APPLICATION NO:
F/2000/1811

LOCATION:
89 Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Davies C/O 4th Dimension Architectural Design

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

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 16/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davies
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire

Application Number: F/2000/1811

Parish: **FINCHAMPSTEAD**

Location: **89, Barkham 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 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: 31/07/2000

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.

Rialsed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	P/2000/1841	A.T.
BUILDING CONTROL NUMBER.	BN 2004/1743	Brain
APPLICANT/~~AGENT~~	Mr Stephen J. Davies	
ADDRESS OF SITE	Trotters. 89 Barkham Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	to remove existing door/window into conservatory. s/s rear conservatory.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 14/1/04	rec'd 21/6/00
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/1/04.	

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 : Andrew Thorley

Application Number : F/2000/1811

Applicant : Mr & Mrs Davies C/O 4th Dimension Architectural Design.

Location : 89, Barkham Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/7/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 11/7/2000

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 16/08/2000. 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 :

Finchampstead Parish Council :- No Objections

Neighbours :- No Comments Received.

Planning Issues : (identified settlement)

1) Impact on neighbours

2) Impact on street scene.

28/7/00

Application Number: F/2000/1811

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey extension to the rear elevation of a 2 storey detached house to form a conservatory.

It will be 6.7 metres wide (approximately the whole width of the rear elevation of the property) and protrude from the rear elevation via the kitchen and living room by 2.75 metres. The proposed eaves height of the pitched roof will be 2.35 metres with a ridge height of 3.1 metres.

No.87, to the west, single storey detached bungalow, positioned 4.5 metres away from the proposal behind a 1.8 metre high fence. Extended to the rear by 2.5 metres with a single storey conservatory, a secondary window in flank elevation of main bungalow wall has obscured glazing. It is considered that due to the orientation and distance away the occupants of this property will not be overlooked.

No.91, to the south, 2 storey detached neighbour, set back slightly and 1 metre behind a 1.2 metre high fence and 2 metre high hedging on boundary. Main windows in rear elevation face garden. It is considered that due to the orientation and distance away the occupants of this property will not be affected - no adverse impact.

Due to the long garden, the properties at the rear will not be affected - no adverse impact.

2) Impact on street scene /visual impact.

The materials will match the existing house. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and boundary treatments), therefore no impact upon visual amenity of the area - considered acceptable.

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

Application Number F/2000/1811
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 89 Barkham Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1811

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential, different designs + styles, 2 storey + bungalows mainly detached on busy main road, all with own garages + driveways. Enclosed gardens front + rear

3. DESCRIPTION OF SITE/BUILDING
2 storey Dormer bungalow, cream coloured render, hung tiles at first floor level, in brown, dark brown concrete tiles on roof, white UPVC windows + doors. white barge boards + white guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, drive way + at side.

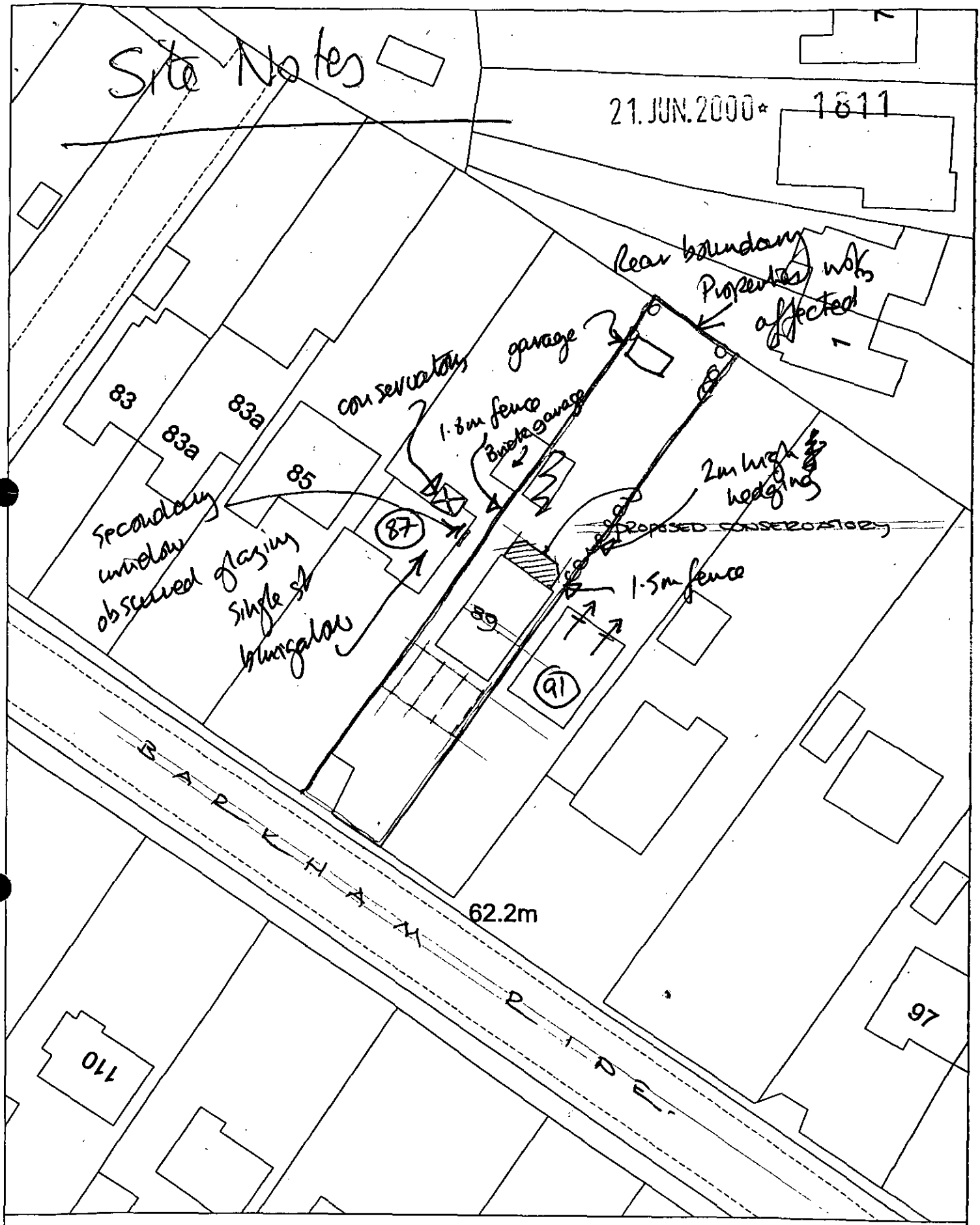
LEVELS — No change

BOUNDARY TREATMENT — No 87, 1.8m fence, has a single storey conservatory on rear, no overlooking.

OTHERS — No 91, 1.2m high fence + approx 2m high hedging, on boundary, set back slightly main windows face rear garden, no overlooking / overshadowing.

— Rear boundary properties not affected.

Nb No impact on streetscene



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N W E S

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

Tel: 0118 974 6441

Date: **30 June 2000**

My ref: F/2000/1811

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/2000/1811
89, Barkham 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/2000/1811**
89, Barkham 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: **30 June 2000**

My ref: F/2000/1811

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/2000/1811
89, Barkham 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/2000/1811**
89, Barkham 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**********

Received by Wokingham District Council

Application No: F/2000/1811

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

Location:
89, Barkham 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 24/07/2000. 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

30 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 JUN 2000
Officer: AT	Application No. F/2000/1811

Map No. 98. Site ...0.06..
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: 89 BARKHAM RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.
30-6-2000

Applicant: MR | MRS DAVIES

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

Enforcement Section (7) 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 : 30.6.2000 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 (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 .....

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:

SN+ 87, 91, 110+112 BARKHAM RIDE

1 NASH GROVE LANE. ✓

FROM: Andrew Thorley

DATE: 30 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING
POL
DC
OS
17 JUL 2000
FILE:

Application Number: F/2000/1811

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

Site Address: 89, Barkham Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Davies C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application **by 24/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cly DATE:

Clerk To Finchampstead Parish/Town Council.

Recd 3.00pm 20.6.00

21. JUN. 2000* 1811

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5154

12 June 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: CONSERVATORY: 89 Barkham Ride, Finchampstead.

Please find enclosed six copies of our drawings 5154/ 01 & 02 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of 95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

ADDRESS 89 BARKHAM RIDE PC 020 31089 PARISH FINCHAMPST. 1-4-82 BARKHAM

PLOT No. ORD. SHEET No. SU. 7965(98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
394/55	Miss A M Seymour	extension	5 · 8 · 55	APP N/A
212/56	"	WC + drainage	10 · 4 · 56	APP N/A
PP/562/66	Mr H C T Warner	alt to kitchen/bathroom	29 · 9 · 66	APP N/A
PD 685/73	Mr A R Rance	garage	26 · 11 · 73	APP N/A
BR 69	"	S/storey ext	29 · 1 · 74	APP N/A
00085	"	alt kitchen/add dining room	8 · 2 · 74	N/A C/A
BR. 876.	" "	ext. and alt.	26 · 6 · 78	APP N/A
08632	" "	" "	6 · 7 · 78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS DD Enq - D. E. Davis - Conservatory - 23/11/99

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 21.JUN.2000* 1811

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 + MRS DAVIES
	Address	89 BARKHAM RIDE
	and postcode	FINCHAMPSTEAD,
		BERKS
	Phone number	
●	Agent's Name	4TH DIMENSION ARCH. DESIGN.
	Address	9TH HIGH ST.
	and postcode	CROWTHORNE. Mr. Edgell.
		BERKS
		[illegible]
	Phone number	01344 761727
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.	89 BARKHAM RIDE
		FINCHAMPSTEAD
		BERKS.
4	Give brief details of the proposal for *example, two storey side extension.*	About the application: CONSERVATORY TO REAR
●		

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 BASE TO MATCH EXTG. GLASS ROOF + WALL.	
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

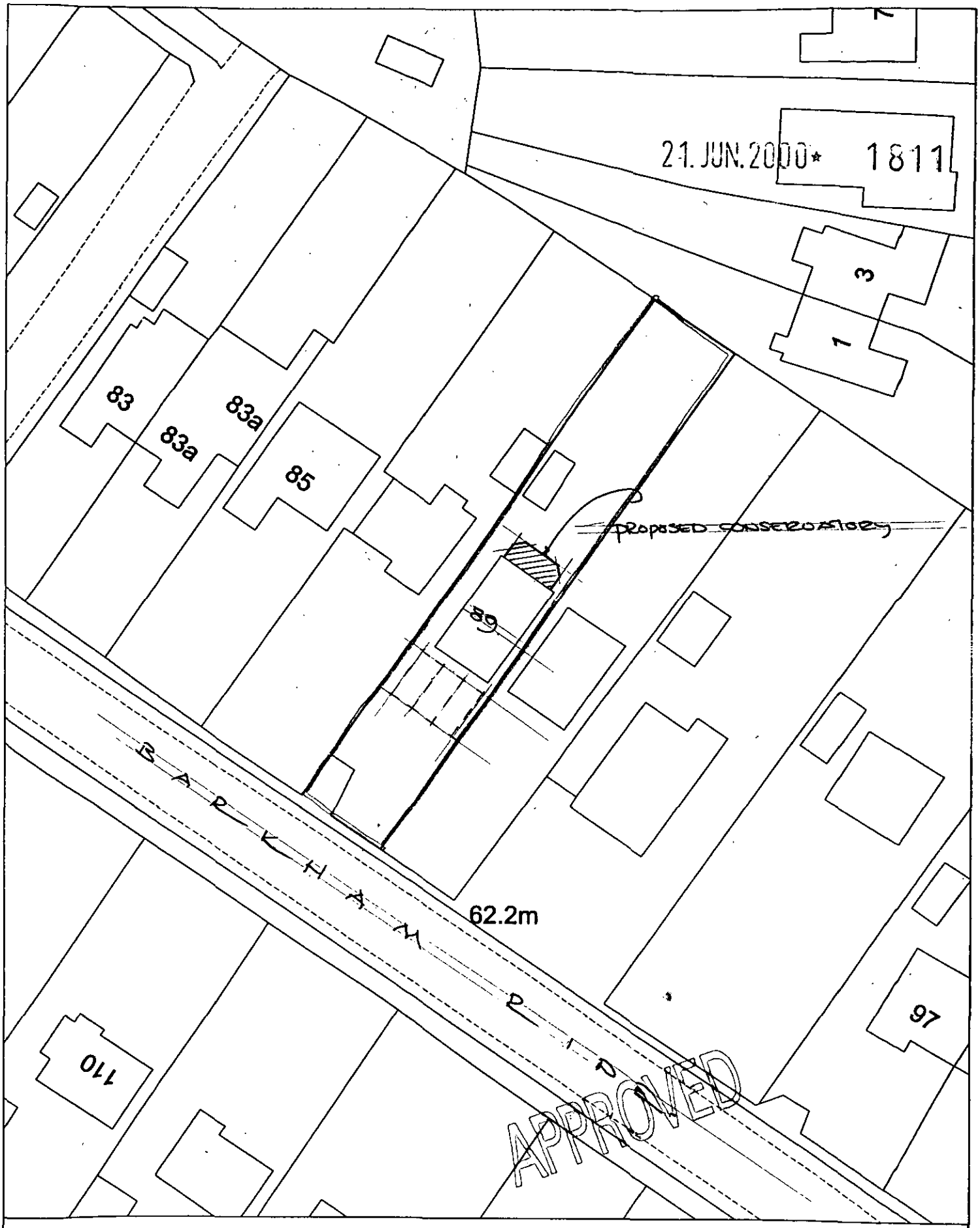
None of the land forms part of an agricultural holding.

Your signature: HW 4TH DIMENSION ARCHITECTURAL DESIGN

on behalf of MR + MRS DAVIES

Date 12/6/00

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



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N
W E
S



Site Plan, Scale: 1 to 2500

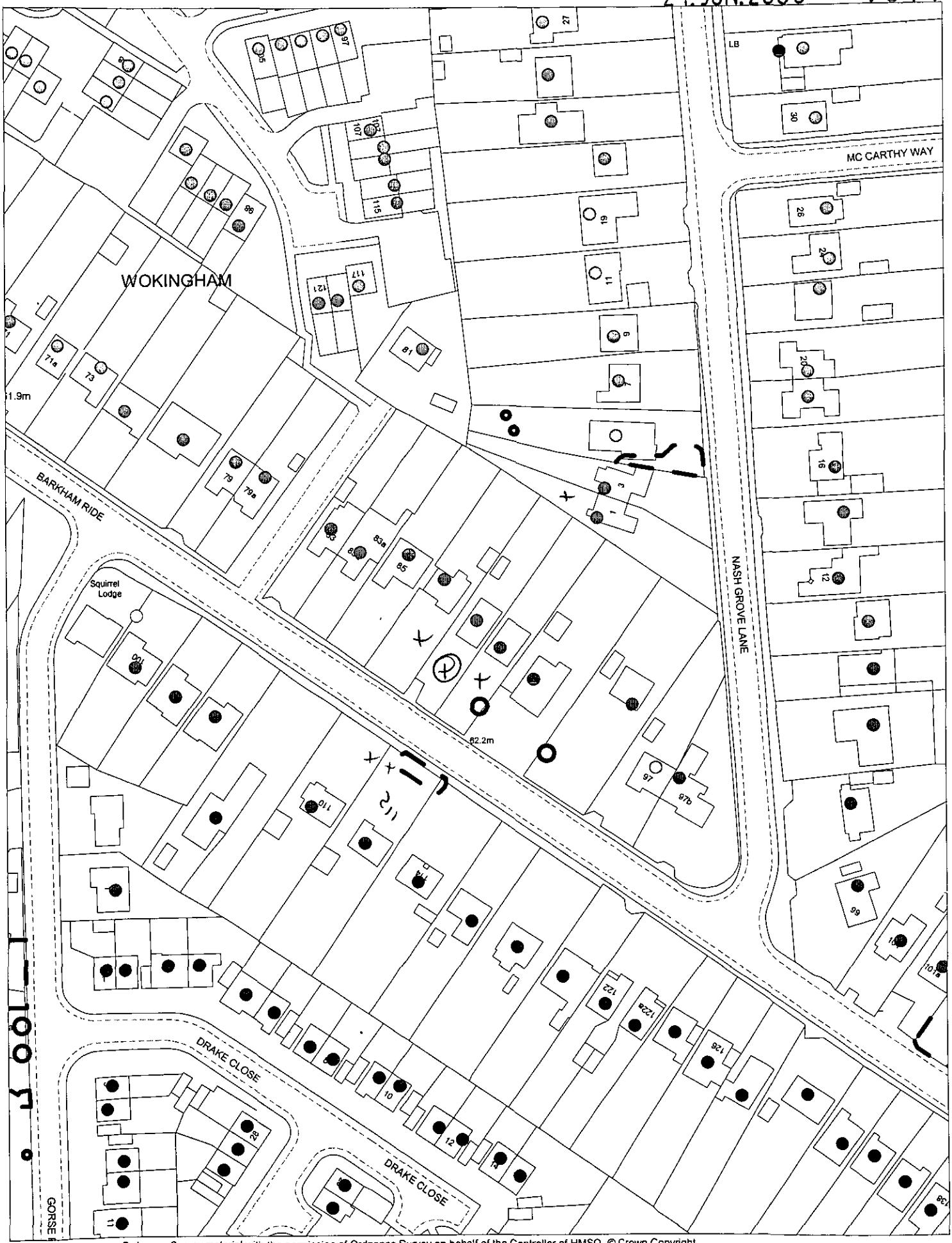
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N
W E
S

21 JUN 2000* 1811



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
22 June 2000

Scale: 1 : 1250

N
W E
S