APPLICATION NO:
F/2001/5316

LOCATION:
Honeysuckle Cottage Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs M Roberts C/O ANDESIGN

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2002

CASE OFFICER: **Helen Pollock**

REFUSED

431
01

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Roberts
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5316

Parish: **FINCHAMPSTEAD**

Location: **Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extension by virtue of its size, scale and massing would result in an unacceptable form of development in this area. It is also considered that given the cumulative effect of previous development on this site, the proposed extension would have a detrimental impact on the character of the rural area and the wider Area of Special Landscape Importance. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policies SC4 and SC19 of the South East Area Local Plan and to policies WOS2, WOS3, WCC7 and WLL3 of the Wokingham District Local Plan (Deposit Draft).

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 C2 and C6.
South East Area Local Plan Policies SC4 and SC19.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC7 and WLL3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

Appeal Decision

Site visit made on 22 July 2002

by D W Jenkins BA DipTE CEng MICE MIHT

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
23 JUL 2002

Appeal Ref: APP/X0360/A/02/1086953
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs M Roberts against the decision of Wokingham District Council.
- The application (Ref. F/2001/5316 dated 19 November 2001) was refused by notice dated 7 February 2002.
- The development proposed is a first floor rear extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issue

1. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the area, having particular regard to its location in an Area of Special Landscape Importance (ASLI).

Planning Policy

2. The development plan for the locality includes the Berkshire Structure Plan 1991-2006 (BSP), which incorporates alterations adopted in 1997, and the South East Area Local Plan (SEALP), which was adopted in April 1994. BSP Policy C2 indicates that development outside built-up areas and settlement boundaries defined in local plans will be strictly controlled. It will be permitted only in certain circumstances: it has not been suggested that any of those apply to this appeal. Under Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together.

3. SEALP Policy SC4 precludes development within an ASLI that, by reason of its size, location or type, would adversely affect the rural character or special landscape qualities of the area. Appropriately designed and sited minor extensions to rural dwellings will normally be acceptable under Policy SC19, but major extensions that have an adverse impact will not be approved. Cumulative effects will be taken into account.

4. The Wokingham District Local Plan (WDLP) is intended to replace the SEALP in due course. It has been the subject of a local plan inquiry. The Inspector's report was published in November 2001, but the Council has not yet formally considered his recommendations. WDLP Policy WOS2 continues strictly to control development outside the boundaries of identified settlements, while Policy WOS3 exercises general development control principles in relation to scale, impact, sustainability and other matters. Policies WCC7 and WLL3 are

of particular relevance to this proposal. The former indicates that extensions to dwellings in areas outside built-up areas and settlements should be acceptable if there are no impacts on the undeveloped character of the surrounding countryside, no significant alteration to the scale of the dwelling, and the design reflects the context of the development. Policy WLL2 maintains the protection currently afforded to ASLIs by SEALP Policy SC4. The Council has advised me neither of the level of representations about these policies nor of the Inspector's recommendations. Nonetheless, in view of the stage reached by the WDLP, I consider the policies worthy of weight in this appeal.

Reasons

Character and Appearance

5. The appeal site is situated in a well-treed rural area to the southeast of the settlement of Finchampstead. It is on the northern side of Lower Sandhurst Road and on the eastern side of the junction with Dell Road. The land is mainly used for grazing and stabling horses, with Honeysuckle Cottage itself in its southeastern corner. There are several detached properties in relatively large plots further to the east, particularly on the northern side of the road, but open countryside to the west and south. The Moor Green Lakes Nature Reserve lies nearby in that latter direction.

6. The dwelling is a detached chalet style property, with a first floor balcony in its western elevation. There are three gables in its northern elevation. It is proposed to construct a first floor extension over the northern section of the building by merging the two easternmost gables into one larger structure.

7. The dwelling has already been extended at least twice. The Council's calculations suggest that the current proposal would add a further 37m^2 or so floor area to the 142m^2 already added by the earlier extensions, compared to the building's original 93m^2. Clearly the cumulative additional floor space is very considerable.

8. Nonetheless, it does not seem to me, in the particular circumstances of this case, that the proposal would be harmful to its setting. The extension would replace two gables with one higher one, but would not rise above the ridge on the main part of the building. Although the Council's Landscape Architect commented that the bulk of the house would be increased from the side elevation, I do not believe that increase would be unduly noticeable. In my view the bulk would not increase in proportion to the extra floor area.

9. Furthermore, the extension would be not be at all obvious from the south, would be screened by roadside vegetation when approaching from the west, and would only be readily apparent from the entrance to Blackwater View, the residential cul-de-sac to the east.

10. It seems to me that the proposal strictly conflicts with BSP Policy C2, as it does not fit with the limited circumstances under which that policy permits development in the countryside. However, both SEALP Policy SC19 and emerging WDLP Policy WCC7 permit extensions to existing dwellings in such areas provided there is no adverse impact on the rural environment. I do not believe there would be such an impact in this instance.

11. Nor do I feel that the development would either be on a scale to threaten any green wedge or gap in which the site may be located, or that its size would affect the special landscape

qualities of the ASLI. Indeed, I note that the Council's Landscape Architect herself acknowledges that the proposal would have a limited visual impact on the wider ASLI.

12. I consider that the proposal would have no adverse effect on the character and appearance of the area in general or on the ASLI in particular. In my opinion it accords with the aims of the development plan and its emerging replacement.

Other Matters

13. The Appellants draw my attention to several recent developments in the area. They contend that small dwellings have been replaced by larger ones or significant extensions permitted. I must, of course, consider this appeal on its own merits. Even so, those other developments do not appear to have detracted unduly from the locality. That factor tends to reinforce my belief that this proposal is acceptable.

Conditions

14. The Council did not suggest any conditions against the contingency of my allowing the appeal. In my opinion, as the application states that the external materials to be used are to match the existing, none are necessary other than the standard time limit.

Conclusions

15. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

16. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor rear extension at Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead in accordance with the terms of the application (Ref. F/2001/5316 dated 19 November 2001) and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun before the expiration of five years from the date of this decision.

Information

17. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

18. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

19. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

David Jenkins

INSPECTOR

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

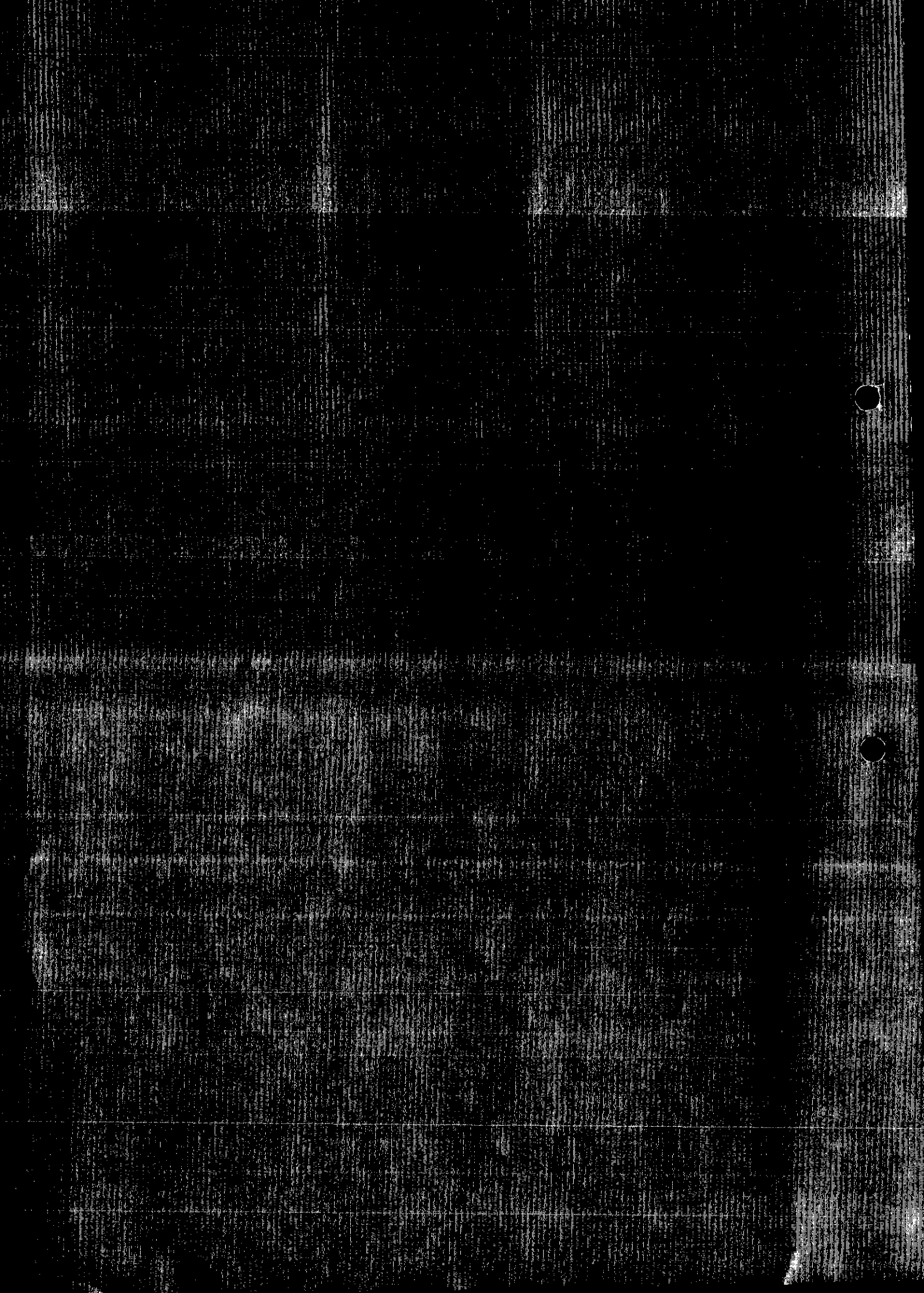
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5316 HP
BUILDING CONTROL NUMBER	FX 2002/3384 South
~~APPLICANT~~/AGENT	Andrough
ADDRESS OF SITE	Honeysuckle Cottage Lower Sandhurst Road FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	First floor rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3267A	AH/E/3267
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED On Appeal.	23/7/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	16/8/02	

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 No. 34638 (O) | Received 25.10.89 | FINCHAMPSTEAD Non-Fundamental South Team

Applicant: MR R SIMMONS
Location: 'THE RETREAT', DELL ROAD, FINCHAMPSTEAD
Proposal: ERECTION OF 4-BEDROOMED DETACHED HOUSE WITH DETACHED GARAGE

Introduction and Planning History - This 1.46 ha site has an existing bungalow of 93 m^2 (external dimensions) located in the south-east corner. There have been 3 previous refusals for replacement dwellings on the site. Two were made by the current owner and applicant and refused on excessive size grounds, the smaller being for 240 m^2 floorspace and the larger was also refused on inappropriate siting grounds. There was also a very recent refusal of permission by a different applicant on a site on land to the north in separate ownership, as this was not considered a replacement. There is a row of Oak trees down the west boundary of the site with Dell Road. On the north side of the site is Wood End Cottage, a chalet bungalow which has secondary south facing windows and is partly screened from the application site by trees.

The Proposal - The proposal is in outline, but access and siting are to be determined now. The site plan shows the proposed dwelling to have a footprint of 92 m^2 (external dimensions) and the indicative design shows a chalet dwelling with 160 m^2 floorspace (external dimensions) although the usable floorspace is reduced by about 15 m^2 on the first floor because of the chalet design, bringing the usable floorspace down to 145 m^2. A single garage at the side is also proposed.

Consultations - The Highway Authority require a detailed plan showing the access.

Appraisal - The site is outside a settlement in the South East Area Local Plan in the Blackwater Valley Area of Special Landscape Importance. The proposed replacement dwelling will have 145 m^2 usable floorspace, will be similar in footprint to the existing bungalow and represents a 56% increase in usable floorspace. This is considered to be acceptable under Policy SC18 of the Plan (Replacement dwellings in rural areas). This siting is also considered satisfactory as it is at the end of the site adjacent to an existing dwelling.

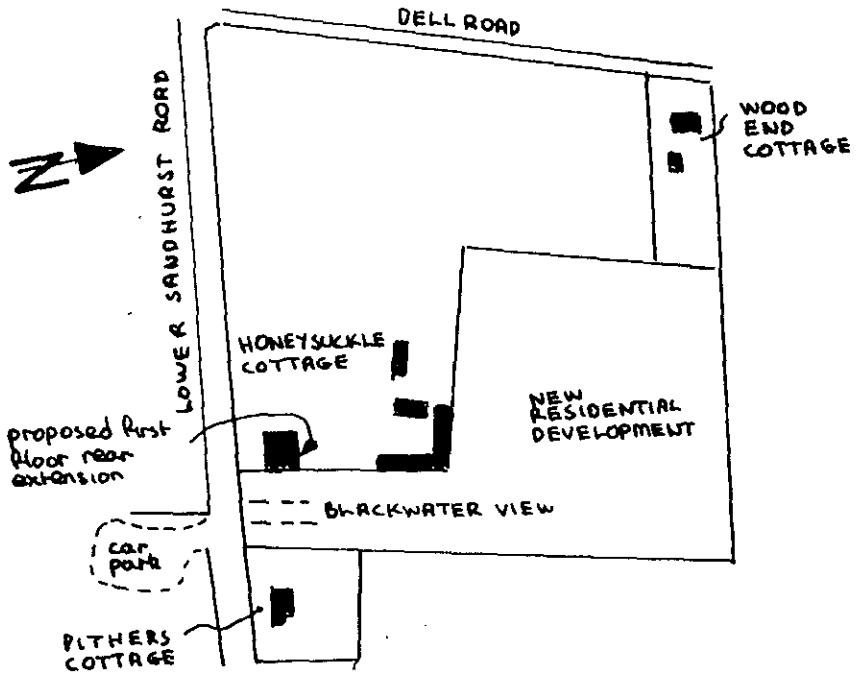
Recommendation - GRANT permission subject to a legal agreement requiring demolition of the existing bungalow and to conditions including restricting permitted development rights for future extensions, landscaping and highway conditions.

AO/SB
27.11.89

It would appear that this approval was never constructed, as the existing bungalow has been extended instead.

ADDITIONAL PLAN

5316



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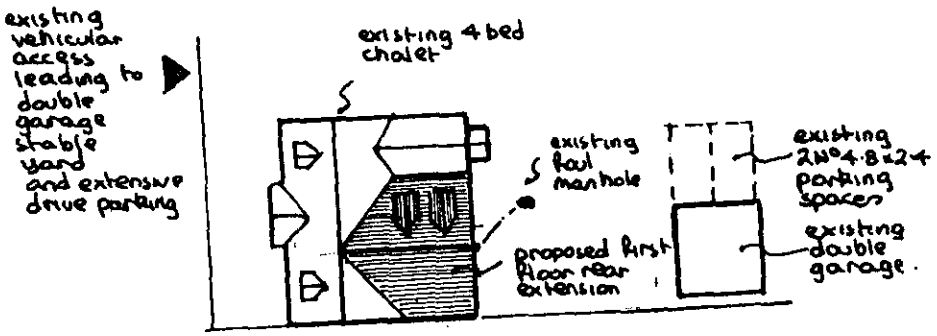
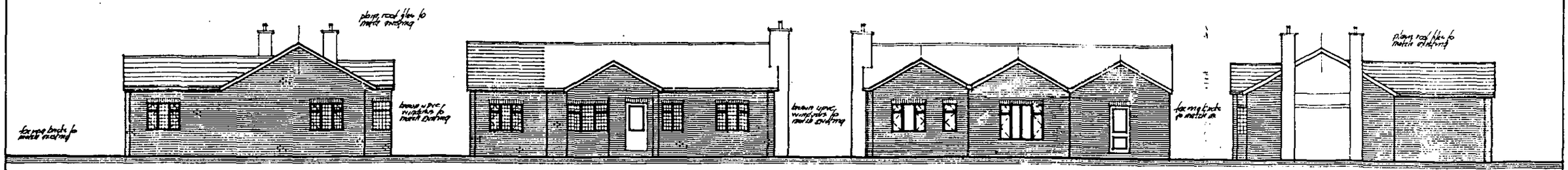


block plan 1:500

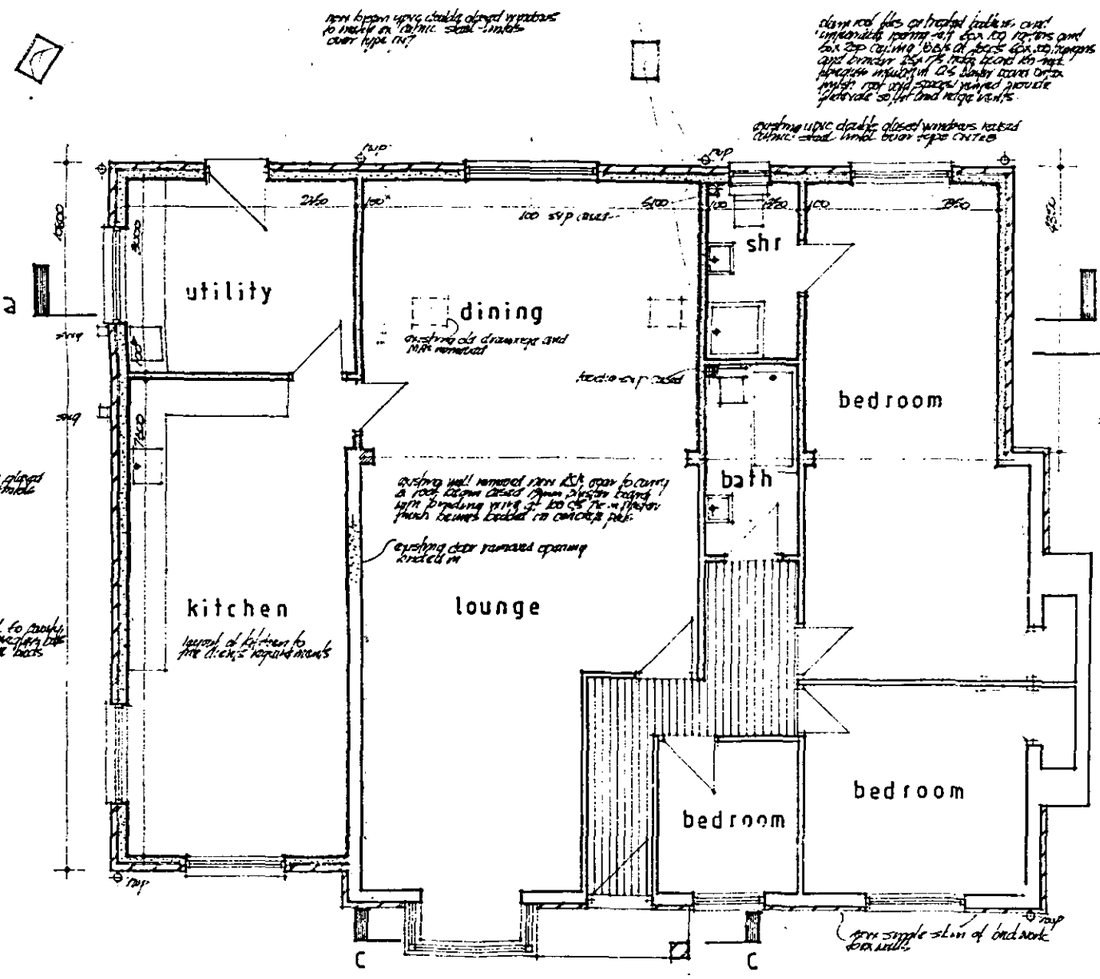
40063

01 SEP 1992

09 SEP 1992

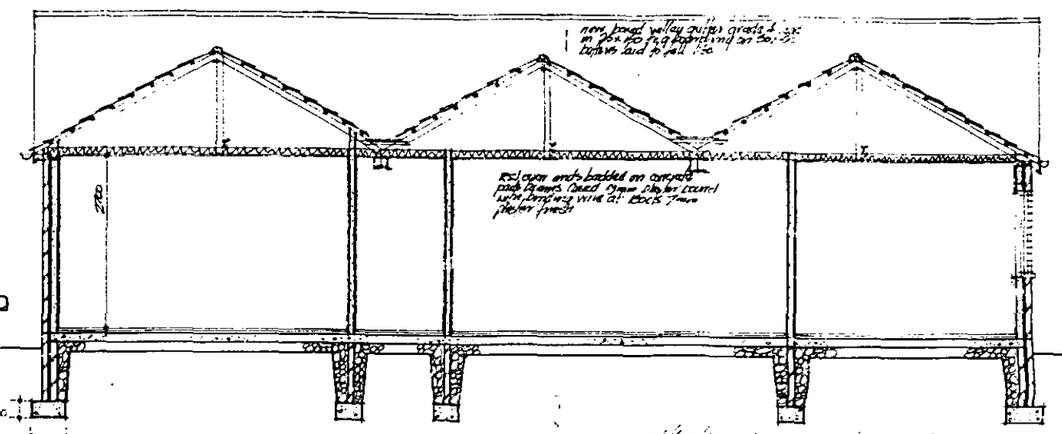


side elevation front elevation rear elevation side elevation

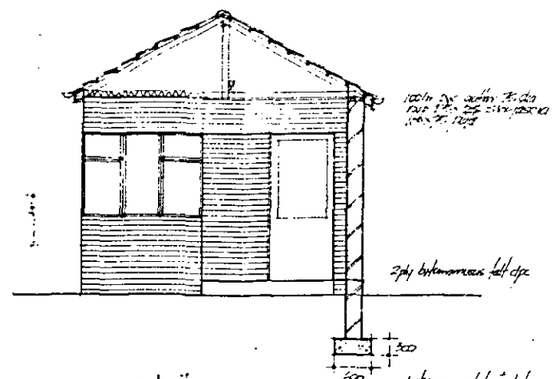


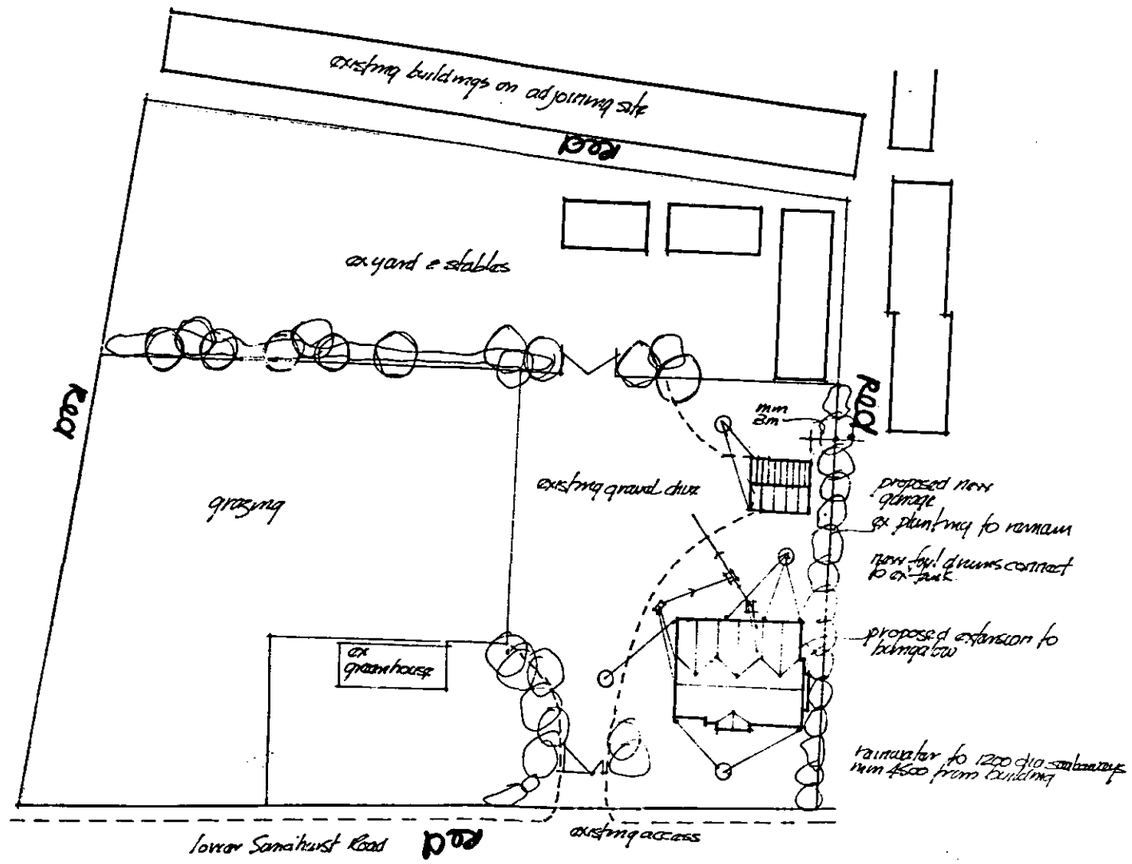
ground floor plan

drainage
new foul drains connected to a septic tank
new soil vent pipe
new manholes
rainwater to existing soakaways

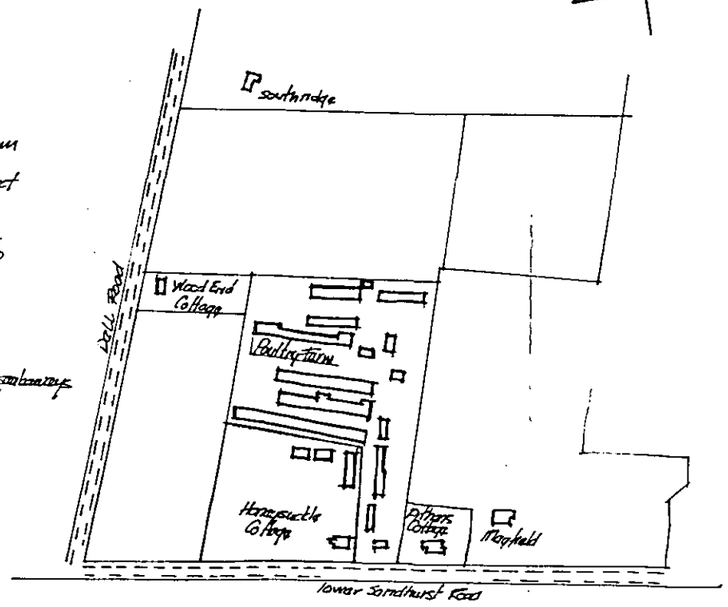


section a—a

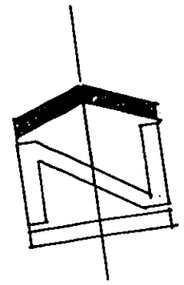

plain roof tiles on treated battens and underfelt
new timber purlin
new timber rafter
new timber ceiling joist
new timber wall plate
existing wall
new timber ridge purlin
new timber rafter
new timber ceiling joist
new timber wall plate
existing wall
new timber



site plan
scale 1/500



location plan
scale 1/2500



NOTES:
All dimensions must be chec
not scaled from this drawing

SUPERS

	18/9/92	Revised pos
A		
	Date	Re

© copyright

Client
Mr & Mrs Rober

Job Title
Proposed extensions to a accommodation new doub at Honeysuckle Cottage lo Sandhurst Road Finchamp Berkshire

PLANNING
PASSED TO
COPIES TO
23 SEP 1992
ACKNOWLEDGED
No

Architectur
Drawings Flee
2 Holmbrook C
Farnborough H

REVISED PLAN

Scale
shown

Date
Aug 1992

Drawn by

Drg No



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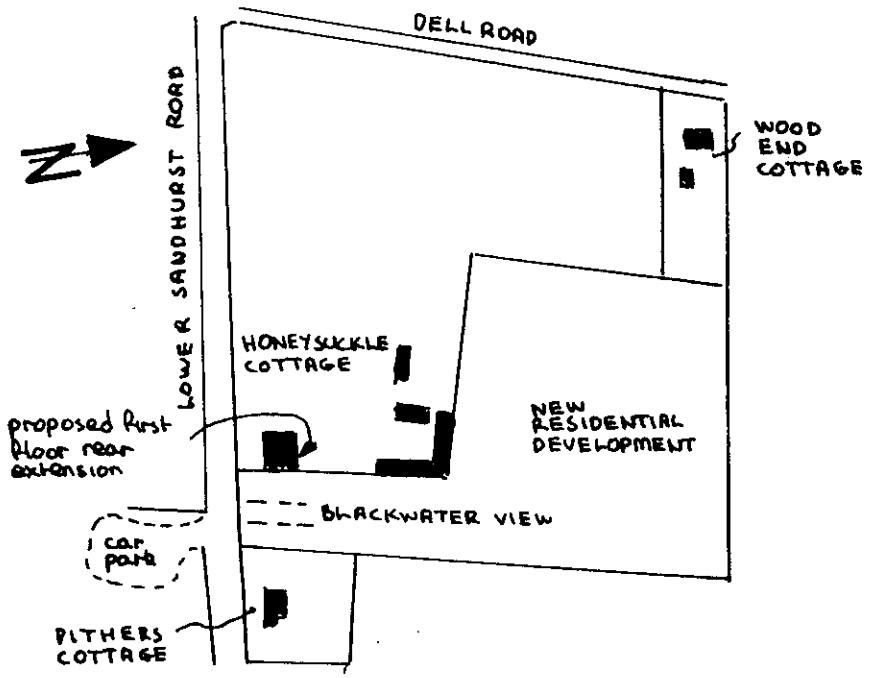
Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001

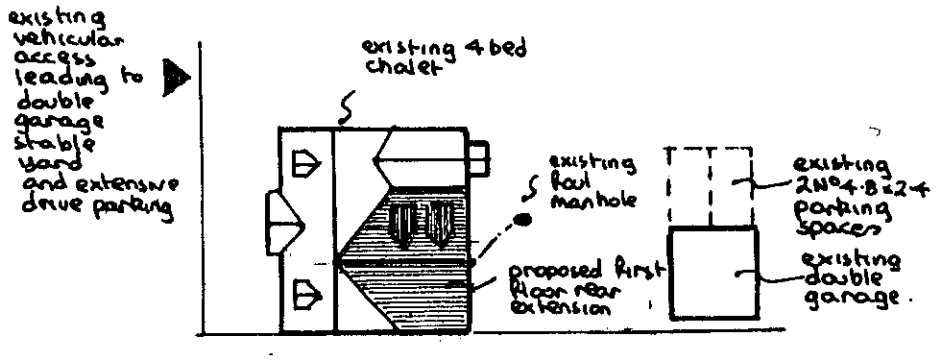
20.NOV.2001 * 53

ADDITIONAL PLAN

5316



location plan 1:2500



block plan 1:500

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5316

Applicant : Mr & Mrs M Roberts C/O ANDESIGN.

Location : Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	1/		19/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 15/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : C/A.

Landscape : ASLI, ↑ bulk from side elevation, but views limited + Impact on ASLI would be limited although may be greater in wider context.

P.C : No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.
3) Impact upon Highway Safety
4) Impact upon the character of the area.

Application Number: F/2001/5316

Appraisal:
The proposed development is for a first floor rear extension to form an additional bedroom and en-suite. The property is a detached chalet style bungalow, located on a large plot in the countryside and within an Area of Special Landscape Importance. The proposals have a floor area of 36.6m^2.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties as the closest property to the East is around 38m away and the closest property to the North of the site is around 70m away. There are no properties to the South or West of the site. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon highway safety

There would be an increase in the number of bedrooms for 4 to 5. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

3) Impact upon the street scene and character of the area

This area is designated within the local plan as both countryside and an Area of Special Landscape Importance and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 36.6m^2 and combined with the previous extensions at the property would result in a cumulative increase of 179.22m^2, and increase of 192% on the original dwellinghouse. Although views into the site are limited this is considered to be an unacceptable level of development within the countryside and ASLI and the proposal would have a significant bulk that would detract from the open rural character of the area.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2001/5316
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed extension by virtue of its size, scale and massing would ~~create additional bulk form at site, which would be~~ result in an unacceptable form of development in this area. It is also considered that given the cumulative effect of previous development on this site, the proposed extension would have a detrimental impact the character of the rural area and the wider Area of Special Landscape Importance. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, Policies SC4 and SC19 of the South East Area Local Plan and Policies WOS2, WOS3, WCC7 and WLL3 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC4, & SC19
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC7, WLL3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD _____
(Development Control Manager)

Date: 7.2.02

Proposed Increase = 6.3 x 5 = 31.5
1.7 x 1.5 = + 2.55
+ 2.55
36.6m²

See 40063 for exts.

Previous exts: 98/68265/f

4 x 13.9 = 55.6
1.7 x 0.9 = + 1.53
1.53
58.66m²

40063:

4.3 x 10.7 = 46.01
3.3 x 11.5 = 37.95
83.96m²

Original bungalow: 93m²

TOTAL Extensions: 179.22m²
(Proposed + Existing)

TOTAL % ↑ on original: 192%

RECORD OF SITE VISIT

SITE ADDRESS: Honeysuckle Cottage
Lower Sandhurst Road Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/5316

OFFICER: Helen Pollock

DATE OF SITE VISIT 19/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate post.

2. DESCRIPTION OF SURROUNDINGS

V. Rural.

3. DESCRIPTION OF SITE/BUILDING

Chalet bungalow in Swish Style.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING huge driveway - 10+ cars

LEVELS N/A.

BOUNDARY TREATMENT 1m fence + 2m Conifers to front

OTHERS 2m fence to Stables @ rear.

No Impact.
V. rural
do Calculations.

Date: 18 December 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5316

Location: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs M Roberts C/O ANDESIGN.

Case Officer: Helen Pollock

The new plans show the following: Additional parking plan, showing off road parking for at least 4 cars.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

As previous.

19/12/01

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PL	50673
POL	LS
DC HP	ENF
APP	
CS	

0 6 DEC 2001

COPIES TO:	ACK:
	FILE:

ref:4155

Ms.Hellen Pollock
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

5th December 2001

Dear Ms. Pollock,

re:**Application No.2001/5316 - Honeysuckle Cottage**
Lower Sandhurst Road, Finchampstead

At the request of your office, please find enclosed 6 copies of the revised blockplan showing the position of the double garage and the two parking spaces which are needed to support the current application. In reality the property has a vast amount of parking space on extensive drive and courtyard, and there is therefore is no difficulty in accommodating the parking requirements for this application. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

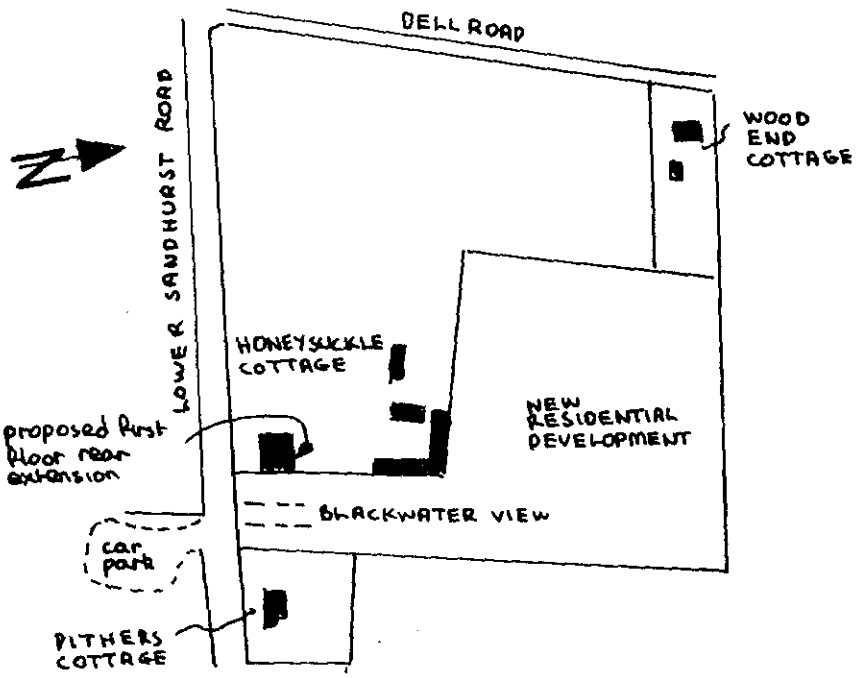
A. Hester

5316

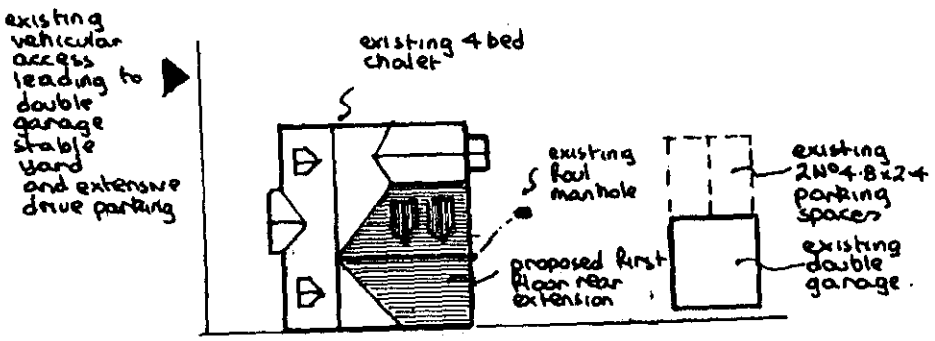
ADDITIONAL PLAN

ADDITIONAL PLAN

5316



location plan 1:2500



block plan 1:500

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 4 January 2002

Location:	Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead
Proposal:	Proposed first floor rear extension to dwelling.
Application Number:	F/2001/5316

In response to your consultation dated 27 November 2001 for the above application, the landscape comments are as follows:

The site is located within an ASLI designation. The proposals will increase the bulk of the house from the side elevation. These views are partially limited by roadside vegetation when approaching the property from the west. The proposals will have a limited visual impact on the wider ASLI, but may be greater in the local context.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 18 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5316

Location: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs M Roberts C/O ANDESIGN.

Case Officer: Helen Pollock

The new plans show the following: Additional parking plan, showing off road parking for at least 4 cars.

Comments are required by 28/12/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2001/5316 (Planaps) / (Ludhouse) Date Rec. 6/12/01

Location: Honeysuckle Cottage, Lower Sandhurst Rd

Parish Finchampstead

Applicant: C/O Andrew Hester.

Description of attached plans Additional parking plan, showing off road parking for at least 4 cars.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

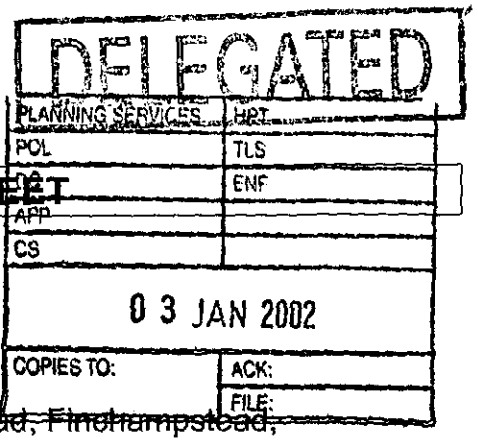
CASE OFFICER Helen P.

Consultations Sent by Admin. on 18.12.01

Yellow - Part One Copy
Green - Officer's Copy

FROM: Helen Pollock

DATE: 27 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5316

Proposal: Proposed first floor rear extension to dwelling..

Site Address: Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs M Roberts C/O ANDESIGN.

Your observations are required in respect of this application **by 21/12/2001** .

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 27 November 2001

Application Number: F/2001/5316

Proposal: Proposed first floor rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs M Roberts 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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 29/11/01

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING	50673
POL	TCS
DC HP	ENF
APP	
CS	
0 6 DEC 2001	
COPIES TO:	ACK:
	FILE:

ref:4155

Ms.Hellen Pollock
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

5th December 2001

Dear Ms. Pollock,

re:**Application No.2001/5316 - Honeysuckle Cottage**
Lower Sandhurst Road, Finchampstead

At the request of your office, please find enclosed 6 copies of the revised blockplan showing the position of the double garage and the two parking spaces which are needed to support the current application. In reality the property has a vast amount of parking space on extensive drive and courtyard, and there is therefore is no difficulty in accommodating the parking requirements for this application. If you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

5316

ADDITIONAL PLAN

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 NOV 2001	Map No. 122 Site 1:46
Officer: HP | Application No. F/2001/5316	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: HONEYSUCKLE COTTAGE, LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: MR/MRS ROBERTS

Fee (1) 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	REQUIRES PARKING LAYOUT.		
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 : 27/11/..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape (AREA OF SPECIAL LANDSCAPE IMPORTANCE) .....
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 (LANDFILL SITE 250m CONSULTATION) ..... 1st floor ext.

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

HERITAGE BODIES

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

OTHERS:

(RURAL AREA / COUNTRYSIDE) .....
No pre-apps .....
.....

NEIGHBOURS:

S/N + see map .....

Received by Wokingham District Council

Application No: F/2001/5316

Proposal:
Proposed first floor rear extension to dwelling.

Location:
Honeysuckle Cottage, Lower Sandhurst Road, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5316 to enable the library staff to locate the correct information.

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 21/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

27 November 2001

Environmental Services

For office use only.
Application number: 20.NOV.2001* 5316

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS M. ROBERTS HONEYSUCKLE COTTAGE LOWER SANDHURST ROAD, FINCHAMPSTEAD, BERKS 01252 876830
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN 0118 9784165
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	FIRST FLOOR 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. 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.	TO MATCH EXISTING
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
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS M. ROBERTS

Date 19/11/2001

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

(1) ADDRESS HONEYSUCKLE COTTAGE PARISH FINCHAMPST.

PLOT No. LOWER SANDHURST ROAD ORD. SHEET No. SU.8062 122

BUILDER X THE RETREAT

Plan No.	Applicant	Description of Development	Date of Decision	Decision
394/49	S. J. MARSHALL	PIGSTYS	13.9.49	APP APP
395/49	"	LARDER	13.9.49	APP APP
40/50	"	COWSHED & STORE	14.2.50	APP APP
28153	SCOTT & WHATLEY	O/L. RES. DEV.		REF
32149	MR. R. SIMMONS	REPL. DWELLING	15.12.88	REF
33919	"	O/L. "	3.8.89	REF
		"		
34638	"	"	14.12.89	C/A LA
38073	MR & MRS ROBERTS (RETRO)	6 STABLES / FOOD STORE / ACCESS & GATES	23.10.91	C/A
38250	W/DR.			
40063	"	2x S/ST. EXTS. / GARAGE	15.10.92	C/A

DATE OF COMPLETION

MINISTRY DECISION 28153 - APPEAL DISMISSED - 26.1.88 33919 - APPEAL DISMISSED - 16.2.90

SPECIAL ORDERS TPO 506/89 ~~34434 - APPEAL DISMISSED - 24.11.90~~

DRAINAGE O/L. RENEWAL 34638 15.11.93 C/A

46064 " S/ST. EXT. 20.8.93 APP

FP/93/1741

1933

(2) HONEYSUCKLE COTTAGE

ADDRESS LOWER SANDHURST ROAD PARISH FINCHAMPST

PLOT No. ORD. SHEET No. SU.8062 122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45249	MR & MRS ROBERTS	STABLE BLOCK / DEM.	22.12.95	C/A
95/61340/F		& 3 STABLES		
98/68265/F	"	F/FL Ext - Rooms in Loft Space	15.10.98	C/A.
FP98/7968	"	F/FL Ext to convert - being to chalet	28.9.98	APP

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. Yates - Erect double garage & extend menage - 30/8/01 (4)