26/12

APPLICATION NO:
F/2002/8050

LOCATION:
20 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr D Spence C/O Izod Design

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2003

CASE OFFICER: **Dawn Hancocks**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Spence
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2002/8050

Parish: **FINCHAMPSTEAD**

Location: **20, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed 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.

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 SBE1 and STV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

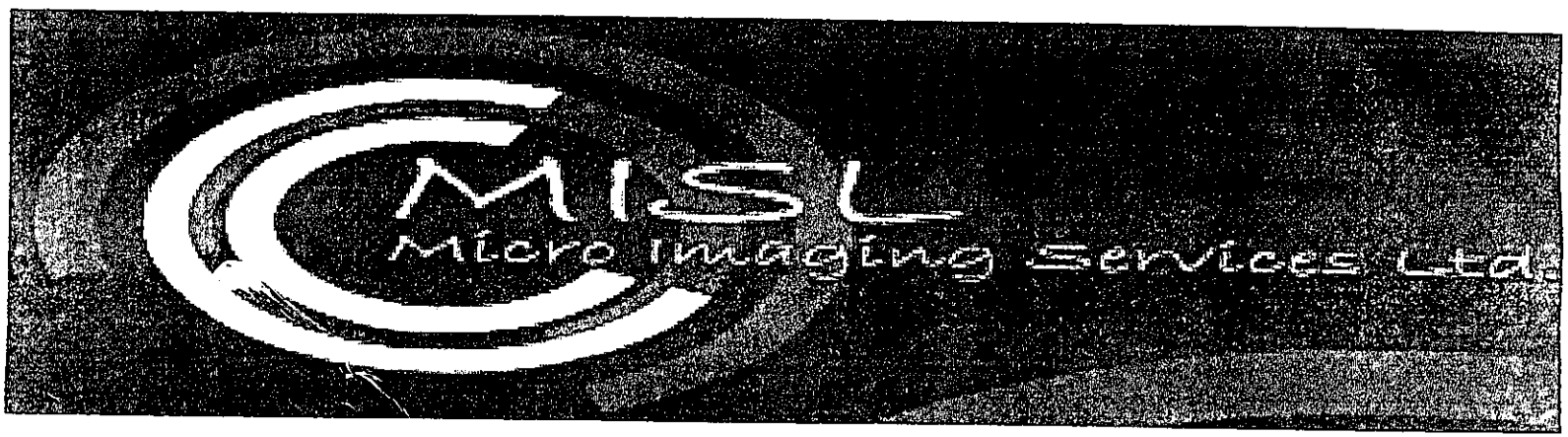
T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER DH

PLANNING APPLICATION NUMBER	2002 / 8050
BUILDING CONTROL NUMBER	FP / 03 / 4819
APPLICANT/AGENT	GREG MARRELL
ADDRESS OF SITE	20 Kiln Ride Wokingham
DESCRIPTION OF PROPOSED WORK	S/S Rear Extension

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	Spence 01	3A
FLOOR PLANS	"	"

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES? BC PLANS 4122 AND 4819 COMBINE TO EQUIVALENT OF PLANNING	NONE	
DATE 2002/8050	14/01/011	

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	

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER DSH

PLANNING APPLICATION NUMBER	F | 2002 | 8050
BUILDING CONTROL NUMBER.	FP | 2003 | 4122
APPLICANT/AGENT	120 DESIGN
ADDRESS OF SITE	20 Kiln Ride Finchampstead
DESCRIPTION OF PROPOSED WORK	Single Storey Side | Rear Extensions

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	2769 3 B	2769 3 A
FLOOR PLANS	2769 3 B	2769 3 A

2769 4 C

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15|01|03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	MINOR	
IF YES, WHAT ARE THE DIFFERENCES ? ADDITIONAL + LARGER WINDOWS ON BC DRAWING - SW ELEVATIONS		
DATE	24|04|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	

MINOR DIFFERENCES - NO ACTION TAKEN

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8050

Applicant : Mr D Spence C/O Izod Design.

Location : 20, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 21/11/2002

Earliest Date for Decision : 21/12/2002

Latest Consultation Date/Site Notice Expiry Date : 21/12/2002

This application will have expired on: 16/01/2003. 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 objection

Planning Issues :

l/d settlement
Impact upon neighbours
" " Street scene

Application Number: F/2002/8050

Appraisal:

Development
The proposed is for single storey side and rear extensions. The site is a detached bungalow with detached flat roof garage located within the identified settlement of Finchampstead. The side extension would be 6.9m deep and 2.5m wide with a ridged roof and a ridge height of 4.9m. The rear extension would be a small infill with a width of 3.0m and a depth of 1.3m.

1) Impact upon the neighbours
The site is enclosed to the side and rear by a 1.8m fence and is set away from all boundaries. No.22 is also a bungalow and is set away from the boundary. It has a conservatory to the rear and two high level ground floor windows facing No.20. The proposed would have two windows facing No.22, one of which would be a maximum of 3.4m in height. The main entrance to the property would be changed from a side facing aspect to front facing. No.18 is also a bungalow and would only be able to see the roof of the proposed rear extension. There are no properties to the rear. It is considered that there would be no adverse impacts in terms of overlooking, overbearing and overshadowing.

2) Impact upon the character of the street scene
The side extension would be visible from the front of the house. The ridge line of the proposed would be lower than the main roof and in keeping with dwelling. The existing utility room window faces the front and would be replaced by the proposed, which would have a front door and velux roof light over. It is considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8050
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 20 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8050

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? √ Yes, fence to front.

2. DESCRIPTION OF SURROUNDINGS

detached bungalows, chalets & houses
not open plan

3. DESCRIPTION OF SITE/BUILDING

detached bungalow, detached flat roof garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 22 conc to rear
- 2 grd high level windows to side

5. SITE CONSTRAINTS

ornamental arch & wall to front between garage & house.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence to 22 front of garage
low level wall to front + veg.

OTHERS ~1.5m wall/ornamental behind garage - to go?
1.8m fence to No 22.
+ approx 1.5m trellis towards rear.

1.8m fence to No 18 + veg.
- roof only.

FROM: Dawn Hancocks

DATE: 28 November 2002

DETERMINED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | BJF
CS
06 DEC 2002
COPIES TO

Application Number: F/2002/8050

Proposal: Proposed single storey side and rear extensions to dwelling..

Site Address: 20, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr D Spence C/O Izod Design.

Your observations are required in respect of this application **by 21/12/2002**.

No objections.

SIGNED: C.S.Cl. DATE: 5-12-02

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/8050	Map No : 99
Case Officer : OSH.	Site Area : 0.08
Valid Date : 21/11/02	Received Date: 21/11/2002

Level : Delegated Application

Description : Proposed single storey side extension to rear of dwelling.

Location : 20, Kiln Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr D Spence C/O Izod Design.

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

No pre-apps

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8050

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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/2002/8050
20, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8050**
20, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth
**********FILE COPY**********

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8050

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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

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Development Control Manager

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Case officer: **Dawn Hancocks** Application Number: **F/2002/8050**
20, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8050

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
20, Kiln 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8050 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

28 November 2002

Organisation_Name	Building_Name	address1	Postcode
		18KILN RIDEWOKINGHAM	RG40 3PL
		20KILN RIDEWOKINGHAM	RG40 3PL
		22KILN RIDEWOKINGHAM	RG40 3PL
		15KILN RIDEWOKINGHA	RG40 3PN
		19KILN RIDEWOKINGHA	RG40 3PN

Neighbour list F/2002/8050

WOKINGHAM UNITARY
Aiming for Excellence

Izod DESIGN
Chartered Architects
Landscape Consultants

21.NOV.2002 C E O

21 NOV 2002

CR/em/2769
20 November 2002

Wokingham District Council
Planning Services
Environmental Services Department
P.O Box 157
Wokingham
RG48 1WR

Dear Sirs

20 KILN RIDE WOKINGHAM

Please find enclosed the formal application for planning consent for the proposed single storey extension at the above.

The following documentation is enclosed for your consideration.

1. Six copies of the completed application form, incorporating Certificate A.
2. Six copies each of drawings 2769/2 and 3A.
3. Six copies of 1:1250 site plan with the site highlighted in red.
4. Six copies of 1:500 site plan.
5. Cheque for £110.00, being the statutory application fee.

If you require any further information please do not hesitate to contact me.

I now await your official registration of the application.

Yours faithfully

CHRIS RULE BA (Hons)

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Environmental Services

For office use only.
Application number: 21...JN.2002 8050

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.

WOKINGHAM UNITARY
Aiming for Excellence

8050 21 NOV 2002

1	Your name	MR. DUNCAN SPENCE.
	Address and postcode	20 KILN RIDE WOKINGHAM RG40 3PL
	Phone number	
2	Agent's Name	IZOD DESIGN
	Address and postcode	14 MILTON RD. WOKINGHAM RG40 1DB.
	Phone number	0118 977 0075
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.	20 KILN RIDE WOKINGHAM RG40 3PL
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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 ☐ NONE TO BE FELLED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLAIN CLAY TILES AND RED BRICK TO MATCH EXISTING.
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.		
	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: IZOD DESIGN

on behalf of MR. DUNCAN SPENCE.

Date

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) ADDRESS 20 KILN RIDE

1.4.86 PARISH FINCHAMPSTEAD ~~HEADLEY~~

PLOT No. 2

ORD. SHEET No. SU-8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/97/65	MR. L. GRIFFITHS	O/APP. DETACHED BUNGALOW	11.7.68	N/A C/A
57/69	MR. L. DAVIS	DET. BUNGALOW + GARAGE	10.7.69	APP. C/A
75/69	"	"	4.9.69	APP. C/A
18/70	"	"	19.2.70	APP. C/A
00/740/72	MR. S LEPLANCHE	UTILITY ROOM & W.C.	26.10.72	APP. N/A
AR 3108	MR. C MACAY	S/STOREY EXTENSION	17.7.75	REF. N/A
AR 3170	"	"	29.7.75	CANCELLED APP 26.3.79 N/A
03189	"	"	4.9.25	N/A C/A
AR 7880	T.S. DAVIS	SUN LOUNGE	15.2.78	APP. N/A
07804	T.S. Davis	" "	13.4.78	N/A. C/A.
20902	MR. D. SPENCE	S/ST. EXTENSIONS	5.4.84 18.5.84	N/A APP C/A N/A
BR 22653				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS 20 Kiln Ride

PARISH Finchampstead

PLOT No.

ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
2002/8050		Mr Spence	S/st side ext			

MINISTRY DECISION:

SPECIAL ORDERS: