APPLICATION NO:
F/2001/3573

LOCATION:
1A Avery Close, Finchampstead Wokingham.

APPLICANT:
Fardene Homes Ltd C/O Halson Mackley Partnership

PROPOSAL:
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

EARLIEST DATE FOR DECISION: ***16/04/2001***

APPLICATION WILL HAVE EXPIRED ON:
10/05/2001

CASE OFFICER: **Farah Humayun**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1391

08

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Fardene Homes Ltd
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/3573

Parish:	**FINCHAMPSTEAD**
Location:	**1A, Avery Close, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).**

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. 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
4. A protective fence shall be erected around the TPO Oak tree to the south east of the site during the construction period of the development hereby approved. The fence shall be erected at the recommended distances stated in BS 5837. This should be a minimum distance of 4.5m from the centre of the tree. The fencing shall be removed after the completion of the development.

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

Reason
4. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policy LBE1.
South East Area Local Plan Policy SBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3573	FH
BUILDING CONTROL NUMBER	FP2001/1826	Brian
~~APPLICANT~~/AGENT	Halson Markby Partnership	
ADDRESS OF SITE	1A Avern Close FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	new bungalow + garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1678 A3-1A	1678 A3-1A
ELEVATIONS	1678 A3-3A A3-4A	1678 A3-3A A3-4A
FLOOR PLANS	A3-2B	A3-2B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	28/6/01	

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	

3573

LISTING FORM

Case officer: F[redacted]h Humayun Application Number: F/2001/3573

1A, Avery Close, Finchampstead, Wokingham.

Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Transfer: Yes ☐ No ☒

Reason for Transfer: O/L.

Signed: _____ Date: 10/05/2001

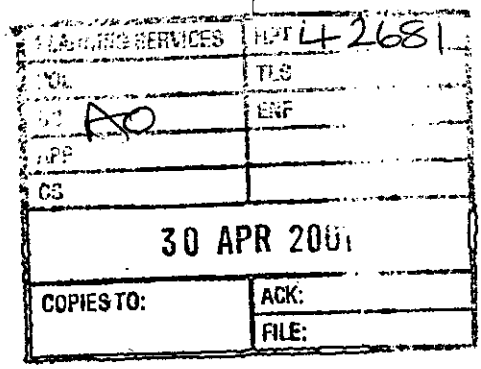
Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Fardene Homes

11 Avery Close
Finchampstead
Wokingham
Berks RG40 3SQ
Tele/Fax: 0118 973 7940

By Hand



Mrs. Angela Odell,
Senior Planner,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG40 1WR.

27th April 2001

Dear Mrs. Odell,

1A, Avery Close, Finchampstead, Wokingham, Berks RG40 3SQ.

I refer to Planning Permission Application Number 99/69934/F and Halson Mackley Partnership letter dated 7th February.

In particular I refer to the last paragraph of the letter in connection with materials, Condition number 03 of the Planning Permission and advise of my proposals as follows;

a) Marshalls Rochester Blend facing bricks with the plinth, soldier arch and cill courses defined with Marshalls Armitage Manchester Red special/standard bricks.
b) Redland Roofing Systems Saxon roof slates, Slate Blue with matching colour angle ridge and hip tiles.
c) Dark stained timber windows, fascia and hip boards.
d) Square leaded effect double glazing.

Samples of the bricks and slates are provided with this letter

Thanking you.

Yours sincerely,

Clive A. Smith

Angela
NO JAMES with 7th
LETTER ?!

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3573

Applicant : Fardene Homes Ltd C/O Halson Mackley Partnership.

Location : 1A, Avery Close, Finchampstead, Wokingham.
Proposal : Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/04/01

Date Registered : 15/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 10/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

FINCHAMPSTEAD PARISH COUNCIL - No objection.
ENVIRONMENT AGENCY - No objection, add informatives
ENVIRONMENTAL HEALTH - No objections
ENVIRONMENTAL DESIGN - Req. info with re. to location of TPO.
HIGHWAYS - Rec. approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOUR PROPERTIES
* IMPACT UPON STREET SCENE.
* TREES
* HIGHWAYS.

Application Number: F/2001/3573

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. s/st side extn. to dwelling. This is an amendment to app. 99/69931/F. The prop. amendment is a s/st extension to the north-west elevation of the property to form an extension to bedroom 1. The second s/st extension is prop. to be located to the rear of the property to form utility room.

The prop s/st extension to the north-west elevation has a pitched roof design in which in dimensions and design is in keeping with the existing roof. The prop. extension attaches the property to the detached single garage. This screens the extension well from the rear facing prop of No 202 Nine Mile Ride.

The prop. rear extension does not extend further than the existing projection of the living room. Therefore it is considered that the prop. exten will not have an adverse impact upon the neighbouring properties.

IMPACT UPON STREET SCENE

It is considered the prop. extensions will not have an adverse impact upon the street scene.

IMPACT ON TPO TREE

The prop. rear extension has a projection of approx 2 metres. The exten is then located a distance of 6m from TPO Oak Tree. This distance is considered sufficient to not have an adverse impact upon the tree.

IMPACT UPON HIGHWAY SAFETY

It is considered by the Highway Authority, subject to conditions, that the proposal will not have an adverse impact upon ~~the~~ highway safety.

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

Application Number F/2001/3573
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4		R153	A PROTECTIVE FENCE SHALL BE ERECTED AROUND THE TPO OAK TREE TO THE SOUTH EAST OF THE SITE DURING THE CONSTRUCTION PERIOD OF THE DEVELOPMENT HEREBY APPROVED. THE FENCE SHALL BE ERECTED AT THE RECOMMENDED DISTANCES STATED IN BS5837. THIS SHOULD BE A MINIMUM DISTANCE OF 4.5M FROM THE CENTRE OF THE TREE. THE FENCING SHALL BE REMOVED AFTER THE COMPLETION OF THE DEVELOPMENT.

Informative for approvals - ADD INFORMATIVE FROM ENVIRONMENT AGENCY ATTACHED.

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 1A Avery Close Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3573

OFFICER: Farah Humayun

DATE OF SITE VISIT: 25/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. SIDE FENCE.

2. DESCRIPTION OF SURROUNDINGS

NEW HOUSING DEV.

3. DESCRIPTION OF SITE/BUILDING

VACANT PLOT - WITH SOME TREES.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO SIDE FACING WINDOWS TO No 1
HEDGING TO SIDE. MATURE TREES ETC. - SIDE FACING DORMER.
1.8 M CL FENCE TO BOUNDARY.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - SLOPES UP AVERY CLOSE.

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

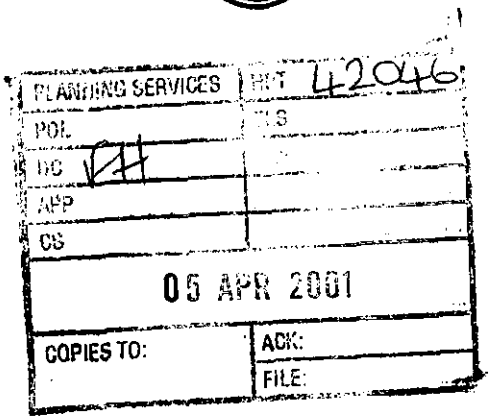
APPLICATION NUMBER: F/2001/3573
CASE OFFICER: Farah Humayun

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Our ref: SP\2001\003425\001
Your ref: F/2001/3573
Date: 3rd April 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

PROPOSAL: Amendment To Consent (99/69934/F) Single Storey Rear & Side Extension
LOCATION: 1a Avery Close, Finchampstead

Thank you for your letter dated 23 March 2001, which was received on 26 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/25/6**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name
SU 800 648	180m	Barkham Rise, Finchampstead

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3573**

1A, Avery Close, Finchampstead, Wokingham.

Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 10 - May 01

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	
POL	HPT TLS
DC	ENF
APP	
CS	
18 MAY 2001	
COPIES TO:	ACK: FILE:

Tel: 0118 974 6482

Date: 8/05/01

My ref: F/2001/3573

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3573
1A, Avery Close, Finchampstead, Wokingham.
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 May 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3573**
1A, Avery Close, Finchampstead, Wokingham.
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6482

Date: 8/05/01

My ref: F/2001/3573

CONFIDENTIAL

Councillor G 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/2001/3573
1A, Avery Close, Finchampstead, Wokingham.
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 18 May 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3573**
1A, Avery Close, Finchampstead, Wokingham.
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Farah Hamayun DATE: 9th April 2001

Location:	1A, Avery Close, Finchampstead
Proposal:	Propose single storey rear side extensions to dwelling (amendment to consent 99/69934/F)
Application Number:	F/2001/3573

In response to your consultation dated 23rd March 2001 for the above application, the tree and landscape comments are as follows:

The site contains two trees which are protected by a Tree Preservation Order (TPO 91/1975).

None of the drawing submitted to me indicate the location of the proposed house in relation to the existing site boundaries, or these trees . Consequently I am unable to comment on the impact of the development proposals upon this important constraint.

Before I am able to comment further the applicant should be required to submit for approval the development proposals which locate the proposed house within the site and show the existing trees in relation to the proposed house, means of access and proposed service runs.

Planning approval should not be granted until this information has been supplied and the impact upon the trees protected by the TPO evaluated.

ROBERT PETROW
Consultant Landscape Architect

1/05/01

Spoke to Catherine Bumble.
Has confirmed that distance of 6m from
TPO Oak tree to s/ext ext is sufficient. So
considered will not have an adverse impact.

See Part I for Plans. RP 2

To:
Neil Etherington
Senior Arboricultural Officer

26 MAR 2001

From: Farah Humayun

DELEGATED

Date: 23 March 2001

Application Number: F/2001/3573

Proposal: Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F)..

Site Address:
1A, Avery Close, Finchampstead, ~~Wokingham~~.

Applicant:
Fardene Homes Ltd C/O Halson Mackley Partnership.

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

TPO 91/1975
adj. to site.
See attached plan

PLANNING SERVICES	
POL	
DC	
APP	
CS	
2[illegible]	
COPIES TO:	ACK:

Need to plot on boundary & birch & oak

R – 9|4

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

DELEGATED

15.MAR2001 * 3573

1.	APPLICANT'S NAME	Fardene Homes Limited
	ADDRESS	11 Avery Close Finchampstead Wokingham Berkshire
	POST CODE	RG40 3SQ PHONE 0118 973 7940
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
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	Land to the rear of 200 Nine Mile Ride : 1a Avery Close Finchampstead Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Bedroom and utility room extension : amendment to Planning Permission application number 99/69934/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05
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	see application letter

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 : appl. no. 99/69934/F

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

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.

all as above permission

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.

not applicable

DELEGATED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

not applicable

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

in accordance with Bldg Reg Part M2 sect.6,7,8 and 10

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	/ *	1 / 5 *	/ *
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.

£95-00

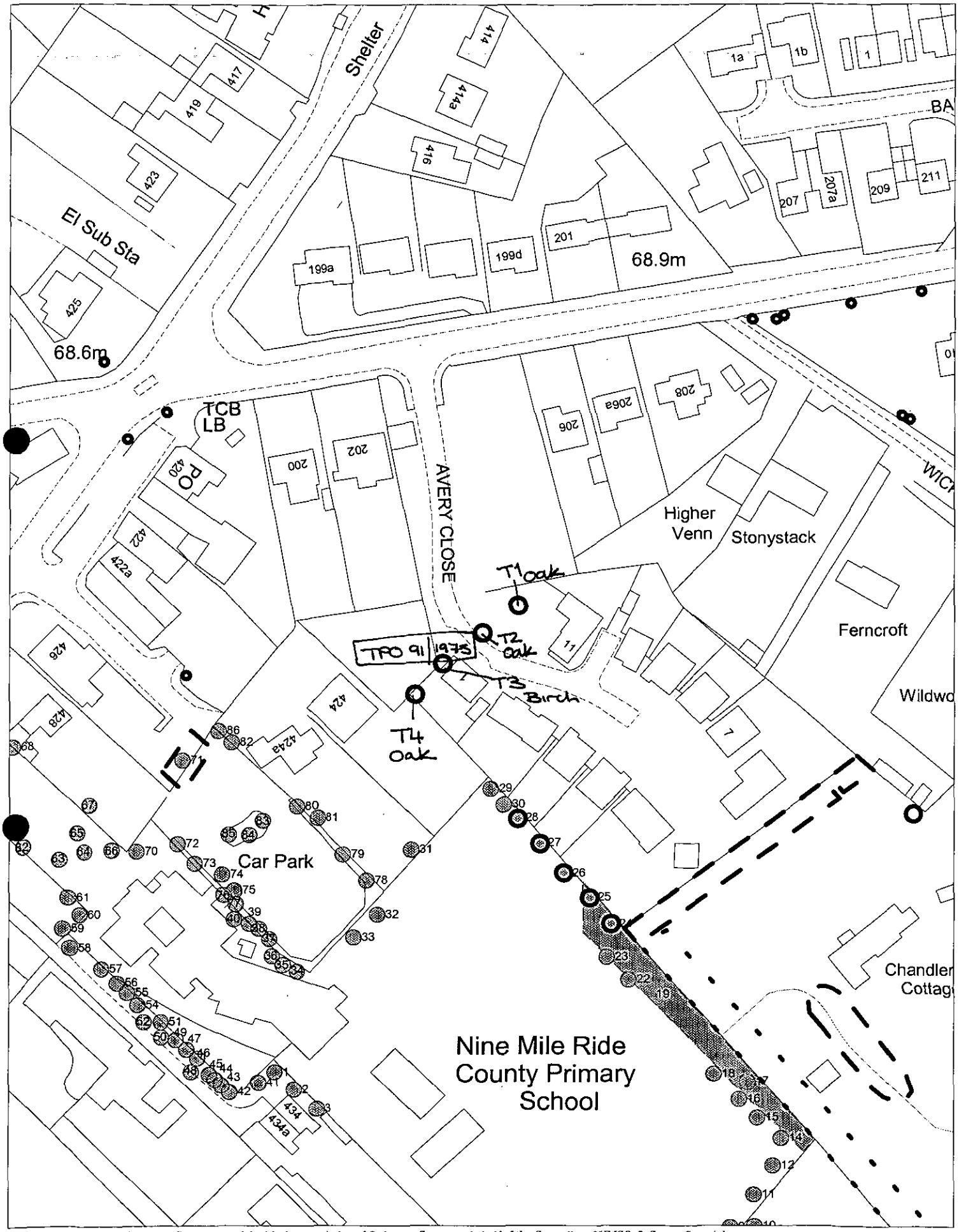
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED **Keith Halson** ON BEHALF OF **Fardene Homes Limited** DATE **14.03.01**

Halson Mackley Partnership

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".

TPO 91/1975



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Landscape Section, Environmental Services, Wokingham District Council.
26 March 2001

Scale: 1 : 1250

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Farah Humayun
Development Control

Your Ref:

Date. April 11, 2001

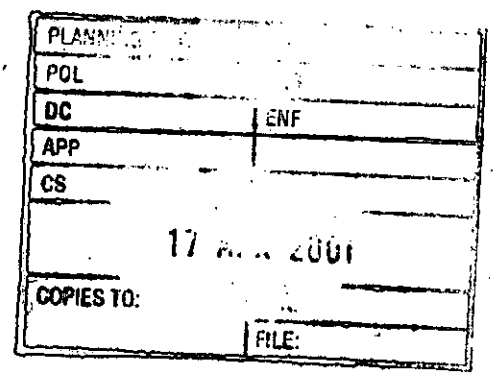
PROPOSED: SINGLE STOREY EXTENSION TO DWELLING

LOCATION: 1A AVERY CLOSE FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 23 March 2001

Application Number: F/2001/3573

Proposal: Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

DELEGATED

Parish: FINCHAMPSTEAD PARISH

Site Address:
1A, Avery Close, Finchampstead, Wokingham.

Applicant:
Fardene Homes Ltd C/O Halson Mackley Partnership.

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).

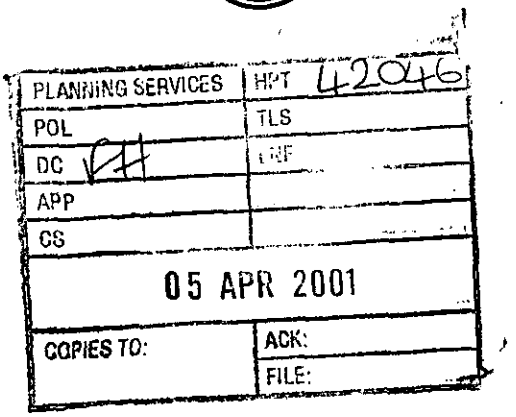
Comments as per app no. 69934.

Signed: _____ **Print name:** Adam Coggins 26/03/01

Our ref: SP\2001\003425\001
Your ref: F/2001/3573
Date: 3rd April 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

PROPOSAL: Amendment To Consent (99/69934/F) Single Storey Rear & Side Extension
LOCATION: 1a Avery Close, Finchampstead

Thank you for your letter dated 23 March 2001, which was received on 26 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/25/6**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name
SU 800 648	180m	Barkham Rise, Finchampstead

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d.:

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

CC: Halson Mackley Partnership, 4 Alexandra Road, Reading, Berkshire, RG1 5PD

FROM: Farah Humayun

DELEGATED

DATE: 23 March 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3573

Proposal: Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F)..

Site Address: 1A, Avery Close, Finchampstead, Wokingham.

Applicant: Fardene Homes Ltd C/O Halson Mackley Partnership.

Your observations are required in respect of this application **by 16/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 30 – 3 – 01

Clerk To Finchampstead Parish/Town Council.

Your Ref: F/2001/3573
Our Ref: KH/SAW/1678

HALSON MACKLEY PARTNERSHIP

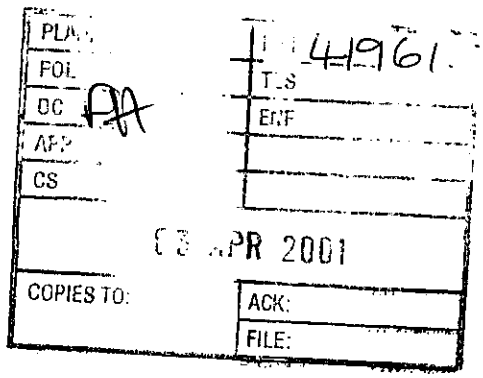
Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

For the attention of Farah Humayun

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR



2 April 2001

Dear Sirs

Re: Bedroom & Utility room Extensions
Amendment to Planning Permission Ref.Application No. 99/69934/F
At: Land to the rear of 200 Nine Mile Ride, Finchampstead
1a Avery Close, Finchampstead, RG40 3SQ
For: Fardene Homes Limited
Planning Application No. F/2001/3573

Further to the note on your compliment slip attached to the acknowledgement of receipt of application dated 23 March 2001, Ref: F/2001/3573, we enclose six copies of our Drawing No. 00:1678:A3:2 Rev.B on which you will note that the "small" window in bedroom 1 has been omitted.

Yours faithfully

Keith Halson
Halson Mackley Partnership

Encs:

c.c. Fardene Homes Limited [& drawing]

Your Ref: AO/99/69934/F
Our Ref: KH/SAW/1678

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

For the attention of Mrs A. Odell
Senior Planner

Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

15 MAR 2001 3273

14 March 2001

Dear Sirs

Re: Bedroom and Utility room Extensions
Amendment to Planning Permission Ref. Application No. 99/69934/F
At: Land to the rear of 200 Nine Mile Ride, Finchampstead
1a Avery Close, Finchampstead, RG40 3SQ
For: Fardene Homes Limited

Thank you for your early response by letter of the 9 March 2001.

We enclose the following application for permission to carry out development under the Town & Country Planning Acts:-

6 copies of Planning Application Form Part 1
Certificate A
6 copies of Drawing Nos.

00:1678	A3:1 Rev.A	Location : Site Plans
	A3:2 Rev.A	Floor Plan
	A3:3 Rev.A	Elevations : Sheet 1 of 2
	A3:4 Rev.A	Elevations : Sheet 2 of 2
Planning Application Fee:		Applicants' cheque £95.00.

Should you require any further information prior to the completion of your report to the Planning Committee or the issuing of your decision under delegated powers, please do not hesitate to advise.

Yours faithfully

Keith Halson
Halson Mackley Partnership

encs: As listed above

c.c. Fardene Homes Limited [& enclosures]

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
PP	
CS	
15 MAR 2001	
COPIES TO:	ACK:
	FILE:

Received by Wokingham District Council

Application No: F/2001/3573

Proposal:
Proposed single storey rear and side extensions to dwelling (amendment to consent 99/69934/F).

Location:
1A, Avery Close, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAR 2001
Officer: FH	Application No. F/2001/3573

Map No. 10c Site ...O.O.J...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY ~~FRONT~~ REAR & SIDE EXTENSIONS TO DWELLING (AMENDMENT TO CONSENT 99/69934/F)

Location: 1a AVERY CLOSE (LAND R/O 200 Nine Mile Ride)

Parish: FINCHAMPSTEAD Ward: Finch South
23.B.01 B.

Applicant: FARDENE HOMES LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	cannot see small window on bedroom one.	23.1.	
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 : 23.3.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape ✓ .....

Trees .....

Conservation Officer .....

Environmental Health ✓ .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency ✓ : land fill

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

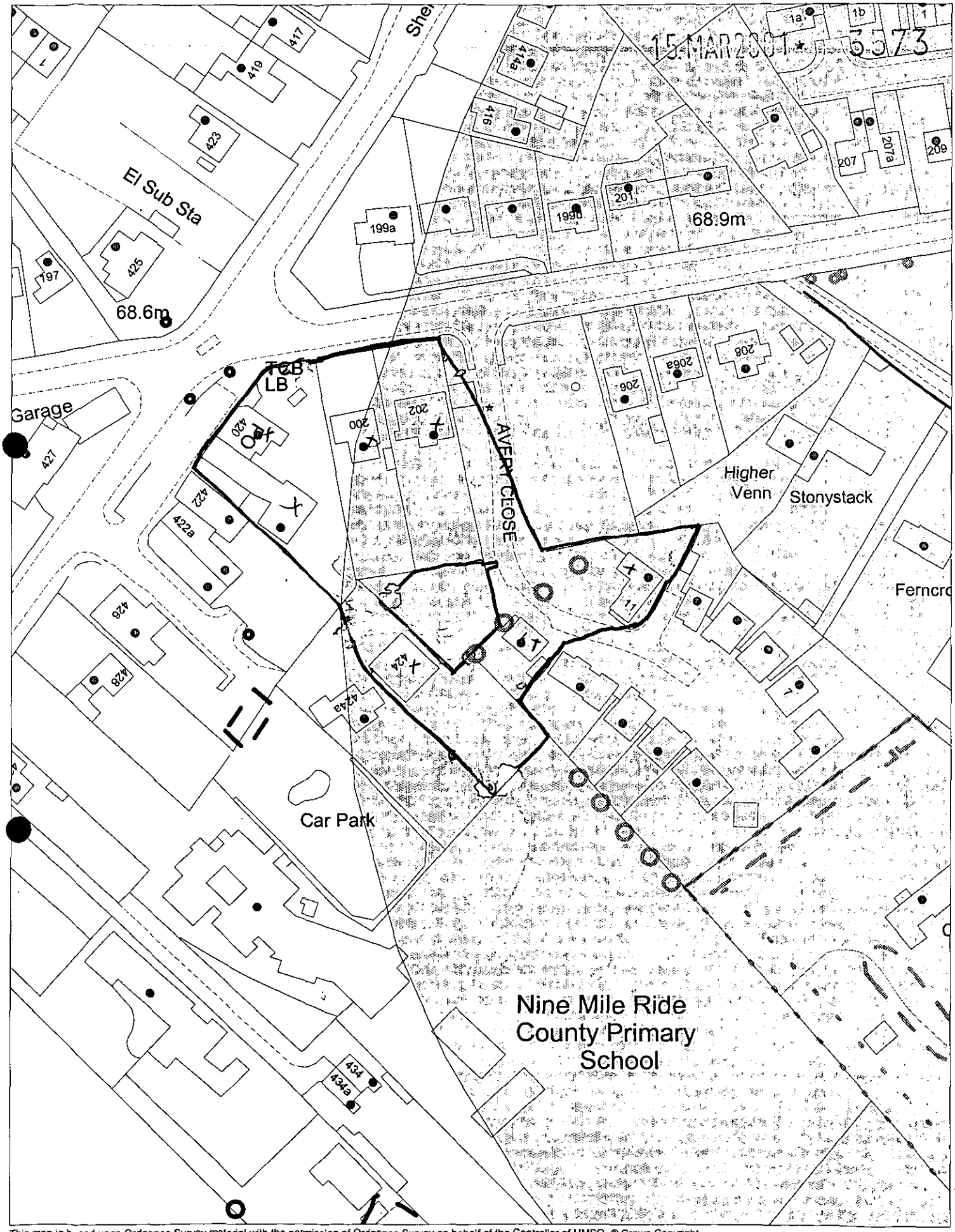
Sport England : .....

OTHERS:

no pre-apps.

NEIGHBOURS:

2 S/N - 1 on Nine mile ride & 1 on every close. + see map for neighbour notices & attached sheet for further notices.



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Development Control Section, Environmental Services, Wokingham District Council.

16 March 2001 Scale: 1 : 1250

N
W E
S



Applicationo	Name and address
99/69934/F	Mr & Mrs A W Oliver 202 Nine Mile Ride Wokingham Berks RG40 3PX
99/69934/F	Mr C Smith 11 Avery Close Finchampstead Berks RG40 3SQ
99/69934/F	V Wardle & P Ankers 1 Avery Close Finchampstead Berks RG40 3SQ
99/69934/F	N A Rayner 2 Avery Close FINCHAMPSTEAD Berkshire RG40 3SQ
99/69934/F	Mr & Mrs O Eleazu 3 Avery Close Finchampstead Berks RG40 3SQ
99/69934/F	Julian Davies 6 Avery Close Finchampstead Berks RG40 3SQ
99/69934/F	P Ankers & V Wardle 1 Avery Close Nine Mile Ride Wokingham Berks RG40 3SQ

APP GRANTED,
LETTER SENT
18/02/00

1933

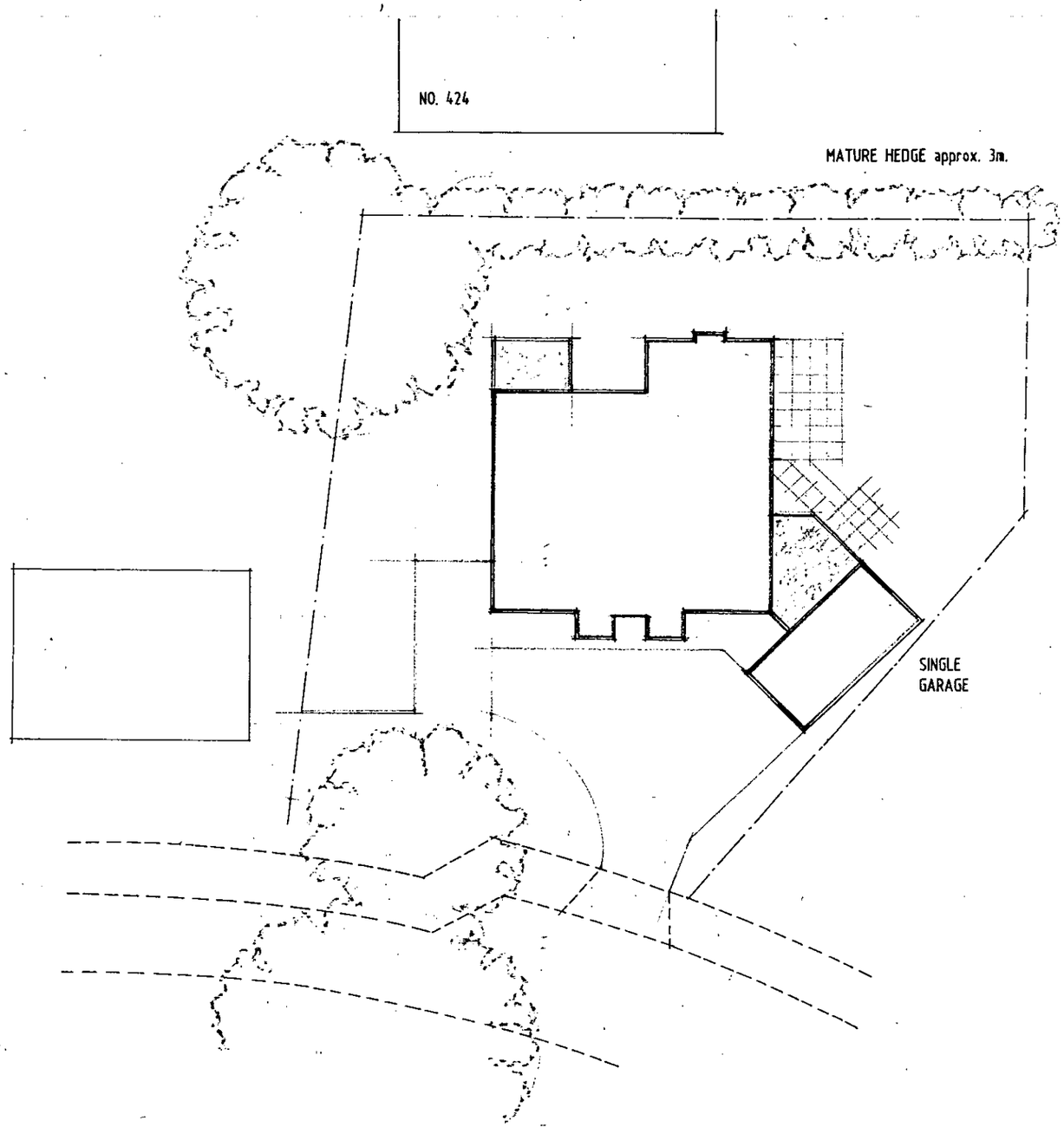
ADDRESS 1A AVERY CLOSE PARISH FINCHAMPSTEA

PLOT No. ORD.SHEET No.

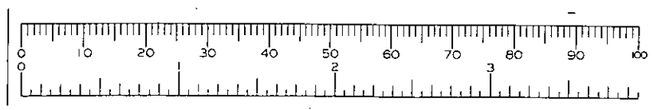
Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannir
99/69934/F		Charles Church Dev.	1 Bungalow & Det. Garage	16.2.00		C

MINISTRY DECISION:

SPECIAL ORDERS:



SITE PLAN 1 : 200



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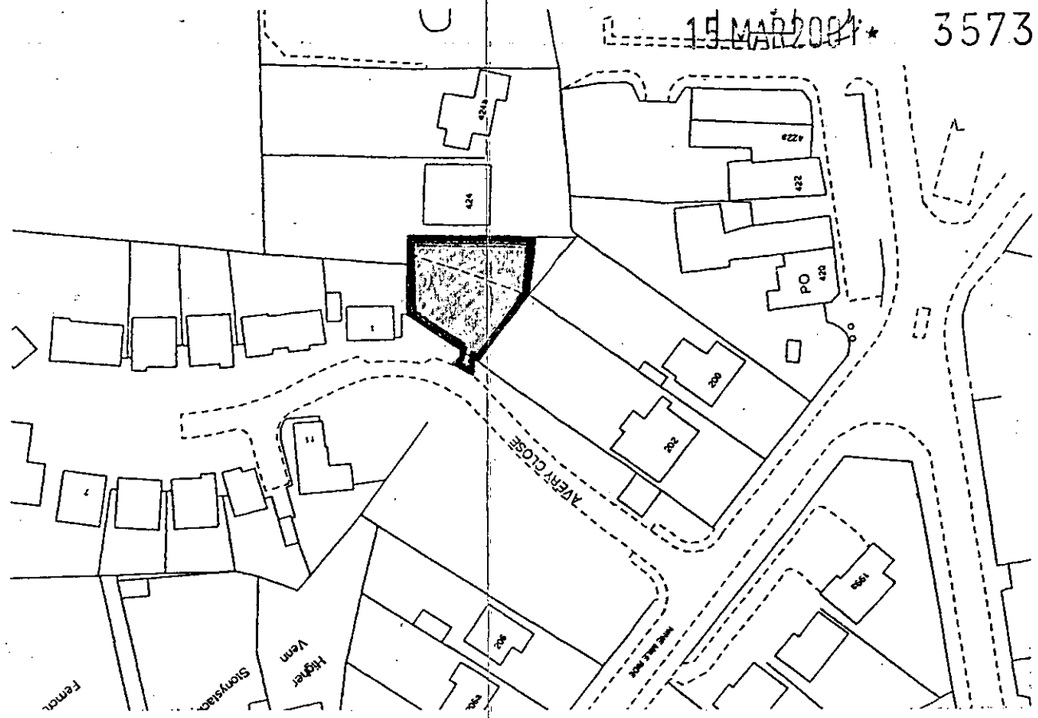
15 MAR 2001 ★ 3573



LOCATION PLAN 1 : 1250

REV. A. 01.03.01. BEDROOM 1 AND UTILITY ROOM EXTENSIONS SHOWN

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: FARDENE HOMES

APPROVED

Project: BUNGALOW AND GARAGE
1a AVERY CLOSE
FINCHAMPSTEAD

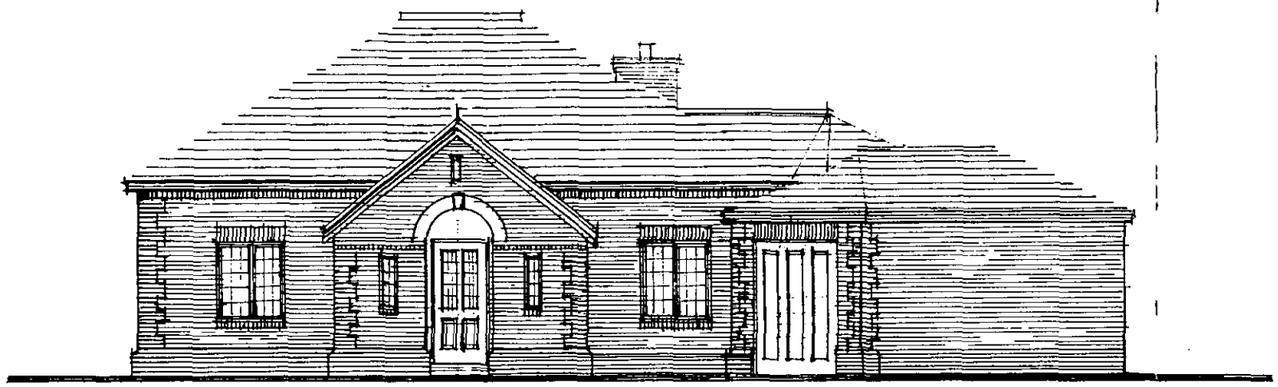
Drawing: LOCATION : SITE PLANS

Scale: as shown Date: FEBRUARY 2001

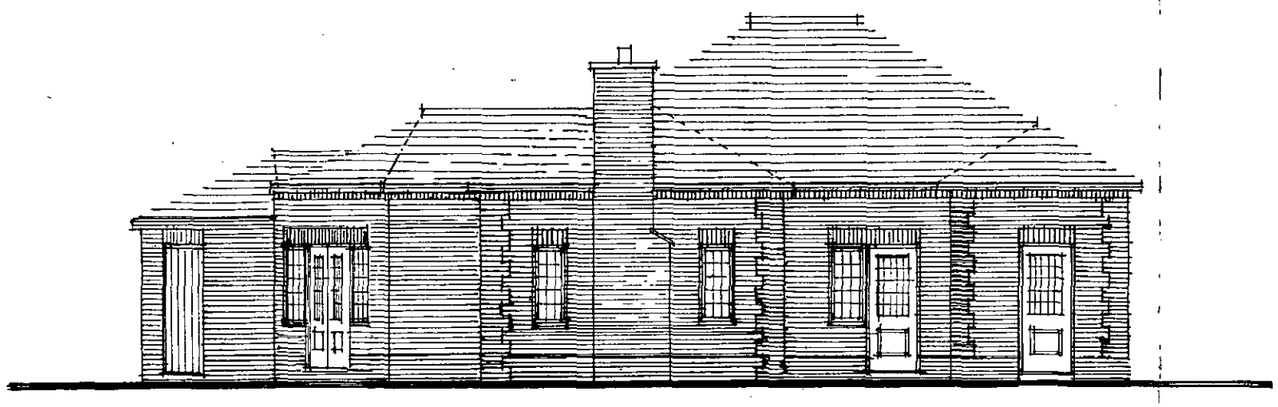
28/6/01

Dwg.no: 00 : 1678 : A3 : 1 Rev: A

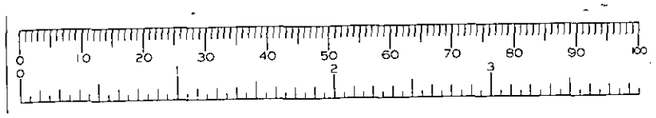
15.MAR2001 • 3573



FROM NORTH EAST (FRONT)



FROM SOUTH WEST (REAR)



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REV. A 01.03.01 BEDROOM 1 AND UTILITY ROOM EXTENSIONS SHOWN

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: FARDENE HOMES

Project: BUNGALOW AND GARAGE
1a AVERY CLOSE
FINCHAMPSTEAD

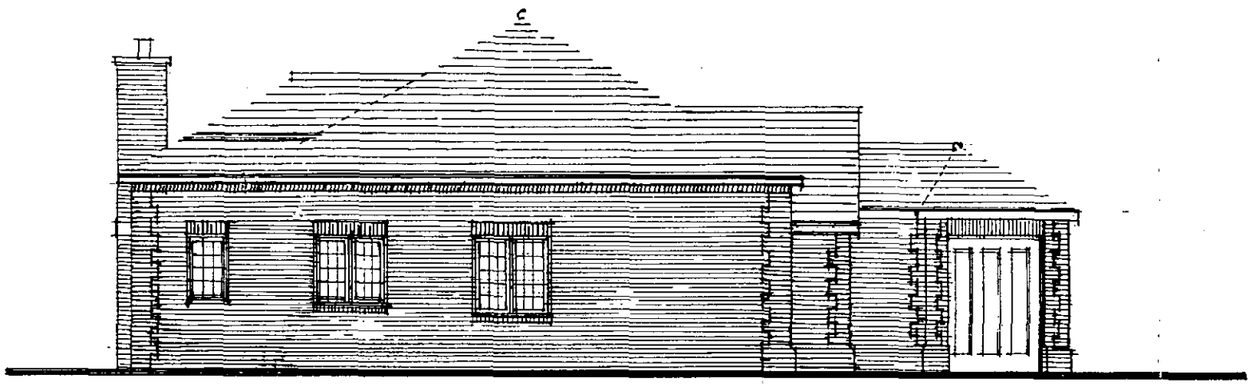
APPROVED

Drawing: ELEVATIONS : sheet 1 of 2

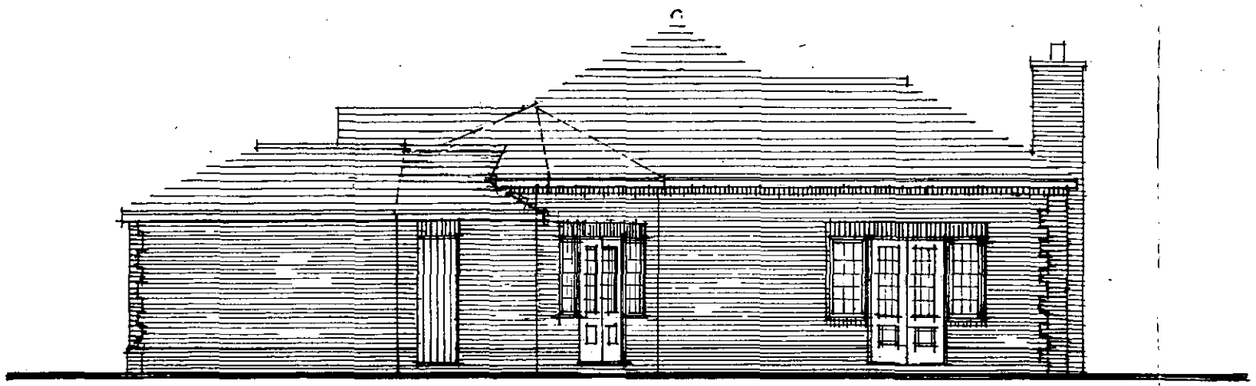
Scale: 1 : 100 Date: FEBRUARY 2001

Dwg.no: 00 : 1678 : A3 : 3 Rev: A 28/6/01

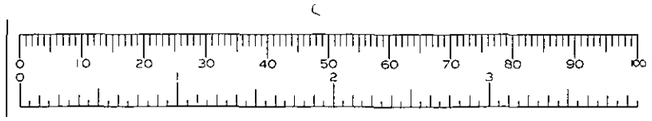
15.MAR2001 3573



FROM SOUTH EAST



FROM NORTH WEST (RIGHT)



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REV. A. 01.03.01 BEDROOM 1 AND UTILITY ROOM EXTENSIONS SHOWN

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: FARDENE HOMES

Project: BUNGALOW AND GARAGE
1a AVERY CLOSE
FINCHAMPSTEAD

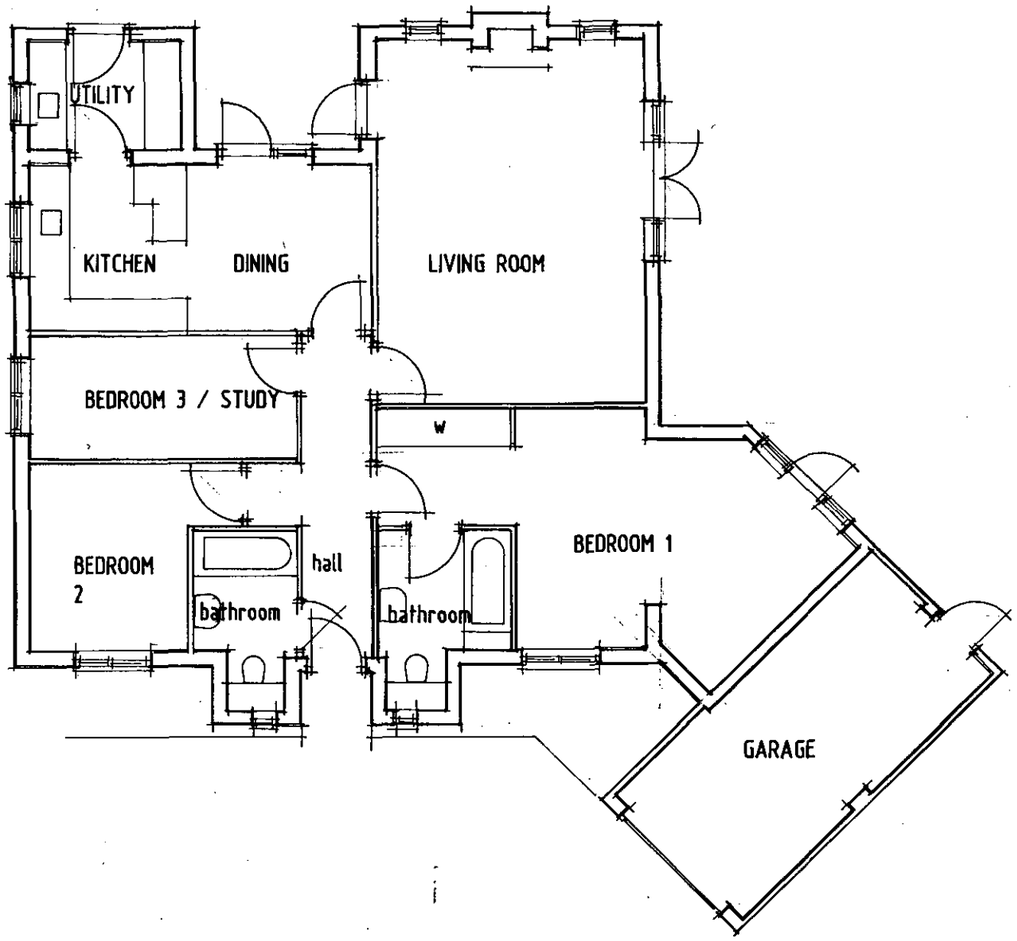
APPROVED

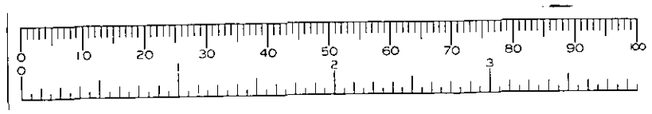
Drawing: ELEVATIONS : sheet 2 of 2

Scale: 1 : 100 Date: FEBRUARY 2001

28/6/01

Dwg.no: 00 : 1678 : A3 : 4 Rev: A





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REV. B 02.04.01. SMALL WINDOW BEDROOM 1 OMITTED

REV. A 01.03.01. BEDROOM 1 AND UTILITY ROOM EXTENSIONS SHOWN

HALSON MACKLEY PARTNERSHIP
Chartered Architect
4 Alexandra Road
Reading RG1 5PD
Tel: 0118 926 9555
Fax: 0118 926 9556

Client: FARDENE HOMES

Project: BUNGALOW AND GARAGE
1a AVERY CLOSE
FINCHAMPSTEAD

APPROVED
28/6/01

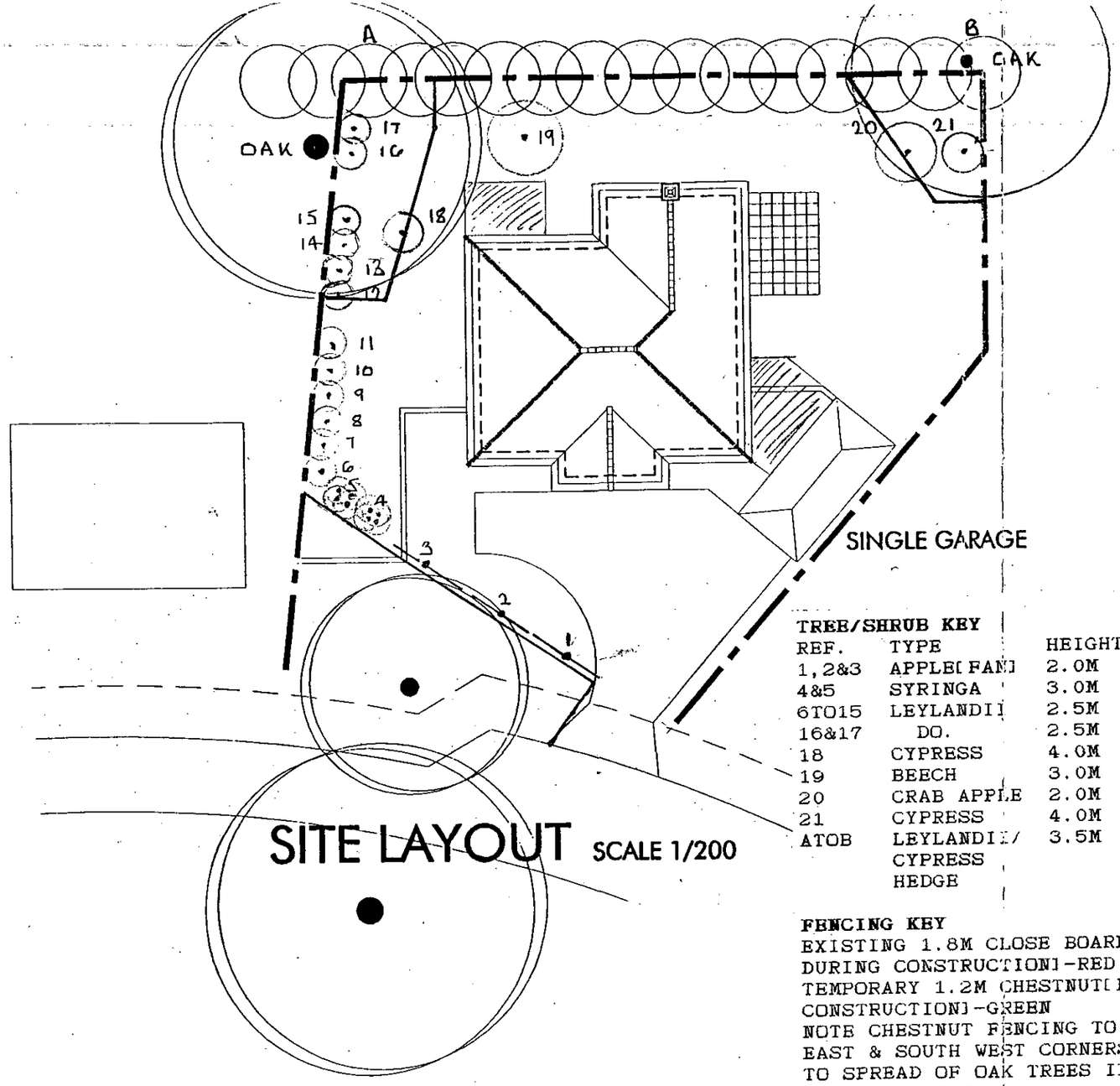
Drawing: FLOOR PLAN

Scale: 1 : 100

Date: FEBRUARY 2001

Dwg.no: 00 : 1678 : A3 : 2

Rev: B



SITE LAYOUT SCALE 1/200

TREE/SHRUB KEY

REF.	TYPE	HEIGHT	ACTION
1,2&3	APPLE[FAN]	2.0M	REMOVE
4&5	SYRINGA	3.0M	DO.
6TO15	LEYLANDII	2.5M	DO.
16&17	DO.	2.5M	RETAIN
18	CYPRESS	4.0M	REMOVE
19	BEECH	3.0M	DO.
20	CRAB APPLE	2.0M	DO.
21	CYPRESS	4.0M	RETAIN
ATOB	LEYLANDII/ CYPRESS HEDGE	3.5M	RETAIN/ REDUCE TO 2.5M

FENCING KEY

EXISTING 1.8M CLOSE BOARD[RETAIN DURING CONSTRUCTION] -RED
TEMPORARY 1.2M CHESTNUT[DURING CONSTRUCTION] -GREEN
NOTE CHESTNUT FENCING TO SOUTH EAST & SOUTH WEST CORNERS REFERS TO SPREAD OF OAK TREES IN ADJOINING PLOT

0 10 20 30 40 50 60 70 80 90 100
0 2 3

DATE	D	DATE	C	DATE
CHECKED	DRAWN	CHECKED	DRAWN	CHECKED

B	DATE 04 JAN 00	A	DATE 30 NOV 99
GARAGE RE-POSITIONED. GARAGE PLAN & ELEVATIONS ADDED.		NEGATIVE RED[RAWN	
DRAWN CJP	CHECKED	DRAWN CCP	CHECKED

BLOCK PLAN OF AMENDMENT ADDED TO PLAN SUBMITTED ON APP 99/89931/F

FH

ARCHITECTS, TOWN PLANNING & DEVELOPMENT CONSULTANTS

PETER TAYLOR ASSOCIATES

Peter Taylor Associates Ltd
The Roller Mill, Mill Lane, Uckfield, East Sussex. TN22 5AA
Telephone 01825 768377 Fax 01825 765752

CLIENT: CHARLES CHURCH DEVELOPMENTS

PROJECT: LAND R/O 200 NINE MILE ROAD FINCHAMPSTEAD

TITLE: PLANS AND ELEVATIONS

SCALE	DRAWING NO	REVISION
1:100	M99/071/01	B
DATE NOV 99	ACAD REF:	DRAWN CCP CHECKED

PLANNING SERVICES | HPT
POL | TLS
DC
APP
CS
13 DEC 2000
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