30/12

APPLICATION NO:
F/2002/7965

LOCATION:
250 Finchampstead Road, Wokingham.

APPLICANT:
Martin Hicks Building Contractors C/O Abraca

PROPOSAL:
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

EARLIEST DATE FOR DECISION: **26/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Martin Hicks Building Contractors
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: F/2002/7965

Parish: **WOKINGHAM**

Location: **250, Finchampstead Road, Wokingham.**

Proposal: **Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.**

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

Condition
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised plans numbers FIN/03 B and FIN/04 B submitted to the Local Planning Authority on 10 January 2003, showing new access and lower garage roof 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 Policy EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS **CASE OFFICER** PT

PLANNING APPLICATION NUMBER	F / 2002 / 7965
BUILDING CONTROL NUMBER.	FP / 2003 / 4749
APPLICANT/AGENT	ARTACAD
ADDRESS OF SITE	250 Finchampstead Road Wokingham
DESCRIPTION OF PROPOSED WORK	2 storey side Extension plus Double Garage

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	C00 / 03	FIN / 03
ELEVATIONS	C00 / 03	FIN / 03
FLOOR PLANS	C00 / 03	FIN / 03

CHECKLIST

	1ST CHECK	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/01/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ? Minor differences in fenestration on rear elevation.		
DATE	13/11/03	

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/2002/7965

Applicant : Martin Hicks Building Contractors C/O Abracad.

Location : 250, Finchampstead Road, , Wokingham.
Proposal : Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 26/11/2002

Earliest Date for Decision : 26/12/2002

Latest Consultation Date/Site Notice Expiry Date : 26/12/2002

This application will have expired on: 21/01/2003. 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 :

Highways
Town Council
Neighbours

Planning Issues :

Impact upon Character of the Area
Impact upon Neighbouring properties, Highways

Relevant Policy: SBE1, SBE2, ST 3,5
WOS3, WDE1, WT 6,7
EN1

Application Number: F/2002/7965

Appraisal

The application property is a Victorian Semi-detached house located within the identified settlement. However the site does border on land designated as rural area/countryside. The application proposes a large two storey side extension, a double garage situated in the front garden an a new access point onto the lane.

The neighbouring property has had a two storey side extension (F2001/5363 approved in February 2002. They have also had a garage/carport approved under appeal in March 2001. Work has now been completed on these extensions.

Previous appln. refused (F/2002/7325) in Oct 2002 for larger extns. and garage

This application proposes a two-storey side extension mirroring the one built on No.248. The two storey element would project 4.5m out from the south east elevation with a 4.8m width. It would finish flush with the rear wall of the dwelling with a small single storey extension projecting north.

The second element of this application is a two-storey double garage which is proposed in the front garden. It measures 6.2x 6.2 metres with a pitched roof 5.0m to the ridge.

Impact on Neighbouring Properties

The two storey extension element is confined to the side of the dwelling and does not project either forward or rearwards of No.248 the attached neighbour. There is therefore no overlooking, overbearing or overshadowing impact.

The garage would be located in the south corner of the plot and would have no adverse impacts on the neighbouring properties.

Impact on the character of the area/visual impact.

The application property while not a listed building or set in a conservation area, is a Victorian Semi with some character. However the extension does use details found on the existing dwelling including the windows, doors and rooflines. The extension is a perfect mirror of the extension next door and is therefore not considered to have a harmful effect on the streetscene.

Highways

The garage would provide two car parking spaces and the driveway can allow at least 3 more parking spaces.

The new access is require because the present arrangement relies on use of the driveway owned by No.248. It was not a shared access and the neighbours planned to erect a boundary fence, which would not allow access onto or from the site. The new access would be onto a dead end lane. There would be no threat to highway safety.

√ approval

Application Number F/2002/7965
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C.22	R122	
5	C138	R138	

INFORMATIVES: N02

REVISED PLANS

1. This permission relates to the application as amended with revised (plans N° FIN/03 B, FIN/04 B)) submitted to the Local Planing Authority on (10/1/03) showing (new access and lower garage roof) and does not approve the proposals as originally submitted.

Informative for approvals

2. N16 ~~N02~~

LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2, ST ~~5,6~~ 3,5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WT6,7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: - Ap. J.S. Andrewaddle
(Development Control Manager)

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

Date: 16/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 250 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2002/7965

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

refer to 7325

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 15 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7965

Location: 250, Finchampstead Road, Wokingham.

Proposal: Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

Applicant: Martin Hicks Building Contractors C/O Abracad.

Case Officer: Phillip Taylor

The new plans show the following: Lower roof to the garage and the formation of a new entrance. Drawing nos: FIN/03 Rev B & FIN/04 Rev B.

Comments are required by 29/01/2003.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

(RING ONE)

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

App. No. 2002/7965 Date Rec.

Location: 250 Finchampstead Road, Wokingham

Parish: Wokingham

Applicant: Mark Hicks Build Contractors

Description of attached plans: Lower roof to the garage and the formation of a new entrance

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 14

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER PT

Consultations Sent by Admin. on 15.01.PS.

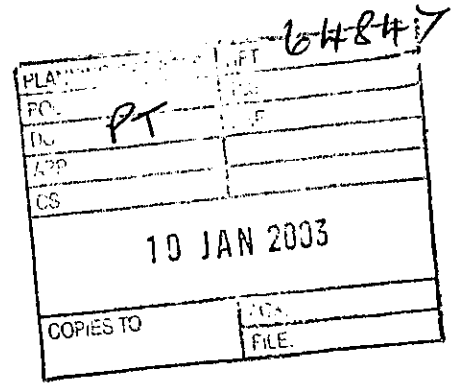
Yellow - Case Officer Copy
Green - Part One Copy

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

ABRACAD

Website: www.abracad.org
e-mail: alistair@abracad.org

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779



Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR

For the attention of Phillip Taylor

8th January 2003

REVISED PLAN
7965

Dear Sir,

Proposed 2 storey side/rear extension to dwelling and detached double garage at 250 Finchampstead Road, Wokingham – ref. F/2002/7965

As requested please find enclosed 4 copies each of drawings FIN/03B, FIN/04B and location plan marked with red and blue.

The changes are to lower the garage roof pitch to 35 degrees to make it less prominent, and since I understand that the end of the neighbour's drive is not shared, I have created a new 3m wide access leading directly to the adjacent lane.

I trust that the proposals are now acceptable and look forward to hearing from you.

Yours faithfully,

Alistair Lloyd

Alistair Lloyd

cc Martin Hicks Building Contractors

Application Number : F/2002/7965	Map No : 91
Case Officer : PT	Site Area : 0.11
Valid Date : 26 NOV 2002	Received Date: 08/11/2002

Level : Delegated Application

Description : Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

Location : 250, Finchampstead Road, , Wokingham.

Parish : WK Ward : WES

Applicant : Martin Hicks Building Contractors C/O Abracad.

Fee Required: £0 Fee Received: £0 7325 - refused.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None – is access road still via golf club entrance?	20/11	26 NOV 2002
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Serve notice re access? (The driveway shown on this app + /7325 shows shared access via entrance to 248 Finchampstead Rd)	20/11	26 NOV 2002
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

.....

+ site inside red line

.....

+ pls include Mrs M. Hampshire
248 Finchampstead Rd
Wokingham RG40 3HB

No pre-apps

Date: 15 January 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7965

Location: 250, Finchampstead Road, Wokingham.

Proposal: Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

Applicant: Martin Hicks Building Contractors C/O Abracad.

Case Officer: Phillip Taylor

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Comments are required by 29/01/2003.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

1. C049, R049.
2. C138, R138.

AC 17/1/03.

7965 OBB

PLANNING SERVICES	HPT
POL	TLS
DC PT	ENF
AFP	
CS	
18 DEC 2002	
COPIES TO	FILE

WOODCRAY MANOR GOLF COURSE
FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG40 3HG

TEL 0118 9771073 FAX 0118 9771029
Email: woodcray.enid@virgin.net

Eurogolf Course Construction & Management Limited

Planning Dept.,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR

17th December 2002

Dear Sir,

Re:- Proposed Development at 250 Finchampstead Road, Wokingham.

The above proposed development would seem to be a considerable extension on a small cottage, which would impact on the character of the countryside.

I would ask that ample provision be made for off lane parking during and after the construction of any permitted development. The exit from the lane onto the Finchampstead Road, would need to be kept free so has not to obstruct access into and out of the Woodcray Manor Golf Course site and to the two properties within the site. I would like to see a condition with regard parking within the boundary of 250 Finchampstead Road during and after construction, to prevent obstruction of the lane for safety reasons and to allow others with a right of way over the lane peaceful passage.

Yours sincerely,

Enid Vallely.

BY FAX 3:55 PM 17.12.02.
HARD COPY BY POST

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7965

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
06 DEC 2002	
COPIES TO	FILE

To Phillip Taylor. Environmental Services

From

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7965
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

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/2002/7965**
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

I wish this application to be listed should the officers recommendation be for: ~~GRANT/REFUSAL~~ and my reasons are: Subject to normal rules and neighbour notification

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: R J Wyatt Date: 4/12/02

Councillor R Wyatt

POL	
DC	
APT	
CS	
06 DEC 2002	
COPIES	

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

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7965

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/7965
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

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/2002/7965**
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.
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 J Green

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

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

Tel: (0118) 974 6442

Date: 02 December 2002

My ref: F/2002/7965

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7965
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

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/2002/7965**
250, Finchampstead Road, , Wokingham.
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.
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 R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/7965

Proposal:
Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

Location:
250, Finchampstead Road, , 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/2002/7965 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 26/12/2002. 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

02 December 2002

Organisation_Name	Building_Name	address1	Postcode
	WOODCRAY HOUSE	WOODCRAY HOUSEFINCHAMPSTEAD ROADWOKIN	RG40 3HG
		228FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HB
		248FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HB
		250FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HB
		183FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HD
		189FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HE
		191FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HE
		193FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HE
	185A	185AFINCHAMPSTEAD ROADWOKINGHAM	RG40 3HD
	189A	189AFINCHAMPSTEAD ROADWOKINGHAM	RG40 3HE
	191A	191AFINCHAMPSTEAD ROADWOKINGHAM	RG40 3HE
		185FINCHAMPSTEAD ROADWOKINGHAM	RG40 3HD

Neighbours list F/2002/7965

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

ABRACAD

Website: www.abracad.org
e-mail: alistair@abracad.org

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779

63650

CAH

26 NOV 2002

7965 5/11/02

Revised as requested.

Kind Regards,

Alistair Lloyd.

With Compliments

20.11.2002 7:55

Tel. (0118) 974 6429 or 6433

Date: 20 November 2002

Your Ref:

My Ref: F/2002/7965

PLANNING SERVICES	HPT
POL	PLS
DC	ENF
ASP	
26 NOV 2002	
COPIES TO	
	FILE

WOKINGHAM UNITARY
Aiming for Excellence

Martin Hicks Building Contractors
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

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 Sir/Madam

Reference Number: 2002/7965

Site Address: 250, Finchampstead Road, , Wokingham.

Proposal: Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a 1:2500 location plan with the site outlined in red. The red line should include access to the highway. ✓

If any land within the red line belongs to anyone other than the applicant, then section B of the section 66 will apply and notice must be served. ✓

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Woodcray Golf course is 99 yr. leaseholder.
Existg. Access to temp. at swapped due to gypsies.
~~Has previously registered.~~
Notice sent 1st class on 25/11/02

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

ABRACAD

Website: www.abracad.org
e-mail: alistair@abracad.org

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779

08 NOV 2002

Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR

6th November 2002

Dear Sir,

Proposed 2 storey rear corner extension and detached double garage at 250 Finchampstead Road, Wokingham, RG40 3HB for Martin Hicks Building Contractors

Please find enclosed a planning re-application (hence no fee) for a 'mirror image' extension to the one currently under construction to the other side of this symmetrical semi-detached property.

We look forward to hearing from you.

Yours faithfully,

Alistair Lloyd.

Alistair Lloyd

cc Martin Hicks Building Contractors

20.NOV.2002 7965

Tel. (0118) 974 6429 or 6433

Date: 20 November 2002

Your Ref:

My Ref: F/2002/7965

Martin Hicks Building Contractors
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

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 Sir/Madam

Reference Number: 2002/7965

Site Address: 250, Finchampstead Road, , Wokingham.

Proposal: Proposed 2 storey side/rear extension to dwelling and erection of detached double garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a 1:2500 location plan with the site outlined in red. The red line should include access to the highway.

If any land within the red line belongs to anyone other than the applicant, then section B of the section 66 will apply and notice must be served.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number:
26.NOV.2002 7965

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
28 NOV 2002

1	Your name	MARTIN HICKS BUILDING CONTRACTO
	Address and postcode	DAISY COTTAGE, ST. JOHNS ROAD, SANDHURST, BERKS., 01252 GU47 9AD 876323
	Agent's Name	ABRACAD
	Address and postcode	THE ATRIUM, BROAD LANE, BRACKNELL, BERKS., 01344 RG12 9BX 481047
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.	250 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS., RG40 3HB
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR CORNER EXTENSION & DETACHED DOUBLE GARAGE

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.	RED BRICK & TILE 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: 2	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.		
	Re-application within 6 months		
	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: Alistair Lloyd.

on behalf of Martin Hicks Building Contractors

Date 6/11/02

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

26.11.2002 7:55

1913 *Ia* **SCHEDULE 2** **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 250 Finchampstead Road, Wokingham

I give notice that *(b)* Martin Hicks Building Contractors

is applying to the *(c)* Wokingham District Council

for planning permission to *(d)* add a 2 storey side/rear extension + detached d. garage

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* Planning Dept., P.O. Box 157, Shute End, Wokingham, RG40 1WR

by *(f)* 17th Dec. 2002

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

COPY

Signed Alistair Lloyd.

† On behalf of M. Hicks Bldg. Contractors

Date 25/11/02

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

Application No.

26.11.2002 7:55

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The ~~applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
? (Unknown)	Woodcray Manor Golf Club, Finchampstead Road, Wokingham, RG40 3HG (99 yr. leaseholder apparently, freeholder unknown)	25/11/02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ✓

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . Alistair Lloyd . . . . . .

On behalf of . Martin Hicks Building Contractors

Date . . 25/11/02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 250 FINCHAMPSTEAD ROAD PARISH WOK

PLOT No. ORD. SHEET No. 91

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66401/0				
F/2002/7325	Martin Hicks	2 S/S & erect det garage with games room over	2.10.02	REF
F/2002/7965	Martin HICKS	2/st S/R ext erect double gar.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074