APPLICATION NO:
F/2000/0710

LOCATION:
100 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Roos C/O Greg Farell

PROPOSAL:
Proposed two storey side extension to dwelling and loft conversion

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

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Angela Odell**

WITHDRAWN 26/4/2000

RAILEX
Marbleboard

EASIFILE EP7

[redacted]

Building & Design Consultant

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel 0118 941 6249
Fax 0118 941 6249
EMAIL GJFarrell@AOL.com

PLANNING SERVICES	HPT 2891
POL	TLS
DC	ENF
APP	
CS	
28 APR 2000	
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	FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
Attention Mrs Odell

26th April 2000

Ref: AOF/2000/0710

Dear Sir

Re: 100 Kiln Ride Wokingham.

Further to our conversation today I confirm that my client wishes to withdraw the application pending some formal discussions that I have advised him will not be possible within the Planning process as it is structured at the moment.

I will be in touch to arrange a meeting with you as soon as this work is complete

Yours faithfully

G Farrell

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 March, 2000
My ref. AO/F/2000/0710

Mr G Farrell
43 Wendover Way
Tilehurst
READING
RG30 4RU

Dear Mr Farrell

PLANNING APPLICATION F/2000/0710
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND LOFT CONVERSION AT 100 KILN RIDE, FINCHAMPSTEAD

Thank you for your letter of 21 March and revised plan No. Roos:01B. Whilst the revisions go some way towards dealing with the effect on the neighbour at No. 98 Kiln Ride, I consider that the changes are insufficient to overcome the potential problems, i.e. loss of light, sunlight and outlook. Firstly, your block plan is incorrect in so far as No. 98 does not project so far to the rear. I consider that the problems on the ground floor could be potentially overcome by repositioning the breakfast room so that it is joined onto the rear of the dining room instead of the kitchen. On the first floor, I consider that the additional massing should be on the south side rather than the north side, where it would have less effect on neighbouring property. Bearing in mind the above, I have not formally received and consulted on the revised plan. However, I will do so if you wish, but would require 3 extra copies.

Meanwhile, if you wish to discuss the matter further please contact me. However, I advise you that the above is informal advice only, is given without prejudice, and does not commit the authority to approving such revisions.

Yours sincerely

AO

MRS A ODELL
Senior Planner

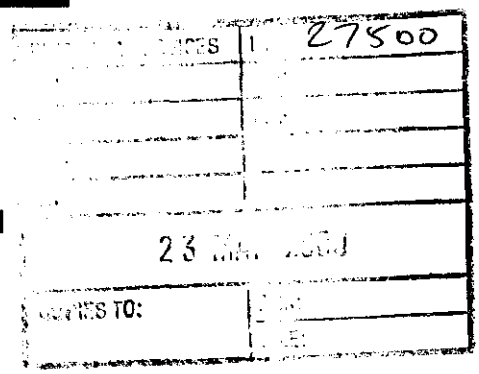
[redacted]

Building & Design Consultant

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com



Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
Attention Angel Odell

21st March 2000

Ref: F/2000/0710

Dear Sir

Re: 100 Kiln Ride Finchampstead

Further to our recent conversation I enclose two copies of revised plans for the above property. As you will see I have reduced the first floor width by approx. 950mm (the horizontal pitch distance of the small roof) and at the same time moved the dormer across as far as possible without affecting the balance with the garage door on elevation. The rear has also been cut down in size and hopefully as this is single story and not impacting on the adjacent much extended property it will now be in order.

I look forward to discussing these amendments with you at your convenience and thank you for your help to date

Yours faithfully

G Farrell

Applicationo	Name & Address
F/2000/0710	P Ingram 98 Kiln Ride Wokingham Berks RG40 3PH

App withdrawn, letter sent 03/05/00

FROM: Angela Odell

DATE: 07 March 2000

PLANNING SERVICES	TIPT
POL	TLS
DC	ENF
APP	
CS	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0710

Proposal: *Proposed two storey side extension to dwelling and loft conversion.*

Site Address: 100, Kiln Ride, Finchampstead, Wokingham.

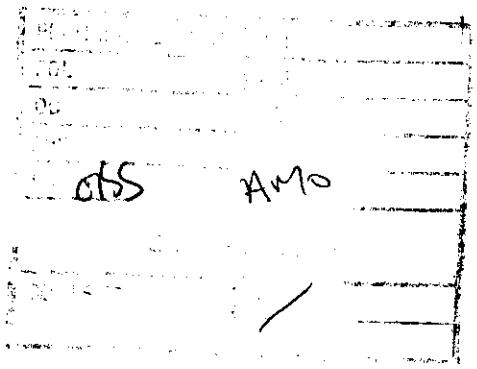
Applicant: *Mr Mrs Roos C/O Greg Farell.*

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

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.



Angela Odell
Planning Services
Wokingham District Council
P.O.Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

16th March 2000

Dear Ms. Odell

Re: Planning Application Number: F/2000/0710

Following inspection of the above application documents for an extension to be built at 100 Kiln Ride, Wokingham, I would like to make the following comments:

- The block plan submitted is not correct. My property is sited 1.5mtrs in from the southern boundary and is 8mtrs deep not 14mtrs as shown in the application. My property is set back 3.4mtrs from the front building line and 600mm in from the rear building line of 100 Kiln Ride. I have attached a block plan sketch showing the actual relative positions and sizes of the two properties.

- The proposed extension includes the building of a plain wall for a distance of 19mtrs, approximately 300mm from my property's southern boundary. The wall height to the lower eaves is shown as 2.4mtrs and to the lower ridge as 4.1mtrs. The wall height to the upper eaves is shown as 4.8mtrs and the upper ridge as 6.3mtrs. I believe this wall will overshadow and dominate my property to an unacceptable extent.

- 7.3mtrs of the proposed extension protrudes beyond the existing properties rear building line. The effect of this would be to overshadow and dominate our patio area and greenhouse. Even if this part of the extension was set back from the boundary it would still overshadow and dominate our patio and greenhouse areas. Again I believe this to be unacceptable. Relative positions are shown on the attached block plan. It should also be noted that the finished ground level of my property and patio is 300mm lower than the finished ground level of 100 Kiln Ride.

- When I made initial enquiries with your department concerning the extension I am currently completing, I was advised that a clear distance of at least 1 metre should be maintained between the extension and the boundary. Further that the extension should be in keeping with the area which was described as 'open aspect'. Does this not also apply to this proposal?

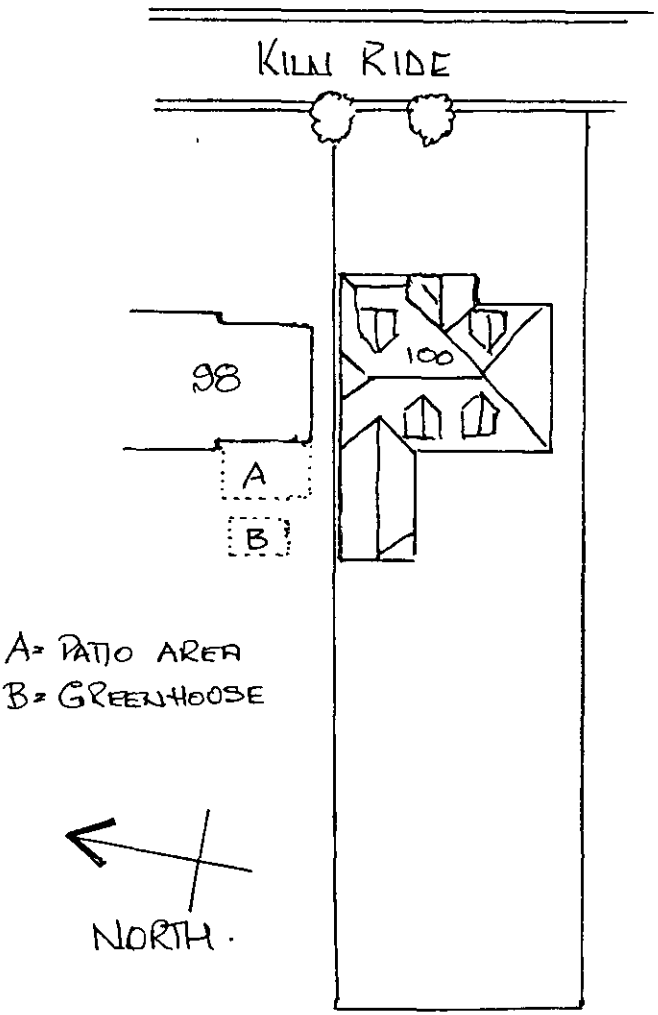
In summary I am not objecting to an extension being added to 100 Kiln Ride, only that the extension as currently proposed does not maintain the open aspect of the area and that it overshadows and dominates my property, patio and greenhouse areas to an unacceptable extent. Overall it would have a serious detrimental effect on my property and grounds.

Yours sincerely,

Philip J. Ingram

Philip Ingram, 98 Kiln Ride, Wokingham, Berkshire, RG40 3PH

BLOCK PLAN 1.500



Received by Wokingham District Council

Application No: F/2000/0710

Proposal:
Proposed two storey side extension to dwelling and loft conversion

Location:
100, Kiln Ride, 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 Angela Odell 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

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.2000/.0710 relates.

Address of site 100, KILN RIDE

FINCHAMPSTEAD WOKINGHAM BERKS

RG40 3PH.

Signed

Date 11-3-00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N.Ireland or the Isle of Man



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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

91, 99

Start date: 29 FEB 2000	
Officer: AO	Application No. F/2000/0710

Map No. ..... Site ..0:09..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 100 KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finchampstead north

Applicant: MR/MRS ROOS

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

Enforcement (4) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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:

.....

.....

.....

NEIGHBOURS:

Nos. 98, 102 & 102A, 81, 83 & 85 Kiln Ride and 52, 54 & 56 Forcate

ADDRESS 100 KILN RIDE

PARISH 1.4.88 KINGMAMASTER ~~WOKINGHAM~~

PLOT No. Lx 54

ORD. SHEET No. SU.8065 - 44

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
560/57	R.T. ABBOTT	BUNGALOW, GARAGE & ACCESS	2.8.57	APP C/[illegible]
BR 25077	MR. D. FROY	ALT. TO FRONT OF GARAGE	18.7.85	APP N/[illegible]
	29 FEB. 2000	0710		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 378/88

DRAINAGE

091074

Environmental Services

For office use only.
Application number 29. FEB. 2000* 0710

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 J. Roos 100 Nith Ride Finchampstead Wokingham RG40 3PH
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 applicants
4	Give brief details of the proposal for example, two storey side extension. About the application	Side extension & alterations
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. None	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Brick & tile 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: 3	Proposed: 3
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. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below. ✓		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must 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.

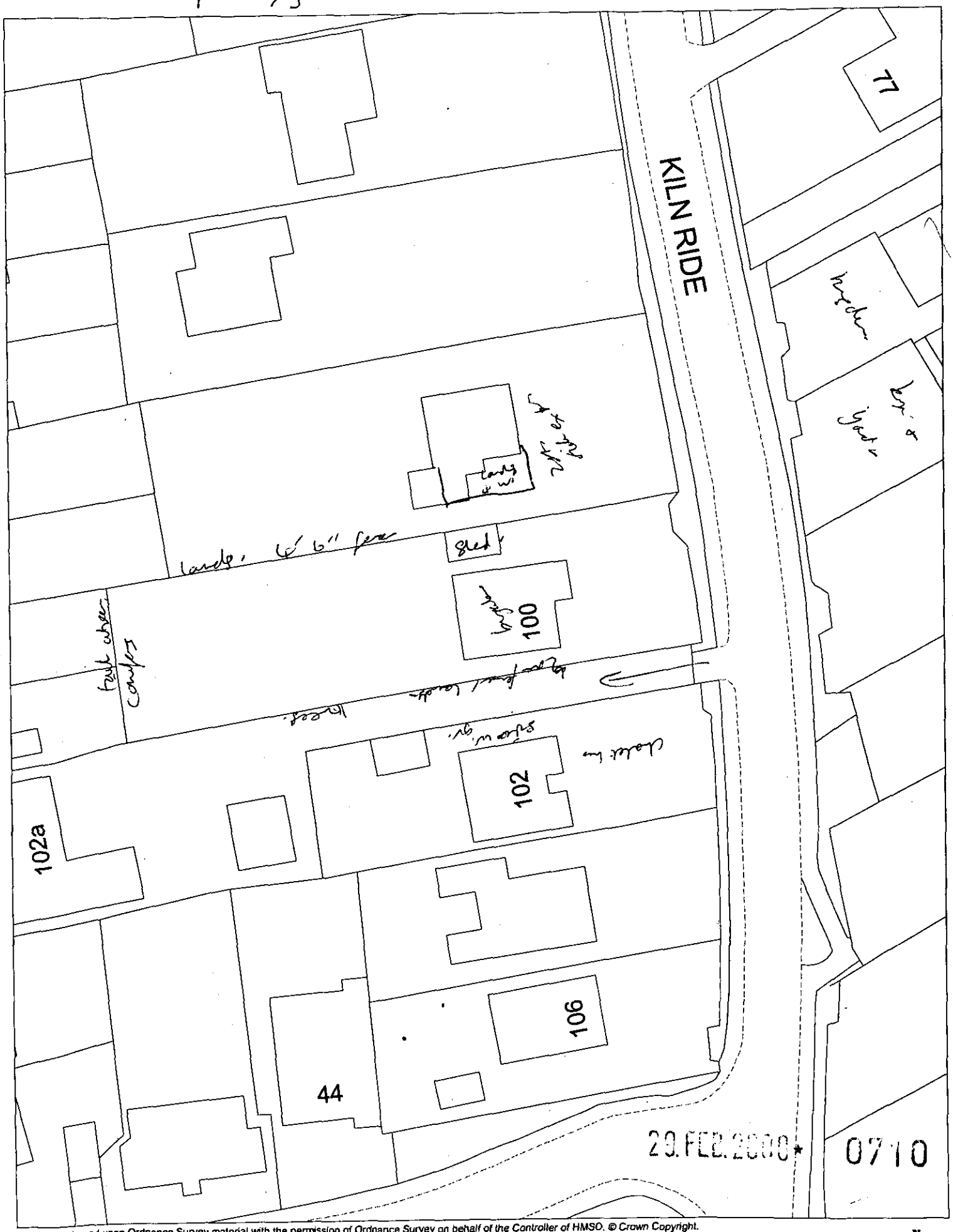
Your signature: [signature]

on behalf of Mr + Mrs Rees

Date 22/2/2000

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

SW up 16/3



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Development Control Section, Environmental Services, Wokingham District Council.
3 March 2000

Scale: 1 : 500

N
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S