APPLICATION NO:
F/2002/7962

LOCATION:
3 Little Fryth, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs P Hopwood C/O Andesign

PROPOSAL: 11/12/02
Proposed two storey rear and side extension t dwelling.

EARLIEST DATE FOR DECISION: **07/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Hopwood
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/7962

Parish: **FINCHAMPSTEAD**

Location: **3, Little Fryth, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear and side 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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 SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

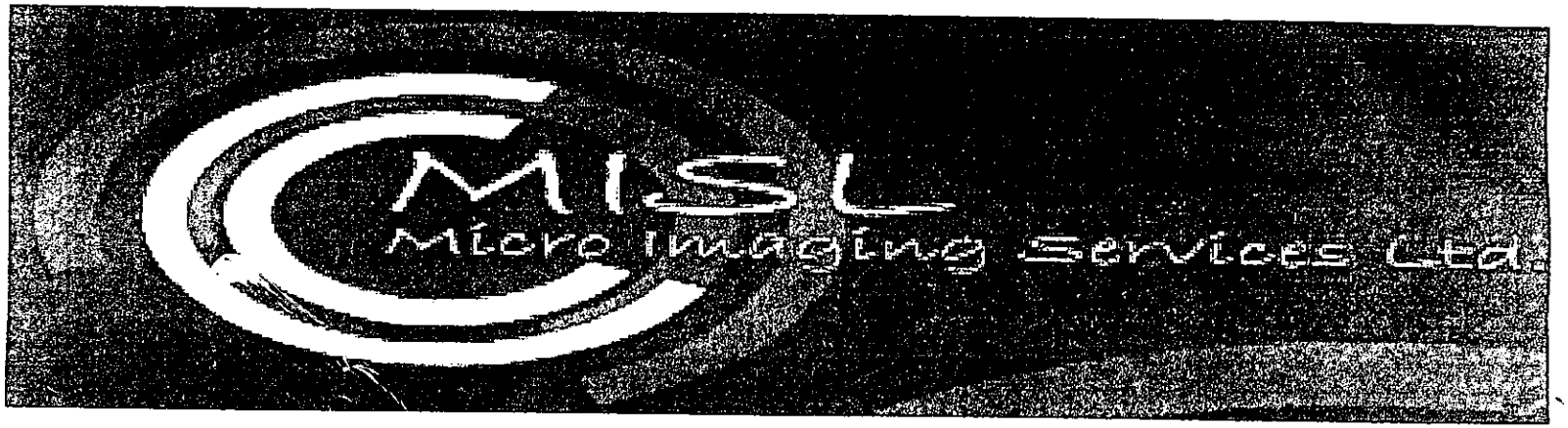
T. G Watson

Trevor Watson
Development Control Manager
Date: 19/12/2002

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

Redwood

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7962	PT
BUILDING CONTROL NUMBER	FP2002/3651	Brian
~~APPLICANT~~/AGENT	Andrews	
ADDRESS OF SITE	3 Little Firth, FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3438	AH/E/3438
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/1/03	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7962

Applicant : Mr/Mrs P Hopwood C/O Andesign.

Location : 3, Little Fryth, Finchampstead, Wokingham.
Proposal : Proposed two storey rear and side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/11/02

Date Registered : 07/11/2002

Earliest Date for Decision : 07/12/2002

Latest Consultation Date/Site Notice Expiry Date : 07/12/2002

This application will have expired on: 02/01/2003. 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 :

No comments from Highways -
Finchampstead Parish Council - No comment

Planning Issues :

Impact upon Neighbouring Properties, Character of the area, Highways,

Policy: SBE1, SBE2
WOS3, WBE1
ENV1

Application Number: F/2002/7962

Appraisal :

This application proposes a two storey rear extension to this large detached house set in the identified settlement. The extension would overlap behind the detached double garage. It would project 4.0m out from the rear of the house and 4.0m from the side.

The roof of the extension would have eaves matching the main dwelling but a lower roof ridge. Full gables are used on the roof. No windows would directly face No 1.

No 1 is set in a mirrored position to No 3. The extension would not overbear or overshadow No 1. The other Neighbour No 5 is set further back from the Road than No 3 and therefore has its flank wall properly past No 3. No adverse impact on No 5.

The extension would be visible from the road but would be positioned behind the garage. Its impact would therefore be offset by its large setback.

The double garage also has two parking spaces outside.

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

Application Number F/2002/7962
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C044~~	~~R044~~	
3	C044	R044	No windows inserted in 1st floor side
			elevations of the extension.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:	LA
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	W
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] J.S. Andrewaller
(Development Control Manager)

Date: 19/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 3 Little Fryth Finchampstead Wokingham. APPLICATION NUMBER: F/2002/7962	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS id set
large detached hse, d/garages

3. DESCRIPTION OF SITE/BUILDING shares quad/garage with no 1
1.7m trace between
no

4. RELATIONSHIP TO ADJOINING PROPERTIES no 1 set 6-7m ag

5. SITE CONSTRAINTS

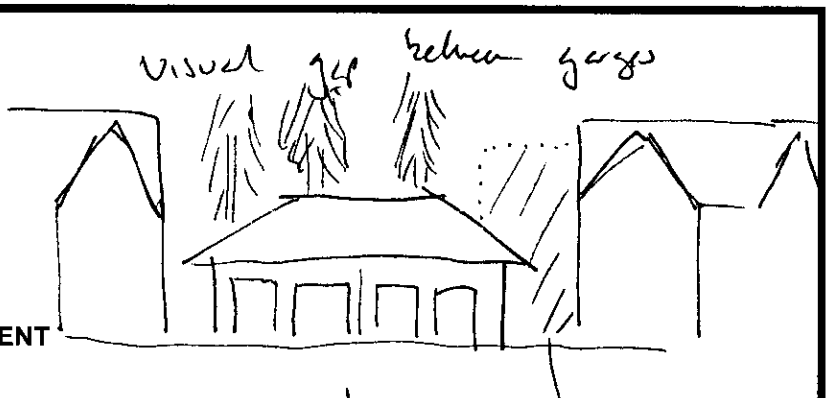
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



landscaped estate.

Trees seen behind garage..

Application Number : F/2002/7962	**Map No : 107**
Case Officer : PT	**Site Area : 0.06**
Valid Date : 7/11/02	**Received Date: 07/11/2002**

Level : Delegated Application

Description : Proposed two storey rear and side extension to dwelling.

Location : 3, Little Fryth, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs P Hopwood C/O Andesign.

Fee Required: £110 Fee Received: £110 (2)

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 6442

Date: 13 November 2002

My ref: F/2002/7962

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/2002/7962
3, Little Fryth, Finchampstead, Wokingham.
Proposed two storey rear and side extension 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7962**
3, Little Fryth, Finchampstead, Wokingham.
Proposed two storey rear and side extension 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 6442

Date: 13 November 2002

My ref: F/2002/7962

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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_____

_____

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Signed: _____ Date: _____

Councillor Stanton

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

Received by Wokingham District Council

Application No: F/2002/7962

Proposal:
Proposed two storey rear and side extension to dwelling.

Location:
3, Little Fryth, 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/2002/7962 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/12/2002. 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

13 November 2002

Organisation_Name	Building_Name	address1	Postcode
		1LITTLE FRYTHWOKINGHAM	RG40 3RN
		3LITTLE FRYTHWOKINGHAM	RG40 3RN
		5LITTLE FRYTHWOKINGHAM	RG40 3RN
		4LITTLE FRYTHWOKINGHAM	RG40 3RN
		6LITTLE FRYTHWOKINGHAM	RG40 3RN
		8LITTLE FRYTHWOKINGHAM	RG40 3RN
		25ASHDALE PARKWOKINGHAM	RG40 3QS

Neighbour list F/2002/7962

07.NOV.2002 7962

Environmental Services

For office use only.
Application number:

Householder planning application form

07 NOV 2002

WOKINGHAM DISTRICT COUNCIL

7962

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. P.T. HOPWOOD
	Address and postcode	3 LITTLE FRYTH FINCHAMPSTEAD BERKS RG40 3RN
	Phone number	01344 779430
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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 ☑ OAK TREE No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. P. T. HOPWOOD

Date 5/11/2002

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

ADDRESS 3 LITTLE FRYTH PARISH LINCHAMPST

PLOT No. 2 ORD. SHEET No. JU 8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26985/10	BRYANT	O/L.	22.1.87	R
31831	"	ALT. MIDDLE 2 GARAGE	15.12.88	CIA LA
BRA 9488	"	"	17.10.90	RH.
44969	MR. P. HOPWOOD	8/ST. EXT.	12.10.95	CIA
95/610.60/F				
FP96/5200	"	"	21.3.96	APP
F/2002/7962	"	2/St R. ext.		

DATE OF COMPLETION

MINISTRY DECISION 26986 – APPEAL GRANTED – 29.4.88

SPECIAL ORDERS TPO 325/87

DRAINAGE

091074