11/12 - left card @ 10.50am for side gate to be left open next morn (15th) am.

APPLICATION NO:
F/2000/2836

LOCATION:
5 Birch Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Clark C/O Peter Darragh

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **21/12/2000**
28 day exp: 25/12
APPLICATION WILL HAVE EXPIRED ON: 12/01/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Clark
C/O Peter Darragh
94 Barton Way
CROXLEY GREEN
Herts
WD3 3QB

Application Number: F/2000/2836

Parish: **FINCHAMPSTEAD**

Location: **5 Birch Road, Finchampstead, Wokingham**

Proposal: ***Proposed single storey rear extension 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.

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:

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

John Mitchell

John Mitchell
Development Control Manager
Date: 02/01/2001

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2836	NB
BUILDING CONTROL NUMBER	FX 2003/4292	
~~APPLICANT~~/AGENT	Peter Darragh	
ADDRESS OF SITE	5 Birch Road FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CLA 01	✓ CLA 01
ELEVATIONS	CLA 02	CLA 02
FLOOR PLANS	CLA 01	CLA 01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/6/03	

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/2000/2836

Proposal:
Proposed single storey rear extension to dwelling.

Location:
5, Birch Road, 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 21/12/2000. 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

27 November 2000

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

Tel: (0118) 974 6492

Date: **27 November 2000**

My ref: F/2000/2836

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/2000/2836
5, Birch Road, Finchampstead, Wokingham.
Proposed single storey rear extension 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2836**
5, Birch Road, Finchampstead, Wokingham.
Proposed single storey rear extension 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**********

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

Tel: (0118) 974 6492

Date: **27 November 2000**

My ref: F/2000/2836

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/2836**
5, Birch Road, Finchampstead, Wokingham.
Proposed single storey rear extension 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**********

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2836

Applicant : Mr & Mrs Clark C/O Peter Darragh.

Location : 5, Birch Road, Finchampstead, Wokingham.
Proposal : *Proposed single storey rear extension to dwelling.*

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12

Date Registered : 17/11/2000

Earliest Date for Decision : 21/12/2000

Latest Consultation Date/Site Notice Expiry Date : 21/12/2000

This application <u>will have expired on</u>: <u>12/01/2001.</u> 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'stead PC : 18/12 - no objection.

Env. Agency: (landfill) 11/12 - no objection

Trees : 27/12 - no objection.

Planning Issues : (ID'd sett).

Application Number: F/2000/2836

Appraisal :

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

Application Number F/2000/2836
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: 5 Birch Road
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2836

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post by driveway entrance

2. DESCRIPTION OF SURROUNDINGS
Residential - detached bungalows.

3. DESCRIPTION OF SITE/BUILDING
White UPVC frames. dwelling already set back from boundary
existing rear conservatory extn (brown wooden
Prosed extn 4m length pitched roof (gable end - rear elev). extn to be in line with side b'line & no windows
↳ no windows to face No 3. & ridge height to be lower
Patio area & large rear garden than existing

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan
No 3 has existing S.S flat roof ext @ rear. (no windows visible in side elev)

5. SITE CONSTRAINTS

TREES x1 in middle of rear garden.

ACCESS/PARKING No change in total No beds ∴ no requirement for extra spaces. (garage plus driveway for 2 cars).

LEVELS

BOUNDARY TREATMENT 1.8m fencing → lawel hedging → fencing with No 3.
fencing + hedging with No 7
fencing @ rear.

OTHERS

Application Number: F/2000/2836 5 Birch Rd.

Appraisal:

Development
For a single storey rear extension to form a bedroom. There would be no change to the number of bedrooms as the internal layout is being altered. The extension would be inline with the side building line facing No.3. It would be 4.5m width and 3.9m in length. There would be no windows in the side elevation facing No.3. It would have a pitched roof and be 4.15m in height (0.7m below the main ridge height).

The property lies within the identified settlement of Finchampstead and is a detached bungalow, as are the properties either side. No.5 is set away from the 1.8m fencing with No.3. There is already a conservatory at No.5.

1) Impact upon neighbouring properties
   It is not considered that there would be any adverse effects upon neighbouring properties. The proposed development would have a pitched roof which would take the massing away from neighbouring properties. Although at 3.9m in length, the extension would be set away from the boundaries and would cause no overlooking. In any case, No. 3 has an existing single storey rear flat roofed extension, so the proposed at No. 5 would cause no effects to this extension.

2) Impact upon the streetscene
   The proposed development would not be visible from the main 'front' streetscene. All materials would match existing, and in having a lower ridge height than the main dwelling, the extension would remain subservient to the bungalow. There would therefore be no detrimental impacts upon the streetscene.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 NOV 2000
Officer: NAB	Application No. F/2000/2836

Map No. 99 Site 0:05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 5 BIRCH ROAD

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH
27·11·00

Applicant: MR | MRS CLARK

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 17.11.00 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:

S/N + 3, 7, 8, 10, 12 Birch Road
20 Pine Drive ✓

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 27th December 2000

Location: 5, Birch Road, Finchampstead.

Proposal: Single storey rear extension.

Application Number: F/2000/2836

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

There are several small trees in the rear garden, none of which are directly effected by the proposals. I, therefore have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

reply by 12/12

NO TPO

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 27 November 2000

28 NOV 2000

Application Number: F/2000/2836

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
5, Birch Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Clark C/O Peter Darragh.

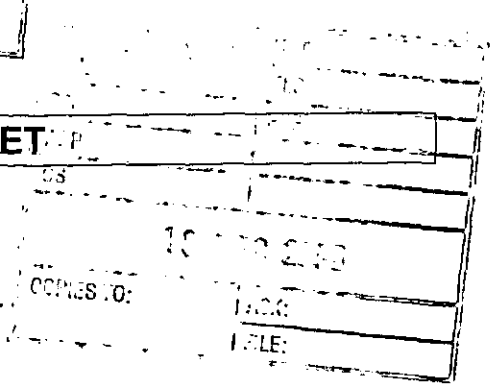
Your observations are required in respect of this application within **7 days** of the above date.

Cypress could remove if desired (2m high)
No implication for any trees of sig.

FROM: Natalie Brown

DELEGATED

DATE: 27 November 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2836

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

Site Address: 5, Birch Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Clark C/O Peter Darragh.

Your observations are required in respect of this application **by 21/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clark DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

Our ref: SP\2000\2782
Your ref: F/2000/2836

ENVIRONMENT AGENCY

Date: 5th December 2000

37606

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

Attention: Natalie Brown
Dear Madam

PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION AT 5 BIRCH ROAD, FINCHAMPSTEAD, BERKS

Thank you for your letter dated 27th November 2000 which was received on the 29th November 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.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Distance from site	*Landfill name*
215 metres	Foxcote
225 metres	Ingle Glen

In view of the distances 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.

Yours faithfully

Sarah Paxman

pp **Sarah Paxman**
Development Planning Officer

Cc. Peter Darragh, 94 Barton Way, Croxley Green, Herts, WD3 3QB

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Environmental Services

For office use only.
Application number: 17.NOV.2000* 2836

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 & MRS CLARK 5, BIRCH ROAD FINCHAMPSTEAD BERKSHIRE
2	Agent's Name Address and postcode Phone number	PETER DARRAGH 94, BARTON WAY CROXLEY GREEN HERTS WD3 3QB 01923 770668
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.	AS IN 1
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	FACING BRICK TO MATCH ROOF TILES 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 ☑

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: [signature]

on behalf of MR & MRS CLARK

Date 4/11/00

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

ADDRESS 5 BIRCH ROAD PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU. 8065-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/55	CAPT. WASHINGTON	O/APP RES. DEV.	29.9.55	N/A
0/26/58	PYE LTD	"	15.5.58	N/A
0/120/58	"	"	17.12.58	N/A
0/155/59	"	"	7.8.59	N/A
136/60	"	DETACHED BUNGALOW	14.7.60	APP.
FP99/8489/A	Mr. A. Clark	Garage con/s/st- garage ext.	1.4.99	App

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS

DRAINAGE

091074

Enlarged from 1/2500

WOKINGHAM WITHOUT PARISH

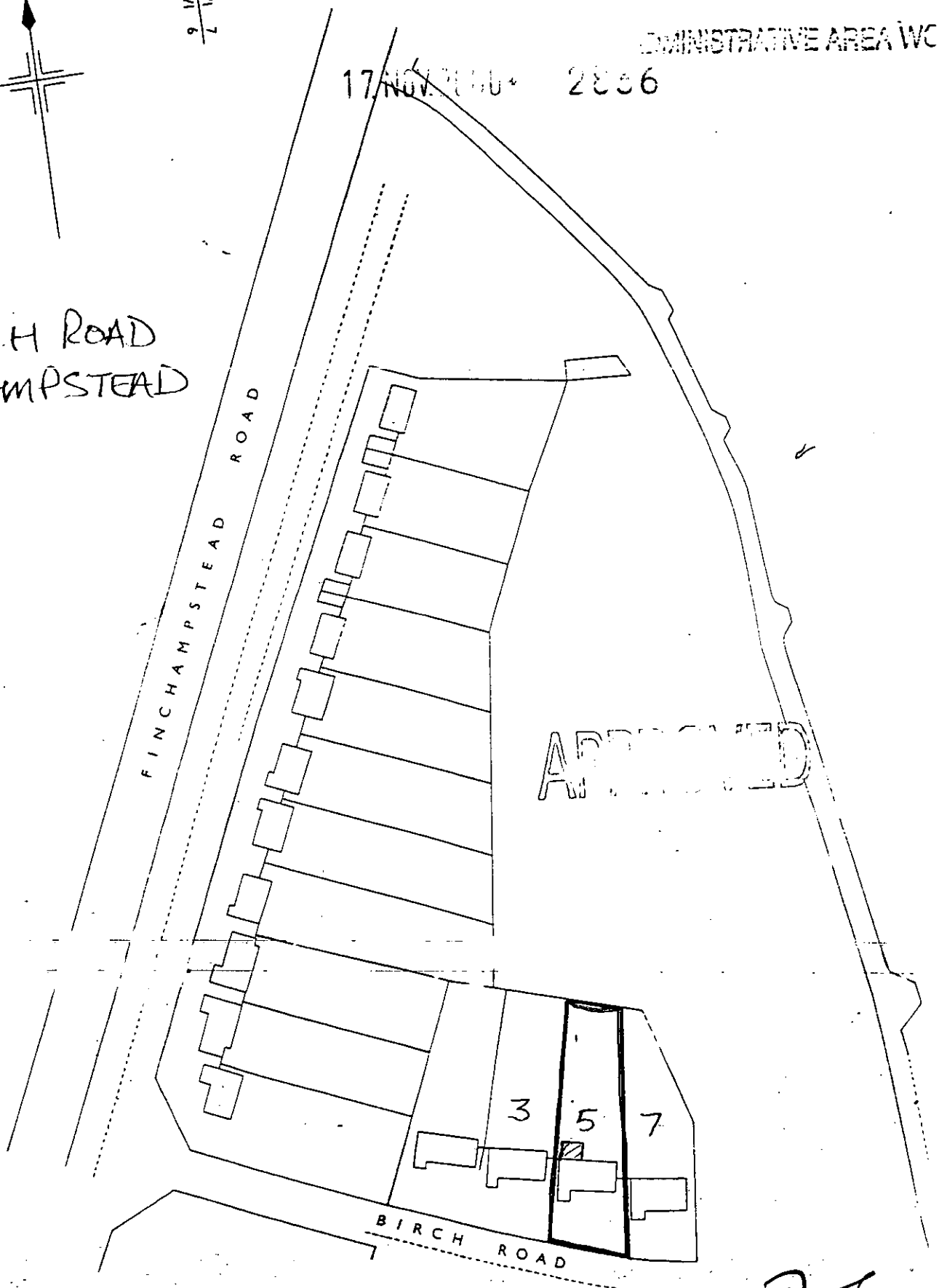
XLVI 7 / XLVI 6

ADMINISTRATIVE AREA WC

17 NOV 2006

5, BIRCH ROAD
FINCHAMPSTEAD

1/250



H.M. LAND REGISTRY

Made and printed by the Director General of the Ordnance Survey.