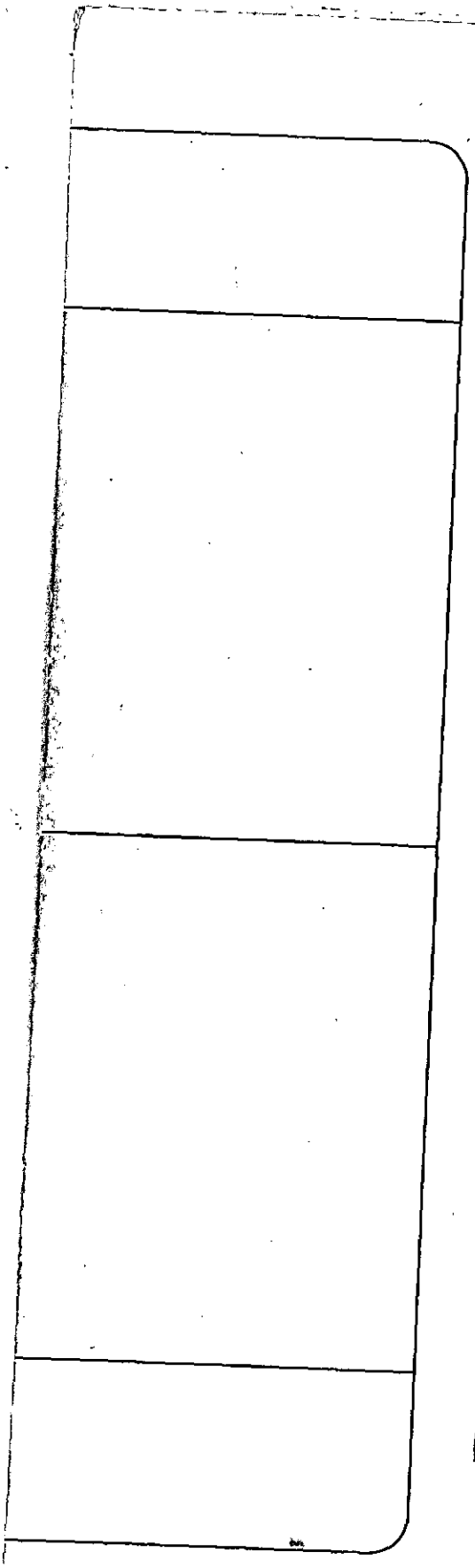


APPLICATION NO:
F/2001/540

LOCATION:
4 The Village, Finchampstead W

APPLICANT:
Mr A Treglohan

PROPOSAL: Listing letter c
Proposed single storey ~~side~~ exte dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **05/01**

APPLICATION WILL HAVE EXPIR 30/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

513

DO

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Treglohan
4 The Village
Finchampstead
Berks
RG40 4JT

Application Number: F/2001/5401

Parish: **FINCHAMPSTEAD**

Location: **4, The Village, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side 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.

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.

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 C8, EN1 and LD3.
South East Area Local Plan Policies SC3, SC4, SC5, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WLL2 and WLL3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 29/01/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5401

Applicant : Mr A Treglohan .

Location : 4, The Village, Finchampstead, Wokingham.
Proposal : Proposed single storey ~~side~~ rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 9/01/02

Date Registered : 05/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application will have expired on: 30/01/2002. 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 :

Finchampstead Parish - No objection

Landscape - No response.

Planning Issues :

Impact on character of the area

Impact on Neighbouring properties.

Policy Used

- SC3, SC4, SC5
  SEALP - SBE1, SBE2
- WOS3, WBE1
  WLL2, WLL3
- EN1, LO3, C8

Application Number: F/2001/ 5401 – 4 The Village, Finchampstead.

Appraisal

The application property is a semi-detached house which is situated on the south side of The village, Finchampstead (also it is with an area of special landscape importance)

The proposal is for a large rear conservatory which has a brick base and east wall and glass walls and roof. It measures 8.0m in length and 5.0m at its widest. To the ridge it is 3.3m. It would cover almost the width of the dwelling at the rear on the ground floor. A small conservatory already exists on the east side, which would be demolished.

Impact on Neighbouring Properties

There is a small fence (1.20m) and low sparse hedging (1.5m) as a boundary treatment between No.5. The garden of 5 is easily overlooked at present and vice versa. The conservatory would be longest on the No.5 side, set back from the boundary by 2.5m. No.5 had a living room and kitchen/dining room on their rear elevation and there is a concern about the overlooking of these rooms. However given that current boundary treatments are minimal, it is unclear as to whether privacy is an issue for the residents of the two properties.

N/B Spoke to applicant 29/01/02 - have plans to put a fence up when they build the conservatory

Impact on the character of the area

Th house is located with an area of special landscape value. However the proposal is not considered to have a detrimental impact on the special qualities of the area.

The conservatory is located to the rear and could possibly be viewed from the front of the house however it is unlikely to harm the street scene.

√ Approval

Application Number F/2001/5401
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	- Brickwork at the back of carpark

RECORD OF SITE VISIT

SITE ADDRESS: 4 The Village
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5401

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

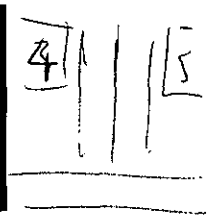
2. DESCRIPTION OF SURROUNDINGS Off the village. linear dev. detached + semi mix - residential. spot clus adjacent. pleasant views to the South.

3. DESCRIPTION OF SITE/BUILDING Red brick 30's semi white window black tiled roof. Set back from road by 10m

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi: No 3 no 5 set away from boundary + 2 driveways width

No 3 1.7m fence down garden for 12m
No 5 wire mesh + sparse hedge. biggest impact here





5. SITE CONSTRAINTS level

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS existing conservatory used as workshed
no others of this size.

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5401**

4, The Village, Finchampstead, Wokingham.

Proposed single storey side extension to dwelling to form conservatory.

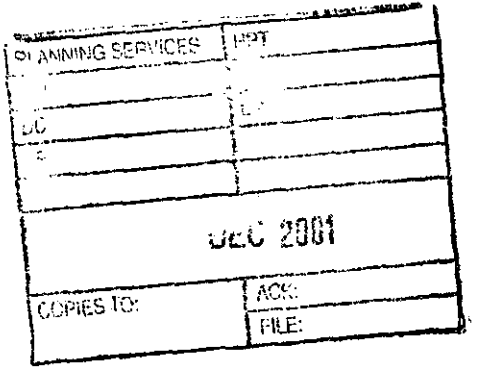
I wish this application to be listed should the officers recommendation be for OK.

and my reason(s) are _____

Signed: _____

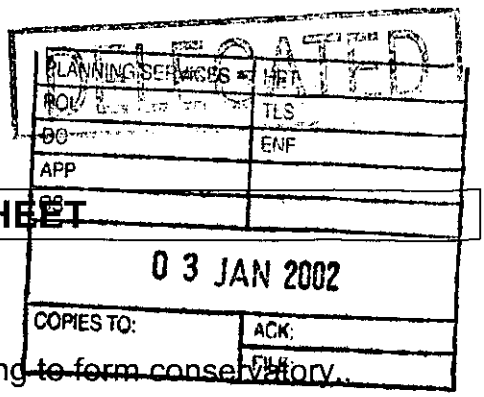
Councillor Cockroft

Date: 17/12/01



FROM: Phillip Taylor

DATE: 12 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5401

Proposal: Proposed single storey side extension to dwelling ~~to form conservatory.~~

Site Address: 4, The Village, Finchampstead, Wokingham.

Applicant: Mr A Treglohan .

14 DEC 2001

Your observations are required in respect of this application **by 05/01/2002** .

No objection to this application. However, Councillors considered the description of a side extension to be misleading.

SIGNED: C.S.Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5401

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

Location:
4, The Village, 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/2001/5401 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 05/01/2002. 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

12 December 2001

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

Tel: (0118) 974 6444

Date: **12 December 2001**

My ref: F/2001/5401

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2001/5401
4, The Village, Finchampstead, Wokingham.
Proposed single storey side 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5401**
4, The Village, Finchampstead, Wokingham.
Proposed single storey side 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 Cockroft

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

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

Tel: (0118) 974 6444

Date: **12 December 2001**

My ref: F/2001/5401

CONFIDENTIAL

Councillor 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
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5401**
4, The Village, Finchampstead, Wokingham.
Proposed single storey side 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 Long

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

F

Application Number : ~~NEW~~/2001/5401	Map No : 114
Case Officer : PT	Site Area : 0.07
Valid Date : 5/12/01	Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed single storey ~~side~~ rear extension to dwelling to form conservatory.

Location : 4, The Village, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr A Treglohan .

Fee Required: £95 Fee Received: £95 – CASH banked 4/12

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 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

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

Recd 2.00pm 4.12.01.

CASH £95 banked 4/12 CH

Environmental Services

For office use only.
Application number: 05.DEC.2001 5401

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	ANDREW TREGLOWAN 4 THE VILLAGE FINCHAMPSTEAD BERKS RG40 4JT. 0118 932 8539
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As above.
4	Give brief details of the proposal for example, two storey side extension About the application	CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS - WHITE UPVC, GLASS.
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

9	How many bedrooms does the property have?	Existing: 3	Proposed:
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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 12/4/01

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

ADDRESS 1-9 ~~ine~~ THE VILLAGE

PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No.

BUILDER

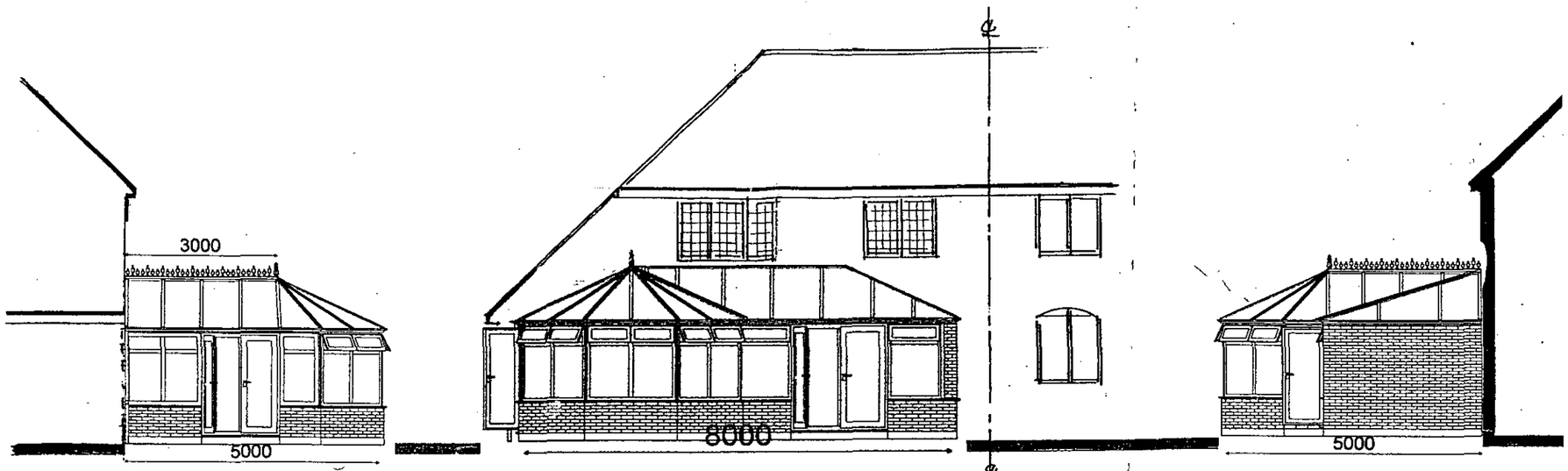
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/578/73	W.R.D.C.	Internal alterations to modernise houses	17-9-73	APP N/A
PD 183/73	" "	Improvements & modernisations	?	?
BR24484	MR. A. MURRELL No. 7	HALL & CLOAKROOM EXT	17.4.85	APP N/A
37719	No 7 "	2/ST & S/ST. EXTS / PITCHED ROOF ON EX. DORMER	21.6.91	C/A
BRA 10675	" "	"	15.8.91	APP
99/69700/F	No. 2. Mr & Mrs N. Osler.	2st/sst/r-extns + dormer roof	30/6/99	C/A
FP99/8743	" Mr. & Mrs. Osler	2 St/R Ext.	27.5.99	APP
F/2000/1683	Mr. A. Murrell No. 7	S/St/R - Conserv.	14.7.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENG - No. 4 - CONSERVATORY - 2-5-96

DRAINAGE PD Eng - Syst R. ext. Mr Treglohan. 23.03.01 No 4
PD Eng - Conservatory - " " 4.04.01 No 4 (X)



vest elevation

south elevation

east elevatior

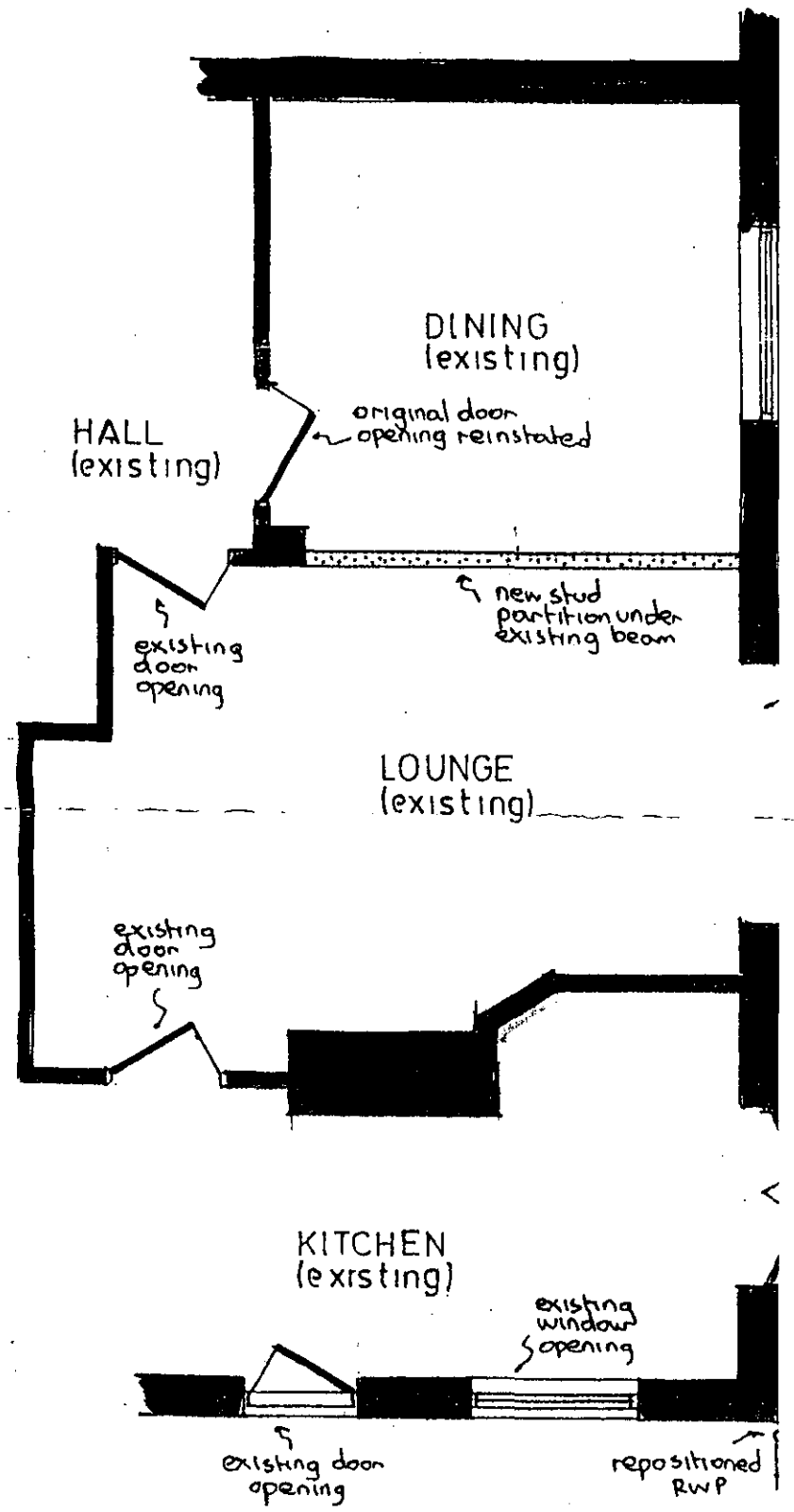
PROPOSED 1:100

proposed 1:100

APPROVED
05 DEC 2001 * 5401

05. DEC. 2001 5401

APPROVED

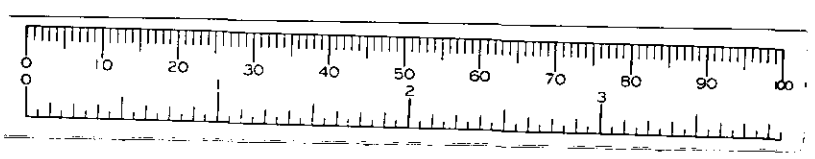


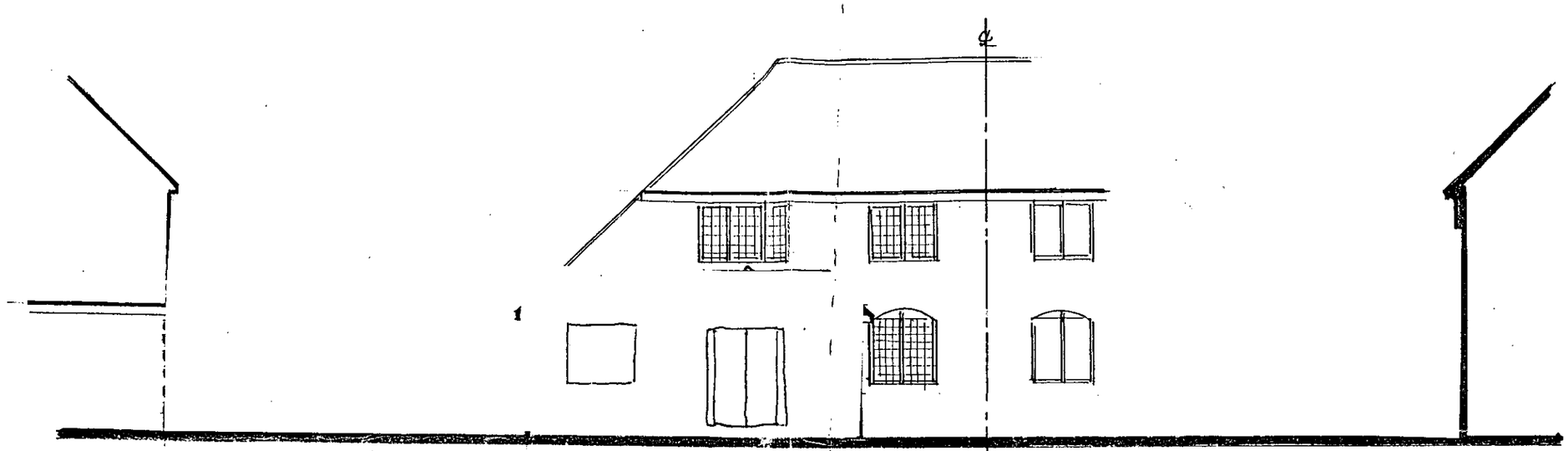
part ground floor plan

EXISTING 1:50

EXISTING 1:50

PROPOSED EXTENSION at 4 THE VILLAGE, FINCHAMPSTEAD, BEI



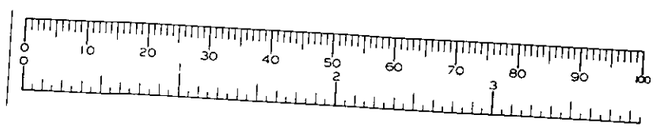


west elevation

south elevation

east elevation

EXISTING 1:100

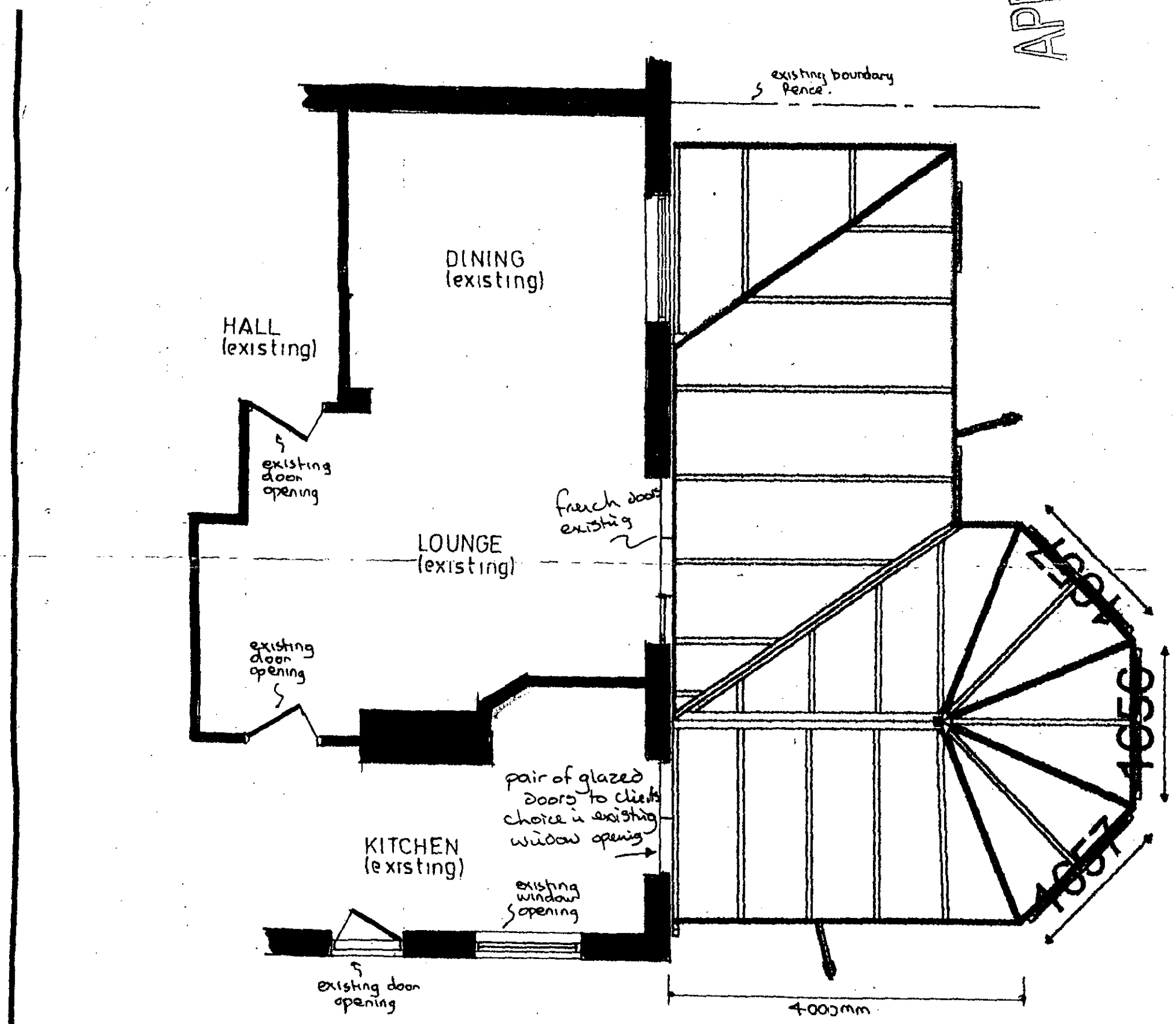


APPROVED

05.DEC.2001* 5401

05.DEC.2001 • 5401

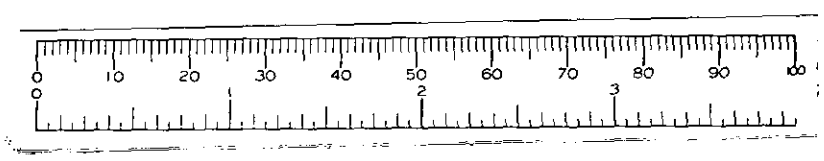
APPROVED



part ground floor plan

PROPOSED 1:50

PROPOSED EXTENSION at 4 THE VILLAGE, FINCHAMPSTEAD,



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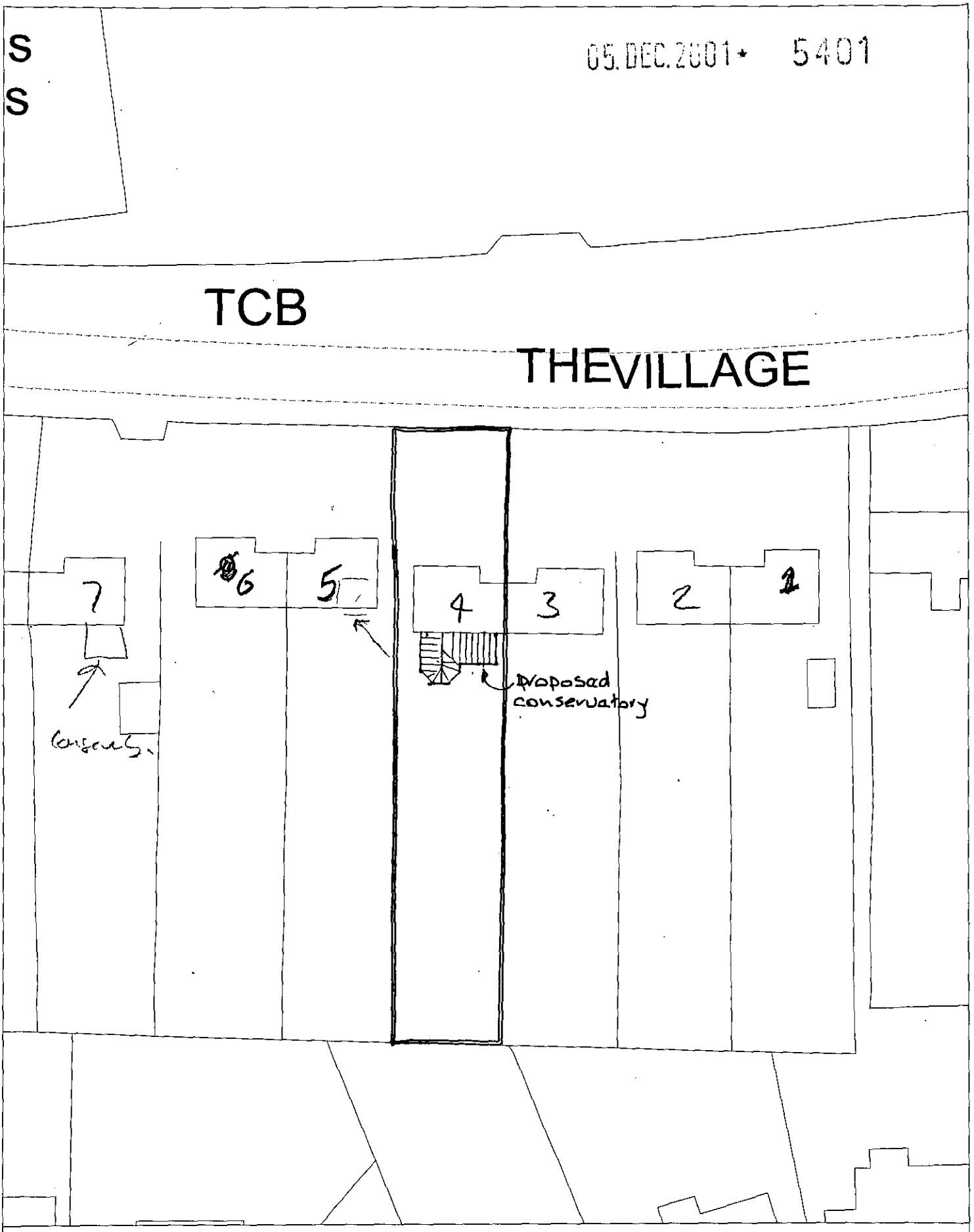

Site Plan, Scale: 1 to 500

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Date: 20 April 2001

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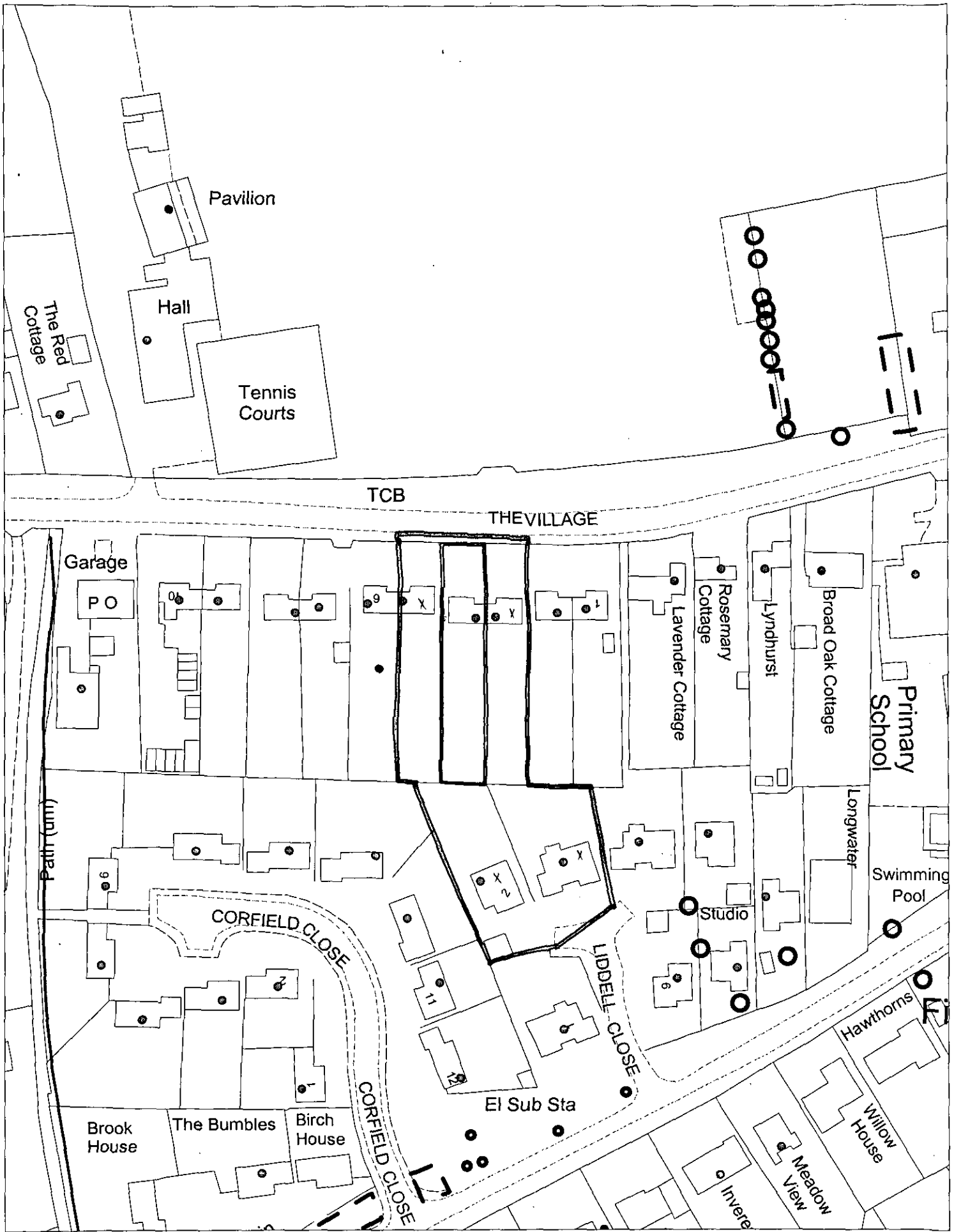
05 DEC 2001 5401



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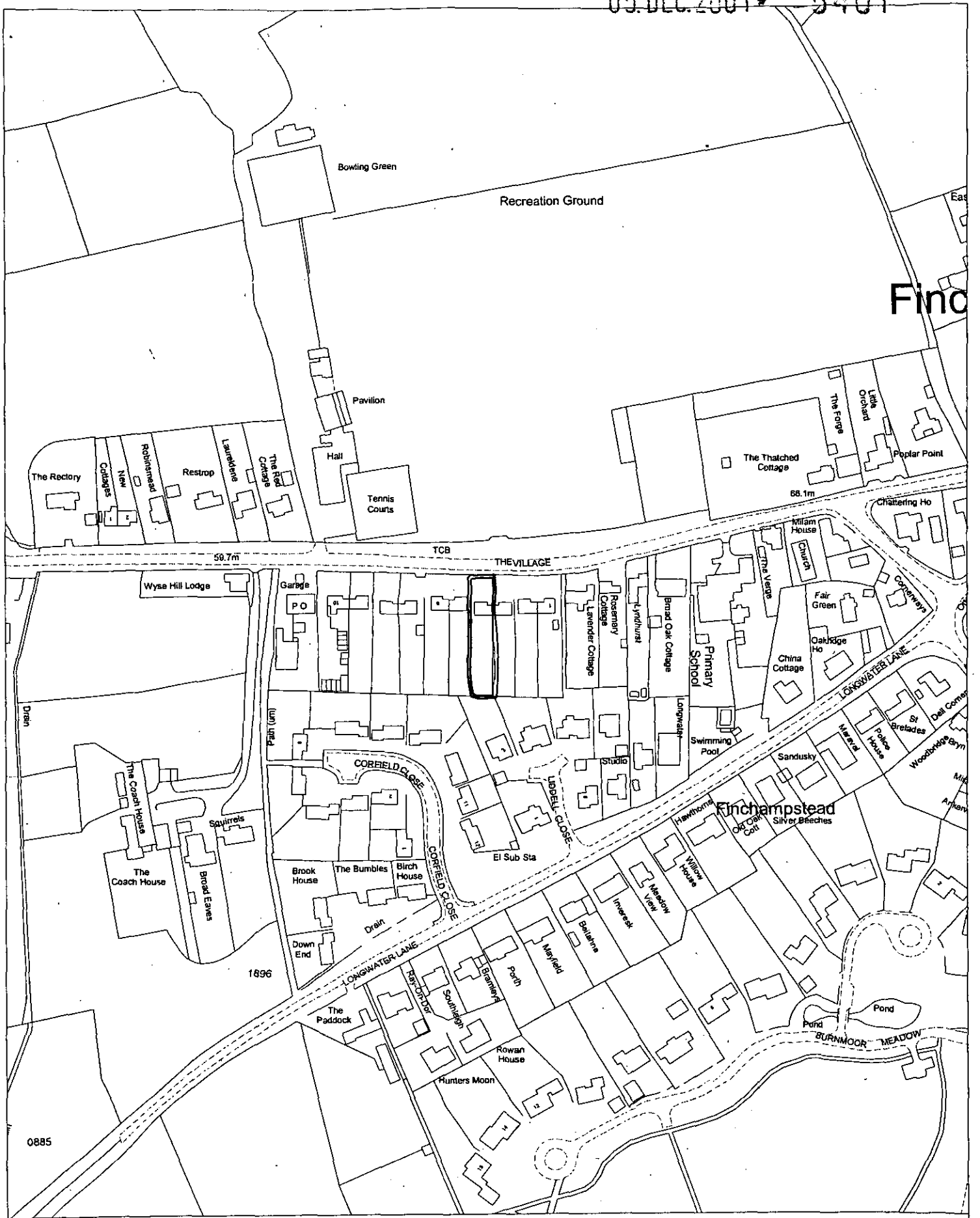
Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250

N W E S

05.DEC.2001 * 5401



Site Plan, Scale: 1 to 2500

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Date: 20 April 2001

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