1416

APPROVED

APPLICATION NO:
F/2002/6506

LOCATION:
162 Finchampstead Road, Wokingham.

APPLICANT:
Mr/Mrs V Owens C/O Derek Cann

PROPOSAL:
Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

EARLIEST DATE FOR DECISION: **10/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/06/2002

CASE OFFICER: **Louise Smith**

449

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

D4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs V Owens
C/O Derek Cann
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

Application Number: F/2002/6506

Parish: **WOKINGHAM**

Location: **162 Finchampstead Road, Wokingham**

Proposal: **Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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.

Condition
6. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

T. G Watson

Trevor Watson
Development Control Manager
Date: 25/06/2002

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.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Louise Smith

Application Number: F/2002/6506

Proposal: Proposed two storey rear extension to dwelling. Demolition of existing single storey rear extension

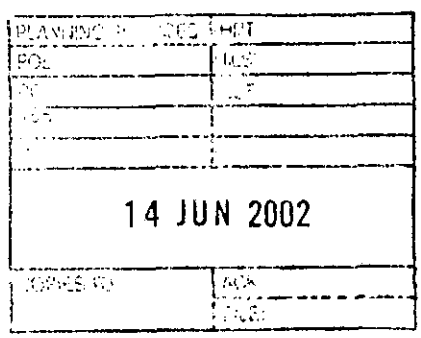
Site Address: 162 Finchampstead Road, Wokingham

Applicant: Mr & Mrs V Owens C/O Derek Cann

Your observations are required in respect of this application **by 10/06/02**

At its meeting on 28 May 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection



SIGNED: _____ **DATE:** 12/06/02

CLERK TO Wokingham Town Council

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6506	LS
BUILDING CONTROL NUMBER	BR2002/3368 South	
~~APPLICANT~~/AGENT	Derek Cann	
ADDRESS OF SITE	162 Finchampstead Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext. demolish existing s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	209 02	209 02
ELEVATIONS	—"	—"
FLOOR PLANS	—"	—"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/8/02	

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	

Application Number F/2002/6506
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C004	R001	
2	C014	R014	
3	C044	R044	INSERT: first floor side elevations of the * extension
4	C049	R049	
5	C122	R122	
6	C137	R137	(INSERT: extension).

RECORD OF SITE VISIT

SITE ADDRESS: 162 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2002/6506

OFFICER: Louise Smith

DATE OF SITE VISIT: 27/5/2.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – post front gdn.

2. DESCRIPTION OF SURROUNDINGS
Residential rd - mixture housing designs - mostly large detached properties – some semis – N/S. Natural front boundary treatment

3. DESCRIPTION OF SITE/BUILDING
Detached house - integral flat roofed side gge.
S/S rear ext (flat roof) + S/S rear conservatory onto rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 160 – S/S rear ext. 0.3m back of No 162's S/S ext + cons. on boundary line

5. SITE CONSTRAINTS

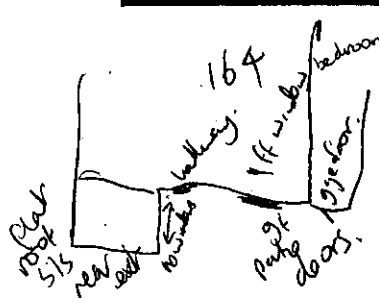
TREES N/A.

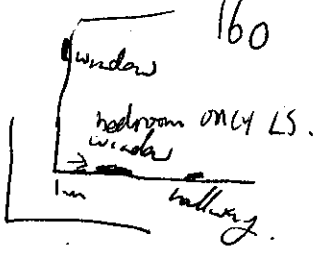
ACCESS/PARKING F/S.

LEVELS – even

BOUNDARY TREATMENT – front 1m fence + hedges c.2.5m. Front sides 1m cb fencing right 1.6m cbf. + shed of No 162 + tall conifer tree 2.5m back from No 160 rear ext.

OTHERS





WORK SHEET FOR : Louise Smith

Application Number : F/2002/6506

Applicant : Mr/Mrs V Owens C/O Derek Cann.

Location : 162, Finchampstead Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 27/5/2

Date Registered : 01/05/2002

Earliest Date for Decision : 10/06/2002

Latest Consultation Date/Site Notice Expiry Date : 10/06/2002

This application will have expired on: 26/06/2002. 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 :

Highways - conditional approval

Planning Issues :

Identified Settlement
Impact on Neighbours
" " street scene
Highway Safety.

Application Number: F/2002/6506

Appraisal :

The site is a detached dwelling situated within the identified settlement of Wokingham. This application proposes a 2/s rear extension which would project 3.7m to the rear of the original dwelling with full roof height, hipped in rear + side elevations. The existing s/s rear extensions would be demolished.

Impact on Neighbouring Properties :
No overlooking would result from the said development.

The development would be set in 1.6m from the side boundary with No 160 (c.2.1m from this neighbouring dwelling) and lie level with this neighbours s/s rear extension. The extension would not result in loss of light to No 160's rear bedroom window and would not be overbearing.

The development would be set in 3.m from the side boundary (1.6m do fence) with No 164 and project 3.7m to rear of this neighbour (0.5m ~~to the rear~~ of this neighbours s/s rear extension). These two neighbours are separated by each of their integral side garages. No 164 has patio doors to a habitable room in the rear elevation. The proposed developmet would not breach the 45° overshadowing angle with regard to these patio doors. The proposed extension would lie 5.4m from this neighbour (excluding the garage) due to this distance and the hipped roof design, it is not considered to be overbearing.

Impact on Street Scene
The proposed extension would be screened behind the dwelling and as such not detract from the street scene. Furthermore, it would be screened from Luckley Road by the mature trees / hedges aligning the side boundary of No 164

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

Highway Safety :
Our highways department sees no threat to highway safety and hence recomment the application for conditional approval.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 17 May 2002

Application Number: F/2002/6506

Proposal: Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

Parish: WOKINGHAM TOWN

Site Address:
162, Finchampstead Road, , Wokingham.

Applicant:
Mr/Mrs V Owens C/O Derek Cann.

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
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Az 29/5/02.

PEGASUS, 162 FINCHAMPSTEAD ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/S/5/69		'69	Playgroup for 12 children	5.6.69C Tpy expiring June 1970			
R/203/73	9544M	6.7.73	Reconstruction of garage and home extension	16.8.73	21.8.73		
	BR 20800		CONSERVATORY (MR HARDY)		24.5.83 APP		
19608				30.6.83 GA			

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM 01 MAY 2002 0506



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS	Mr & Mrs V. Owens 162 Finchampstead Road Wokingham
	POST CODE	RG41 2NX Tel. 0118 977 1270
2	AGENT'S NAME ADDRESS	Derek Cann ARIBA 13 Manor Road Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	As above
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Demolish single storey extension Build two storey rear extension.
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	None affected by proposals
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Tiles and brickwork to match existing Render to 1st floor.
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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	No

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:3	Proposed:5
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)	£110	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr. & Mrs Owens.

DATE 30th April 02

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

* PRE-APP ATTACHED *

Application Number : F/2002/6506	Map No : 83
Case Officer : LS	Site Area : 0.04
Valid Date : 1/05/02	Received Date: 01/05/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

Location : 162, Finchampstead Road, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr/Mrs V Owens C/O Derek Cann.

Fee Required: £110 Fee Received: £110 (5)

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	check position of side windows (north) to bathroom 2.	✓	
FLOOR PLANS	loft floor plan showing velux.	✓ 1/05	
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 ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

.....Pre-app attached.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/N + see map.....

.....

.....

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

Tel: (0118) 974 6463

Date: 17 May 2002

My ref: F/2002/6506

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6506
162, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6506**
162, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

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

Tel: (0118) 974 6463

Date: 17 May 2002

My ref: F/2002/6506

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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 sincerely
Trevor Watson
Development Control Manager

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Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/6506

Proposal:
Proposed two storey rear extension to dwelling, Demolition of existing single storey rear extension.

Location:
162, Finchampstead Road; , 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

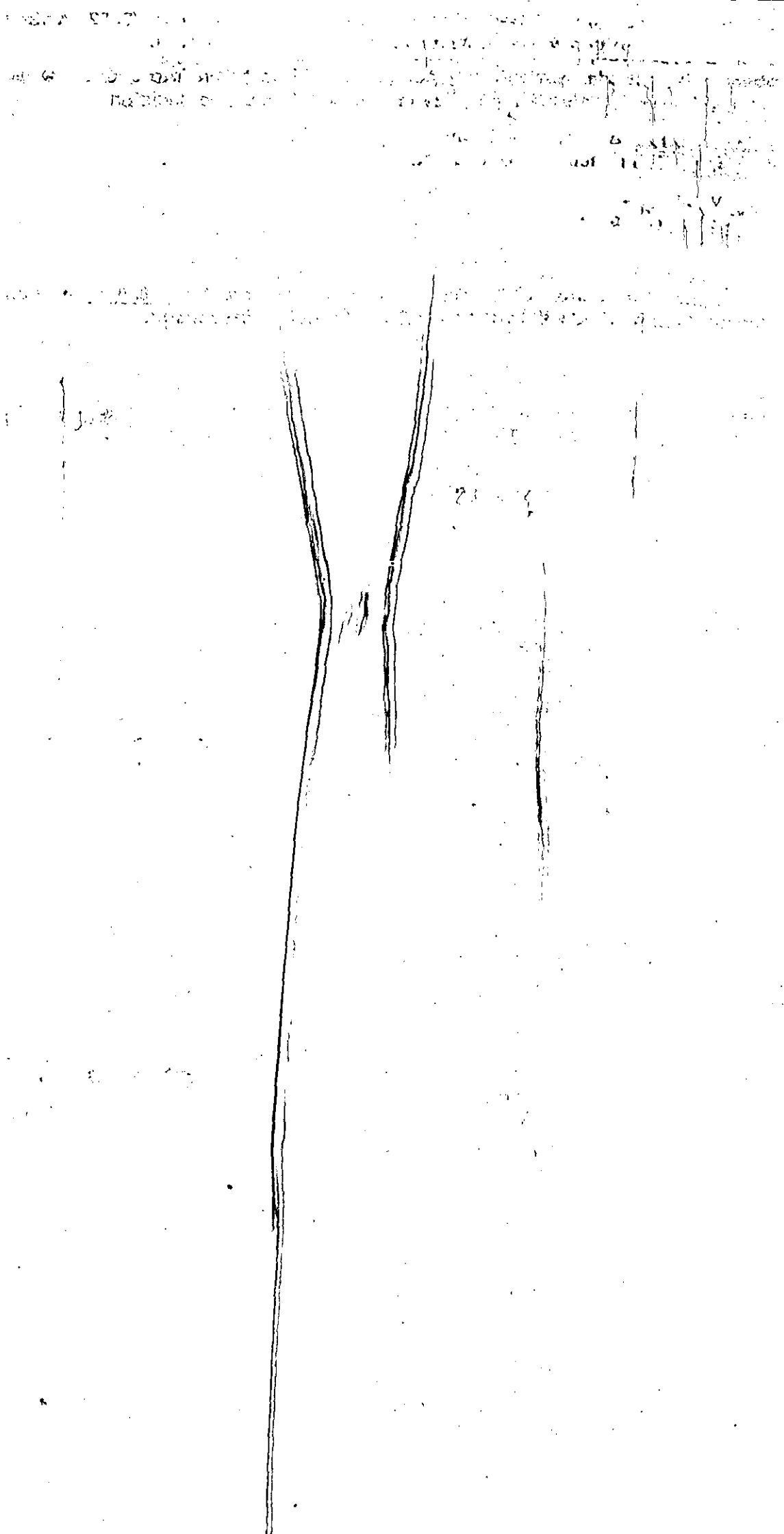
WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6506 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 10/06/2002. 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.

Trevor Watson
Development Control Manager

17 May 2002



Organisation_Name	Building_Name	address1	Postcode
		160FINCHAMPSTEAD ROADWOKINGHAM	RG412NX
		~~162FINCHAMPSTEAD ROADWOKINGHAM~~	~~RG412NX~~
		164FINCHAMPSTEAD ROADWOKINGHAM	RG412NX
		12EASTHEATH GARDENSWOKINGHAM	RG412PH
		13EASTHEATH GARDENSWOKINGHAM	RG412PH
	2A	2ALUCKLEY ROADWOKINGHAM	RG412EL

Neighbour consultation list F/2002/6506

6506

DEREK CANN
ARCHITECT

01.MAY.2002 6506

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 209
30th April 02

Dear Sir.

Proposed Two Storey Rear Extension
162 Finchampstead Road Wokingham

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 209 / 01./ 02.
Cheque in the sum of £110.

The application is to demolish a single storey extension and build a new two storey extension. The proposal does not extend beyond the ground floor rooms of the adjacent property and the 1st floor is well set back from the boundaries that a 45' line from the 1st floor windows is well clear of our proposals.
Our proposals would therefore have minimal impact on the adjoining properties.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ENVIRONMENTAL SERVICES

01.MAY 2002

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
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Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

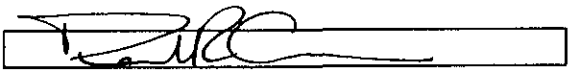
(a) Owner means a person having a freehold interest in the unexpired term of which is not less than years.

CERTIFICATE A

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* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF Mr. & Mrs Owens.

DATE 30th April 02

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

PEGASUS, 162 FINCHAMPSTEAD ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/S/5/69		'69	Playgroup for 12 children	5.6.69C Tpy expiring June 1970			
R/203/73	9544M	6.7.73	Reconstruction of garage and home extension	16.8.73C	21.8.73		
	BR 20800		CONSERVATORY (MR HARDY)		24.5.83 APP		
19608				30.6.83 GA			

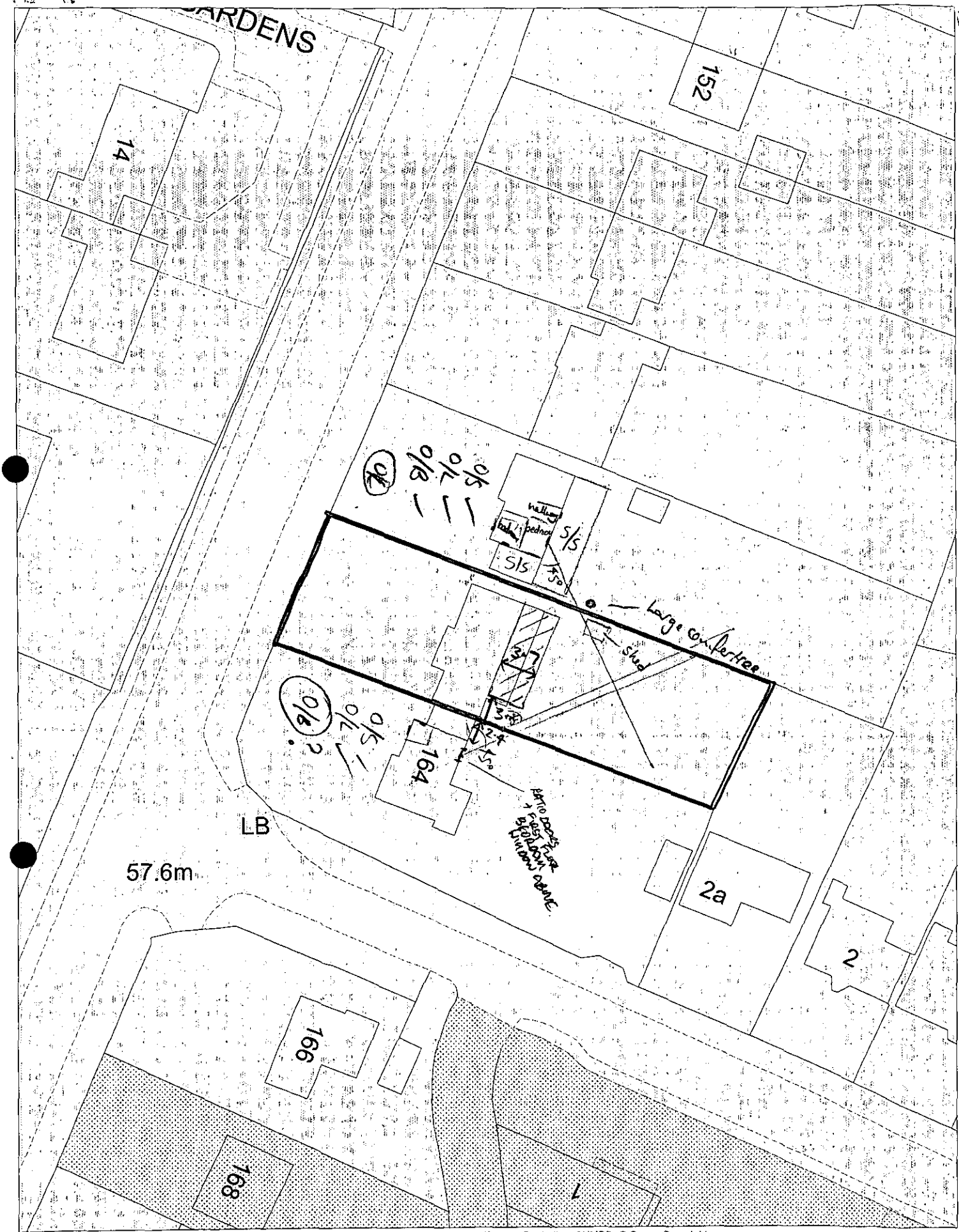
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