APPLICATION NO:
F/2002/5959

LOCATION:
5 Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Sharkey C/O Priest Design Service

PROPOSAL:
Proposed two storey side extension to dwellir

CE 11/04/02

EARLIEST DATE FOR DECISION: **28/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Phillip Taylor**

[illegible] ED

1075

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sharkey
C/O Priest Design Service
Greenlawns
22 Dovedale Close
Owlsmoor
Sandhurst
Berks GU47 0YG

Application Number: F/2002/5959

Parish: **FINCHAMPSTEAD**

Location: **5, Park Lane, Finchampstead, Wokingham.**

Proposal: **Proposed two storey 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 at first floor or above in the side elevation of the extension facing the adjacent property 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 Policies LD3 and C2.
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6, LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WCC1 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 23/05/2002

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.

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5959	PT
BUILDING CONTROL NUMBER	FP 2002/3202 South	
~~APPLICANT~~/AGENT	Priest Design Service	
ADDRESS OF SITE	5 Park Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	1713/1A	1713/1A
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/6/02	

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	

Applicationo	Name & Address
F/2002/5959	Sue & Lance Piggott Jaisalmere Cottage Park Lane FINCHAMPSTEAD RG4 4QS
APPLICATION APPROVED	LETTERS SENT 27.05.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5959

Applicant : Mr/Mrs Sharkey C/O Priest Design Service.

Location : 5, Park Lane, Finchampstead, Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : 14th March '02

Date Registered : 20/02/2002

Earliest Date for Decision : 28/03/2002

Latest Consultation Date/Site Notice Expiry Date : 28/03/2002

This application <u>will have expired on</u>: <u>17/04/2002.</u> 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 :

Environmental Health - No objection
Finchampstead Parish - No objection
Highways - Conditional Approval
Environmental design - Within ASL1 - No harm caused - no objection.
Environment Agency - No objections.
x1 objection letter - Adjacent Neighbour 'Sandmere' - overlooking - boundary issues, loss of light

Planning Issues :

Impact on Neighbouring Properties, Character of the area, Highways and Countryside.

Policy SBE1, SBE2 - Countryside
WBE1, WBE2
LD3,

Application Number: F/2002/5959

Appraisal :

The application property is a two bedroom detached house with an attached single garage. The property has previously been extended at the rear with a single storey kitchen extension and a conservatory.

The proposal is for a first floor extension above the garage to provide a new bedroom with ensuite. Dormers at rear shall be created.

The First floor front wall is set back 1.0m with the roof set 0.5m lower than the main ridge. The roof is gabled. Windows would be inserted front and rear.

Pre-application advice was sought and the ongoing comments have been taken into the design.

Because the site is within a Rural / Countryside Floorspace calculations need to be analysed. The proposal would see the original dwelling increased by a cumulative 48%. This is within the limits permitted.

The adjacent neighbour 'Jansalmee' is set in line with the application property. It has ~~also~~ been extensively extended. There is a bathroom window on the first floor but another window opens out onto the rear garden. The neighbours were concerned about potential overlooking from the French doors in the bedroom. It is not considered to cause more overlook than a windows. The extension would project beyond the rear of Jansalmee so it would be overbearing.

The other dwellings on Park lane are closely set together and gable roofs feature on two other dwellings. The infill of the gap would not compromise the streetscene on Park lane.

Highways have recommended conditional approval.

The ASLI would not be harmed because the dwelling is flanked by other dwellings and to the rear a woodland and vegetation screens the house. The ~~house~~

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

Application Number F/2002/5959
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C044~~	~~R044~~	
~~4~~	~~C044~~	~~R044~~	
5	C044	R044	"Side elevation facing the adjacent property at first floor or above."

RECORD OF SITE VISIT

SITE ADDRESS: 5 Park Lane Finchampstead Wokingham. **APPLICATION NUMBER: F/2002/5959**	**OFFICER: Phillip Taylor** **DATE OF SITE VISIT:** 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quiet country lane of Eversley Rd line of 7 small/med houses. Victorian red brick styles.

3. DESCRIPTION OF SITE/BUILDING small detached Vic house rendered exterior black Slate tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Jaisalmere (East) — 1 side window (wc)
No 4 (semi) unattached (for sale)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

No front pyrachs
Rear pyrach some
Jaisalmere has a 2/sty rear extension on the other side of No 5.

* PRE - APP ATTACHED *

Application Number : F/2002/5959	Map No : 97
Case Officer : PT	Site Area : 0.08
Valid Date : 20/02/02	Received Date: 20/02/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling

Location : 5, Park Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr/Mrs Sharkey C/O Priest Design Service.

Fee Required: £95 Fee Received: £95 (1)

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	PARKING LAYOUT	request with SN 4/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION TO SHOW GARAGE ROOF PROTRUDING. SIDE ELEVATIONS TO SHOW SAFETY BARS TO REAR BEDROOM.	request with SN 4/03	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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 – AREA OF SPECIAL LANDSCAPE IMPORTANCE

Trees

Environmental Health – LANDFILL SITE 250m CONSULTATION

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 – LANDFILL SITE 250m CONSULTATION

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

NEIGHBOURS

S/N + see map

OTHERS

Rural Area / Countryside

Pre-app attached

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

Tel: (0118) 974 6442

Date: 04 March 2002

My ref: F/2002/5959

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/5959
5, Park Lane, Finchampstead, Wokingham.
Proposed two storey 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/2002/5959**
5, Park Lane, Finchampstead, Wokingham.
Proposed two storey 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 M Long

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

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

Tel: (0118) 974 6442

Date: 04 March 2002

My ref: F/2002/5959

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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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Application Number: F/2002/5959
5, Park Lane, Finchampstead, Wokingham.
Proposed two storey side extension to dwelling

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5959**
5, Park Lane, Finchampstead, Wokingham.
Proposed two storey 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 G Cockroft
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/5959

Proposal:
Proposed two storey side extension to dwelling

Location:
5, Park Lane, 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/2002/5959 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 28/03/2002. 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.

Head Planning and Transportation

04 March 2002

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 04 March 2002

Application Number: F/2002/5959

Proposal: Proposed two storey side extension to dwelling

Parish: FINCHAMPSTEAD PARISH

Site Address:
5, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr/Mrs Sharkey C/O Priest Design Service.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with ***no*** condition(s) or reason(s).

C049, R049
C127, R122.

Signed: _____ **Print name:** Adam 6/3/02.

FROM: Phillip Taylor

DATE: 04 March 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5959

Proposal: Proposed two storey side extension to dwelling.

Site Address: 5, Park Lane, Finchampstead, Wokingham.

Applicant: Mr/Mrs Sharkey C/O Priest Design Service.

Your observations are required in respect of this application **by 28/03/2002** .

PLANNING S:
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CS
11 MAR 2002
COPIES TO
ACK:
FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.Ch DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Phillip Taylor, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5959

My Ref: 000398

Date: 7 March 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

5 PARK LANE, FINCHAMPSTEAD, WOKINGHAM

These proposals have been evaluated and I have the following comments. According to our records, there are two landfill sites within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 767 633	125 m	Bullaways Farm, Farley Hill	Inert
SU 767 631	190 m	The Piggery, Mill Lane	Unknown

In view of their distance from this site it is unlikely that landfill gas will present a risk to this proposal.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Our Ref : SP/2002/005408-1/1
Your Ref : F/2002/5959

Date : 26 March 2002

PLANNING SERVICES	HP54800
ADL	TLS
DC PT	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION TO DWELLING
LOCATION: 5 PARK LANE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 4 March 2002, received on 6 March 2002. Please quote the following reference in any correspondence: SU76SE/17/8. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU767633	130m	Bullaways Farm, Farley Hill	Inert
SU766631	195m	Piggery Mill Lane	Industrial and Commercial

In view of distance from the site and type of waste it is unlikely that landfill gas will present a risk to this proposal.

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Drainage

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce

household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce water and energy consumption and the generation of waste .

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Priest Design Services

TO: **DEVELOPMENT CONTROL**
Philip Taylor

FROM: Environmental Design

DATE: 26 March 2002

Location:	5 Park Lane, Finchampstead
Proposal:	Proposed two storey side extension to dwelling.
Application Number:	F/2002/5959

In response to your consultation dated 4 March 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as an ASLI.

I have no objections to the proposals. The extension will cause no significant harm to the ASLI, as the site is visually contained by the adjoining properties at the front of the site and enclosed to the rear by vegetation and a woodland to the south east thereby limiting views into the site from the wider landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

Jaisalmere Cottage
Park Lane, Finchampstead, Berks RG40 4QS
Tel: 01189 733732

OBL

(1)

HPT
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ENF
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CS
08 APR 2002
ACK
FILE:

4-4-02

Dear Sir

Your REF : F/2002/5959 ✓

Further to our visit to your offices this week, we are writing to express our concerns regarding the above application.

Due to circumstances beyond our control, that was the first opportunity we had to view the plans for the proposed extension next door. We have little knowledge of planning regulations (other than our own application in 1999).

Our main concern is that the proposed plan takes little account of loss of light, privacy or overshadowing. These were issues which caused

us to ammend our design several times to gain our planning approval. We feel that the current design will effect us to a considerable degree and we most alarmed that the proposed doors at first floor level will look into our living room - which has always been private. In addition to this we were surprised to see that the building line is to be moved to only 150mm from our boundary at the side of our house. This will cut out light from our bathroom and make maintenance virtually impossible for both properties.
As these issues conflict with the

Jaisalmere Cottage
Park Lane, Finchampstead, Berks RG40 4QS
Tel: 01189 733 332

guidelines we followed for our application in 1999 we wonder if there has been a change in local planning policy?

We realise that this letter has arrived late in the planning process and are not aware at which stage the application is currently at. However, we would greatly appreciate you taking the time to make a site visit to view the impact that the current design will have on our privacy and light, to see if

it meets your planning policy criteria. We can be contacted on 01189-733-332 (home)

0771-500-3104 (mobile) (MRS)

and of course we would be available at short notice.

We look forward to hearing from you and hope that it will be possible to meet and discuss this matter with yourself in order to clarify these issues with a knowledgeable source.

Regards

Sue & Lance Pigott.

5959

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

20.FEB.2002* 5959

1.	APPLICANT'S NAME	MR & MRS SHARKEY
	ADDRESS	5, PARK LANE FINCHAMPSTEAD, BERKS
	POST CODE	RG40 4QS. PHONE
	AGENT'S NAME	PRIEST DESIGN SERVICE
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	GREENLAWNS 22, DOVEDALE CLOSE OWLSMOOR, SANDHURST BERKS
	POST CODE	GU47 0YG PHONE 01344-778257
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	5 PARK LANE. FINCHAMPSTEAD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY SIDE EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	See Plan.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DWN No. 1713/1.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.
NOT VACANT.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

WALLS TO BE RENDERED & PAINTED WHITE TO MATCH.
PITCH ROOF - TILES TO MATCH.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N.A.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ N/A *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — *STATE No. OF HABITABLE ROOMS. If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95—00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED R Pratt ON BEHALF OF MR & MRS SHARKEY DATE 19/2/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) .....

  .....

- 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 R.A. Pratt

On behalf of MR & MRS SHARKY

Date 19/2/02

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

ADDRESS 5 PARK PARK PARISH Enem

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 5014	M.R. JACOBS	RH & ALTS	17.5.88	APP
F/2001/3985	Ms J. Bardsley	S/St R. ext. consen	15/6/01	C/A
F/2002/5959	Mr & Mrs Sharkey	2 St/S ext.		

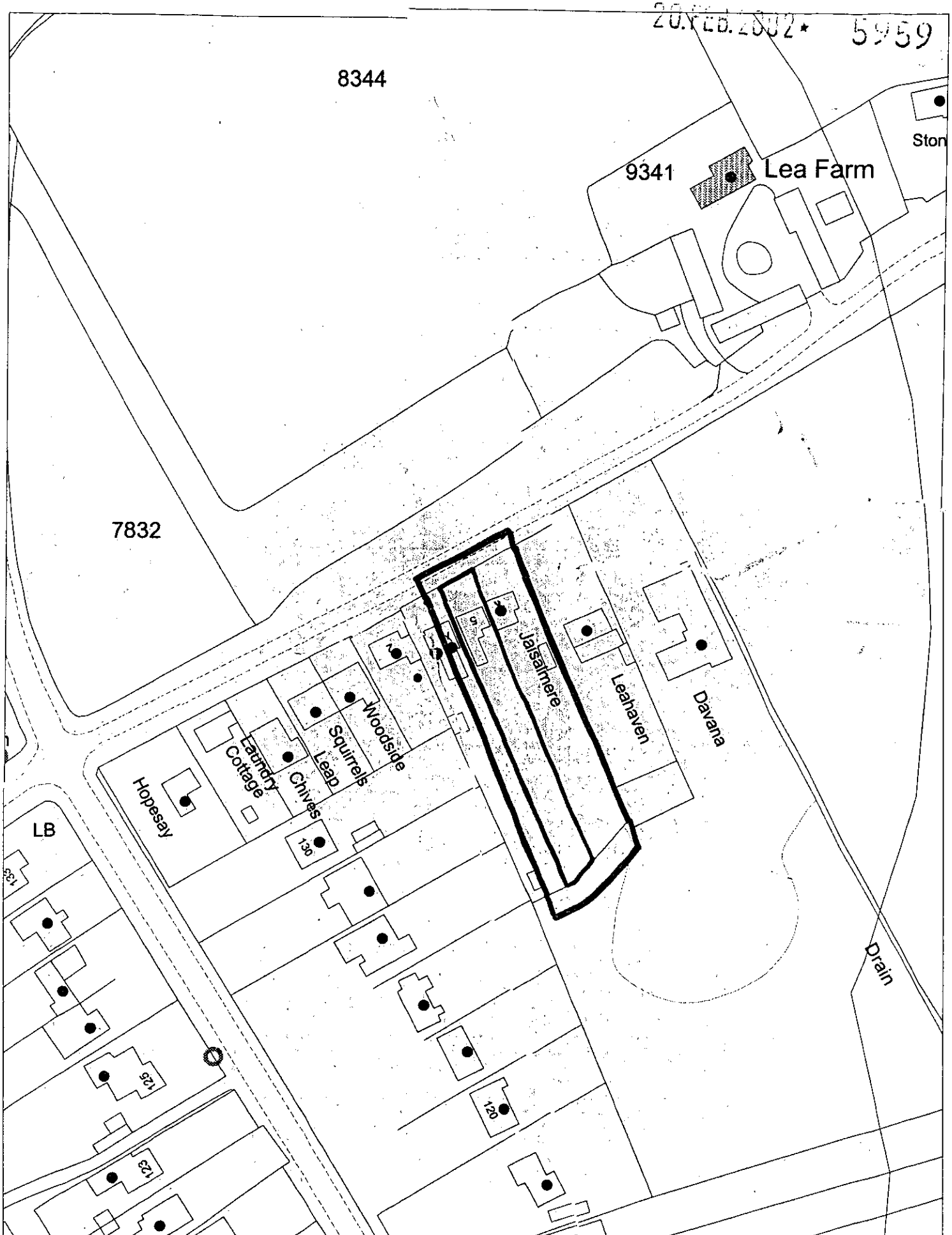
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2002 Scale: 1 : 1250

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