APPLICATION NO:
**F/2000/0885**

LOCATION:
**3 Briarwood, Finchampstead Wokingham.**

APPLICANT:
**Mr & Mrs K Marlow C/O Roger Pring And Sons**

PROPOSAL:
**Proposed single storey rear extension to dwelling and conservatory.**

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs K Marlow**
**C/O Roger Pring And Sons**
**278 Nine Mile Ride**
**FINCHAMPSTEAD**
**Berkshire**
**RG40 3NT**

**Application Number: F/2000/0885**

**Parish:** **FINCHAMPSTEAD**

**Location:** **3 Briarwood, Finchampstead, Wokingham**

**Proposal:** **Proposed single storey rear extension to dwelling and conservatory**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

**Reason**
2. To ensure a satisfactory external appearance.

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.**

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/0885

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

Mr & Mrs K Marlow
c/o Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Dear Sirs

**PLANNING PERMISSION 2000/0885**
**SITE: 3 BRIARWOOD, FINCHAMPSTEAD, WOKINGHAM**

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0885 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 0885 | EXE |
| BUILDING CONTROL NUMBER | FP2000/0680 | Brian |
| ~~APPLICANT~~/AGENT | Roger Pring + Sons. | |
| ADDRESS OF SITE | 3. Briarwood FINCHAMPSTEAD | |
| DESCRIPTION OF PROPOSED WORK | S/S rear ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 00/292/1 | |
| ELEVATIONS | 00/292/7A | 00/292/7A |
| FLOOR PLANS | 00/292/5B<br>00/292/6A | 00/292/5A<br>00/292/6A |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 2/3/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 31/3/00. | |

| 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 | |

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 May 2000
My ref. JM/SB/F/2000/0885
Your ref.

Mrs Bakalla
2 Briarwood
Finchampstead
WOKINGHAM
Berkshire

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Bakalla

**EXTENSION - 3 BRIARWOOD**
**PLANNING APPLICATION F/2000/0885**

Thank you for your complaint regarding construction at the above property, received in this office on 8 May.

I understand that the builders' vehicles have been crossing your land and are literally causing damage to your driveway, grass and fence. I fully appreciate the concern this must be giving you. However, I am afraid that trespass is not a matter which can be addressed through planning legislation.

The alleged damage to your property has to be taken up privately between yourself and your neighbours; you may wish to seek legal advice over this matter. I note that you claim to have been told that matters of trespass could be taken into account through the planning application process but I am afraid this is not the case and you may have misinterpreted the advice given. It is of course the case that planning permission does not confer the right either to build on your land or to trespass upon it in order to undertake construction works. Again I am afraid I can only reiterate the advice I have given you which is that this is a private matter and not one in which the Council can become involved.

I am very sorry but I am unable to assist you further in this matter.

Yours sincerely



JOHN MITCHELL
Development Control Manager

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/0885

**Applicant :** Mr & Mrs K Marlow C/O Roger Pring And Sons.

**Location :** 3, Briarwood, Finchampstead, Wokingham.
**Proposal :** Proposed single storey rear extension to dwelling and conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 29 March 2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 29 March 2000

**Date Registered : 06/03/2000**

**Earliest Date for Decision : 13/04/2000**

**Latest Consultation Date/Site Notice Expiry Date : 13/04/2000**

**Application Expiry Date: 01/05/2000**

**Consultation Responses :**

Highways - no objection
Finchampstead PC - "no objections"
Neighbours - encroachment, use of neighbours drive, damage to garden, object to further extensions

**Planning Issues :**

Identified Settlement - adjacent to Gap / Countryside
Neighbours / street scene

**Application Number:** F/2000/0885
3 Briarwood, Finchampstead

**Appraisal:** The proposal is for a single-storey extension to the rear of a two-storey detached dwelling. The extension would span the whole width of the property and have a variable depth. The deepest part would be a conservatory, adjacent to the northern boundary, which would have a maximum depth of 4.8 metres. The first 1.8 meters of the flank wall would be of solid construction with the remainder being glazed, with a half-octagonal footprint. This would be the most obvious part of the extension, when viewed from the woodland paths to the north but it is not considered that it would harm the setting of the area. The middle section of the conservatory would be 1.8 metres deep, while the southern part, adjacent to the boundary with 2 Briarwood would have a depth of 3.05 metres. However, the neighbouring property extends about three metres to the rear of No 3 so the rear of the extension would make the rear elevations level. There would not be an unacceptable reduction in daylight to the ground-floor side window at No 2 and as this does not appear to be the main window to a living room and there is two metres between the two properties it is not considered that there would be an unacceptable overbearing impact.

**Recommendation:** conditional approval

Please response to NOR's letter + enclose copy of DN.

Thanks John.

**Application Number F/2000/0885**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| | | | |
| 02 | SC53 | SR12 | WORK |
| | | | |
| 03 | | | |

John Mitchell
28/4/00

# RECORD OF SITE VISIT

SITE ADDRESS: 3 Briarwood
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0885

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes- lamppost by turning area

2. DESCRIPTION OF SURROUNDINGS modern development of closely spaced detached houses, open plan frontages and shared surfaces

3. DESCRIPTION OF SITE/BUILDING
two-storey detached with double garage forming L-shaped foot print.
yellow brick with red brick detailing

4. RELATIONSHIP TO ADJOINING PROPERTIES
side windows at No 2, onto side of existing house
woodland to the north.

5. SITE CONSTRAINTS

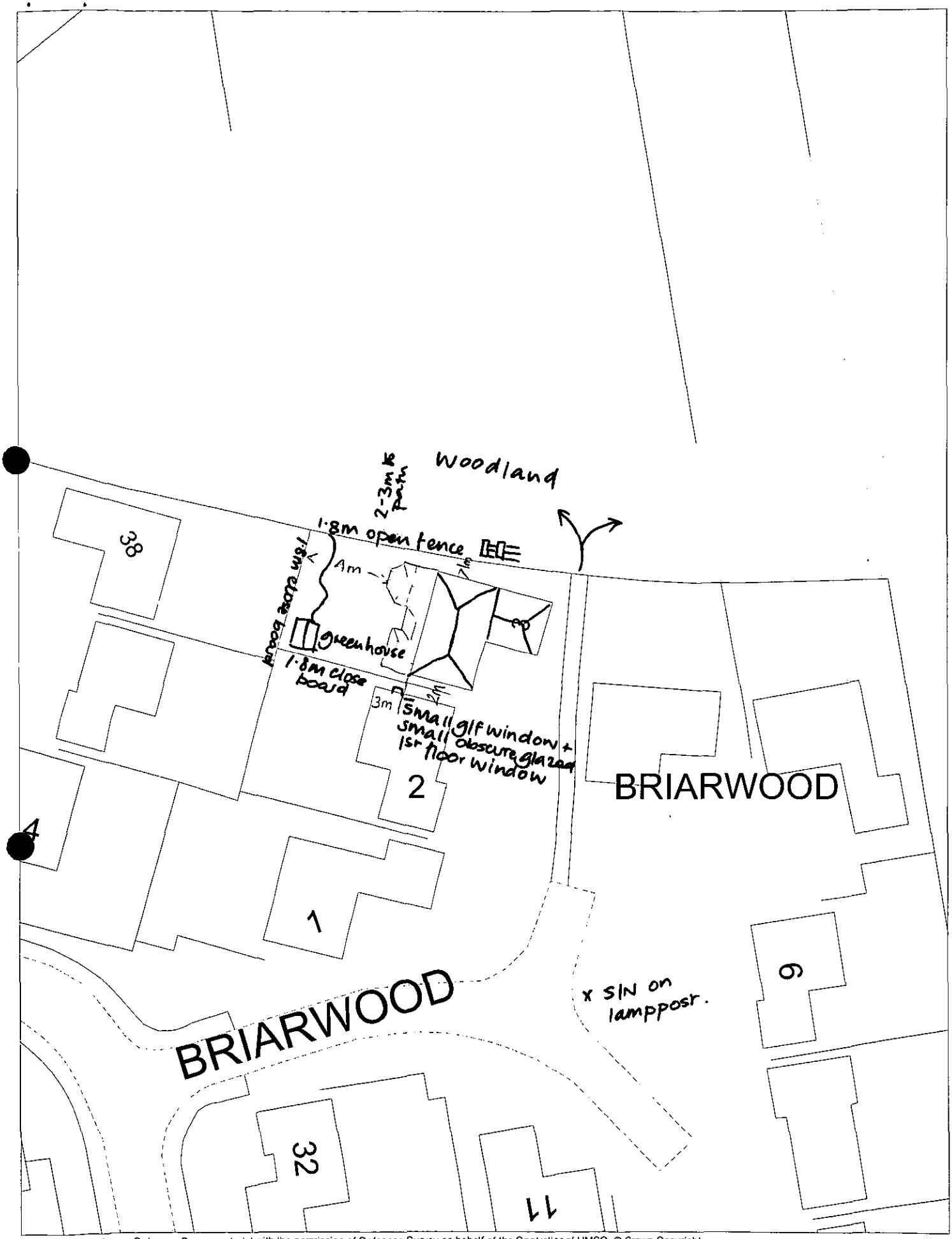
TREES /

ACCESS/PARKING no change

LEVELS -

BOUNDARY TREATMENT 1·8m fencing

OTHERS

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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 500

N W E S

| Applicationo | Name & Address |
| --- | --- |
| F/2000/0885 | Mrs B Bakalla<br>2 Briarwood<br>Wokingham<br>Berks RG40 4XA |

App approved, letter
sent 03/05/00

**Received by Wokingham District Council**

# Application No: F/2000/0885

**Proposal:**
Proposed single storey rear extension to dwelling and conservatory.

**Location:**
3, Briarwood, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. 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**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 06 MAR 2000 | |
| Officer: EXC | Application No. F/2000/0885. |

Map No. 100 Site 0:03

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

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

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ~~FIRST FLOOR FRONT EXTENSION TO DWELLING AND~~ SINGLE STOREY REAR EXTENSION TO DWELLING AND CONSERVATORY

Location: 3 BRIAR WOOD

Parish: FINCHAMPSTEAD Ward: Finch Southn.

20.3.2000

Applicant: MR/MRS MARLOW

Fee Received 95.00 (5) 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 | | request with SN. | |
| 5 | Elevation plans | other side conservatory ← | | |
| 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 :20:3:2000 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:**

NO PRE-APPS ATTACHED.

**NEIGHBOURS:** S/N + 2+4 BRIARWOOD ✓

F/2000/0885
3 Briarwood, Finchampstead

Please consult neighbours at 34 + 36 Manor Park Drive.

Thanks

5.4.2000

Jenny

2614

PLANNING SERVICES
POL
DC
APP
CS 0855
04 APR 2000
COPIES TO:
ACK:
FILE:

**2 Briarwood**
**Wokingham**
**Berkshire RG40 4XA**

Chris Wood Esq
Head of Planning & Transportation
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

3 April 2000

Your Ref: Emy Circuit
F/2000/0885

Dear Mr Wood

**Application Number: F/2000/0885**
**Site Address: 3 Briarwood, Finchampstead, Wokingham**
**Proposal: Proposed single storey rear extension to dwelling and conservatory**

I have looked at the plans for above listed extension and conservatory and I have the following comments.

1. Site & Location Plan No. 00/292/8

   I would like to make sure that the extension as marked on the site & location plan no. 00/292/8 does not go beyond the line of the building edge of my property. It does not appear to on the plan but it is difficult to be sure. Please could you confirm that this is the case.

2. Shared Drive

   The properties no 2 & 3 Briarwood have a shared drive but the drive belongs to me. Mr & Mrs Marlow (No. 3) have right of access and enough space to park two cars in front of their garage. I would like to stipulate that if this planning permission is granted that no builder's lorries are allowed to be parked on my drive and no skip is put on my drive.

I would also like it to be made clear that any damage to my drive or to my front garden would be the responsibility of Mr & Mrs Marlow to put it right. This would mean to put it back to how it was before any building work took place.

3. Any Further Building

I would like to make it clear that I would strongly object to any further building work being done on Number 3 Briarwood. Any work to the front of the house would substantially change the outlook and alter the nature of the property.

**I would like to receive confirmation in writing about the above points as well as a copy of the decision and any conditions attached to it.**

I look forward to hearing from you in due course about these matters.

Yours sincerely

Brenda Bakalla

Brenda Bakalla (Mrs)

FROM: Emy Circuit

DATE: 20 March 2000

PART 1 REGISTER

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC ✓ | ENF |
| CS | |
| 03 APR 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

**Application Number:** F/2000/0885

**Proposal:** Proposed single storey rear extension to dwelling and conservatory..

**Site Address:** 3, Briarwood, Finchampstead, Wokingham.

**Applicant:** Mr & Mrs K Marlow C/O Roger Pring And Sons.

Your observations are required in respect of this application **by 13/04/2000** .

---

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

ADDRESS 3 BRIARWOOD

PARISH RINCHAMPS

PLOT No. 25

ORD. SHEET No. SW 7864 7964 10

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 20924 | CHLA HOMES | O/L. | 8.3.84 | C/ |
| 23359 | " | DET. HOUSE & GARAGE | 24.4.85 | C/A |
| BR 24824 | " | " | 25.6.85 | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13/03. 11.03am

# ROGER PRING & SONS

06.MAR2000* 0885

278 Nine Mile Ride, Wokingham, RG40 3NT
Telephone: 01189 733502

Architectural and Surveying Consultants

PLANNING SERVICES

| | |
|---|---|
| POL | HPT |
| DC | TLS |
| APP | ENF |
| CS | |

16 MAR 2000

COPIES TO: | ACK: | FILE:

Planning Section.
Environmental Services Department,
PO Box 157
Wokingham District Council.
Shute End
Wokingham
Berks
RG40 1WR

15th MARCH '00.

Dear Sirs.

Re: Single storey rear & First floor front extensions & conservatory
3 Briarwood,
Finchampstead, Wokingham, Berkshire, RG40, 4XA.

I confirm my telephone request for the above application to be withdrawn.

Yours faithfully

(RWP)

c/c Mr & Mrs K. Marlow

(returned fee transferred over. New description CH 16/3.

# Environmental Services

For office use only.
Application number:
06.MAR2000* 0885

## 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 & MRS K. MARLOW |
| | Address and postcode | 3 BRIARWOOD |
| | | FINCHAMPSTEAD |
| | | WOKINGHAM |
| | | BERKS |
| | Phone number | RG40 4XA 0118 973 7341 |
| 2 | Agent's Name | ROGER PRING & SONS |
| | Address and postcode | 278 NINEMILERIDE |
| | | FINCHAMPSTEAD |
| | | WOKINGHAM |
| | | BERKS |
| | Phone number | RG40 3NT 0118 973 3502 |
| 3 | Site<br>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. | 3 BRIARWOOD |
| | | FINCHAMPSTEAD |
| | | WOKINGHAM |
| | | BERKS |
| | | RG40 4XA |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY REAR |
| | | EXTENSION & CONSERVATORY |

| | | | |
|---|---|---|---|
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ | No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | BRICKWORK & ROOF TILING TO MATCH EXISTING | |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ | No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 4 | Proposed: 0 |
| 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. | | |
| | Re-application following withdrawal | | |
| 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.

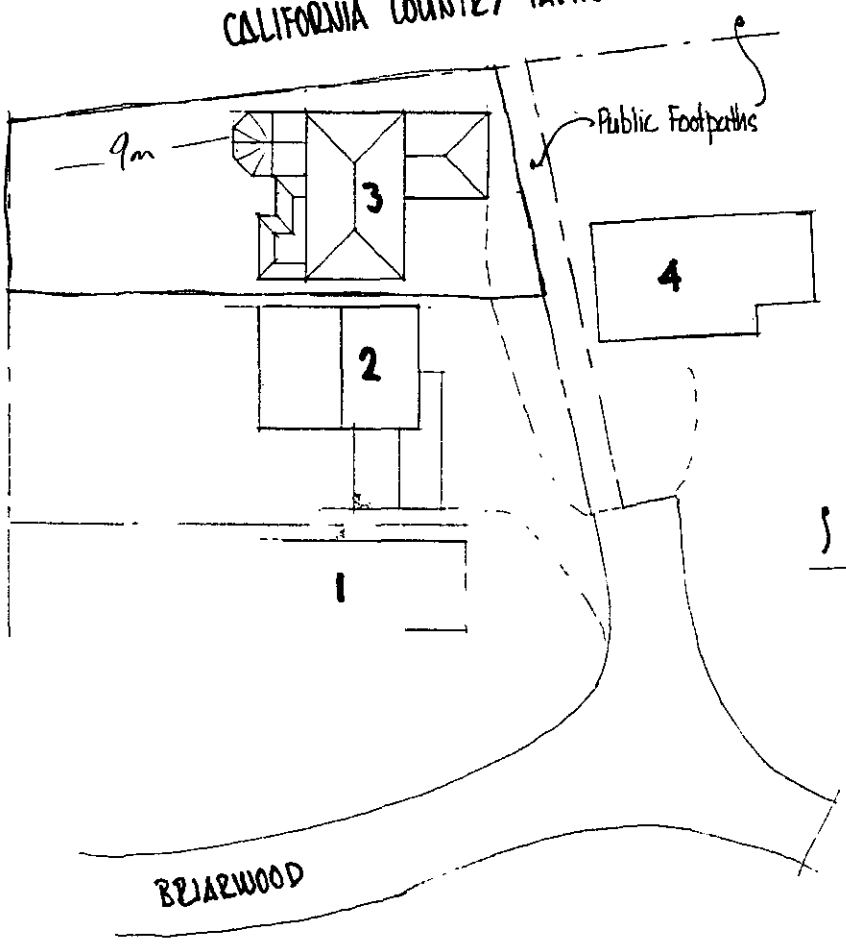
Your signature: [signature]

on behalf of MR & MRS K MARLOW

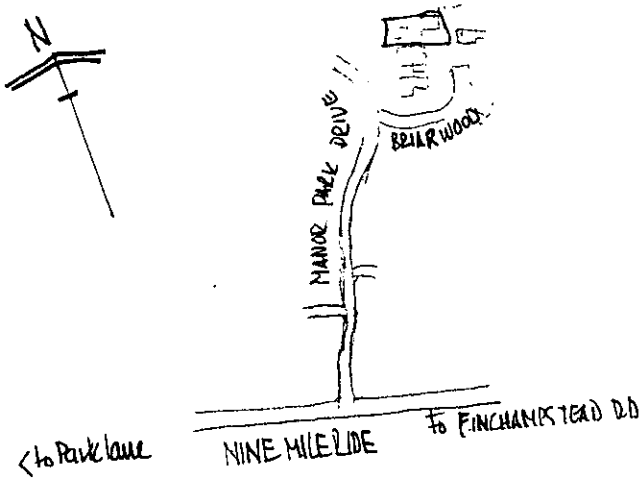
Date 15/03/00

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

06. MAR 2000 ★ 0885




SITE PLAN 1:500



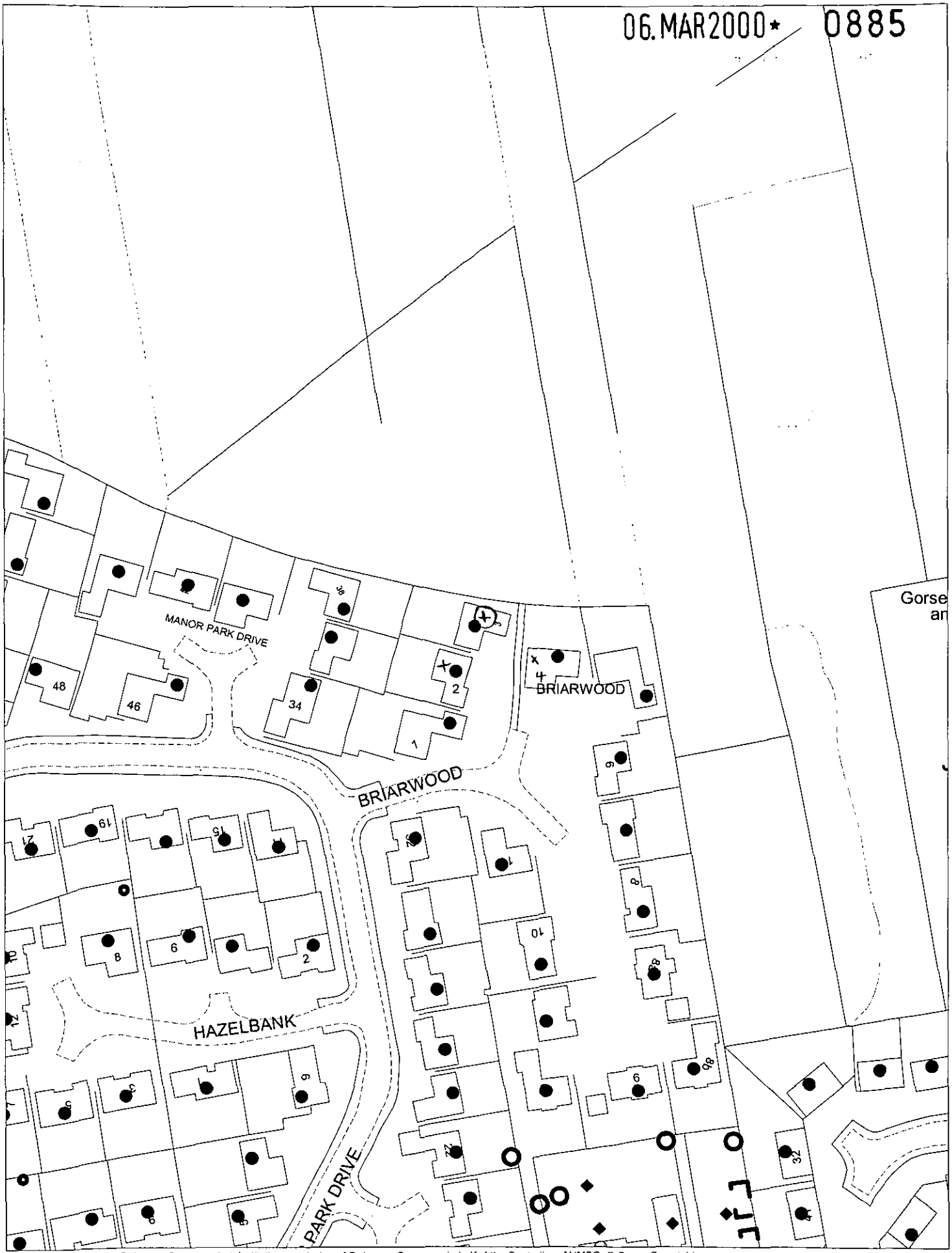

LOCATION PLAN 1:2500

APPROVED

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 00/292/8 SCALE: AS SHOWN DATE: MAR 00

REVISIONS:

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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2000 Scale: 1 : 1250