16/8
Passed
20/8

APPLICATION NO:
F/2002/7066

LOCATION:
33 Jerrymoor Hill, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs A Grieve C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room.
Rear conservatory and dropped kerb.

EARLIEST DATE FOR DECISION: **12/08/2002**

APPLICATION WILL HAVE EXPIRED ON: 02/09/2002

APPROVED

CASE OFFICER: **Louise Smith**

RAILEX
Marbleboard

EASIFIL E87

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Grieve
C/O Roger Pring & Sons
26 Easby Way
Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/7066

Parish: **FINCHAMPSTEAD**

Location: **33, Jerrymoor Hill, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room. Rear conservatory and dropped kerb.**

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.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WT7 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/08/2002

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.

7066

filing

ENVIRONMENT AGENCY

Our Ref : SP/2002/006175-1/1
Your Ref : f/2002/7066

Date : 12 August 2002

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

PLANNING SERVICES	HPT 59826
POL	TLS
DC 18	ENF
APP	
CS	
14 AUG 2002	
COPIES TO	ACK:
	FILE:

Dear Sir/Madam

PROPOSED SINGLE STOREY FRONT AND REAR EXTENSIONS TO DWELLING. CONVERSION OF PART OF GARAGE TO HABITABLE ROOM. REAR CONSERVATORY AND DROPPED KERB.
33, JERRYMORE HILL FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 19 July 2002, received on 23 July 2002. Please quote the following reference in any correspondence: **SU76NE/5/13.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU799655	95m	Jerrymoor Hill

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

ADVICE

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

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

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.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

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.

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

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

REBECCA CHEATLEY
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: Roger Pring and Sons

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7066	LS
BUILDING CONTROL NUMBER	FP/2002/3430	Smith
APPLICANT/AGENT	Roger Ping	
ADDRESS OF SITE	33 Jenmoor Hill FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + part garage conversion	

S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/407/01A	02/407/01A
ELEVATIONS	02/407/05A	02/407/05A
FLOOR PLANS	02/407/04	02/407/04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/9/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7066

Applicant : Mr/Mrs A Grieve C/O Roger Pring & Sons.

Location : 33, Jerrymoor Hill, Finchampstead, Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room.
□Rear conservatory and dropped kerb.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 29/7

Date Registered : 08/07/2002

Earliest Date for Decision : 12/08/2002

Latest Consultation Date/Site Notice Expiry Date : 12/08/2002

This application will have expired on: 02/09/2002. 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 :
PC - No objections

Planning Issues :
Identified Settlement
Impact on Street Scene
" " Neighbours
Highway Safety.

Application Number: F/2002/7066

Appraisal :

The site is a detached dwelling situated within the identified settlement boundary of Finchampstead. This application proposes S/S front and rear extensions, part conversion of garage and dropped curb.

Impact on Neighbours:
The proposed S/S front extension would project 2.2m forward of the garage, set back from the front main wall of the dwelling. Due to its scale and siting it is not considered overbearing, nor to result in loss of light or overlooking to neighbouring properties.

The S/S rear extension is to extend the existing flat roofed garage to the rear wall of the dwelling and then a conservatory projecting 3.9m to the rear of the dwelling. This would run along the side boundary with No 34 (2m high c/b fencing) and project c. 3.2m to the rear wall of this neighbouring property at a distance of 5m away. Due to the scale and light weight design of the conservatory structure and it siting in relation to No 34, it is not considered overbearing or to result in loss of light. Furthermore there would be no overlooking as a brick wall is proposed in this elevation facing No 34.
This rear extension would be set a sufficient distance from No 30 and behind boundary fencing so as not to exert any adverse impacts.

Impact on street scene:
The majority of the proposal would be screened to the rear of the site, the proposed front garage extension would be in-keeping with the dwelling.
Although the roof of the conservatory would be visable from the front elevation it is not considered detrimental to the street scene.
The proposed drop curb to provide additional access would not be detrimental to the street scene as the area behind is already hardstanding.

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

Highway Safety:
Despite the reduction in driveway space presented by the garage extension there would still be sufficient off-road parking. Our highways department recommends conditional approval.

Application Number F/2002/7066
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	C122	R122	

Informative for approvals
N16 N06
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 ST5 ST11
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: CWBE1 WOS3 WT6 WT7 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: CD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.S Anderson
(Development Control Manager)

Date: 21/8/02

CHECK PRE-APPS

RECORD OF SITE VISIT

SITE ADDRESS: 33 Jerrymoor Hill
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/7066

OFFICER: Louise Smith

DATE OF SITE VISIT: 29/7

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS
Residential Road – repeated housing designs detached + semis

3. DESCRIPTION OF SITE/BUILDING
Detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
garage adjoins No 34's garage.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3.

LEVELS – even.

BOUNDARY TREATMENT → 2m ch fence, conifer shrubs

OTHERS No 35 2/S side ext set back in str. & – small area frontage.

Proposed raised sill would match No 34.

Dropped Curb.

FROM: Louise Smith

DATE: 19 July 2002

25 JUL 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/7066

Proposal: Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room.
□Rear conservatory and dropped kerb..

Site Address: 33, Jerrymoor Hill, Finchampstead, Wokingham.

Applicant: Mr/Mrs A Grieve C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 12/08/2002**

The Parish Council has no objections to this application.

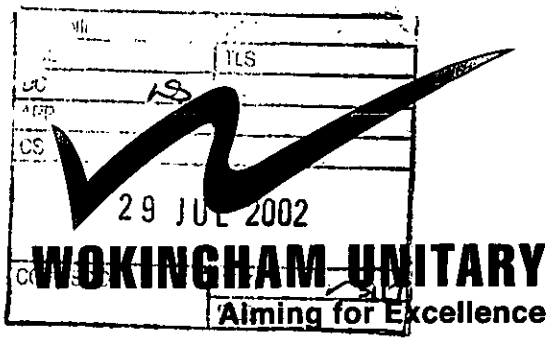
SIGNED: C.S. Cl

- 8 AUG 2002

DATE:

Clerk To Finchampstead Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7066. (Case Officer:Louise Smith)



PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7066

YOUR NAME: I. M. DAVIS (MRS)

YOUR ADDRESS: (if these details are incorrect please amend)
34 JERRYMOOR HILL
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG404UG

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Date: 06 August 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7066

Location: 33, Jerrymoor Hill, Finchampstead, Wokingham.

Proposal: Proposed single storey front and rear extensions to dwelling.
Conversion of part of garage to habitable room.
□Rear conservatory and dropped kerb.

Applicant: Mr/Mrs A Grieve C/O Roger Pring & Sons.

Case Officer: Louise Smith

The new plans show the following: Revised front elevation to show proposed conservatory. Drawing no: 02/407/05A.

Comments are required by 20/08/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Date: 23 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7066

Location: 33, Jerrymoor Hill, Finchampstead, Wokingham.

Proposal: Proposed single storey front and rear extensions to dwelling.
Conversion of part of garage to habitable room.
Rear conservatory and dropped kerb.

Applicant: Mr/Mrs A Grieve C/O Roger Pring & Sons.

Case Officer: Louise Smith

The new plans show the following: Revised block plan (1:500).

Comments are required by 12/08/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App. No. F/2002/7066 Date Rec. 22/7/2

Location: 33 Jerrymoor Hill

Parish: Wokingham.

Applicant: Mr + Mrs A Greave

Description of attached plans: revised block plan 1:500

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: As orginally advised

Date for Responses up till neighbour consultation expiry date as existing

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 LS

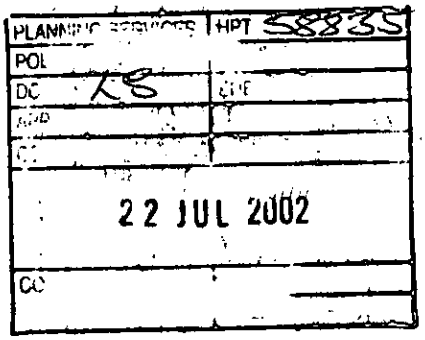
Consultations Sent by Admin. on 23.07.02.

Yellow - Case Officer Copy
Green - Part One Copy

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS



Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My ref. RP/407

REVISED PLAN

7066

18, July 2002

Dear Sirs/Madam,

Re; Full planning application for side extensions, part garage conversion, conservatory to rear and dropped curb/vehicle cross-over at 33, Jerrymoor Hill, Wokingham, Berkshire, RG40 4UG.

7066/48

Please Quote my reference, given above, in all communications.

On the 5 July I submitted a planning application for the above works.

My client has pointed out that I erroneously showed the crossover/dropped curb to no. 32 instead of 33. I have therefore correct the block plan and are enclosing 6 copies for appendage to the application,

Yours faithfully,

Roger Pring.

Copy to Mr. & Mrs. A. Grieve.

REGISTERED NO. 2284491

(RING ONE)

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

App. No. F/2002/7066 Date Rec. 5/8/2

Location: 33 Jesmond Hill Finchampstead

Parish: ~~Wokingham~~

Applicant:

Description of attached plans: Revised front elevation to show ~~~~ proposed conservatory.

Drawing No's: 02/407/05 A

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: As prev. advised

Date for Responses 14 Days

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 LS

Consultations Sent by Admin. on 06.08.PS

Yellow - Case Officer Copy
Green - Part One Copy

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS.

PLANNING SERVICES UNIT 59424
POL
DC 28
APP
CS
CONF

Louise Smith,
Development Control Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/7066
My ref. RP/407

REVISED PLAN

7066

2, August 2002

Dear Madam,

Re; Full planning application for side extensions, part garage conversion, conservatory to rear and dropped curb/vehicle cross-over at 33, Jerrymoor Hill, Wokingham, Berkshire, RG40 4UG.

Please Quote my reference, given above, in all communications.

I am pleased to enclose, as requested yesterday, 6 copies of drawing no. 02/407/05A which has been amended to show the rear conservatory added to the front elevation.

Yours faithfully,

Roger Pring.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 19 July 2002

Application Number: F/2002/7066

Proposal: Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room.
□Rear conservatory and dropped kerb.

Parish: FINCHAMPSTEAD PARISH

Site Address:
33, Jerrymoor Hill, Finchampstead, Wokingham.

Applicant:
Mr/Mrs A Grieve C/O Roger Pring & Sons.

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
C122, R122

Signed: _____ **Print name:** AZ 26/07/02

ADDRESS 33, JERRYMOOR HILL

PARISH ~~Wor/Wimbot~~ LINCHAMPSTEAD F

PLOT No. 140 (2)

ORD. SHEET No. SU 7965 (95)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63	Messrs Bernard Thorne & Partner	Outline Res Dev 44 acres	31 7 63	N/A
1136/71 0/7/64	Oakleave Development Ltd	" " " 5.55 "	28 1 64	N/A
387/72	" " "	Layout Rds & houses	3 2 72	N/A
1734/73	Messrs J. A. Fisher & Son Ltd	Amended Layout 14 Sem 2 dt hs & garage	7 5 72	App
01340	" " "	Revised Plan - Det house & "	3 12 73	N/A
BR/8016	Mr R Asbury	Utility room WC	9 9 74	N/A
F/2002/7066	Mr. & Mrs. A G Meue	S/SH F & R, Part Garage to habitable room R/Conserv & dropped kerb	23 5 80	App

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65. 0/7/64 - APPEAL DISMISSED - 20 1 65

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

08.JUL.2002 W066
08 JUL 2002



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS. A. GRIEVE, 33, JERRYMOOR HILL, WOKINGHAM, BERKSHIRE, RG40 4UG 0118 973 1187
2 ●	Agent's Name Address and postcode Phone number	ROGER PRING & SONS, 26, EASBY WAY, LOWER EARLEY, READING, BERKSHIRE, RG6 3XA 0118 935 3385
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.	33, JERRYMOOR HILL WOKINGHAM. BERKSHIRE RG40 4UG
4	About the application Give brief details of the proposal for example, two storey side extension.	FORWARD GARAGE EXTENSION, PART GARAGE CONVERSION, REAR EXTENSION & CONSERVATORY (ALL SINGLE STOREY) PLUS DROPPED CURB
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.	FACING BRICKWORK & WHITE FASCIAS TO MATCH EXISTING. WHITE UPVC CONSERVATORY
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: 3	Proposed: NIL
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red.
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MS. M.Y. DAVIS	34 JERRYMOOR HILL WOKINGHAM, BERKS RG40 4UG	05/07/02

None of the land forms part of an agricultural holding.

Your signature: WAG on behalf of MR&MRS. A. GRIEVE

Date 05/07/02

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

Application Number : F/2002/7066	Map No : 98
Case Officer : LS	Site Area : 0.03
Valid Date : 8.7.02	Received Date: 08/07/2002

Level : Delegated Application

Description : Proposed single storey front and rear extensions to dwelling.
Conversion of part of garage to habitable room.
Rear conservatory and dropped kerb.

Location : 33, Jerrymoor Hill, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs A Grieve C/O Roger Pring & Sons.

Fee Required: £110 Fee Received: £110 (12)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways – dropped crub.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Landfill site 250m Consultation Zone.

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

No prea apps.

NEIGHBOURS

1 SAN + see map

Organisation_Name	Building_Name	address1	Postcode
		18JERRYMOOR HILLWOKINGHAM	RG404UG
		25JERRYMOOR HILLWOKINGHAM	RG404UG
		26JERRYMOOR HILLWOKINGHAM	RG404UG
		31JERRYMOOR HILLWOKINGHAM	RG404UG
		32JERRYMOOR HILLWOKINGHAM	RG404UG
		33JERRYMOOR HILLWOKINGHAM	RG404UG
		34JERRYMOOR HILLWOKINGHAM	RG404UG

Received by Wokingham District Council

Application No: F/2002/7066

Proposal:
Proposed single storey front and rear extensions to dwelling. Conversion of part of garage to habitable room.
□Rear conservatory and dropped kerb.

Location:
33, Jerrymoor Hill, 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/2002/7066 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/08/2002. 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.

19 July 2002

7066

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

08 JUL 2002

08 JUL 2002 7066

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My ref. RP/407

5, July 2002

Dear Sirs/Madam,

Re; Full planning application for side extensions, part garage conversion, conservatory to rear and dropped curb/vehicle cross-over at 33, Jerrymoor Hill, Wokingham, Berkshire, RG40 4UG.

Please Quote my reference, given above, in all communications.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 02/407/01 to 05 and my cheque, made payable to Wokingham District Council for the sum of £110.00p, in respect of the application fee.

The proposals are generally in line with Mrs. B. Polnik's letter of the 21/06/02 with the exception of the distance of the garage from the front boundary which is 5150mm. To overcome this problem it is proposed to install a vertically sliding roller shutter to the front of the garage. A note to this effect is incorporated on the drawing.

Please call if there are any issues you would like to discuss to ensure a smooth passage for this application.

Yours faithfully,

Roger Pring.

Copy to Mr. & Mrs. A. Grieve.

REGISTERED NO. 2284491

Environmental Services

For office use only.
Application number: 08 JUL 2002 7066

08 JUL 2002

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.

1	Your name Address and postcode Phone number	MR & MRS. A. GRIEVE, 33, JERRYMOOR HILL, WOKINGHAM, BERKSHIRE, RG40 4UG 0118 973 1187
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS, 26, EASBY WAY, LOWER EARLEY, READING, BERKSHIRE, RG6 3XA 0118 935 3385
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	33, JERRYMOOR HILL WOKINGHAM. BERKSHIRE RG40 4UG
4	Give brief details of the proposal for example, two storey side extension About the application	FORWARD GARAGE EXTENSION, PART GARAGE CONVERSION, REAR EXTENSION & CONSERVATORY (ALL SINGLE STOREY) PLUS DROPPED CURB.
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 ☑
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7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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Owner's name	Address at which the notice was served	Date on which the notice was served
MS. IVY. DAVIS	34 JERYMOOR HILL WOKINGHAM, BERKS RG40 4UG.	05/07/02

None of the land forms part of an agricultural holding.

Your signature: J W G.

on behalf of MR & MRS. A. GRIEVE.

Date 05/07/02

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

ADDRESS 33, JERRYMOOR HILL

PARISH ~~Wor/~~ LINGWAMPSTEAD ~~[illegible]~~ F

PLOT No. 140 (2)

ORD. SHEET No. SU 7965 (95)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63	Messrs Leonard Thorne & Partner	Outline Res Dev 44 acres	31 7 63	N/A Ref
1136/71 0/7/64	Oakleve Developments Ltd	" " " 5.55 "	28 1 64	N/A [illegible]
387/72	" " "	Layout Rds & houses	3 2 72	N/A C/A
1734/73	Messrs J. A. Fisher & Son Ltd	Amended Layout 14 Sem 2 det hse & garage	7 5 72	App C/A
01340	" " "	Revised Plan - Det house & "	3 12 73	N/A C/A
BR/8016	Mr R. Asbury	Utility room WC	9 9 74	N/A C/A
F/2002/7066	Mr. & Mrs. A G Meue	S/SH F & R, Part Garage	23 5 80	App N/A
		to habitable room R/Conserv & dropped kerb		

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65. 0/7/64 - APPEAL DISMISSED - 20 1 65

SPECIAL ORDERS

DRAINAGE

091074