APPLICATION NO:
F/2002/8250

LOCATION:
29 Booth Drive, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs R Poole C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **31/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 18/02/2003

CASE OFFICER: **Daniel Gigg**

APPROVAL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Poole
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Reading
Berks
RG5 4PE

Application Number: F/2002/8250

Parish: **FINCHAMPSTEAD**

Location: **29, Booth Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

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.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/02/2003

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8250	DG.
BUILDING CONTROL NUMBER.	FP 2003 | 3914 Brain	
APPLICANT/AGENT	Richard Fenn Designs Ltd	
ADDRESS OF SITE	29 Booth Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	RP 10A	RP 10
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC front + rear elevations reduced in height LT but side elevation same as DC.	
DATE	13/2/03.	

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	

Please file.
Thanks
Daniel Gigg

Daniel Gigg

From: Daniel Gigg
Sent: 04 February 2003 10:50
To: 'architect@ntlworld.com'
Subject: RE: REF : 29 BOOTH DRIVE, FINCHAMPSTEAD. PLANNING APPLICATION No. F/2002/8250

Dear Mr. Fenn,

Thank you for your email.

The planning application will be passed for signing off within the next 2 days. You should receive a decision notice by the end of next week.

Regards,

Daniel Gigg
Planning Officer
Tel: 0118 974 6296

-----Original Message-----
From: architect [SMTP:architect@ntlworld.com]
Sent: 03 February 2003 17:17
To: daniel.gigg@wokingham.gov.uk
Subject: REF : 29 BOOTH DRIVE, FINCHAMPSTEAD. PLANNING APPLICATION No. F/2002/8250

REF : PLANNING APPLICATION NO. 2002/8250

Dear Daniel
I am just e-mailing to find out whether you have made a decision on the application above. If not can you confirm if you can support the scheme. I would like to make a building regulations application and would like confirmation that the planning application is progressing okay.
Thanks in anticipation.
Kind Regards

Richard Fenn (Agent)

8250

FROM: Daniel Gigg

DATE: 07 January 2003

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8250

Proposal: Proposed single storey side extension to dwelling..

Site Address: 29, Booth Drive, Finchampstead, Wokingham.

Applicant: Mr/Mrs R Poole C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 31/01/2003** .

Received after close of consultation period.

Daniel Gigg

4/2/03

The Parish Council has no objections to this application.

SIGNED: C.S.C.

DATE: 29 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8250

Applicant : Mr/Mrs R Poole C/O Richard Fenn Designs Ltd.

Location : 29, Booth Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/12/2002

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

This application will have expired on: 18/02/2003. 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 :

Planning Issues :

Impact upon the character of the area.
" " neighbouring properties

Application Number: F/2002/8250 – 29 Booth Drive, Finchampstead

Appraisal:

Proposed Development

The proposed development is a single storey side extension to form study. The study will be 2.4m in width, it will be 5.8m in length and have a height of 5.25m to the ridge.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted South East Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The single storey extension will not be overbearing to no. 31 given that the majority of it will be screened by a detached double garage of approximately 3m in height to the ridge of the roof. However, 1.5m of the extension will project beyond the rear wall of no. 31 but it will not be overbearing given that this is not a significant projection and the distance between the proposed and no. 31 is approximately 8m.

Overshadowing
Given its relationship to neighbouring properties, the extension will not cause any overshadowing.

Overlooking
There are no windows proposed in the side elevation and accordingly there will not be any loss of privacy.

2. Impact upon the character of the area

There will not be any detrimental impacts on the character of the area given that the scale of the building is appropriate as it is single storey and set back from the front wall of the house by 3.4m. In addition, materials are proposed to match the existing.

Approval: ✓ ~~**Refusal:**~~

8250

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: R. J.S. Andrewartha

Date: 7/2/03

RECORD OF SITE VISIT

SITE ADDRESS: 29 Booth Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8250

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Mix of style of detached properties

3. DESCRIPTION OF SITE/BUILDING
Detached Brick built
Concrete tiled roof. Pitched + hipped

4. RELATIONSHIP TO ADJOINING PROPERTIES
Boundary to east is a detached double garage & 3m to the point of roof. Then boundary is marked by 2m high conifer trees.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Application Number: F/2002/8250

Case Officer : DPG

Valid Date : 24.12.02

Map No : 90

Site Area :

Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 29, Booth Drive, Finchampstead, Wokingham.

Parish : FI **Ward :** FI NORTH 7.1.03 D.

Applicant : Mr/Mrs R Poole C/O Richard Fenn Designs Ltd.

Fee Required: £110 **Fee Received: £110** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.1.03 3.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		15BOOTH DRIVEWOKINGHAM	RG40 4HL
		25BOOTH DRIVEWOKINGHAM	RG40 4HL
		27BOOTH DRIVEWOKINGHAM	RG40 4HL
		29BOOTH DRIVEWOKINGHAM	RG40 4HL
		31BOOTH DRIVEWOKINGHAM	RG40 4HL

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

Tel: 0118 974 6296

Date: 07 January 2003

My ref: F/2002/8250

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/8250
29, Booth Drive, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/8250**
29, Booth Drive, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

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

Tel: 0118 974 6296

Date: 07 January 2003

My ref: F/2002/8250

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2002/8250
29, Booth Drive, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8250**
29, Booth Drive, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/8250

Proposal:
Proposed single storey side extension to dwelling.

Location:
29, Booth Drive, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8250 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

07 January 2003

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 www.richardfenndesign.co.uk

8250

23rd December 2002. 8250

24 DEC 2002

Dear Sir/Madam,

REF : Proposed single storey side extension at 29 Booth Drive, Finchampstead Wokingham for Mr and Mrs R.Poole.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Poole which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. RP.10.
3. Six copies of a 1:2500 location plan.
4. Six copies of a 1:500 block plan.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £110.00p which we believe is the correct planning fee for a proposal of this type.

Before the application is lodged however we would appreciate it if you could confirm whether the proposal comes within the limits for "permitted development" and if this is the case we would appreciate it if you confirm so and return the contents of this envelope to the address above.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs R.Poole

Environmental Services

For office use only.
Application number:
24.DEC.02 0250

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS R. POOLE
	Address and postcode	29 BOOTH DRIVE FINCHAMPSTEAD WOKINGHAM
	Phone number	0118-9328029
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING RG5 4PE
	Phone number	0118-9691684
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.	29 BOOTH DRIVE FINCHAMPSTEAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS 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: 4	Proposed: 4
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 R. POOLE

Date 23/12/2002

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

1933

ADDRESS 29 BOOTH DRIVE PARISH FINCHAMPSTEAD

PLOT No. 43 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65843/F	REDROW HOMES	O/L 11 DWELLINGS	7.8.98	C/A
97/65844/F	"	TO BE INCLUDED WITH		
		ORIG. APPL.	N/ISSUED	
F/2002/8250	Mr + Mrs Poole	S/St side ext		

MINISTRY DECISION

SPECIAL ORDERS