APPLICATION NO:
F/2000/0709

LOCATION:
97 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr D Parker C/O Romar Building Design

PROPOSAL:
Proposed single storey side extension to dwelling and erectioniof detached garage

EARLIEST DATE FOR DECISION: **31/03/2000**

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Parker
C/O Romar Building Design
67 Lowther Road
Emmbrook
WOKINGHAM
Berkshire
RG41 1JB

Application Number: F/2000/0709

Parish: **FINCHAMPSTEAD**

Location: **97 Nash Grove Lane, Finchampstead, Wokingham**

Proposal: **Proposed single storey side extension to dwelling and erectioniof detached garage**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. It is considered that the proposed double, detached garage, to be sited forward of the main building line, would be out of character with the surrounding area and would have an adverse effect upon the appearance of the street scene.

As such the proposal is contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Head of Planning and Transportation
Date: 02 May 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.

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ADDRESS 97 NASH GROVE LANE PARISH FINCHAMPSTEAD / BARKHAM

PLOT No. ORD. SHEET No. SU 7966

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/107/64	MRS. A. COLE	O/L	7.5.64	C
1553/64	MORTIS DEVS.	DET. BUNGALOW & GARAGE	.64	APP
32692	W. J. CALE	BUNGALOW TO HOUSE	17.4.89	
BRA 6670	"	"	26.1.89	APP
96/64751/F	MR. A. DICKENS	1/St. EXTENSION	6.3.97	C
97/65749/F	"	2/St. " (AMENDMENT)	26.9.97	C
97/66756/F	"	" " TO FORM 1ST FLOOR	27.1.98	C
FP97/7155	"	1ST FLOOR EXT.	16.2.98	REF
FP97/7155A	"	"	27.4.98	APP
98/67949/F	"	Alts to Pitch Roof - Amend. to App. 97/66756/F	16.9.98	

MINISTRY DECISION

SPECIAL ORDERS TPO 853/97 25 FEB 2000* 0709

Received by Wokingham District Council

Application No: F/2000/0709

Proposal:
Proposed single storey side extension to dwelling and erectioniof detached garage

Location:
97, Nash Grove Lane, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0709

Applicant : Mr D Parker C/O Romar Building Design.

Location : 97, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling and erectioniof detached garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 31.3.00 .

Date Registered : 25/02/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 21/04/2000

Consultation Responses :

FINCH. PARISH COUNCIL : No obj. to extension ; object to detached garage - out of character.

HIGHWAYS : SC23 (SR06) 'Parking, Garaging & Turning'.

Planning Issues :

* IMPACT UPON NEIGHB. PROPS
* " " STREET SCENE.

Application Number: F/2000/0709
PROP: S.ST. SIDE EXT & DETACHED GARAGE
Appraisal :

IMPACT UPON NEIGHB. PROPS:

No. 97, Nash Grove Lane is a detached 2 st. dwelling with an existing detached garage, to the rear. The proposal includes a single storey side extension which will project slightly forward of the existing front building line. The extension will be approx. 18.8m in length, with a pitched roof, 3½m to the ridge. Given that the entrance driveway to no. 99 runs adjacent to no. 99 & the closest neighb. dwelling is approx 13.5m away, it is not considered that the extension will have an adverse negative impact upon the living conditions of any neigh. properties.

IMPACT UPON THE STREET SCENE:

It is not considered that the proposed extension, given its set back from the highway will have an adverse negative impact upon the st. scene.
The application also includes a detached double garage located to the front of the existing property. The proposed garage would be set back approx 3.5m from the highway, with a ridge height of approx 3.5m & a floor area of approx. 33m². It is considered that this development would be out of character with the surrounding area & would have an adverse negative impact upon the street scene.

It is considered that due to the prop. garage, the development would be inappropriate. As such the dev. is contrary to Policy WBE1 of the WDLP (Deposit Draft) & SBE1 & SBE2 of SEALP

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

Application Number F/2000/0709
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It is considered that the proposed double, detached garage, to be sited forward of the main building line would be out of character with the surrounding area & would have an adverse ~~negative~~ impact effect upon the street scene.
	appearance of		As such the proposal is contrary to Policies SBE1 & SBE2 of the South East Area Local Plan & Policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Murchen 30/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 97 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0709

OFFICER: Elaine Connor

DATE OF SITE VISIT: 31.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
- modern 2 st. detached dwelling w existing detached garage to rear
- set well back from h/way.

4. RELATIONSHIP TO ADJOINING PROPERTIES



5. SITE CONSTRAINTS N/A.

TREES N/A

ACCESS/PARKING N/A

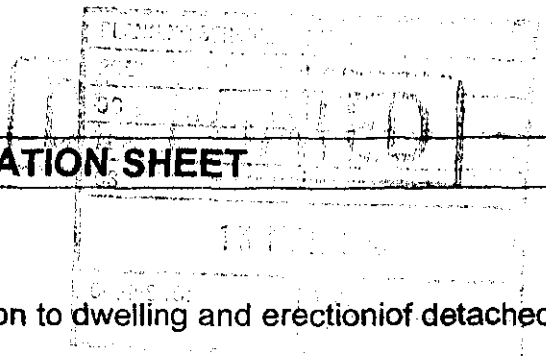
LEVELS FLAT

BOUNDARY TREATMENT N/A

OTHERS N/A.

FROM Elaine Connor

DATE 07 March 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0709

Proposal: Proposed single storey side extension to dwelling and erectioniof detached garage.

Site Address: 97, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mr D Parker C/O Romar Building Design.

Your observations are required in respect of this application **by 31/03/2000** .

[illegible] objections to the proposed extension. Councillors object to the erection of the detached garage on the grounds that it is out of keeping with the surrounding area and forward of the building line.

SIGNED: C.S.C.

DATE: 10-3-00

Clerk to Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 07 March 2000

Application Number: F/2000/0709

Proposal: Proposed single storey side extension to dwelling and erectioniof detached garage

Site Address:
97, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Mr D Parker C/O Romar Building Design.

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).

Sc 23 - Parking, Garaging & Turning (SR06)

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

17-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 FEB 2000

Officer: EC | Application No. F/2000/0709

Map No. 98 Site 0.06

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND ERECTION OF DETACHED GARAGE

Location: 97 NASH GROVE LANE

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR D PARKER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(b)

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	No scale & copyright disclaimer	phoned 2/3	
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 : ..... 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:

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NEIGHBOURS:

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1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

25.FEB.2000* 0709

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. D. PARKER
	ADDRESS	FURRY VILLAS
		97 NASH GROVE LANE
		WOKINGHAM BERKS
	POST CODE	RG40 4HG Tel. No. 9737646
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN
	ADDRESS	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JB Tel. No. 07939 230209
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	FURRY VILLAS
		97 NASH GROVE LANE
		WOKINGHAM BERKS.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE EXTENSION
		AND DETACHED GARAGE

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / ~~NO~~

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. D. Parker

DATE 23.02.00.

1933

FINCHAMPSTEAD 1-4-86

ADDRESS 97 NASH GROVE LANE PARISH BARKHAM

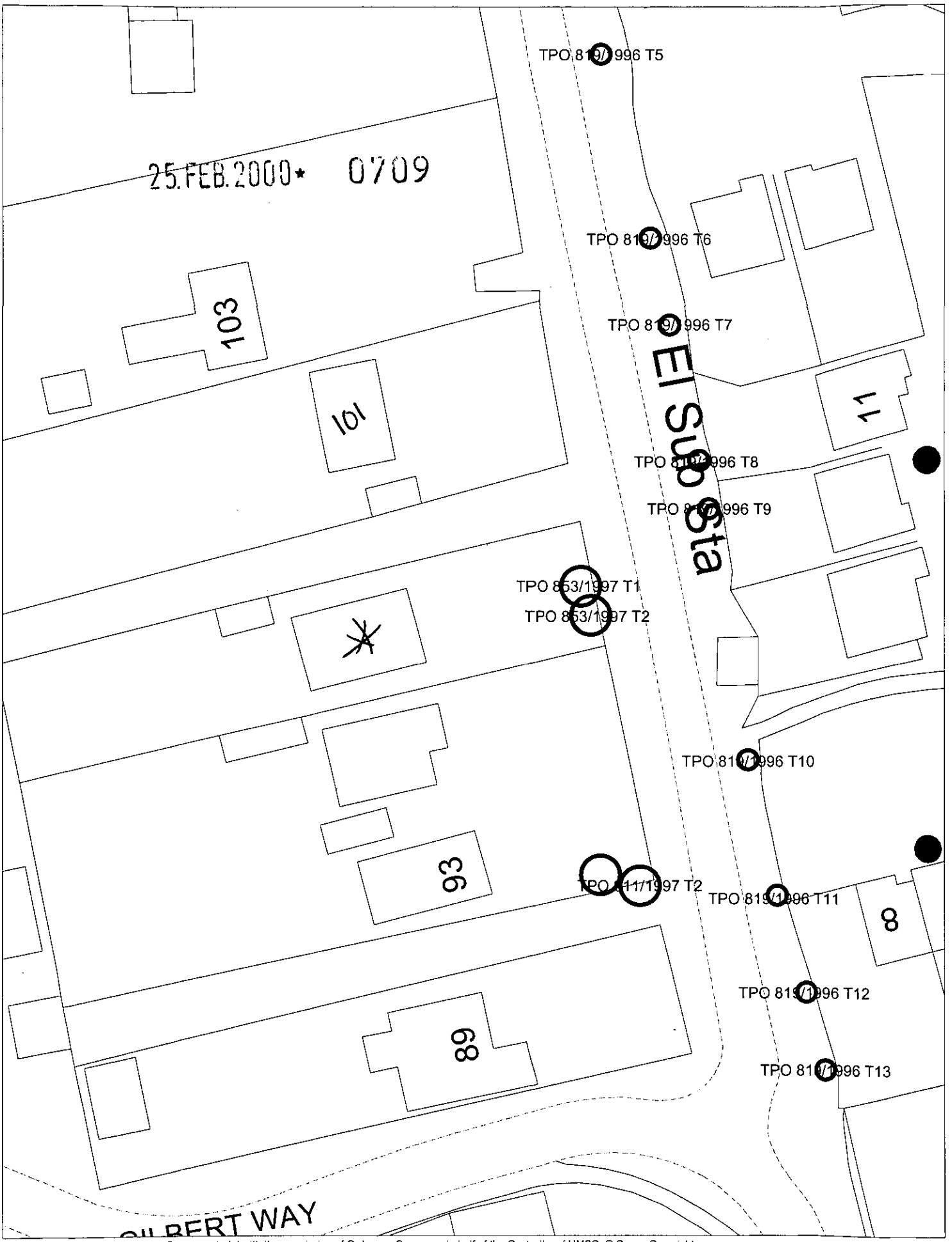
PLOT No. ORD. SHEET No. SU. 7966 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
0/107/64	MRS. A. COLE	O/L	7.5.64	CH
153/64	MORTIS DEVS.	DET. BUNGALOW & GARAGE	.64	APP C
32692	W.J. GALE	BUNGALOW TO HOUSE	17.4.89	C
BRA 6670	"	"	26.1.89	APP
96/64751/F	MR. A. DICKENS	1/ST. EXTENSION	6.3.97	C
97/65749/F	"	2/ST. " (AMENDMENT)	26.9.97	C
97/66756/F	"	" " TO FORM 1ST FLOOR	22.1.98	C
FP97/7155	"	1ST FLOOR ALT.	16.2.98	REF
ZP97/7155A	"	"	27.4.98	APP
98/67949/F	"	Alts to Pitch Roof - Amend. to App. 97/66756/F	16.9.98	C

MINISTRY DECISION

SPECIAL ORDERS TPO 853/9725 FEB 2000* 0709



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2000

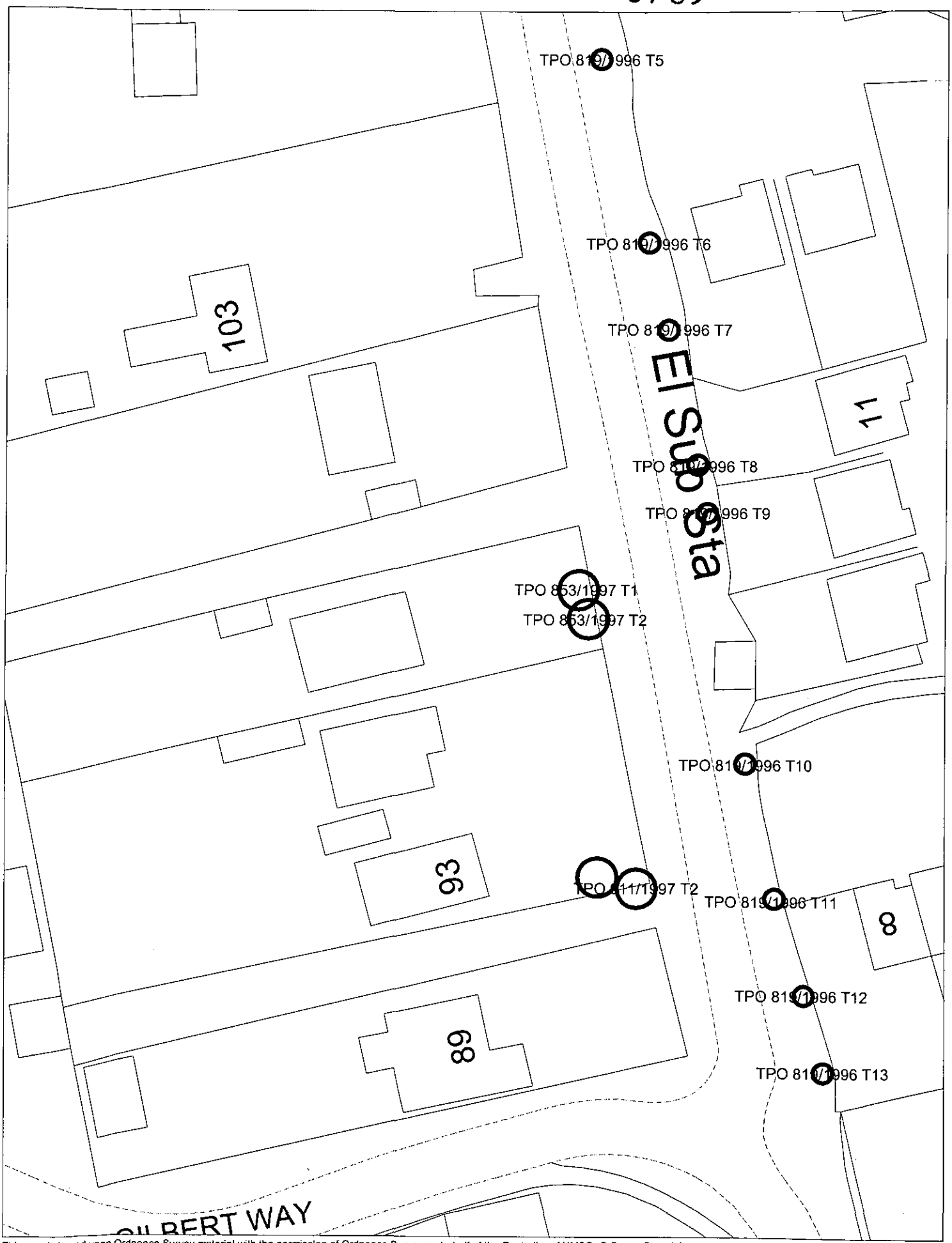
Scale: 1 : 500

N W E S



25.FEB.2000 0709 1:2500

25.FEB.2000* 0709



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2000

Scale: 1 : 500

N W E S