APPLICATION NO:
F/2001/5212

LOCATION:
28 Ashdale Park, Finchampstead Wokingham

APPLICANT:
Mr & Mrs Miller C/O Landsdowne Constructio Ltd.

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

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

NO OBS 02.01.02 SV

321

D1

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Miller
C/O Landsdowne Construction Ltd.
23 Chesham Road
Amersham
Bucks
HP6 5HN

Application Number: F/2001/5212

Parish: **FINCHAMPSTEAD**

Location: **28, Ashdale Park, 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 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. No materials or equipment shall be stored within 4 metres of any protected trees on the site, during the construction period.

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 no damage is caused to the stems, branches or root systems of the protected trees.

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.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

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.

Received by Wokingham District Council

Application No: F/2001/5212

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

Location:
28, Ashdale Park, 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/2001/5212 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. 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.

Head Planning and Transportation

14 November 2001

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5212

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/2001/5212
28, Ashdale Park, 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5212**
28, Ashdale Park, 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**********

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

Tel: (0118) 974 6442

Date: **14 November 2001**

My ref: F/2001/5212

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

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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5212**
28, Ashdale Park, 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5212
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5212

Applicant : Mr & Mrs Miller C/O Landsdowne Construction Ltd..

Location : 28, Ashdale Park, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/11/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/11/01

Date Registered : 30/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 25/12/2001. 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 :

Trees - no objections, condition re tree damage during construction.
Finchampstead Parish - no objections

Planning Issues :

Identified settlement
affect on neighbours
affect on surrounding environment } ENV, WOS3, WBE1, SBE1, SBE2

adjacent to green gaps & wedges rural area
South East area Local Plan

Application Number F/2001/5212
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C014	R014	Materials to match
3.			No materials or equipment should be stored within 4 metres of any protected trees on the site, during the construction period.
			Reason: To ensure no damage is caused to the stems, branches or root systems of the protected trees.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21.12.01

RECORD OF SITE VISIT

no photo

SITE ADDRESS: 28 Ashdale Park Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5212

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 28/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Large houses in street & lots of trees around

3. DESCRIPTION OF SITE/BUILDING

2 storey detached large house - dorne windows
integral double garage
large shed to side of house red brick.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Property behind - lots of trees & high fence help screen to the rear.
Property 26 - high fence & shrubs to screen.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING double garage & large driveway

LEVELS level.

BOUNDARY TREATMENT close board wooden fence to rear of site & side lots of trees to help screen from neighbour to the rear.

OTHERS

Trees between New Wokingham Rd & side boundary + fence.

Application Number: F/2001/5212

Appraisal:

The proposed development is a single storey rear extension to form a conservatory. The property is a detached two-storeyed house that is located within an identified settlement. It is bordered to the rear by rural area and green gaps/wedges policy area. The house is located on a large section that is bordered to the side by Lower Wokingham Road. Other properties in the street are also detached and many trees contribute to the amenity of the area.

The conservatory will be 5.8m wide and 3.5m deep. The roof will be pitched and will have hipped ends. The maximum ridge height will be 3.85m and there will be doors on either side. The conservatory will be constructed in glass and will have brickwork round the lower walls.

The closest properties are located to the side and front of the application site.

1. Impact upon neighbouring properties

The proposed extension will only be seen from no.26 Ashdale Park and the property to the rear, Jovike. The extension however is a great distance from these properties (at least 21m and 40m respectively). As a result of this distance and the extension being of a small scale, it will cause no impact to these properties.

2. Impact upon the street scene

The proposed extension is located behind the existing house and will therefore not be seen from Ashdale Park. The extension can be seen from Lower Wokingham Road, however it is well screened by existing trees along the boundary. No trees should be affected by the development as they are located some distance away.

It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 20 December 2001

Location:	28 Ashdale Park, Finchampstead.
Proposal:	Proposed single storey rear extension to dwelling to from conservatory.
Application Number:	F/2001/5212

In response to your consultation dated 14 November 2001 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted for the conservatory as it is located sufficient distance from the protected TPO trees so as not to cause damage to the trees.

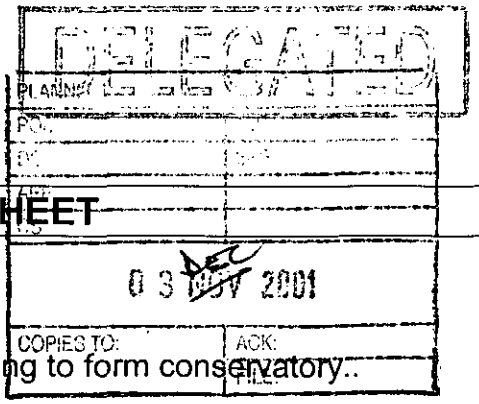
I would recommend that a condition be attached requiring that no materials or equipment are stored within 4 metres of the trees to ensure that damage is not caused to either their stems or branches or root systems.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Heidi Lynch

DATE: 14 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5212

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

Site Address: 28, Ashdale Park, Finchampstead, Wokingham.

Applicant: Mr & Mrs Miller C/O Landsdowne Construction Ltd..

Your observations are required in respect of this application **by 08/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 30 - 11 - 01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 OCT 2001	Map No. 107 Site 0.11
Officer: HL / Application No. F/2001/5212	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: 28 ASHDALE PARK

Parish: FINCHAMPSTEAD Ward: FINCH NORTH

Applicant: MR / MRS MILLER

Fee (b) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section 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	Name of road?		
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 : 14.11..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO on site ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

S/N + see map .....

30.OCT.2001* 5212

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS MILLER.
	ADDRESS	28 ASHDALE PARK
		FINCHAMPSTEAD
		WOKINGHAM.
	POST CODE	RG40 3QS. Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LANDSDOWNE CONSTRUCTION LTD
	ADDRESS	23 CHESHAM ROAD
		AMERSHAM
		BUCKS
	POST CODE	HP6 5HN Tel. No. 01494 432223.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	28 ASHDALE PARK
		FINCHAMPSTEAD
		WOKINGHAM, RG40 3QS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY.

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / (NO)

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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)

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / (NO)

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS MILLER

DATE 29/10/01.

FINCHAMPSTEAD 1.4.8[illegible]

ADDRESS 28 ASHDALE PARK

PARISH ~~WOK/WITHOUT~~

PLOT No. 10 PHASE III

ORD. SHEET No. SU 8164 10[illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/131/58	Z. & G. BRAKE	O/L. RES. DEV.	16.8.58	N/A	R
0/62/63	MR. A.J. HUNTLEY	"	22.3.63	N/A	R
0/21/64	"	"	4.3.64	N/A	R
0/17/65	"	"	19.2.65	N/A	R
293/71	ASHDALE LAND & PROPERTY CO.	"	29.4.71	N/A	R
982/72	"	"	25.8.72	N/A	R
1905/72	"	"	1.2.79	N/A	R
15370	"	"	2.5.81	N/A	R
20180	"	DET. HOUSE & GARAGE	22.9.83	N/A	C/A
BR23317	"	"	28.8.84	APP	N/A
99/70072/F	K. A. Miller	Erect Timber Shed/WKshp.	25.1.00		C/[illegible]

DATE OF COMPLETION

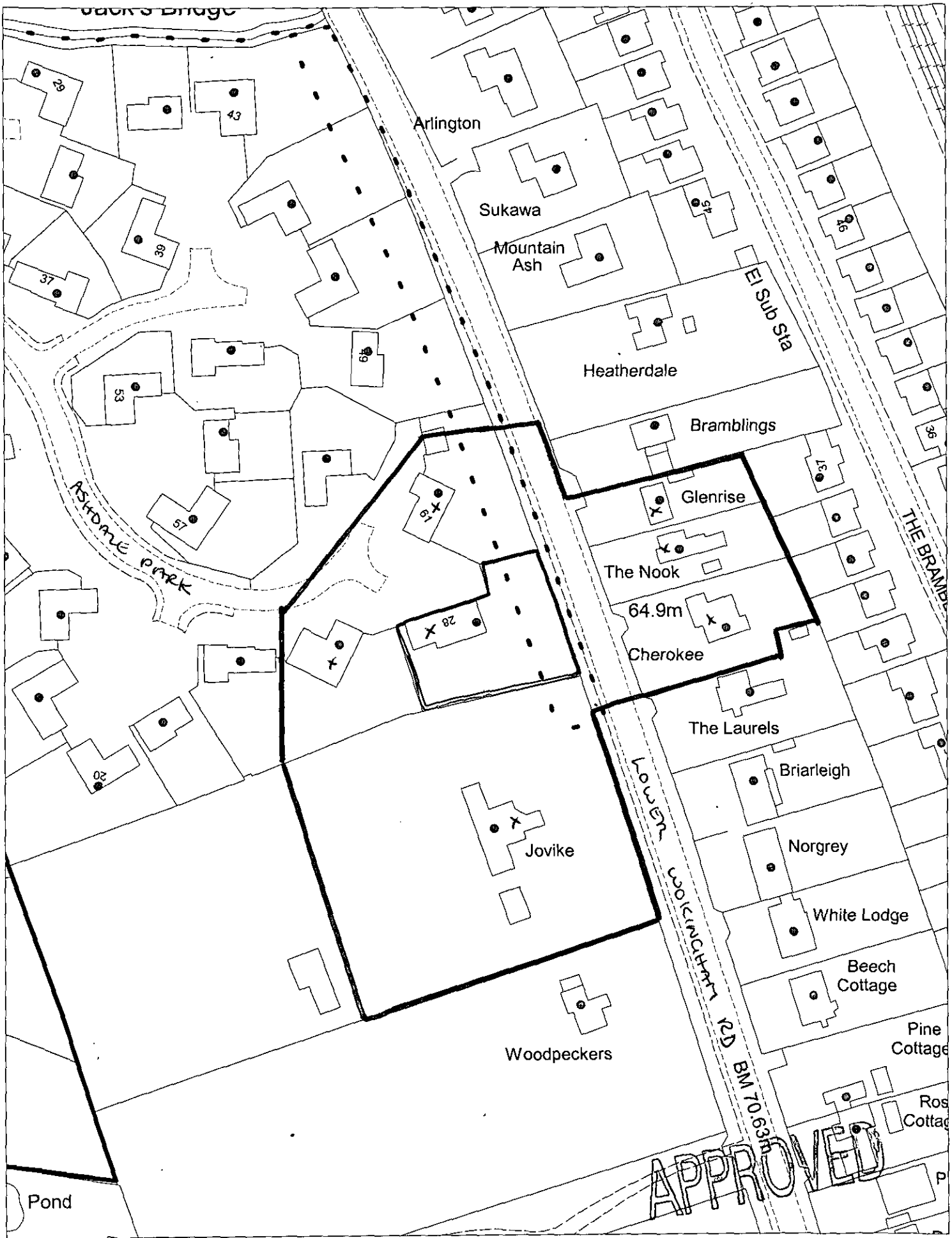
MINISTRY DECISION 0/21/64 - APPEAL DISMISSED 15370 - APPEAL GRANTED - 11.2.83

SPECIAL ORDERS TPO 90

DRAINAGE

091074

30.OCT.2001* 5212



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Development Control Section, Environmental Services, Wokingham District Council.
8 November 2001

Scale: 1 : 1250

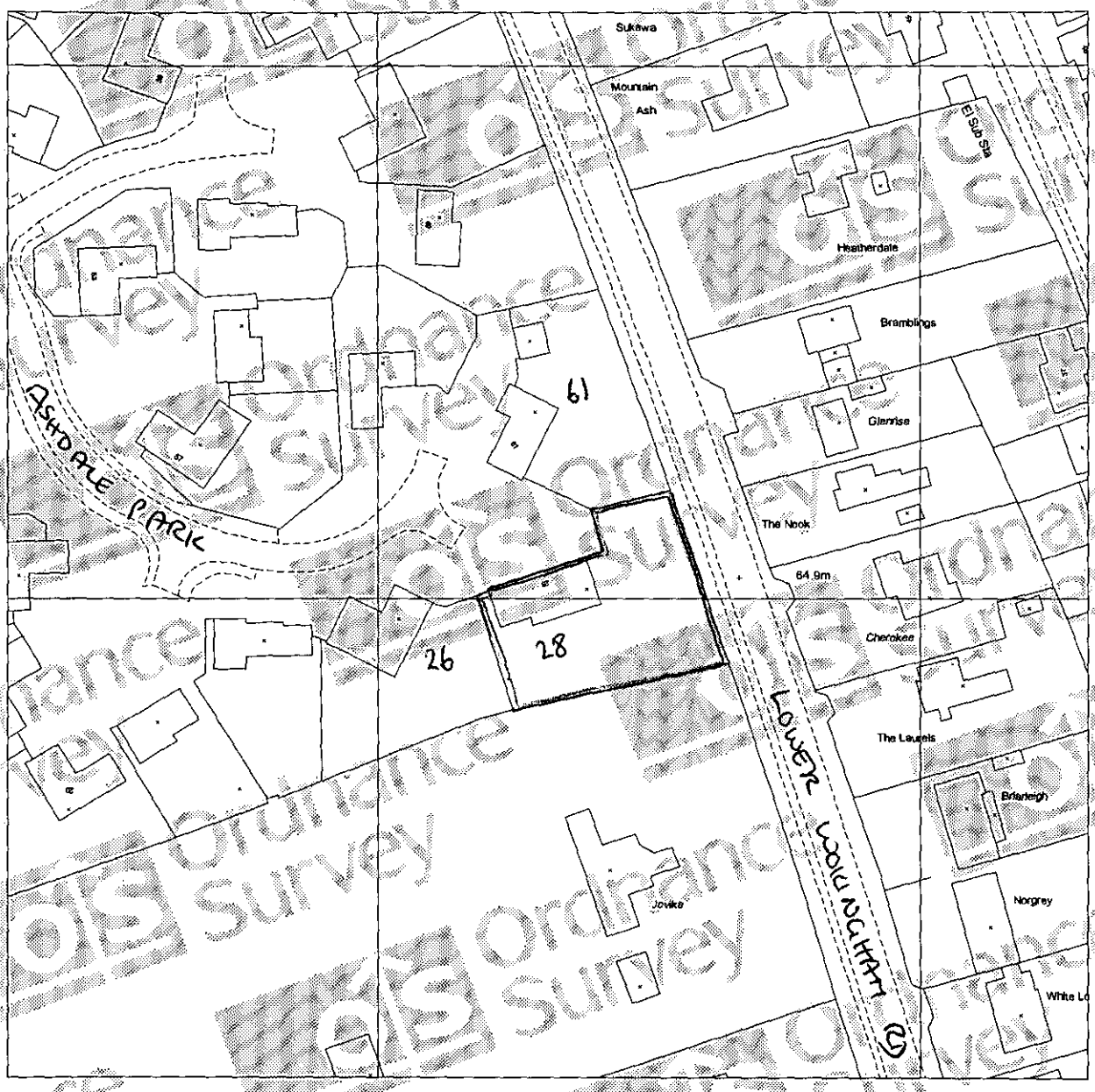
N W E S

Ordnance Survey®

30.OCT.2001* 5212

Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

28 ASHDALE PARK, FINCHAMPSTEAD
WOKINGHAM
RG40 3QS

APPROVED

Centre coordinates : 481731mE 164710mN

National Grid sheet reference at centre of this Siteplan: SU8164NE.

Supplied by : Trident, Dunstable
Serial Number : 3896

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10376923.v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

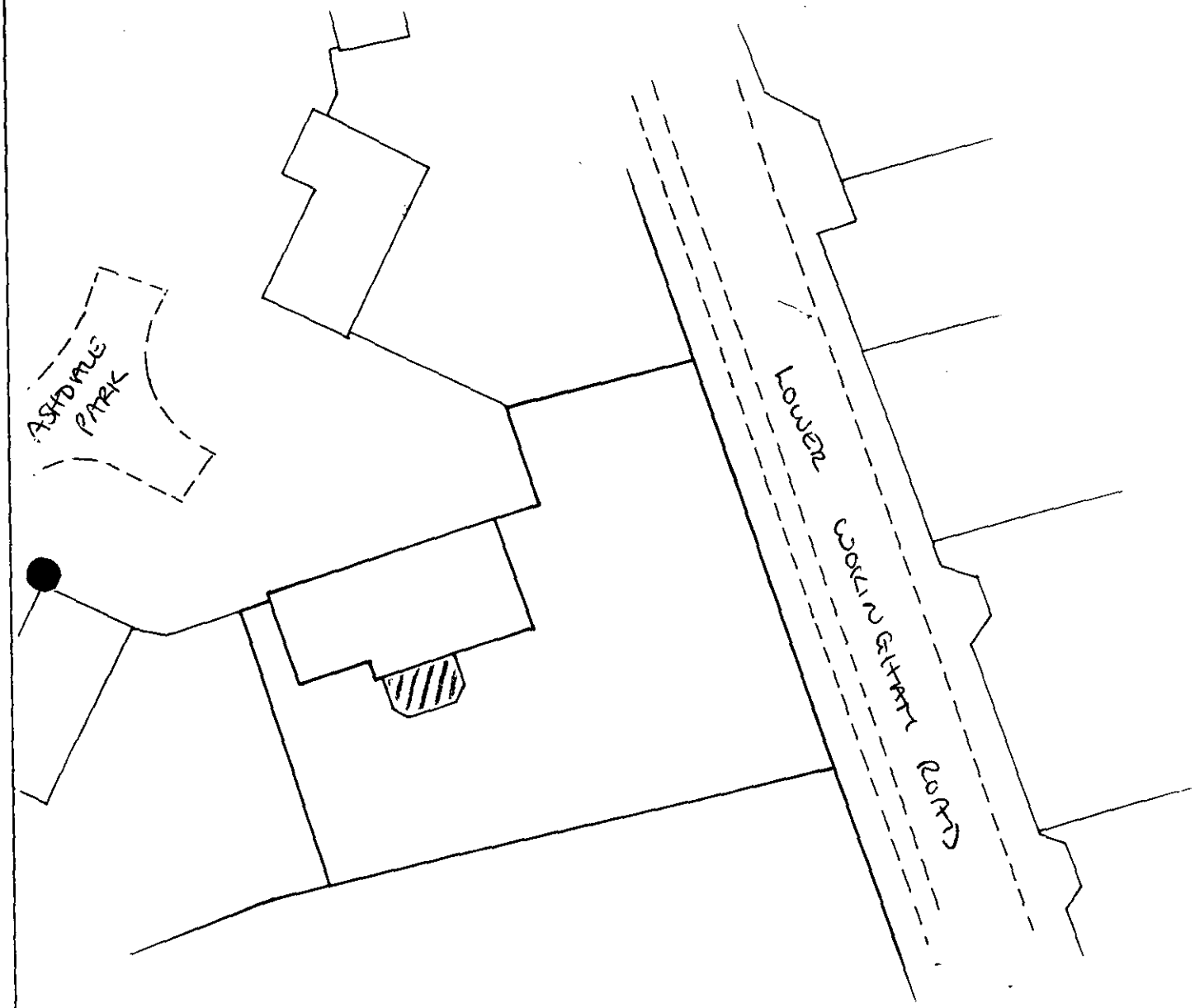
Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

30.OCT.2001 5212



APPROVED

LANDSDOWNE

Hand Crafted Conservatories

© LANDSDOWNE CONSERVATORIES

Proposed Conservatory
for

28 ASHDALE PARK
FINCHAMPSTEAD.
WOKINGHAM.
RG 40 3QS

Date 25-10-01	Drawn by KP
Scale 1:500	Job No. C273