APPLICATION NO:
F/2000/0806

LOCATION:
51 & 53 Foxcote, Finchampstead Wokingham.

APPLICANT:
Lovejoy Homes Ltd C/O Andesign

PROPOSAL:
Proposed re-roofing of two garages

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Lovejoy Homes Ltd
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/0806

Parish: **FINCHAMPSTEAD**

Location: **51 & 53, Foxcote, Finchampstead, Wokingham.**

Proposal: **Proposed re-roofing of two garages**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 14 April 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.

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

Tel:

Date: **14 March 2000**

My ref: F/2000/0806

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0806
51 & 53, Foxcote, Finchampstead, Wokingham.
Proposed re-roofing of two garages

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0806**
51 & 53, Foxcote, Finchampstead, Wokingham.
Proposed re-roofing of two garages
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel:

Date: **14 March 2000**

My ref: F/2000/0806

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

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Application Number: F/2000/0806
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Case officer: **Andrew Thorley** Application Number: **F/2000/0806**
51 & 53, Foxcote, Finchampstead, Wokingham.
Proposed re-roofing of two garages
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0806

Applicant : Lovejoy Homes Ltd C/O Andesign.

Location : 51 & 53, Foxcote, Finchampstead, Wokingham.
Proposal : Proposed re-roofing of two garages

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4/2000

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

Highways: No Objection

Finchampstead PC: No Objections

Neighbours: None received.

Planning Issues : (identified settlement)

1) Impact on amenities of neighbouring properties
2) Impact on street scene / visual amenity.
3) Highways

Application Number: F/2000/0806

Appraisal :

1) Impact upon neighbouring properties

The proposal is for the re-roofing of two garages belonging to No 53 + No 55 Fox Cote. The existing flat roof will be replaced with a pitched roof 2.3m to the eaves and 4.5m to the main ridge.

No 55, to the north, due to the distance away, approximately 11m, and set behind a 2m fence the occupants will not overshadowed.

No 49, to the south positioned 3.5m away behind a tall conifer hedge 4.5m high approx, due to the distance away from the garages of Nos. 53+55, the occupants will not be overshadowed.

No detrimental impact to the occupants of the rear properties, as visual intrusion.

2) Impact upon street scene / visual amenity.

Materials will match existing ∴ no detrimental impact to the street scene

3) Highway

Approval with no conditions

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Chris Ward

Application Number F/2000/0806
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 51 & 53 Foxcote Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0806

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence at front

2. DESCRIPTION OF SURROUNDINGS Mixed designs + styles. Residential; 2-storey semi + detached houses + bungalows, open plan front gardens with enclosed rear gardens, separate garages at side of houses.

3. DESCRIPTION OF SITE/BUILDING A pair of semi detached garages, with flat roofs, built of red brick, up & over doors. Provide garaging for Nos 51 & No 53. Foxcote.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan, however No 51 has been demolished + rebuilt with a new detached red brick two storey house, currently under construction with a reddish coloured tile.

5. SITE CONSTRAINTS

TREES — Trees at rear on boundary

ACCESS/PARKING — As existing, drive way + garages

LEVELS — No change

BOUNDARY TREATMENT — No 55, 2m c.b. fence on boundary

OTHERS — No 236 + No 23c, tall trees (mature) Pine Drive, at rear.

— No 49, A very tall Ledge approx. 4.5m (eaves height of new house)

Notes: No visual intrusion on neighbours.

No " " on streetscene

WOKINGHAM D.C. DEVELOPMENT CONTROL

(V) RELATED PRE-APP ATTACHED (V)

Start date: 02 MAR 2000	Map No. 99 Site 011
Officer: AT / Application No. F/2000/0806	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED RE-ROOFING OF TWO GARAGES

Location: 51 & 53 FOXCOTE

Parish: FINCHAMPSTEAD Ward: Finchampstead North
14.3.2000

Applicant: LOVEJOY HOMES LTD

Fee Received 190-00 (1) 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 : 14.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	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:

.....

.....

Pre-app re garage attached.

NEIGHBOURS:

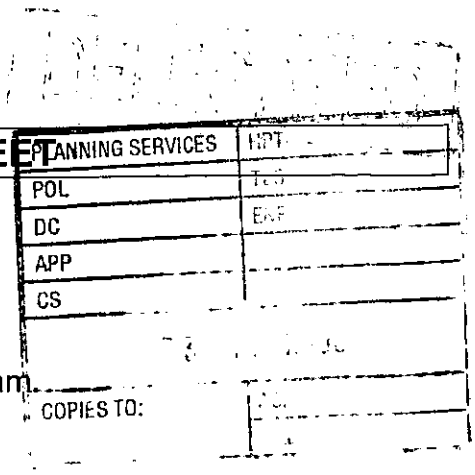
SN + 66, 68, 70, 72 Foxcote ✓

49, 55 Foxcote

21, 23b, 23c Pine Drive

FROM: Andrew Thorley

DATE: 14 March 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0806

Proposal: Proposed re-roofing of two garages.

Site Address: 51 & 53, Foxcote, Finchampstead, Wokingham.

Applicant: Lovejoy Homes Ltd C/O Andesign.

Your observations are required in respect of this application **by 07/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 14 March 2000

Application Number: F/2000/0806

Proposal: Proposed re-roofing of two garages

Site Address:
51 & 53, Foxcote, Finchampstead, Wokingham.

Applicant:
Lovejoy Homes Ltd C/O Andesign.

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).

Signed: N.S. Trotter **Print name:** N TROTTER

27-3-00

ADDRESS 51 FOXCOTE

PARISH ~~Warfield~~ FINCHAMPSTEAD 1.4.

PLOT No. 53

ORD. SHEET No. SU. 8065

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/176/68	ORCHARD GLEN PROPERTIES	O/APP DES. DEV.	3.10.68	N/A Cl
115/68.	"	DETACHED HOUSE & GARAGE	28.11.68	APP Cl
BR 4251	MR. C. HARRIOTT	UTILITY ROOM + CANOPY	6.4.76	APP N/
04505.	"	"	6.5.76	N/A Cl
33759	"	3 H. FENCE	30.6.89	Cl
99/70107/F	MGM Property Services Ltd.	Replacement dwelling.	15/9/99.	cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD enq - Det. Dble. Garage - Mr. Ellison - 13/1/00

DRAINAGE

091074

ADDRESS 53 FOXCOTE

PARISH ~~Warfield~~ FINCHAMPSTEAD 1.4.82

PLOT No. 54

ORD. SHEET No. SU. 8065-9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/176/68	ORCHARD GLEN PROPERTIES	O/APP. DES. DEV.	3.10.68	N/A Cl
115/68	"	DETACHED HOUSE & GARAGE	28.11.68	APP Cl
BRA 7061	MR. D. LAWRENSON	S/ST. LT. + DORMER CH.	18.6.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.MAR2000* 0806

1789/a

SECTION 66 CERTIFICATE

Application No.

02.MAR2000 C8[illegible]

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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 of (a) of any part of the land to which the application relates.

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

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.

Owner's(a) name	Address at which notice was served	Date on which notice was served
D.S.A. LAWRENSON	53 FOXCOTE WOKINGHAM BERKS	1/3/2000

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(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.

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

the (c) .....

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● 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) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating 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).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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/herself 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 . . . . . (ANDESIGN)

On behalf of . . . . . LOVEJOY HOMES LTD

Date 1/3/2000

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

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 DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

02 MAR 2000 0806

1.	APPLICANT'S NAME	LOVEJOY HOMES LIMITED
	ADDRESS	BROAD HOUSE, BROAD LANE BRACKNELL, BERKS
	POST CODE	RG12 3BJ — PHONE 01344 450707
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY WOKINGHAM, BERKS
	POST CODE	RG41 2TN — PHONE 0118 9784165
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	51 & 53 FOXCOTE WOKINGHAM, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW GARAGE ROOF
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER OF 51 ONLY AND CONTRACTOR TO 53
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/G/242

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	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 Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, 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, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED

TO MATCH NEW CHALET (Under construction)

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.

EXISTING

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

NO CHANGE

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

	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.

£190 (i.e. £95 for each property)

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 (ANDESIGN) ON BEHALF OF LOVEJOY HOMES LTD., DATE 1/3/2000

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".



Site Plan, Scale: 1 to 1250

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Date: 9 March 2000

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W E
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02.MAR2000* 0836