EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3084

LOCATION:
150 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Tyler

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/02/2001

CASE OFFICER: **Helen Pollock**

Call to arrange access to read.

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tyler
150, Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 4JA

Application Number: F/2000/3084

Parish: **FINCHAMPSTEAD**

Location: **150, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear 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.

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 Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 15/02/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/3084

Proposal:
Proposed single storey rear extension to dwelling.

Location:
150, Nine Mile Ride, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply 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

05 January 2001

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

Tel: 0118 974 6480

Date: **05 January 2001**

My ref: F/2000/3084

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/3084
150, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2000/3084**
150, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: 0118 974 6480

Date: **05 January 2001**

My ref: F/2000/3084

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
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150, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3084	HP
BUILDING CONTROL NUMBER	FP 2000/1442 Brian.	
APPLICANT/~~AGENT~~	Mr + Mrs Tyler.	
ADDRESS OF SITE	150 Nine Mile Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	T/871	T/871
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	✓	
DATE	26/2/01	

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 : Helen Pollock

Application Number : F/2000/3084

Applicant : Mr & Mrs Tyler .

Location : 150, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/1/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/01.

Date Registered : 22/12/2000

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001

This application will have expired on: 16/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Finchampstead P.C: no objection

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2000/3084

Appraisal:

The proposed development is for a single storey rear extension to form a family room and a utility room.

It would be 3.7m wide, 5.5m in depth. It would have a pitched roof, 2m to eaves and 4m to the ridge. The extension would be 1m from the boundary with 150a Nine Mile Ride and 7.4m from 148. There would be no windows in the side elevation of the extension facing 150a and double doors and a window in the elevation facing 148. The land to the rear of the property is woodland.

1. Impact upon neighbouring properties

The proposed development is set away from neighbouring boundaries and has a pitched roof, which would take the massing away from neighbouring properties. Neither of the neighbouring properties have windows in the side elevations facing 150. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would not visible from the front of the property. Materials would match existing so there would be no adverse effects upon the character of the street scene.

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

Application Number F/2000/3084
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

148 is a bungalow with rear dorma + S/S flat roofed ext- almost up to boundary with 150. no windows in side elevation.
148 Also has Conn. to rear. other side to 150.
- Woodland to rear.

→ 2nd Visit 23/a/a.

150A extend out ~ 2m further than 150
Single storey with - hipped roof.
150A has dorma windows to rear (no implications)

- 1.8m Standard fence enclosure, big gap onto open woodland

RECORD OF SITE VISIT

SITE ADDRESS: 150 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3084

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front fence

2. DESCRIPTION OF SURROUNDINGS Residential area
Rd. Mixed age bungalows + chalet bungalows

3. DESCRIPTION OF SITE/BUILDING New chalet bungalow with
front dormers

4. RELATIONSHIP TO ADJOINING PROPERTIES
Shared entrance with 150A - another new chalet bungalow
1m each side of boundary to use.
150A has 1 GF window in side elevation, none @ 1st
150A set back from 150 by ~ 1m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Double garage + ~~4~~ on driveway

LEVELS N/A

BOUNDARY TREATMENT 1m fence to front

OTHERS

FROM: Helen Pollock

DATE: 05 January 2001

DEFERRED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PCL	TCS
DC	ENF
APP	
CS	

29 JAN 2001

COPIES TO:	ACK:
	FILE:

Application Number: F/2000/3084

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 150, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Tyler .

Your observations are required in respect of this application **by 29/01/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cly DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 DEC 2000
Officer: HP	Application No. F/2000/3084

Map No. 106 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 150 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
05 01.01

Applicant: MR/MRS TYLER

Joint cheque with B/conr

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 05.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map ✓

Environmental Services

For office use only.
Application number: 22.DEC.2000* 3084

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	Mr & Mrs Tyler
	Address	150 Nine mile Ride
	and postcode	Wokingham
		Berks
		RG40 4JA
	Phone number	0118 973 0132
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	S/S lean
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.	Bwk to match Roof to match
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

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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 Mr Tyler

Date 18/12/00

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

ADDRESS 150A NINE MILE RIDE PARISH LINCH.

PLOT No. 1 = 150A 2 = 150 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33806	WATCHMAKR LTD.	2 HOUSES & GARAGES	31.8.89	CA
		ON SITE OF 150	2	
DRAWING	"	"	26.10.89	APP
38192.	MR. A. MUNRO 150A	PORCH	22.8.91	CA

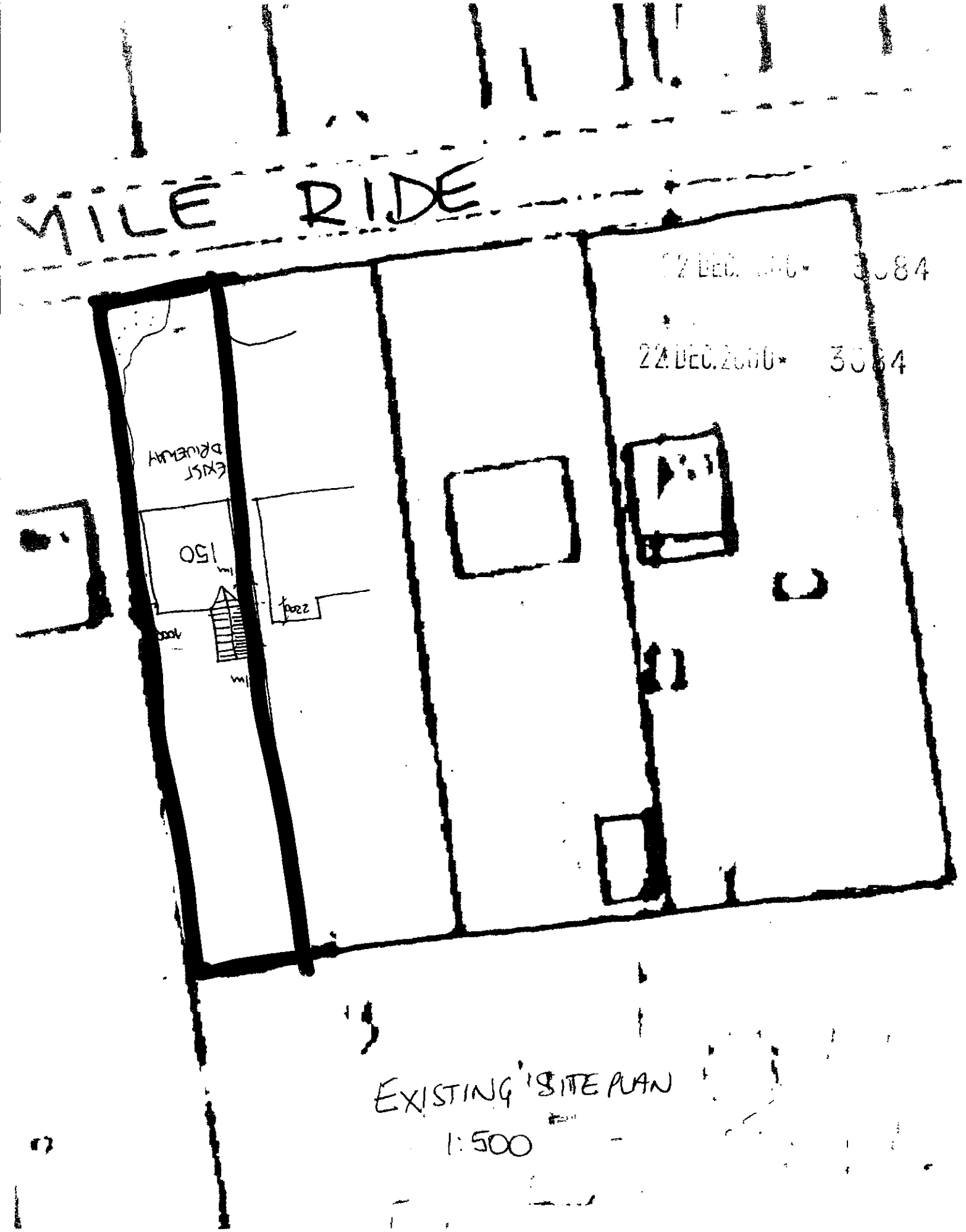
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



EXISTING SITE PLAN

1:500

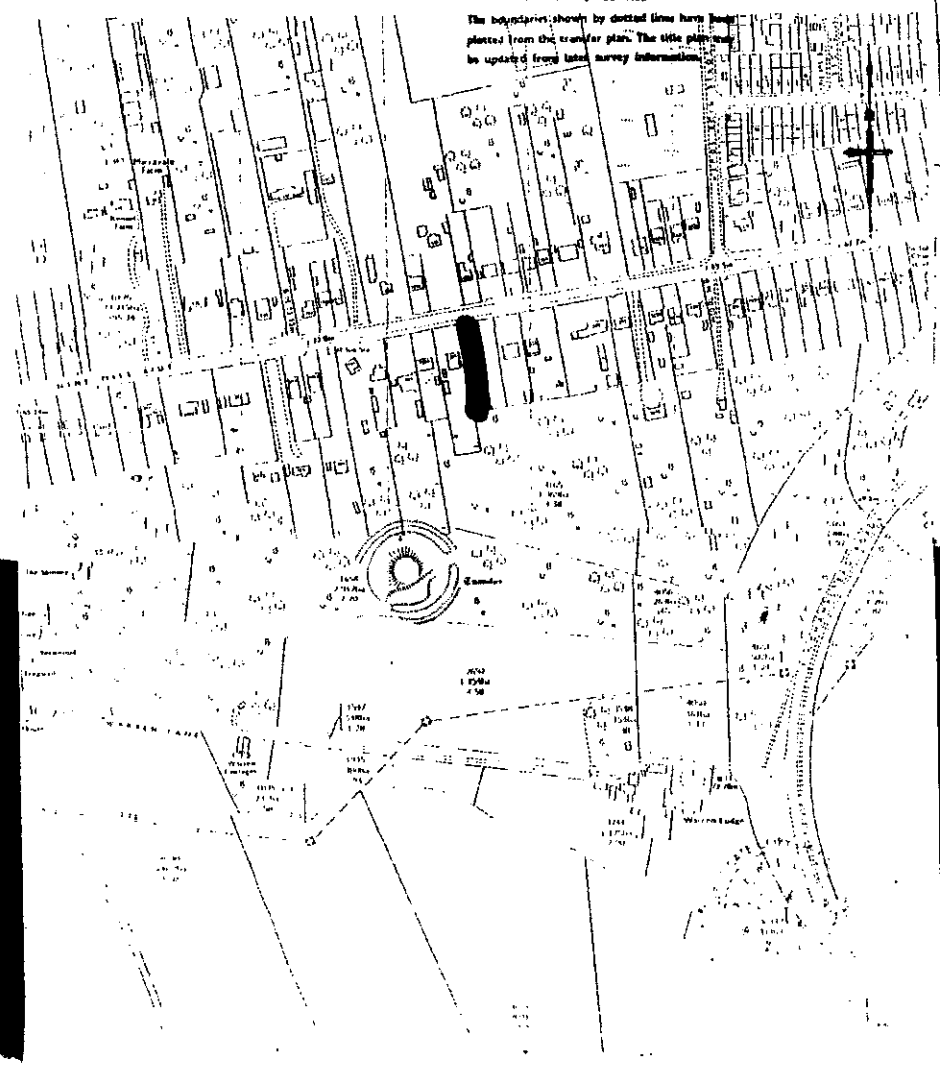
22 DEC 2010 3084

DATED 26th April 1990

H.M. LAND REGISTRY		BK 286317	
ORDNANCE SURVEY PLAN REFERENCE	SU 7964	SECTION	Scale 1/2500
COUNTY BERKSHIRE	DISTRICT WOKINGHAM		© Crown Copyright

NOTE: AREAS ON THIS PLAN ARE IN ACRES AND HECTARES

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.





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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001

Scale: 1 : 1250

1:100

22. DEC. 2010 3084

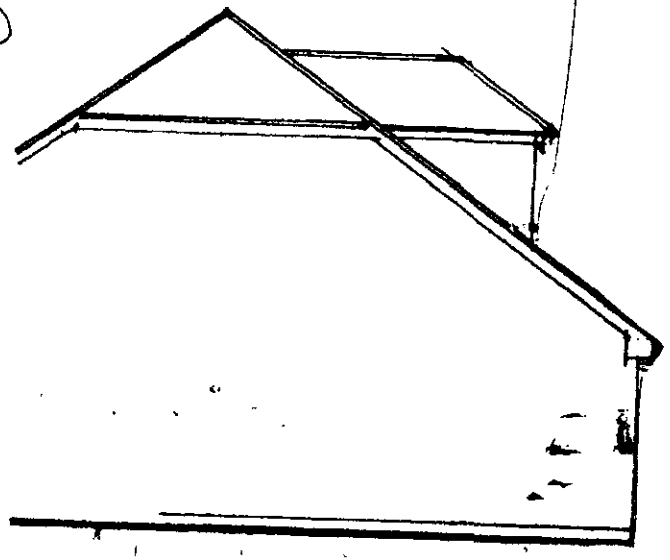
side elevation

EXISTING ELEVATIONS

1:100



rear elevation



side elevation

22 DEC 2010 33084