APPLICATION NO:
F/2000/0799

LOCATION:
Stowe Cottage Fleet Hill, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Kenwood C/O The Solway Brown Partnership

PROPOSAL:
Proposed single storey rear extensions to dwelling to form games room and conservator

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION EXPIRY DATE: **26/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Kenwood
C/O The Solway Brown Partnership
Old Boundary Lane
London Road
SUNNINGDALE
Berkshire
SL5 0DJ

Application Number: F/2000/0799

Parish: **FINCHAMPSTEAD**

Location: **Stowe Cottage, Fleet Hill, Finchampstead, Wokingham**

Proposal: **Proposed single storey rear extensions to dwelling to form games room and 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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. This permissiion relates to the application as amended by and shall be carried out in accordance with revised drawing no 1191.98 PO1 Rev C received on 15th August 2000.

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. For the avoidance of doubt.

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 OS1, C1, C2 and C8.
South East Area Local Plan : Policies STV1, SBE1, SBE2 and SC3.
Deposit Draft Wokingham District Local Plan : Policies WOS2, WOS3, WBE1 and WLL2.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/09/2000

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.

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 26 June, 2000
My ref: EC/F/2000/0799
Your ref:

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

Mr L Kenwood
Stowe Cottage
Fleet Hill
Finchampstead
BERKSHIRE

Dear Mr Kenwood

RE: PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING TO FORM GAMES ROOM AND CONSERVATORY
APPLICATION NO. F/2000/0799

I refer to the above planning application that is currently being considered, and apologise for the length of time taken to determine this proposal.

I write to advise you however, that the current scheme is considered to be unacceptable. You will recall that the Inspector, in her report states that the existing dwelling should be used as the 'benchmark' from which the impact of the proposed development should be judged (as discussed in our meeting at the Council offices some time ago). Therefore the principle of extending the property is acceptable provided that the scale, siting and design of any development is appropriate, given the designation of the area as one of Area of Special Landscape Importance.

With this in mind and the comments made by the Inspector I would like to draw your attention to paragraph 5 of her report. The Inspector refers to the scale of Stowe Cottage, in relation to neighbouring properties, and attributes its modest appearance, 'in no small part to the separation of the mass of the garage from the house.' The Inpsector refers to the existing link between the house and garage as 'narrow and relatively insubstantial in form.' Reference is again made to this link in paragraph 6, where the Inspector states that strengthening of it, between the house and garage, 'would take on the appearance of an integral part of the house.'

Whilst it is recognised that efforts have been made to reduce the scheme, in light of the above comments it is considered that the 'family room' and 'conservatory' be omitted from the scheme, so that only the existing link between the house and garage remains. A single storey rear extension to the main part of the dwelling may be appropriate to facilitate a conservatory.

I would be grateful if you could take these comments into consideration, and submit revised plans in due course. Should you wish to discuss this matter further please feel free to contact me on the above number.

Yours sincerely

ELAINE CONNOR

Planning Assistant

Lynn

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Development Land and Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Your reference:
BKS/248
Our reference:
T/APP/X0360/A/99/1030662/P8
Date:
- 2 FEB 2000

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR & MRS L KENWOOD
APPLICATION NO:-99/69549/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your clients' appeal against the decision of the Wokingham District Council to refuse planning permission for the erection of a single storey side and rear extension to the dwelling at Stowe Cottage, Fleet Hill, Finchampstead, Wokingham. I have considered all the written representations together with all other material submitted to me. I inspected the site on 12th January 2000.

2. The appeal site is situated in an area of Special Landscape Importance (ASLI) as identified in the South East Area Local Plan. From my inspection of the appeal site and its surroundings, and from the representations made, I have decided that the main issue to be determined in this appeal is whether the proposed extension would have an adverse impact on the appearance or character of the Area of Special Landscape Importance.

3. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. A review of the latter has progressed to the public local inquiry stage. At both strategic and local plan level, policies exist which seek to protect the special landscape significance of the ASLI. The reference in the Council's decision notice to Policy WLL3 of the Deposit Draft Local Plan was made in error and the correct policy reference should be to Policy WLL2 which deals with ASLI's rather than their setting. I note that Local Plan Policy SC19 deals with domestic extensions in the countryside generally, and takes into account the cumulative effect of earlier extensions where they exist.

4. The dwelling which currently exists on the site does so by virtue of a planning permission granted in 1990 for the replacement of an older chalet bungalow. It has not been extended

since it was built. It is clear from the planning history that the extent of building on the appeal site has steadily increased over a very long period, and that the Council was at pains to contain the size of the replacement dwelling it permitted, in order to protect the rural character of the area. However for the purposes of Local Plan Policy SC19 I regard the existing dwelling as being the benchmark from which the impact of proposed extensions should be judged. The dwelling which originally stood on the site ceased to exist many years ago and is, to my mind, not materially relevant to a consideration of the visual impact of the current proposal. The appeal proposal is very similar to a proposal put before the Council in 1992 and refused planning permission at that time.

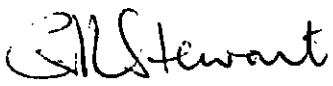
5. The house is set well back from the road behind roadside hedges and a mature garden. It conforms to the general pattern of houses discreetly sited within spacious grounds set within an attractive rural landscape. Indeed Stowe Cottage appears to be relatively modest in size and scale as compared with some of its neighbours. This impression is, to my mind, attributable in no small part to the separation of the mass of the garage from the house, and to the varied eaves levels on the house itself which serve to break up the mass of that building. The existing link between house and garage is narrow and relatively insubstantial in form. It is apparent to those passing the site that it is only a covered way.

6. The additional floorspace in the proposed extension appears to exceed by a significant amount the footprint of the existing house. To that extent I find that it does represent a "significant alteration to the scale of the dwelling". Although most of the proposed new building would be behind the existing garage, the strengthening of the link between garage and house would be apparent from the front. The greater depth of the link produces a higher ridge line and it would take on the appearance of an integral part of the house. I am particularly concerned about the visual impact of the games room proposal. In views through the trees to the east of the house, the large unbroken expanse of roof on the extended garage and games room block would, in my opinion, appear crude and massive and out of character with the articulation of the existing eastern elevations of house and garage. It would greatly increase the perceived mass of buildings on the appeal site. I do not consider it to be "a modest extension". Although views might be more restricted in summer, the existence of an inappropriately large extension, visible for part of the year, would, in my opinion, have an adverse impact on the appearance and character of the ASLI. I therefore find a cinflict between what is proposed and Structure Plan Policy C8, Local Plan Policy SC3 and Local Plan Deposit Draft Policy WLL2.

7. I have considered all the other matters raised in the representations, but in my opinion, none are sufficient to outweigh the factors which have led to my decision. I do not regard the relationship between the size of the dwelling and the plot upon which it stands to be particularly relevant to a consideration of visual impact since the extent of the land owned by the appellants would not be apparent to the casual observer, and ownership boundaries do not impinge on an assessment of visual impact.

8. For the above reasons, and in exercise of powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



MRS G R STEWART BSc DipTP MRTPI
Inspector

To:
Harold Sanders
Urban Design And Conservation Officer

14 MAR 2000

From: Elaine Connor

Date: 13 March 2000

Application Number: F/2000/0799

Proposal: Proposed single storey rear extensions to dwelling to form games room and conservatory.

Site Address:
Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.

Applicant:
Mr Mrs Kenwood C/O The Solway Brown Partnership.

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

- I UNDERSTOOD THE ADDITION OF THIS INFILL WOULD CREATE AN UNACCEPTABLE MASS OF BUILDING FORM.
- THE GAMES / SNOOKER ROOM HAS BEEN REDUCED. HOWEVER IT WOULD APPEAR THAT THE ROOF OVER THE GAMES ROOM COULD STILL BE REDUCED IN HEIGHT TO MAINTAIN THE VISUAL SEPARATION BETWEEN THE GARAGE HOUSE.

Harold Sanders

30. March. 00.

Received by Wokingham District Council

Application No: F/2000/0799

Proposal:
Proposed single storey rear extensions to dwelling to form games room and conservatory

Location:
Stowe Cottage, Fleet 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. 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

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

Tel: (0118) 974 6451

Date: **13 March 2000**

My ref: F/2000/0799

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/2000/0799
Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form games room and 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0799**
Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form games room and 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 6451

Date: **13 March 2000**

My ref: F/2000/0799

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

Head of Planning and Transportation

LISTING FORM

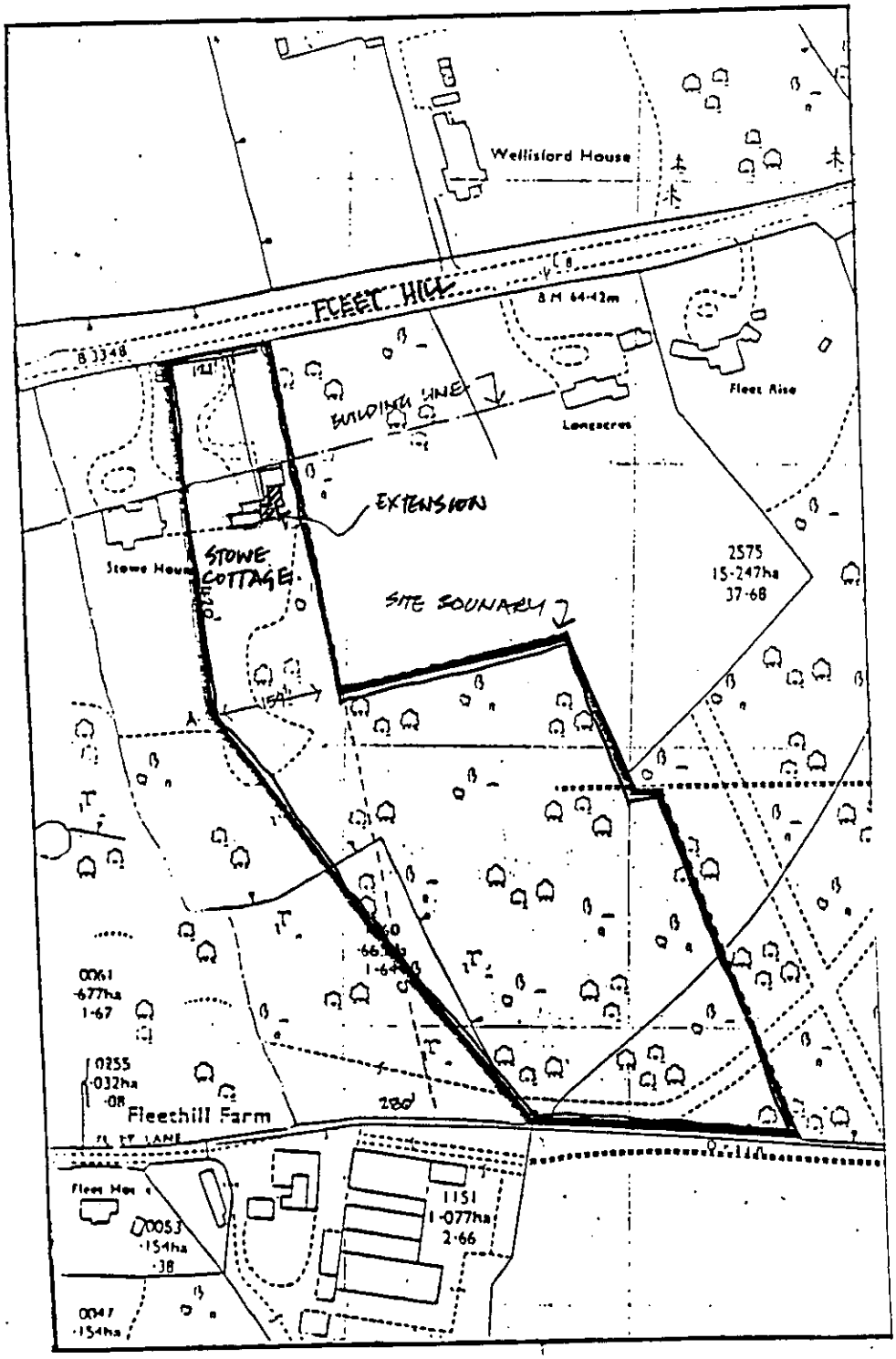
Case officer: **Elaine Connor** Application Number: **F/2000/0799**
Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form games room and conservatory

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

01.MAR2000* 0799



JOB NO. 1191.98

STOWE COTTAGE, FLEET HILL, FINCHAMPSTEAD

LOCATION PLAN Scale 1 : 2500

Date: 30 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0799

Location: Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extensions to dwelling to form games room and conservatory

Applicant: Mr Mrs Kenwood C/O The Solway Brown Partnership.

Case Officer: Elaine Connor

The new plans show the following: Omission of link between house and garage and addition of single storey side extension to create conservatory. Drawing no 1191.98 P01 Rev C.

Comments are required by 06/09/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

REVISED PLANS F2000/ | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 0799 (Planaps) / (Ludhouse) Date Rec. 15th Aug. '00

Location: STOWE COTTAGE, FLEET HILL, FINCHAMPSTEAD

Parish FINCHAMPSTEAD

Applicant: MR. KENWOOD

Description of attached plans REVISED PLANS TO SHOW OMISSION OF LINK BETWEEN HOUSE & GARAGE & ADDITION OF SINGLE ST. SIDE EXTENSION TO CREATE CONSERVATORY.

Drawing No's: 1191.98 P01 REV.C

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.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

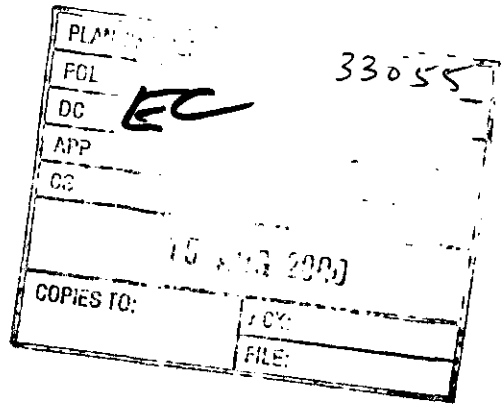
CASE OFFICER E.C

Consultations Sent by Admin. on 30.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

The Solway Brown Partnership
Chartered Architects

Old Boundary House, London Road, Sunningdale, (Ascot), Berkshire SL5 0DJ
Tel: 01344 626269 **Fax:** 01344 872461 **Email:** ..... @solwaybrown.co.uk



Our ref 1191.98.AB.MW.
Your ref EC/F/2000/0799

14.08.00

The Chief Planning Officer
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham, Berks RG11 1WR

For the attention of Elaine Connor

REVISED PLAN
0799

Dear Miss Connor

REVISED PLAN FOR SINGLE STOREY REAR EXTENSION TO FORM GAMES ROOM AND CONSERVATORY AT STOWE COTTAGE, FLEET HILL, FINCHAMPSTEAD

Thank you for your letter dated 21st July 2000. Our apologies for not having written sooner due to holiday commitments within the office.

As you advise, we enclose 6 copies of the revised drawing with a request that you now proceed with the application on the basis that you consider the proposed revisions acceptable.

If you require any further information, please let us know.

Yours sincerely

A BROWN

Encls.
cc Client
1180.LA03/14.08.00

G.C. Solway, MA (Cantab), Dip Arch, RIBA • **A. Brown,** Dip Arch, RIBA
M. Maffey, BA (Hons), Dip Arch, RIBA • J McCormack, Dip Arch, RIBA • J Searle, BA (Hons), Dip Arch, RIBA

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0799	EC
BUILDING CONTROL NUMBER.	FP 2001/1702 Bra	
~~APPLICANT~~/AGENT	The Solway Brown Partnership	
ADDRESS OF SITE	Stone Cottage, Fleet Hill FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext's	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	1191.98 01D	1191.98 P01C
FLOOR PLANS	1191.98 05A	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/3/01	

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 : Elaine Connor

Application Number : F/2000/0799

Applicant : Mr Mrs Kenwood C/O The Solway Brown Partnership.

Location : Stowe Cottage, Fleet Hill, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extensions to dwelling to form games room and conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		7.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/03/2000

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

Application Expiry Date: 26/04/2000

Consultation Responses :

P. COUNCIL : No Objection.

Planning Issues : AREA of SPECIAL LANDSCAPE IMPORTANCE.
*Impact upon char. of area.

POLICIES :

BSP - OS1, C1, C2 & C8

SEALP - STV1, SBE1, SBE2 & SC3.

Application Number: F/2000/0799

Appraisal:

The application being considered proposes a revised scheme for a single storey rear garage extension and a single storey side extension to form a conservatory.

Planning History
Planning permission was refused on 29th June 1999 for a much larger scheme to provide a single storey rear garage extension, the full width and height of the existing garage, which represented more than double the size of the existing garage. The scheme also proposed a family room and conservatory, which would link the main house to the garage. An appeal against this decision was dismissed.

Impact upon the character of the area
The current application proposes a revised, reduced scheme to provide a single storey rear extension to the garage with a ridge height 300m less than that of the existing garage, and set in 2.5m from the side of the existing garage. It is considered that this reduction addresses the Inspectors comments with respect to the height and bulk, due to the unbroken roof expanse, of the proposed garage extension. The current scheme also omits the room linking the garage to the house which is considered to address the point raised by the Inspector that strengthening of the existing covered link between the house and garage would be apparent from the front of the dwelling. The scheme now proposes only a single storey side extension to form a conservatory, to be set back from the front of the house.

The reason for refusal of the original scheme referred to the cumulative increase of the dwelling over time, along with the general scale of development and its impact upon the surrounding area of special landscape importance. However the Inspector commented that the existing dwelling is 'modest in size and scale compared to its neighbours and that the existing dwelling should be the benchmark from which the impact of proposed extensions should be judged.' It is therefore not considered that the application should be judged on the size of extension alone. Given this and the revisions that have been made it is considered that the proposed scheme is acceptable development that will not have an adverse impact upon the special landscape importance of the surrounding area.

RECOMMENDATION: Approve

Application Number F/2000/0799
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
	N16		BSP : OS1, C1, C2 & C8 SEALP: STV1, SBE1, SBE2 & SC3. WDLP : WOS2, WOS3, WBE1 & WLL2.
3	~~SC04~~	~~SE04~~	This permission relates to the application as amended by & shall be carried out in accordance with revised drawing no. 1191·98 P01 REV. C. on 15th August 2000
		REASON	FOR THE AVOIDANCE OF DOUBT

John Mullen

15/9/00

RECORD OF SITE VISIT

SITE ADDRESS: Stowe Cottage Fleet Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0799

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7.4.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

Mature landscaped Rural area established residential area - large dwellings

3. DESCRIPTION OF SITE/BUILDING

modern 2 storey detached replacement dwelling with linked garage block set in extensive site. Well screened from highway

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* S.N to go straight to (Applicant
* no fee - re app. within 1 yr of refusal.
* I have dealt with prev. app & appeal so should be allocated to me - Elaine

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 MAR 2000
Officer: EC	Application No. F/2000/0799

Map No. 120 Site 1.96

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING TO FORM GATES ROOF AND CONSERVATORY

Location: STOWE COTTAGE, FLEET HILL

Parish: FINCHAMPSTEAD Ward: Finch South

13.3.2000

Applicant: MR/MRS KENWOOD

re-submission

Fee Received 00-00 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	~~Agricultural Holding Cert~~ deleted		
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 : 13.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (Area of Special Landscape Importance / Ancient Woodland.)	NK: ..... ✓
Trees	NK: .....
Conservation Officer	NK: ..... ✓
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

..... (Ancient Woodland)

.....

.....No. pre-apps.....

NEIGHBOURS:

.....Stowe House, Fleet Hill, Finchampstead.....

.....Wellisford House, Fleet Hill.....

.....

.....

.....

.....

.....

.....

.....

(3) ADDRESS Stowe House & Cottage PARISH Linch

PLOT No. Fleet Hill ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29106	R & J Simmons	House on site of cottage	5.11.84	CLA
BRA5709	Mr & Mrs A. Moore	Int. alts & repairs to	5.9.88	APP
		form nursing home		
		at Stowe House		
34644	W. L. Kenwood Cottage	Repl. house & garage	14.12.89	CLA
BRA 8822	" "	"	27.4.90	APP
BRA 9903	" "	Garage / model room / store	4.2.91	APP
38883	" "	Mod to 34644	21.2.92	Re
97/66236/F	A & M. Moore - house	Change of Res. Inst.		
		(C2 Use) to	10.10.97.	C/
		Private Dwelling (C3 Use)		
99/69549/F	Mr. & Mrs. L. Kenwood Cottage	S/SL-/S & R. Exts.	29.6.99	REF
99/69573/F	Mr & Mrs. J. Palmer	Erect 4 Car Garage + Storage & Greenhouse	16.8.99	RE
99/70589/F	Mr & Mrs J. Palmer	Erection triple garage	29.11.99	C/

MIN. DEC. - 69549 - APPEAL DISMISSED - 2/2/00

01.MAR2000* 0799

ADDRESS STOWE HOUSE / COTTAGE PARISH FINCH. E

PLOT No. FLEET HILL ORD. SHEET No.

BUILDER 436/49 APP (O/108/59) LAND ADJ. R/179/59 APP PD/181/70

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/167/73	Mrs. M. Edwards	Utility work room	22.3.73	APP N/A
354/73	"	Outline - one Bungalow & Garage	22.3.73	APP Refu
1453/73	" COTTAGE	Extens & Addits.	27.9.73	— C/A
06331	MR. J. SARGOOD	UTILITY ROOM	12.5.77	N/A C/A
06975	"	O/APP. 2 DET. HOUSES & GARAGES ADJ.	29.9.77	N/A REF
436/49	MAJOR G.D. EDWARDS	GARAGE	12.10.49	APP APP
O/108/59	MRS. EDWARDS	O/APP. 2 DWELLINGS LAND ADJ.	23.6.59	N/A C/A
R/179/59	" (? ROBS THE COTTAGE)	ALTS. & ADDITIONS - GARAGE DEFER TO LIVING ACC.	12.11.59	APP. AP
R/88/63	"	GARAGES TO LIVING ACC - ERECT DOUBLE GARAGE	22.4.63	APP. AP
BR 6387	MR. J. SARGOOD	S/STOREY EXT. & INT. ALTS.	14.4.77	APP N/A

DATE OF COMPLETION

MINISTRY DECISION 1453/73 } APPEAL AGAINST COND. 3 GRANTED - 27.10.83
SPECIAL ORDERS 18653 }

DRAINAGE

ADDRESS STOWE HOUSE / COTTAGE PARISH FINCH E

FLEET HILL

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07465	Mr. B.A. Cox.	O/app. for det. house & garage on land adj.	19.1.78	N/A RE
* 09164	"	BETWEEN STOWE HOUSE & LONG ACRES	28.9.78	N/A RE
18653	MR. J. SARGOOD	USE OF COTTAGE WITHOUT COMPLIANCE WITH COND. 3 OF 1453/73 (OCCUPANCY AT THE COTT.)	14.1.83	N/A RE
	COTTAGE			
BR 21966	"	S/ST. EXT., PORCH, RENEW WINDOWS	2.2.84	APP N/A
20566	"	EXT. & ALTS. (COTT.)	8.2.84	N/A C/A
21414	MR. J. HANCOCK	C/O/U TO PRIVATE REST HOME	4.5.84	N/A C/A
22598	MR. R. SIMMONDS COTTAGE	DEM. & RE-SITE EX. DWELLING TO REAR OF STOWE HOUSE	13.12.84	R
23235	"	S/ST. EXT. & GARAGE	26.4.85	N/A C/A
BRA 233	"	ALTS. PORCH GARAGE & EXT.	27.2.86	APP N/A
26569	"	DET. HOUSE ON SITE OF EX. COTT.	30.10.86	REF

DATE OF COMPLETION

MINISTRY DECISION * appeal dismissed 28.9.79 18653 - APPEAL GRANTED - 27.10.83

SPECIAL ORDERS 26569 - APPEAL DISMISSED - 6.5.87 28419 - APPEAL DISMISS - 22.12.8

DRAINAGE

091074

28419 " PLOT ADJ. REPL. COTTAGE WITH H. & G 6.8.87 RE

01.MAR2000* 0799

WOKINGHAM DISTRICT COUNCIL

1789a

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988
Certificate under section 27

Application No.

CERTIFICATE A

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

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

or:

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.

See Note (a) to Certificate A

Owner's (a) name	Address at which notice was served	Date on which notice was served

01.MAR2000* 0799

or:

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 27(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

(b) Insert description of steps taken

- 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) .....

.....

(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)

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

SEE OVERLEAF

7890

or:

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 27 of the Act in respect of the accompanying application.
- 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) .....

.....

- Notice of the application as attached to this certificate, has been published in the

(c) .....

on (d) .....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulation 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)

STET

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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 .....

*On behalf of MR & MRS L KENWOOD

Date 24.02.00

***Delete where inappropriate.**

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

FOR OFFICE USE ONLY

01.MAR2000* 0799

1. APPLICANT'S NAME: MR & MRS L KENWOOD
ADDRESS: STOWE COTTAGE FLEET HILL
FINCHAMPSTEAD BERKS
POSTCODE PHONE

2. If the applicant has an agent, all correspondence will be sent to the agent.
AGENT'S NAME: THE SOLWAY BROWN PARTNERSHIP
ADDRESS: OLD BOUNDARY HOUSE, LONDON ROAD
SUNNINGDALE BERKSHIRE
POSTCODE SL5 ORJ PHONE 01344 626269

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: STOWE COTTAGE, FLEET HILL
FINCHAMPSTEAD BERKS

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.
GAMES ROOM EXTENSION AND CONSERVATORY

5. Give the area in hectares or part of a hectare.
AREA OF SITE: 2.35 HECTARES

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: 1192-98 P01A & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(es)
CHANGE OF USE [ ]
ERECTION OF NEW BUILDING [ ]
REDEVELOPMENT [ ]
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
TEMPORARY PERMISSION [ ] → State period required
RELAXATION OF CONDITIONS [ ] → State relevant application number / Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION, 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

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, 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 : BRICK & VERTICAL TILE HANGING TO MATCH EXISTING
ROOF : INTERLOCKING TILES TO MATCH EXISTING

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. N/A

16. **HOW WILL SURFACE WATER BE DISPOSED OF ?** SOAKAWAY

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
EXISTING PEDESTRIAN & VEHICULAR ACCESS OFF FLEET HILL TO BE MAINTAINED

19. **HAS PROVISION BEEN MADE FOR THE DISABLED ?** See notes for applicants N/A

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

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

*STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?** YES/NO — If YES, complete part 2 of the form

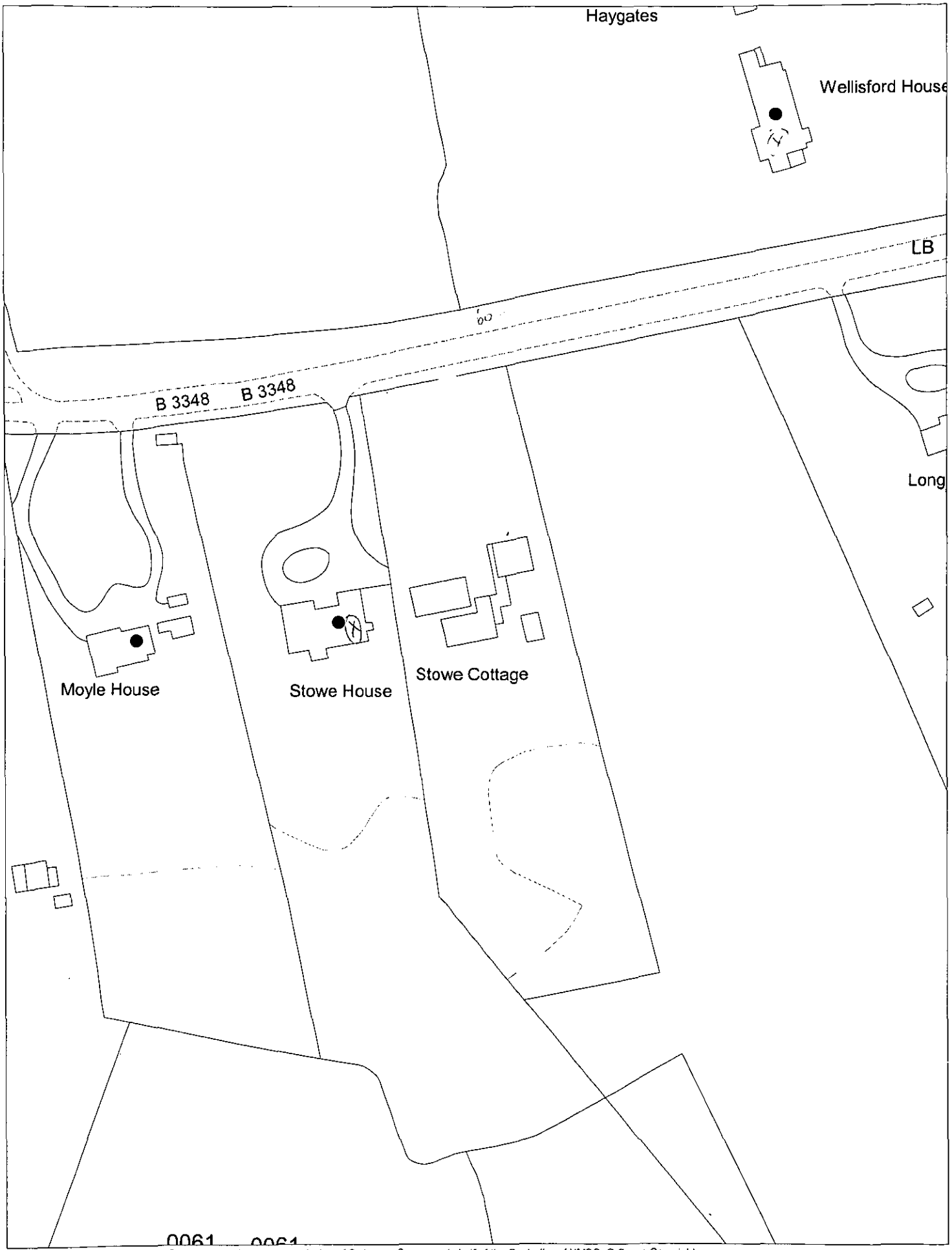
22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS ?** YES/NO — If YES please ask for and complete part 3 of the form

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

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 The Solway Brown Partnership ON BEHALF OF MR & MRS L KENNEDY DATE 24.02.00

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'.



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2000

Scale: 1 : 1250

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