer's Copy

John R. Hall ARICS

Chartered Surveyor

Setley Cottage,
Basingstoke Road,
Three Mile Cross,
Reading, Berks.
RG7 1AX.

Tel. 0118 988 2883



Date 2nd November 2000

To

Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
RG40 1WR

2320

REVISED PLAN

Dear Ms.Connor,

16, Pine Drive, Finchampstead

Further to our telephone conversation on the 31st October concerning the above I enclose four copies of the drawing showing the proposed garage deleted.

I trust this will enable you to approve the remaining proposal and I look forward to hearing from you in the near future as my clients are anxious to proceed with this matter.

Yours sincerely,

FROM: Elaine Connor

DATE: 13 September 2000

DELEGATED

PLANNING SERVICES	HPT 34631
POL	TLS
DC	ENT
APP	
CS	
25 SEP 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2320

Proposal: Single storey side and rear extensions to dwelling..

Site Address: 16, Pine Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs A Hartin C/O John R Hall.

Your observations are required in respect of this application **by 07/10/2000** .

Objection on the ground that the proposal would be over-development of the site. Councillor commented that the description of the application was misleading since the garage was in fact a front extension to the property which would be forward of the building line and out of keeping with the surrounding area.

SIGNED: C.S.C DATE:

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 13 September 2000

Application Number: F/2000/2320

Proposal: Single storey side and rear extensions to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
16, Pine Drive, Finchampstead, Wokingham.

Applicant:
Mr & Mrs A Hartin C/O John R Hall.

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).

C049 R049
C122 R122

Signed: _____ **Print name:** Adam Coggins 13/9/00.

Our ref: SP\2000\2461
Your ref: F/2000/2320

Date: 16th October 00

ENVIRONMENT AGENCY

PLANNING
FDL
DC
APP
CS
TLS 35+59
ENF
18 OCT 2000
COPIES TO:
ACK:
FILE:

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

Attention: Elaine Connor

Dear Madam

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS TO DWELLING: 16 PINE DRIVE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 13th September 2000 which was received on the 16th September 2000. You are asked to quote the following reference in any correspondence: **SU86NW/1/11**.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 are three landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
200 metres	Jerrymore Hill
125 metres	Ingle Glen, Finchampstead
220 metres	Foxcote, Finchampstead

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

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 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman

Sarah Paxman
Development Planning Officer

Cc. John R Hall, Setley Cottage, Basingstoke Road, Three Mile Cross, Reading RG7 1AX

Received by Wokingham District Council

Application No: F/2000/2320

Proposal:
Single storey side and rear extensions to dwelling.

Location:
16, Pine Drive, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/10/2000. 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

13 September 2000

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

Tel: (0118) 974 6451

Date: **13 September 2000**

My ref: F/2000/2320

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/2000/2320
16, Pine Drive, Finchampstead, Wokingham.
Single storey side and rear extensions to dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2320**
16, Pine Drive, Finchampstead, Wokingham.
Single storey side and rear extensions to dwelling.
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 6451

Date: **13 September 2000**

My ref: F/2000/2320

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/2000/2320
16, Pine Drive, Finchampstead, Wokingham.
Single storey side and rear extensions to dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2320**
16, Pine Drive, Finchampstead, Wokingham.
Single storey side and rear extensions to dwelling.
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:	
Officer: EC	Application No. F/2000/2320

Map No. 99 Site 0-10

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) Single Storey side & rear extensions to dwelling.

Location: 16 Pine Drive

Parish: Finchampstead Ward: Finchampstead north

Applicant:
Mr & Mrs A. Hartin

Fee Received 95.00 Required ..... Additional ..... Refund .....

(3)

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 : ..... 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 (BABTIE) .....
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 .....

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:

SIN + 374, 376 + 378 Finchampstead Rd. ✓

14, 15, 17, 18 + 19A Pine Drive

1305A

Environmental Services

For office use only.
Application number: 30.AUG.2000* 2320

Householder planning application form

DELEGATED — WOKINGHAM DISTRICT COUNCIL

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 & MRS A HARTIN. 16 PINE DRIVE FINCHAMPSTEAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX 0118 9882883
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.	16 PINE DRIVE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSIONS
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.	BRICK & TILE AS EXIST.
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

Please turn over

30.AUG.2000 2320

DELEGATED



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Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000 Scale: 1 : 1250

N
W E
S

30. AUG. 2000* 2320

DELEGATED



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Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000 Scale: 1 : 1250

N W E S