APPLICATION NO:
F/2000/1856

LOCATION:
225 Nine Mile Ride, Wokingham.

APPLICANT:
Mr A Dalzell

PROPOSAL:
Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Dalzell
225 Nine Mile Ride
WOKINGHAM
Berkshire
RG40 3QA

Application Number: F/2000/1856

Parish: **FINCHAMPSTEAD**

Location: **225 Nine Mile Ride, Wokingham**

Proposal: **Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. The first floor bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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 safeguard the residential amenities of the occupiers of neighbouring residential properties.

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 OS1 and EN1
South East Area Local Plan Policies STV1, SBE1 and SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1

John Mitchell
Development Control Manager
Date: 18/10/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1856 EC
BUILDING CONTROL NUMBER.	FP 2001/1623 Brian
APPLICANT/~~AGENT~~	Mr + Mrs Dalzell
ADDRESS OF SITE	225 Nine Mile Ride FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	loft conversion with dormer cts S/S rear/side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 28/2/01	recd 27/6/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/10/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/3/01	

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	

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

Tel: (0118) 974 6451

Date: **05 July 2000**

My ref: F/2000/1856

CONFIDENTIAL

Councillor 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/2000/1856
225, Nine Mile Ride, , Wokingham.
Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

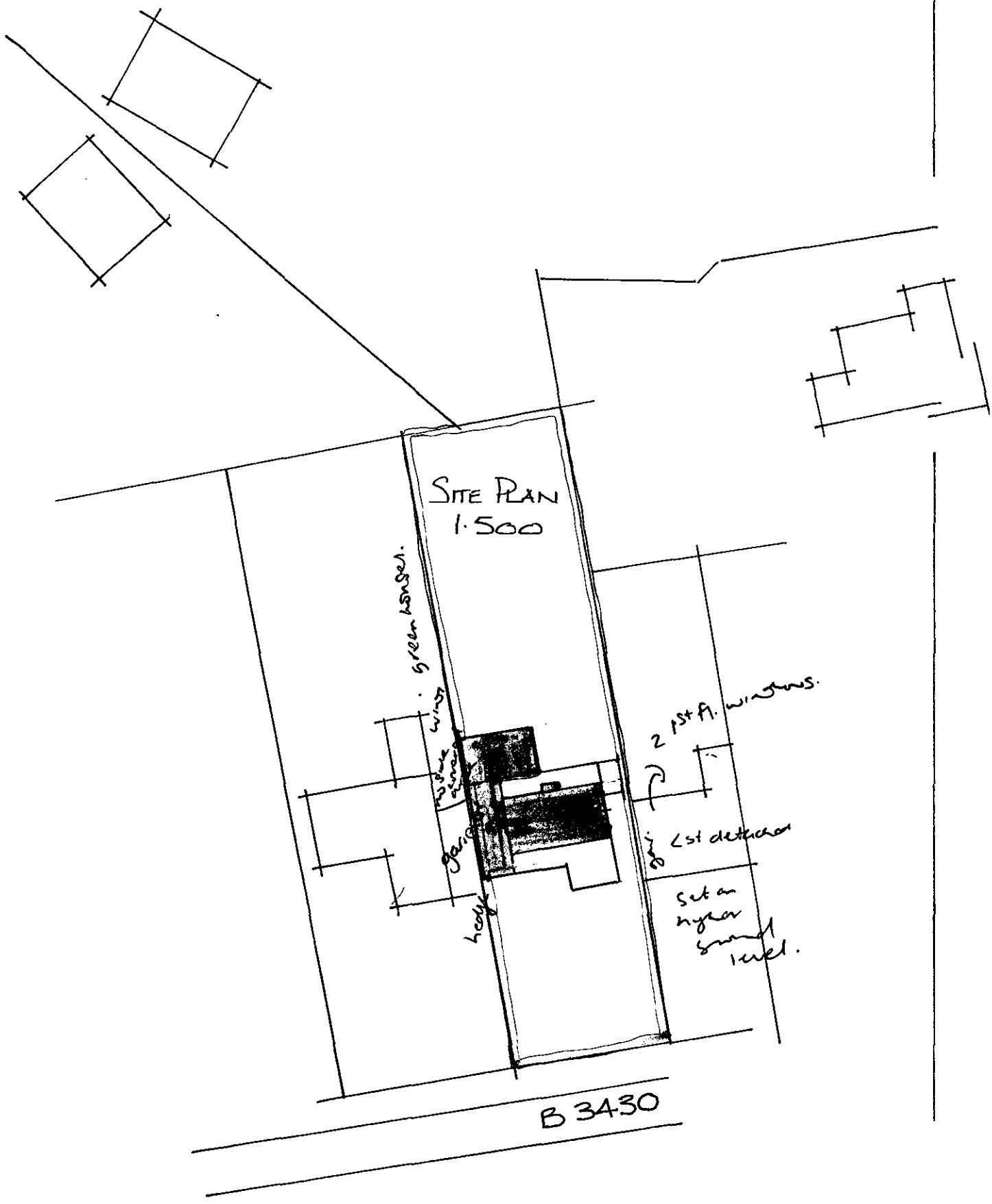
LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1856**
225, Nine Mile Ride, , Wokingham.
Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

27. JUN. 2000* 1856



Received by Wokingham District Council

Application No: F/2000/1856

Proposal:
Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

Location:
225, Nine Mile Ride, , 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. 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

05 July 2000

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

RESOLVED: That Application No: 2000/1853 be approved subject to the conditions set out on Agenda 1301 to 1302.

147. APPLICATION NO: 2000/1858, PROPOSED SINGLE STOREY AND SIDE AND REAR EXTENSIONS TO DWELLING PLUS LOFT CONVERSION WITH DORMER EXTENSIONS, 225 NINE MILE RIDE FINCHAMPSTEAD, FOR MR A DALZELL

The Committee considered a report on this application as set out on Agenda pages 1300 to 1305.

Application No.	Received	Finchampstead	Listed by
F/2000/1858	27/06/00		Cllr Cockroft

Applicant: Mr A Dalzell
Location : 225, Nine Mile Ride, Finchampstead
Proposal : Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions

1. **Planning History** – The application site is a detached bungalow located within the identified settlement, along Nine Mile Ride in the Parish of Finchampstead. Outline planning permission was recently granted for replacement of the two neighbouring bungalows to the west with seven dwellings.

   This application has been listed by Cllr Cockroft who considers the proposal to be over-development of the site.

2. **Proposal** – The application proposes a single storey side and rear extension to form a lobby and lounge area, and extension into the roof to create 1st floor accommodation. The scheme proposes extending the width of the existing roof to incorporate the existing single storey garage, plus the addition of 2 dormer extensions in the rear elevation and three in the front. The proposed roof extension would be hipped back and would have a similar ridge height to that of the existing dwelling.

   The proposed single storey rear extension would have a hipped roof design and a ridge height approximately 0.9m lower than that of the main dwelling. The proposed side extension, to form a lobby, would have a gently sloping cat-slide roof, which stands at 1.95m to the ridge.

3. **Consultations** -
   - ***Finchampstead Parish Council:*** Object on the grounds that the proposal is over-development
   - ***Environmental Health:*** no objections or comments to make
   - ***Environment Agency:*** no objection subject to conditions

4. **Appraisal** – The main issues to consider are:

   A. Impact upon neighbouring properties: South East Area Local Plan policies SBE1 & SBE2; and Wokingham District Local Plan (Deposit Draft) policies WOS3 & WBE1

   B. Impact upon street scene: South East Area Local Plan SBE1 & SBE2; Wokingham District Local Plan (Deposit Draft) WOS3 & WBE1

A. Impact upon residential amenity of neighbouring residents

No. 223, the bungalow to the west of the application site has its single storey garage built to the boundary with no.225, and beyond this has no windows in its flank wall. Given this, and the fact that the proposed single storey rear

extension would not project beyond the rear of no.223, it is not considered that the development would be overbearing upon this neighbouring property. The scheme proposes four new windows to the rear of the dwelling at first floor level, comprising two roof lights and two dormer extensions. One dormer extension would serve a bathroom and would be obscurely glazed and the other would serve a landing. Although this window would overlook part of the rear garden of no.223 and no.227, it is not considered that it would be such as to have a significant adverse impact upon the amenity of the residents of either neighbouring dwelling.

No.227, is a two storey detached dwelling located to the east of the application dwelling. The garage of this dwelling is built to the boundary with no.223. Given this relationship and the fact that the dwelling at no.223 is elevated above the level of no.225, it is not considered that the proposed scheme would be overbearing upon this dwelling.

The proposal is therefore considered to be acceptable on these grounds.

B Impact upon the street scene

The application dwelling is set back approximately 19m from the highway, and slopes away from the level of the road. Given that the area contains a mixture of housing types, with a large two storey dwelling located immediately to the east of the application site, it is not considered that the proposed scheme would be out of character in the area. It is therefore considered that the proposed extension would be acceptable in the street scene.

5. **Conclusion** - The proposed extension would not have a significant detrimental impact upon the residential amenity of neighbouring dwellings or the character of the street scene.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

   1. The development hereby permitted shall be begun before the expiration of five years from the date of the permission.

   2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

   3. The first floor bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

REASONS

1. In pursuance of Section 91 (1) of the Town and Country Planning Act 1990

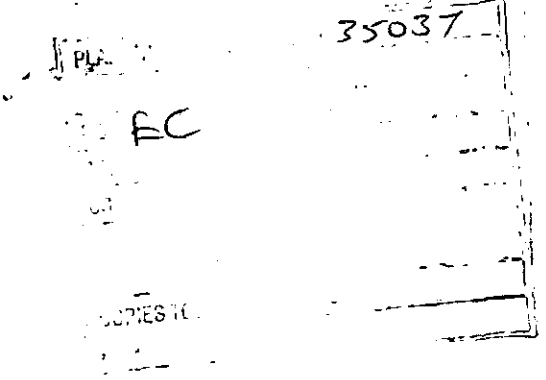
2. To ensure that the external appearance of the building is satisfactory

3. To safeguard the residential amenities of the occupiers of neighbouring residential properties.

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 the decision:
   Berkshire Structure Plan policies OS1 and EN1
   South East Area Local Plan STV1, SBE1 and SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3 and WBE1

Elaine Connor



225 Nine Mile Ride
Finchampstead
Berks RG40 3QA.

5th October, 2000

Dear Ms. Connor

Planning application F/2000/1856

Please find enclosed a plan, as requested, for a proposed turning area in addition to our existing driveway.

We hope this meets your requirements, but please do not hesitate to contact us should you require anything further. As I mentioned on the phone, we will be away from 14/10 - 23/10 and will not be contactable during that time.

Yours sincerely.
Emma Dalzell

14-23rd October

PLANNING SERVICES	HPT 32770 22
POL	TLS
DC	CNF
APP	

08 AUG

COPIES TO:	ACK:
	FILE

Nine Mile Ride
Finchampstead
RG40 3DA.

TO HIGHWAYS

Ref: F/2000/1856

Dear Mrs. Odell,

Following your recent letter dated 26th July, 2000, pleased find enclosed copy of plans demonstrating parking for vehicles.

The proposed garage will have dimensions of 2.80m x 9.70m, sufficient space for 2 vehicles based on your requirement of 2.4m x 4.8m per vehicle. The existing driveway measures 2.5m x 10m sufficient space for 3 further vehicles.

I hope that this information is sufficient to your request, however, please feel free to contact us further. We will, however, be on vacation from 18th August - 1st September so will be unavailable to answer queries during this period.

Yours sincerely Angus Dalzell

APPROVED.

extension would not project beyond the rear of no.223, it is not considered that the development would be overbearing upon this neighbouring property. The scheme proposes four new windows to the rear of the dwelling at first floor level, comprising two roof lights and two dormer extensions. One dormer extension would serve a bathroom and would be obscurely glazed and the other would serve a landing. Although this window would overlook part of the rear garden of no.223 and no.227, it is not considered that it would be such as to have a significant adverse impact upon the amenity of the residents of either neighbouring dwelling.

No.227, is a two storey detached dwelling located to the east of the application dwelling. The garage of this dwelling is built to the boundary with no.223. Given this relationship and the fact that the dwelling at no.223 is elevated above the level of no.225, it is not considered that the proposed scheme would be overbearing upon this dwelling.

The proposal is therefore considered to be acceptable on these grounds.

B Impact upon the street scene
The application dwelling is set back approximately 19m from the highway, and slopes away from the level of the road. Given that the area contains a mixture of housing types, with a large two storey dwelling located immediately to the east of the application site, it is not considered that the proposed scheme would be out of character in the area. It is therefore considered that the proposed extension would be acceptable in the street scene.

5. **Conclusion** - The proposed extension would not have a significant detrimental impact upon the residential amenity of neighbouring dwellings or the character of the street scene.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of the permission.

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. The first floor bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

REASONS

1. In pursuance of Section 91 (1) of the Town and Country Planning Act 1990

2. To ensure that the external appearance of the building is satisfactory

3. To safeguard the residential amenities of the occupiers of neighbouring residential properties.

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 the decision:
   Berkshire Structure Plan policies OS1 and EN1
   South East Area Local Plan STV1, SBE1 and SBE2
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3 and WBE1

Elaine Connor

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1856

Applicant : Mr A Dalzell .

Location : 225, Nine Mile Ride, , Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application will have expired on: 22/08/2000. 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 : req. add. info.
ENV. HEALTH : no objection

Planning Issues : IDENT. SETTLEMENT.
* IMPACT UPON NEIGH.
* " " ST. SCENE.

Application Number: F/2000/1856

Appraisal:

The application being considered proposes a single storey side and rear extension, to form a lobby and lounge area, and extension into the roof to create first floor bedroom and bathroom facilities. The scheme proposes extending the width of the existing roof and adding dormer extensions in the front and rear elevations. The proposed roof extension will be partially hipped. The proposed single storey rear extension will have a full hipped roof design and will have a ridge height approx. 0.9m lower than that of the main dwelling. The side extension proposed as part of the schemeis considered to be minor in scale with a gently sloping cat-slide roof design.

Planning History

Outline planning permission has recently been granted for the replacement of the two neighbouring bungalows to the west, with seven dwellings.

Impact upon neighbouring properties

The application dwelling is one of three similar neighbouring bungalows, along Nine Mile Ride. The application dwelling at present is a detached bungalow with an attached single garage built to the boundary with no.223.

No. 223, the bungalow to the west of the application site has its single garage built to the boundary with no.225, and has no windows in its side elevation. Given this and the fact that the proposed single storey rear extension will not project beyond the rear of no.223 it is not considered that the development will be overbearing upon this neighbouring property. The scheme proposes three new windows to the rear at first floor level, comprising two roof-lights and two dormer extensions. One of the dormers will serve a bathroom and will be obscurely glazed, and one will serve the landing area. Although this window will overlook part of the rear garden of no.223 and 227 it is not considered that this overlooking will have an adverse negative impact upon the private amenity of these neighbouring dwellings.

No.227, is a two storey detached dwelling located to the east of the application dwelling. The garage of this dwelling is built to the boundary with no.223. Given this relationship and the fact that this dwelling is slightly elevated above the level of no.225 it is not considered that the proposed scheme will be overbearing upon this dwelling.

Impact Upon the street scene

The application dwelling is set back approximately 19m from the highway, and slopes away from the level of the road. Given that the area contains a mixture of housing types, with a large two storey dwelling located immediately to the east of the application site, it is not considered that the proposed scheme will be out of character in the area. It is therefore, not considered that the proposed extension will have an adverse negative impact upon the street scene.

Recommendation: Conditional approval

Application Number F/2000/1856
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC20	SR10	'BATHROOM' .... 'REAR'
1	C001	R001	
2	C014	R014	
3	C045	R045	AS ABOVE

RECORD OF SITE VISIT

SITE ADDRESS: 225 Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2000/1856

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

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

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. attached single garage set back from h/way below level of road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.223 : det. bungalow - gar. built to bound w. no.225 & covered area beyond. projects beyond rear build. line of no.225 - no windows in side elevation
no.227 : 2 st. detached - elevated above level of no.225
2 1st fl. windows
garage built to bound. w. no.225

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Elaine Connor

DATE: 05 July 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

31869

Application Number: F/2000/1856

Proposal: Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions..

Site Address: 225, Nine Mile Ride, , Wokingham.

COPIES TO: FILE:

Applicant: Mr A Dalzell .

Your observations are required in respect of this application **by 30/07/2000** .

Objection on the ground that the proposal is over-development of the site.

SIGNED: C.S.Cl DATE: 14-7-00

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

14 JUL 2

COPIES TO: | ACK: | FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 12/07/00

---

225 NINE MILE RIDE, FINCHAMPSTEAD, RG40 3QA 4BA F/2000/1856

Having considered the above application , I have no objections or comments to make.

John Mullaney
Environmental Health Officer

Our ref: SP\2000\002050\001
Your ref: F/2000/1856

Date: 14th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	APP 31981
PGL	TLS
DG	ENF
APP	
GS	
18 JU[illegible] 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of Elaine Connor

Dear Sir/Madam

SIDE AND REAR EXTENSIONS, LOFT CONVERSION WITH DORMER EXTENSIONS
225 NINE MILE RIDE, WOKINGHAM

Thankyou for your letter dated 5th July 2000 which we received on the 10th of July 2000. You are asked to quote the following reference in any correspondence: SU86SW/21/11. The Environment Agency has the following commens:

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:

Distance from site	Landfill name
~85m	Barkham Rise

The Agency advise that the following conditions be imposed on any development being carried out on this site or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 *Fax : 01276 454301*

Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 05 July 2000

Application Number: F/2000/1856

Proposal: Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

Parish: FINCHAMPSTEAD PARISH

Site Address:
225, Nine Mile Ride, , Wokingham.

Applicant:
Mr A Dalzell .

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

Please could highways have an additional Plan showing parking for 4 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Knowles

20/09/00

Comment Please provide another plan showing turning area within the curtilage, as well as 4 parking spaces, to enable vehicles to leave/enter the property in a forward gear.

ADAM COGGINS 18/9/00. - PHONED APP 27/9/00

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 July, 2000
My ref. F/2000/1856

Mr A Dalzell
225 Nine Mile Ride
Finchampstead
Berks
RG40 3QA

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Dalzell

PLANNING APPLICATION F/2000/1856
PROPOSED EXTENSIONS AND ALTERATIONS TO 225 NINE MILE RIDE, FINCHAMPSTEAD

Following advice I have received from the highway officer please could you send plans showing parking for 4 vehicles within the curtilage of the property. (Each space should be at least 2.4m. x 4.8m. and can include any space(s) in garage(s)).

It is important that the additional information is submitted to me within two weeks, i.e. by 10 August, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either the highway officer on 0118 974 6330 or me immediately. However, I advise you that the above refers to parking matters only and receipt of revised plans will not commit the authority to approving the application.

(Your case officer Elaine Connor is on holiday until 7 August.)

Yours sincerely

Ao

MRS A ODELL
Senior Planner

cc: highway officer

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 05 July 2000

Application Number: F/2000/1856

Proposal: Proposed single storey side and rear extensions to dwelling plus loft conversion with dormer extensions.

Parish: FINCHAMPSTEAD PARISH

Site Address:
225, Nine Mile Ride, , Wokingham.

Applicant:
Mr A Dalzell .

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

Please could highways have an additional Plan showing parking for 4 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Knowles

29/09/00

CONDITIONAL APPROVAL.

Additional plan received.

C049 R049
C122 R122

ADAM COSSINS 18/09/00.

POL
DC
APP
CS
18 JUL 2000
COPIES TO:
ACK:
FILE:

225 Nine Mile Ride
Finchampstead
Berkshire
RG 40 3QA

Tel: 0118 973 2329

14th July, 2000

Dear Sir / Madam,

Application Number: F/2000/1856

Following your recent letter reference the above application, I am writing to confirm that no part of the proposed extension encroaches onto, over or under neighbouring property.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,

Angus Dalzell

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 JUN 2000	Map No. 10. Site 0006
Officer: EC / Application No. F/2000/1856	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

27.JUN.2000* 1856

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING PLUS LOFT CONVERSION WITH DORMER EXTENSIONS

Location: 225 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South

5.7.2000 5/7

Applicant: MR DALZELL

NO HISTORY card.

Fee Received 95-00 (2) Required ..... Additional .....

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	Scale 1: 1250		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Total 5 bedrooms proposed — show 4 parking spaces.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at side boundary? May need Cert B.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.7.2000 ✓5/7

Parish Council Informed - YES / NO ✓5/7

INTERNAL CONSULTATIONS

Building Control .....

Landscape .....

Trees .....

Conservation Officer .....

Environmental Health ← 250 m Landfill Site consultation ✓5/7 → .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

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

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓5/7 .....

Encroachment - ✓5/7

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board : .....

British Gas .....

PSA Oil Pipeline .....

Transco .....

Environment Agency ✓5/7 .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

✓5/7 S/N + 218, 220, 222, 224, 223, 227 Nine Mile Ride

18 Windsor Ride ✓

9 & 10 Summit Close

Environmental Services

For office use only
Application number: 27 JUN. 2000* 1856

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	MR A DALZELL
	Address and postcode	225 NINE MILE RIDE FINCHAMPSTEAD BERKS RG40 3QA
	Phone number	0118 973 2329
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
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.	225 NINE MILE RIDE FINCHAMPSTEAD BERKS RG40 3QA
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION & LOFT CONVERSION OVER EXISTING & NEW WORKS, SINGLE STOREY 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 ☑ NONE AFFECTED
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 & DARK PLASTIC WINDOWS 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 English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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]

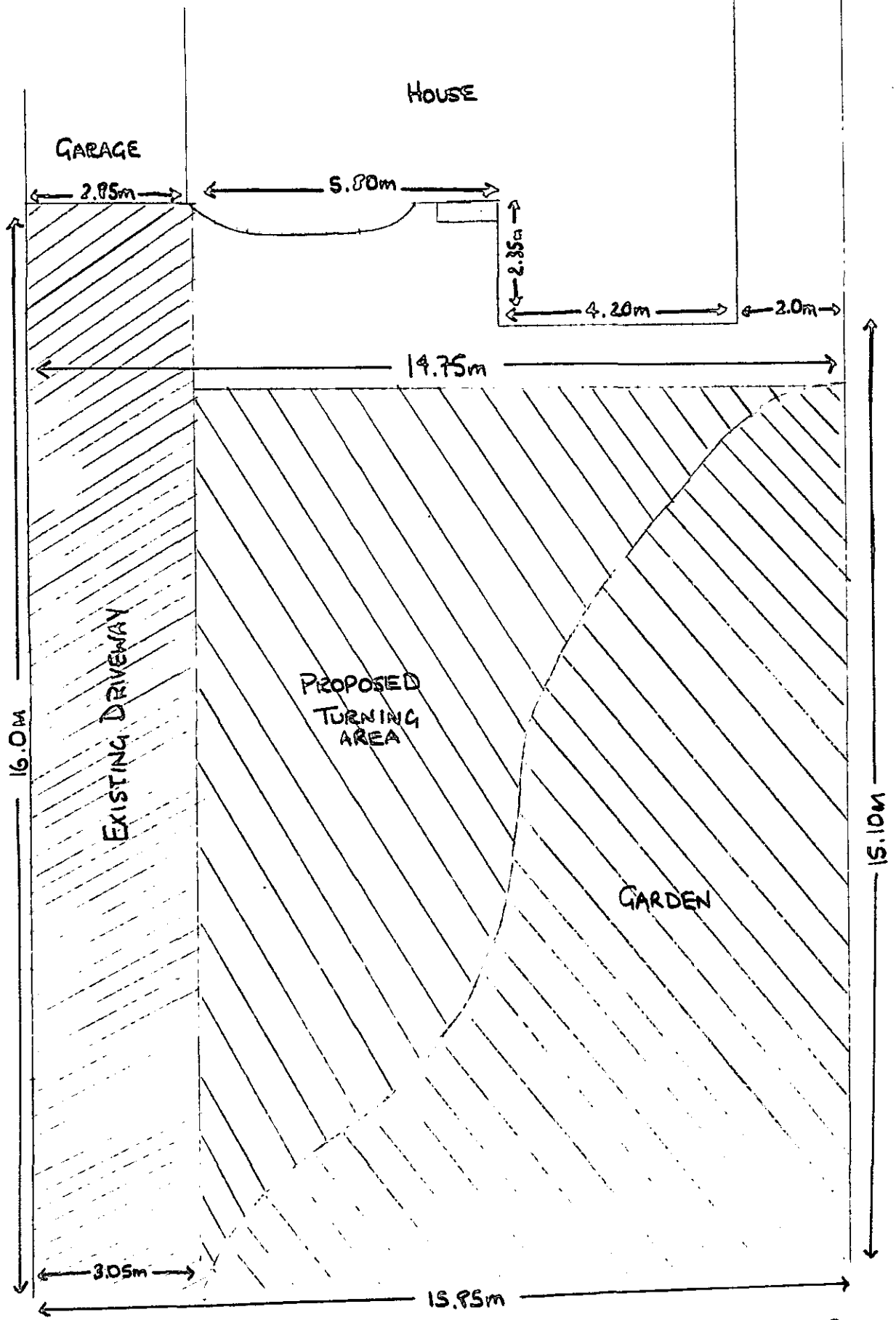
on behalf of A DALZELL

Date 24/06/00

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

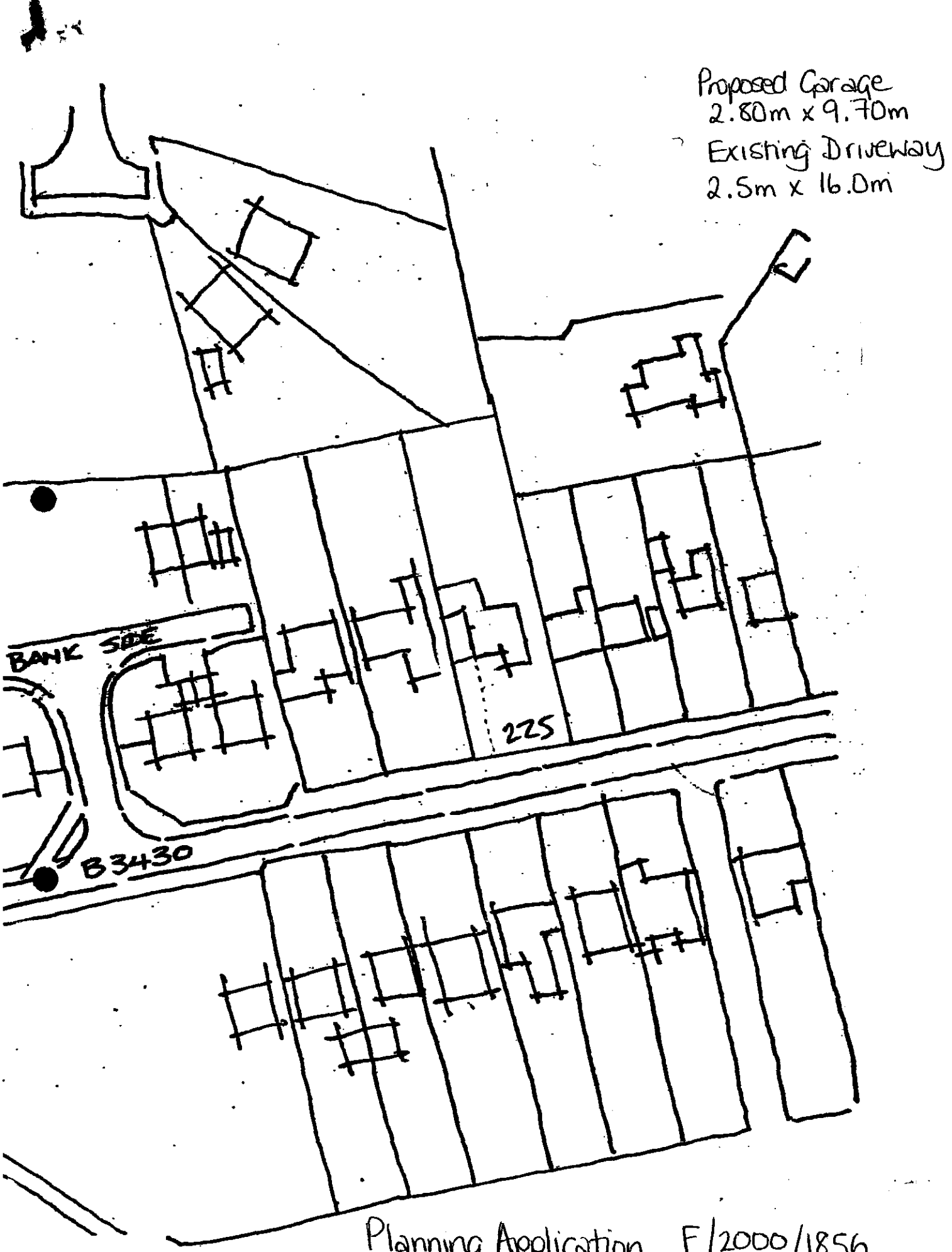
225 NINE MILE RIDE
FINCHAMPSTEAD

PLANNING APPLICATION



SCALE
1m

NINE MILE RIDE



Planning Application F/2000/1856
Proposed extensions and alterations to
225 Nine Mile Ride, Finchampstead.



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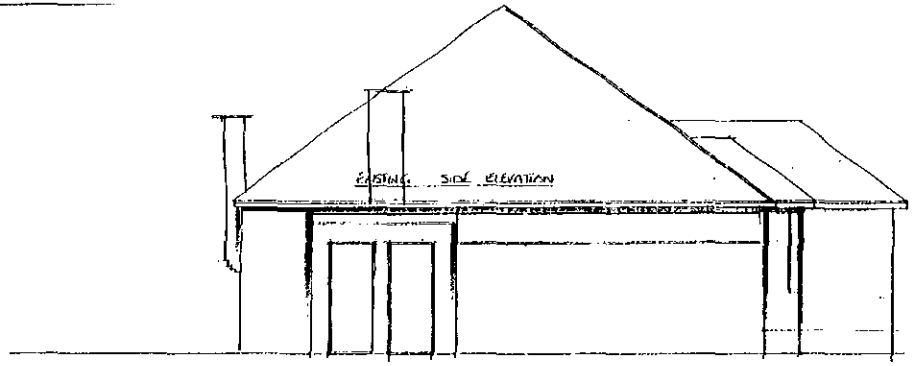
Development Control Section, Environmental Services, Wokingham District Council.

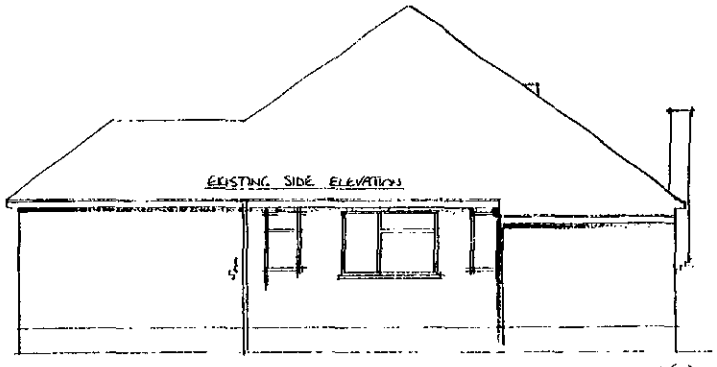
18 October 2000

Scale: 1 : 1250

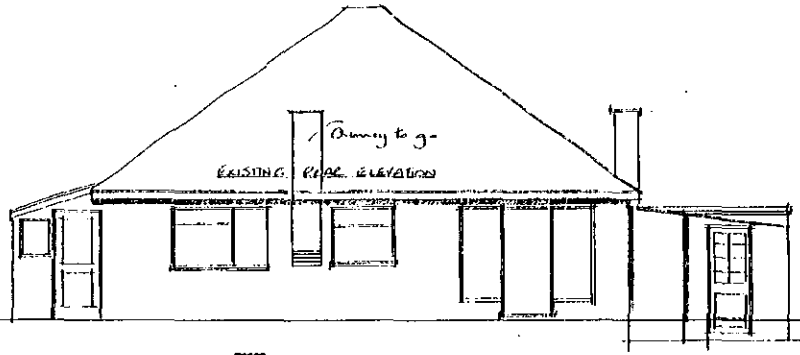
22 JUN 2000 1856



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



Annexe

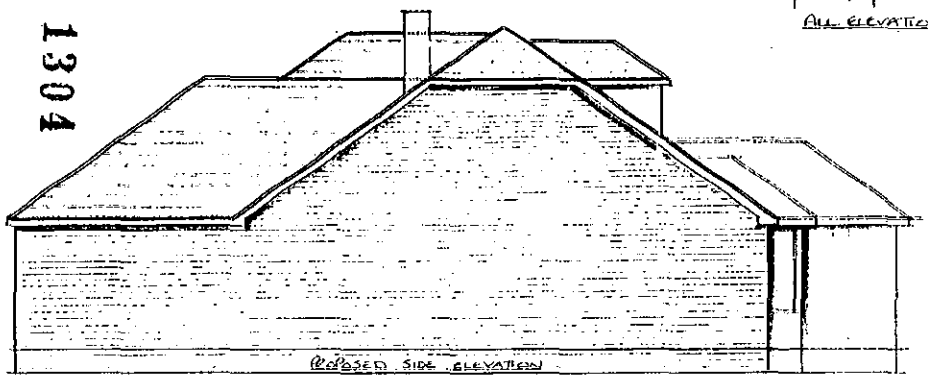
EXISTING REAR ELEVATION



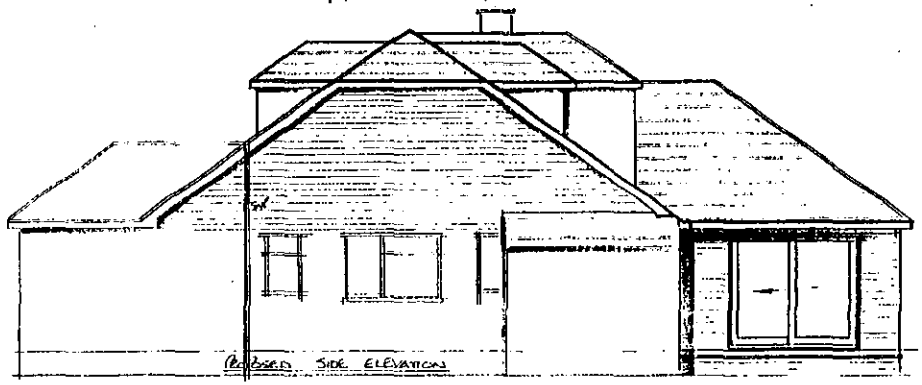
EXISTING FRONT ELEVATION

ALL ELEVATIONS 1:50

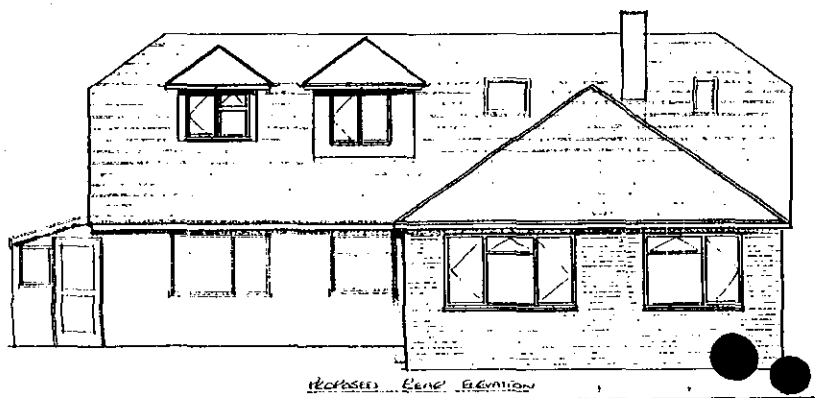
1304



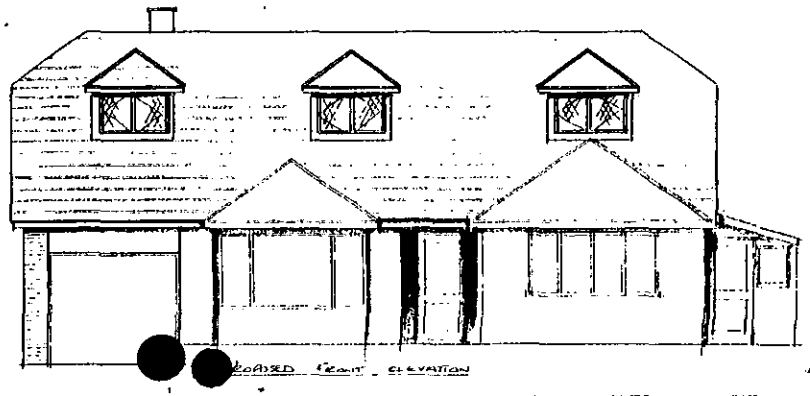
PROPOSED SIDE ELEVATION



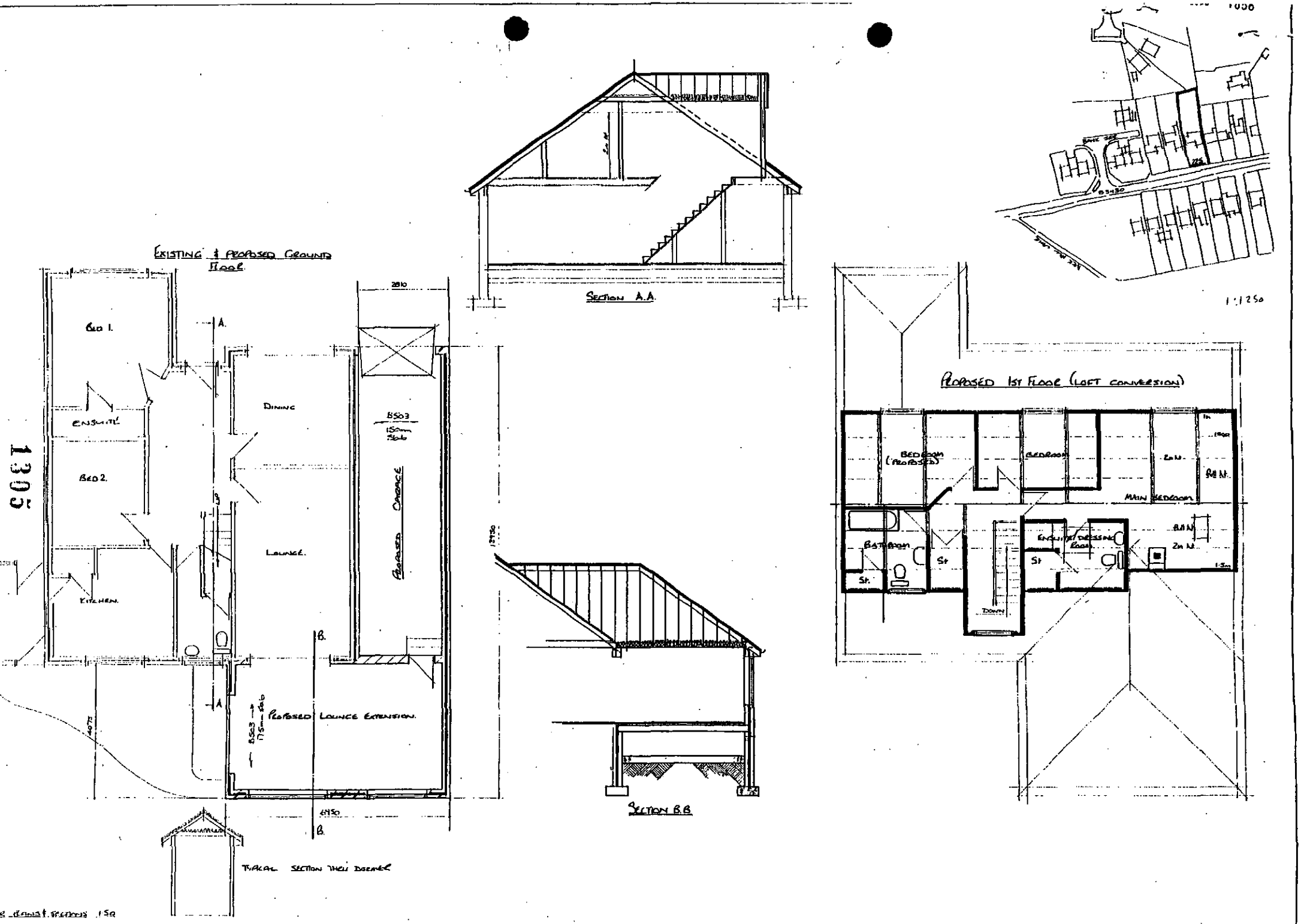
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



EXISTING & PROPOSED GROUND FLOOR
BED 1.
ENSUITE
BED 2.
KITCHEN.
DINING
LOUNGE.
PROPOSED CARPORT
PROPOSED LOUNGE EXTENSION.
TYPICAL SECTION THRU DORMER
SECTION A.A.
SECTION B.B
PROPOSED 1ST FLOOR (LOFT CONVERSION)
BEDROOM (PROPOSED)
BEDROOM
MAIN BEDROOM
BATHROOM
ENSUITE DRESSING ROOM
DOWN
1:1250

1305