APPLICATION NO:
F/2000/1682

LOCATION:
33 Tickenor Drive, Finchampstead Wokingham.

APPLICANT:
Ms Sinclair C/O Landmark Architecture Ltd

PROPOSAL:
Proposed single storey side and rear extension to dwelling and carport enclosure

EARLIEST DATE FOR DECISION: **10/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Sinclair
C/O Landmark Architecture Ltd
54 Welbeck Street
London
WIM 7HE

Application Number: F/2000/1682

Parish: **FINCHAMPSTEAD**

Location: **33, Tickenor Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side and rear extension to dwelling and carport enclosure**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north side elevation of the rear extension.

Condition
4. The area shown on the permitted drawings for vehicle parking and car port enclosure shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 17/07/2000

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 11 December, 2000
My ref. BC/DC/2000/1682
Your ref.

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

Miss L Sinclair
33 Tickenor Drive
Finchampstead
Wokingham
Berkshire RG40 4UD

Dear Miss Sinclair

PLANNING PERMISSION 2000/1682
SITE: 33 TICKENOR DRIVE, 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 2000/1682 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 you 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 sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 December, 2000
My ref. BC/DC/2000/1682
Your ref.

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

Miss L Sinclair
c/o Richard Ewen
38 Heathfield South
Twickenham
Middx. TW2 7SS

Dear Sirs

PLANNING PERMISSION 2000/1682
SITE: 33 TICKENOR DRIVE, 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 2000/1682 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

Angela Odell

ANGELA ODELL
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1682	AD.
BUILDING CONTROL NUMBER.	FP2000/1388 Brn	
~~APPLICANT~~/AGENT	Richard Ewer Architects	
ADDRESS OF SITE	33 Tickenor Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext + car port.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	REA 106 01A	379 AD 1002
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	07/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rear door changed to window	
DATE	8/12/00.	

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	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1682	AO
BUILDING CONTROL NUMBER	BN/2000/1028	Brian
APPLICANT/~~AGENT~~	Miss L Sinclair	
ADDRESS OF SITE	33 Tickenor Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side + rear ext. + car port	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	REA 106 01	379 AD01002
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - block plan of exist + prop different but elevations + floor plans same CO 22/11/00.	
DATE		

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	16/11/00.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1682

Applicant : Ms Sinclair C/O Landmark Architecture Ltd.

Location : 33, Tickenor Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey side and rear extension to dwelling and carport enclosure

Site Notice Displayed ? :	YES	NO	DATE
	✓		23.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 23.6.00

Date Registered : 05/06/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application will have expired on: 31/07/2000. 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 : Parish Council: object: overdevelopment of the site.

Planning Issues : 1, Effect on neighbouring property.
2, Effect on street scene.

Application Number: F/2000/1682

Appraisal :

1) Effect on weighting

Ground floor extn: South side: garden store & side extn to living room with monopitch roof. As No. 35 has no side windows this side, consider as extn will not project beyond existing dwelling at front or rear, consider acceptable. North side: front car port & conversion of rear part of existing garage to utility. As No. 31 has no side windows this side, consider acceptable. Still leaves space for a car to park on drive in front.

Rear extn will be 1m from boundary, project 3.8m to rear and be 3.1m high. Nearest corner portion (1.35m deep) will infringe 45° daylighting 'in plan' standard, and will be on S. side of No. 31. For 'elevation' 45° daylighting standard, however, will leave most of the lounge window of No. 31 not infringed. In view of this I wrote to agents requesting alterations to reduce loss of daylighting/sunlight. However, they are not willing to amend plans (see their letter of 3 July) & have pointed out that under p.d. rights this extn could be erected (if other parts of application not included). In view of this and that the 'vertical' daylighting test is not infringed and no objection from No. 31, consider on balance, should accept.

2) Effect on street scene: As properties are 'linked detached' and this is a larger gap than elsewhere in the row nearby (on the S side) consider side extn acceptable as will be single storey. On other side, car port will be set behind main frontage, therefore consider street scene effect acceptable.

re: P.C. comments for overdevelopment, as plot is larger (wider) than those to N. of same house type, consider in this case proposals are acceptable in terms of whether overdevelopment.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1682
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	☒ work.
3	SC08	SR05.	☒ north-side elevation of the rear extension.
4	SC23	SR06	☒ parking and carport enclosure
			IN06

RECORD OF SITE VISIT

SITE ADDRESS: 33 Tickenor Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1682

OFFICER: Angela Odell

DATE OF SITE VISIT: 23.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 23.6.00

2. DESCRIPTION OF SURROUNDINGS Established residential area.

3. DESCRIPTION OF SITE/BUILDING Link detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 3 # to N. is on boundary and has rear lounge ? & bedroom above window near boundary. No 35 has garage this side with flat roof which projects slightly at rear beyond rear of 33 & no side windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING At front

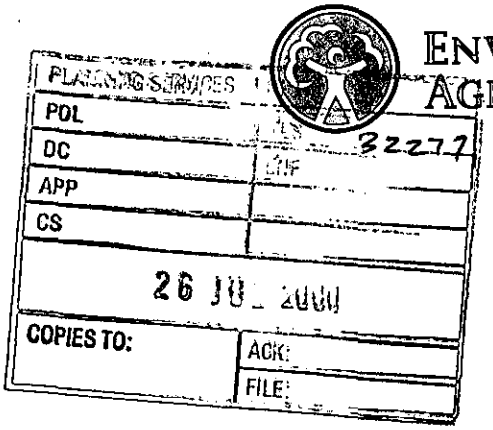
LEVELS Flat.

BOUNDARY TREATMENT Conifers at rear. To No 35 5'6" fencing (with one panel of ~~trellis~~ lower fencing next to house) 5'6" fence to 31 with
OTHERS bushes beyond.

Our ref: SP\2000\001911\001
Your ref: F/2000/1682

Date: 21st July 2000

ENVIRONMENT AGENCY



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

For the attention of: Angela Odell

Dear Sir/Madam

SIDE & REAR EXTENSIONS AND CAR PORT - 33 TICKENOR DRIVE, FINCHAMPSTEAD

Thank you for your letter dated 15 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU76NE/5/8.

The Environment Agency has no comment regarding the above application.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

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

Tel: (0118) 974 6445

Date: **15 June 2000**

My ref: F/2000/1682

CONFIDENTIAL

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: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1682
33, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey side and rear extension to dwelling and carport enclosure

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1682**
33, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey side and rear extension to dwelling and carport enclosure
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: (0118) 974 6445

Date: **15 June 2000**

My ref: F/2000/1682

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1682
33, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey side and rear extension to dwelling and carport enclosure

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1682**
33, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey side and rear extension to dwelling and carport enclosure
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angella Odell
Planning Department

Date: 21/06/00

---

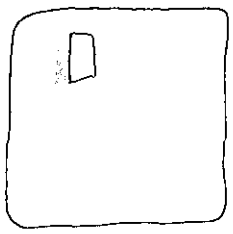
33 TICKENOR DRIVE, FINCHAMPSTEAD. F/2000/1682

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

30877

PLANNING [illegible]	[illegible]
POL	[illegible]
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

John Mullaney
Environmental Health Officer



LANDMARK

PLANNING SERVICES	HPT 31363
POL	TLS
DC	ENF
APP	
CS	AMO
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

Mrs A Odell
Environmental Services Department
Wokingham District Council
Planning Services
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref: MS\lp\379\4.01
Your Ref: AO/F/2000/1682

3 July 2000

Dear Mrs Odell

33 Tickenor Drive, Finchampstead

We are writing further to your letter of 26 June and our telephone conversation of 30 June 2000 relating to our client's planning application at the above property. We note that your letter contains an error and that you are concerned about the effect of the extension on **No. 31** and **not** No. 35 Tickenor Drive.

In response to your requested alterations, we do not propose to amend the application as suggested. Our client enjoys the usual permitted development rights under the General Development Order. It is our view that our client is able to build the proposed rear extension without the need for planning permission and that the current application has only been submitted because of the desire to extend the property to the west and to construct a car port.

The proposed rear extension is already positioned to be one metre from the boundary and any further alteration either to its position or size would both compromise the remaining unbuilt area of the garden and its design.

continued/...

LANDMARK ARCHITECTURE LIMITED
54 WELBECK STREET LONDON W1M 7HE TELEPHONE 020 7935 9192 FAX 020 7224 1519 E-MAIL lndmark@globalnet.co.uk
ARCHITECTS · TOWN PLANNERS · SURVEYORS
REGISTERED OFFICE 54 WELBECK STREET LONDON W1M 7HE REGISTERED NO. 2643551

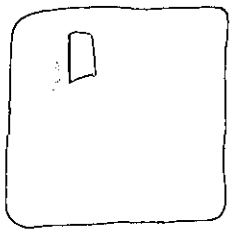
We trust that this clarifies our client's position and that you have sufficient information to progress this application. Should you wish to discuss this matter, please do not hesitate to contact me.

Yours sincerely

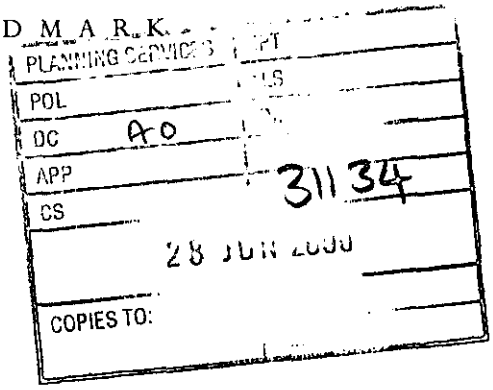
M Scholar

Martin Scholar MRTPI
Town Planner
for Landmark Architecture Ltd

cc Ms L Sinclair



L A N D M A R K



John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: RE\sw\379\4.01

27 June 2000

Dear Mr Mitchell

Proposed Single Storey Extension
33 Tickenor Drive, Finchampstead, Wokingham, Berkshire
Application No. F/2000/1682

With regards to your recent letter dated 15 June 2000, we confirm that our proposed single storey extension, including foundations and roof overhang, does not encroach onto, over or under neighbouring property.

If you require any further clarification please do not hesitate to contact us.

Yours sincerely

Richard Ewen RIBA
Project Architect
for Landmark Architecture Ltd

cc Martin Wenlock

z:\jobs\lal\379\04.01 planning\jm000627.doc

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 June, 2000
My ref. AO/F/2000/1682
Your ref. MS/sw/379/4.01

Landmark Architecture Ltd,
54 Welbeck Street
LONDON
W1M 7HE

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 Ms Sinclair

PLANNING APPLICATION F/2000/1682
PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS TO DWELLING AND CARPORT ENCLOSURE AT 33 TICKENOR DRIVE, FINCHAMPSTEAD

I refer to the above application. I consider that the proposed rear extension would have an unacceptable effect on the outlook from and daylight to No. 35 adjacent. Please submit revised plans showing the extension to be lower in height and at least one metre further away from this side boundary.

It is important that the additional information is submitted to me within two weeks, i.e. by 11 July 2000, 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 me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

DELEGATED

FROM: Angela Odell

DATE: 15 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1682

Proposal: Proposed single storey side and rear extension to dwelling and carport enclosure.

Site Address: 33, Tickenor Drive, Finchampstead, Wokingham.

Applicant: Ms Sinclair C/O Landmark Architecture Ltd.

Your observations are required in respect of this application **by 10/07/2000** .

Objection on the ground of over-development of the site.

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:

SIGNED: C.S.C.

DATE: _____

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1682

Proposal:
Proposed single storey side and rear extension to dwelling and carport enclosure

Location:
33, Tickenor 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. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. 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

15 June 2000

1792

AO

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1682 relates.

Address of site 33 Tickenor Drive

Wokingham Berks

Signed [signature]

Date 23/6/00

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

Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JUN 2000	
Officer: AO	Application No. F/2000/1682

Map No. 98 Site 9:06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE & REAR EXTENSION TO DWELLING + CARPORT ENCLOSURE.

Location: 33 TICKENOR DRIVE

Parish: FINCHAMPSTEAD Ward: Finchampstead North

15-6-2000

Applicant: MS SINCLAIR

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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	ENCROACHMENT LETTER		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓
Environmental Health — 250m landfill
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 .....
Encroachments ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 26, 28, 31 + 35 TICKNOR DRIVE ✓
367B + 369 FINCHAMPSTEAD ROAD.

ADDRESS 33, TICKENOR DRIVE.

PARISH ~~WOK/WITHOUT~~ FINCHAMPSTEAD 1.4.

PLOT No. 58 (3) (Linked)

ORD. SHEET No. SU 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1332/71	Marc Gregory Ltd	Outline - 60 terraced + 58 det. houses	17 3 72	N/A c/A
935/72	Jovial Homes Ltd	Detail " "	8 6 72	App c/A
BR 9221	MR. L. SCHOFIELD	DINING & UTILITY ROOMS	15-8-78	APP. W/
BRA 8573	MR. R. JOHNSTON	WINDOW TO GR. FLOOR WC	15-2-90	APP
	05 JUN 2000* 1682			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

LANDMARK

Planning Services
Environmental Services Department
Workingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

05. JUN. 2000* 1682

Our ref: MS\sw\379\4.01

2 June 2000

Dear Sirs

33 Tickenor Drive, Finchampstead

We have been instructed by our client, Ms L Sinclair, to submit a planning application for a side and rear single storey extension.

Accordingly, we enclose six copies of the completed application form and Drawing Nos. 379/ADO/1001 & 1002 and the application fee of £95.

We should be grateful if you would acknowledge receipt of this application and fee.

Should you require any further information or wish to discuss any aspect of this application, please do not hesitate to contact us.

Yours faithfully

Richard Ewen..

Richard Ewen
Project Architect
for Landmark Architecture Ltd

encl.

cc Ms L Sinclair

LANDMARK ARCHITECTURE LIMITED
54 WELBECK STREET LONDON W1M 7HE TELEPHONE 020 7935 9192 FAX 020 7224 1519 E-MAIL lndmark@globalnet.co.uk
ARCHITECTS · TOWN PLANNERS · SURVEYORS
REGISTERED OFFICE 54 WELBECK STREET LONDON W1M 7HE REGISTERED NO. 2643551

Environmental Services

For office use only.
Application number: 05. JUN. 2000* 1682

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	MS .L. SINCLAIR
	Address and postcode	33 TICKENOR DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE
	Phone number	N/A
●	Agent's Name	LANDMARK ARCHITECTURE LTD.
	Address and postcode	54 WELBECK STREET LONDON W1M 7HE
		(CONTACT: RICHARD EWEN)
	Phone number	020(7) 935 9192
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.	33 TICKENOR DRIVE FINCHAMPSTEAD WOKINGHAM BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE & REAR SINGLE STOREY 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.	RED BRICK TO MATCH EXISTING. ROOF TILES 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: 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.

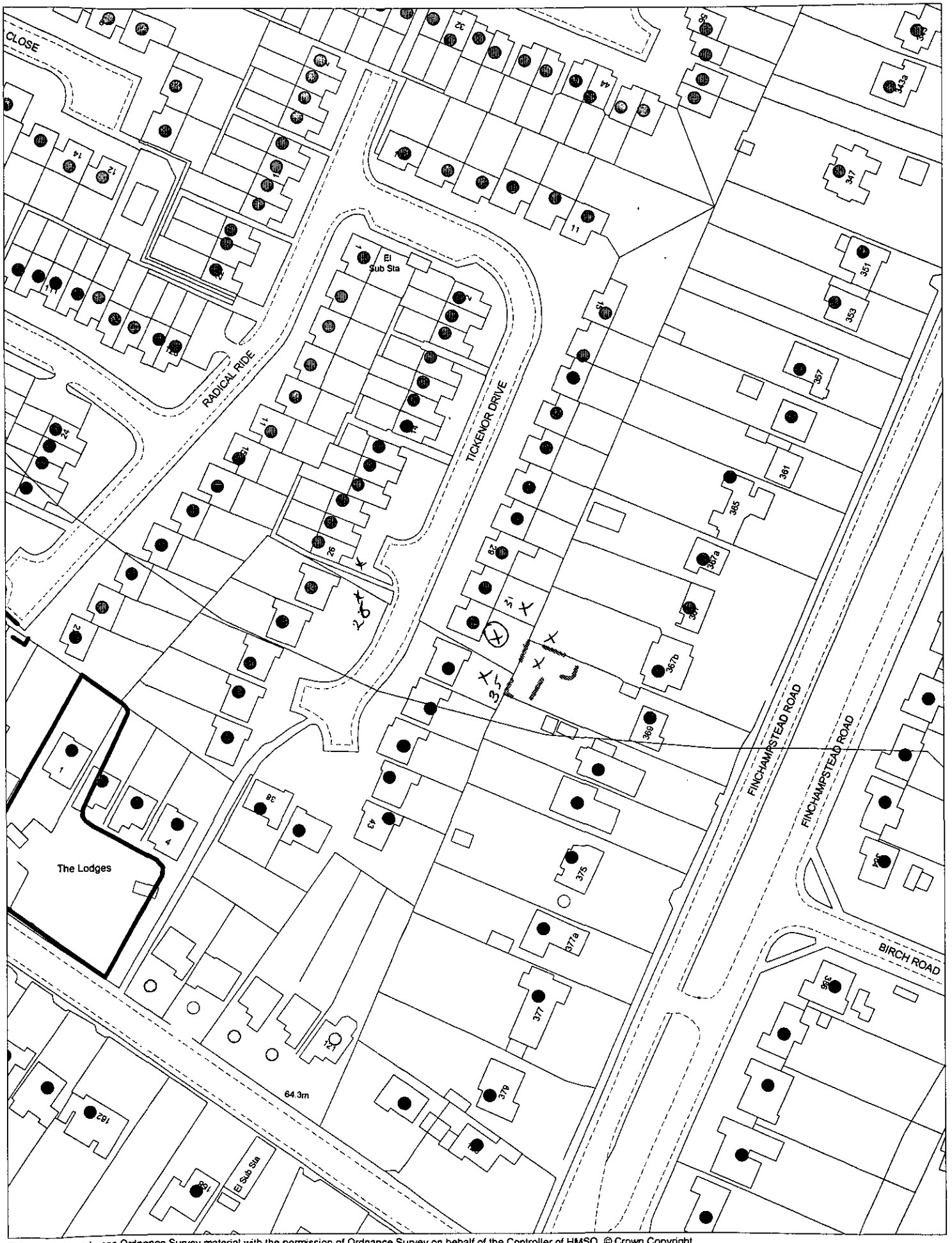
LANDMARK ARCHITECTURE LTD. CLIENT.

Your signature: [signature]

on behalf of MS. L. SINCLAIR

Date 1ST JUNE 2000.

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



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

05.JUN.2000* 1682

Scale: 1 : 1250

N
W E
S



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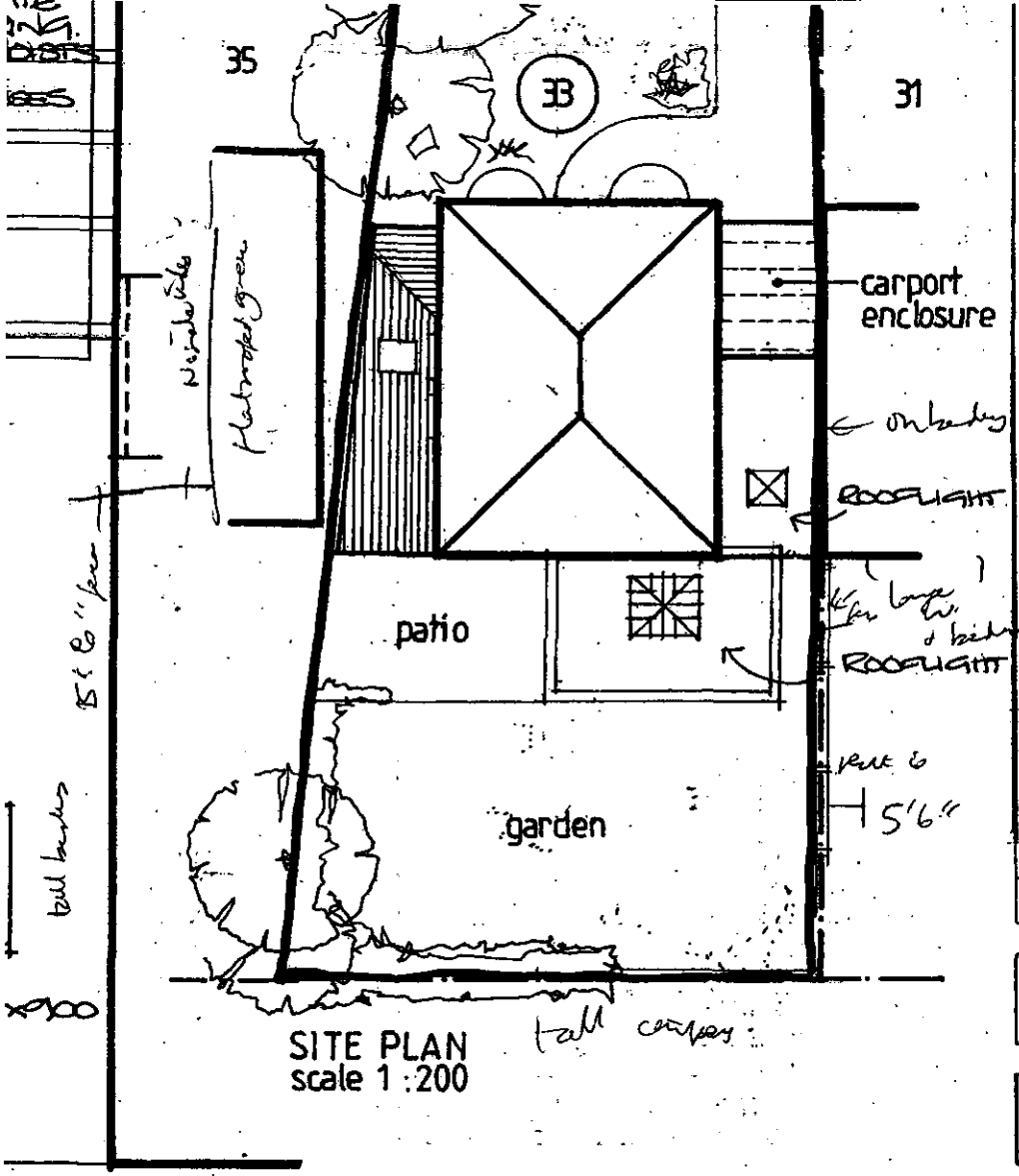
Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

N W E S

Scale: 1 : 500



SITE PLAN
scale 1:200

SN wp 23/6

Rev.	Date	By	Description
-			

drawing status
PLANNI

LANDMARK ARCH
54 Welbeck Street London W1M 7HE

ARCHITECTS • TOWN

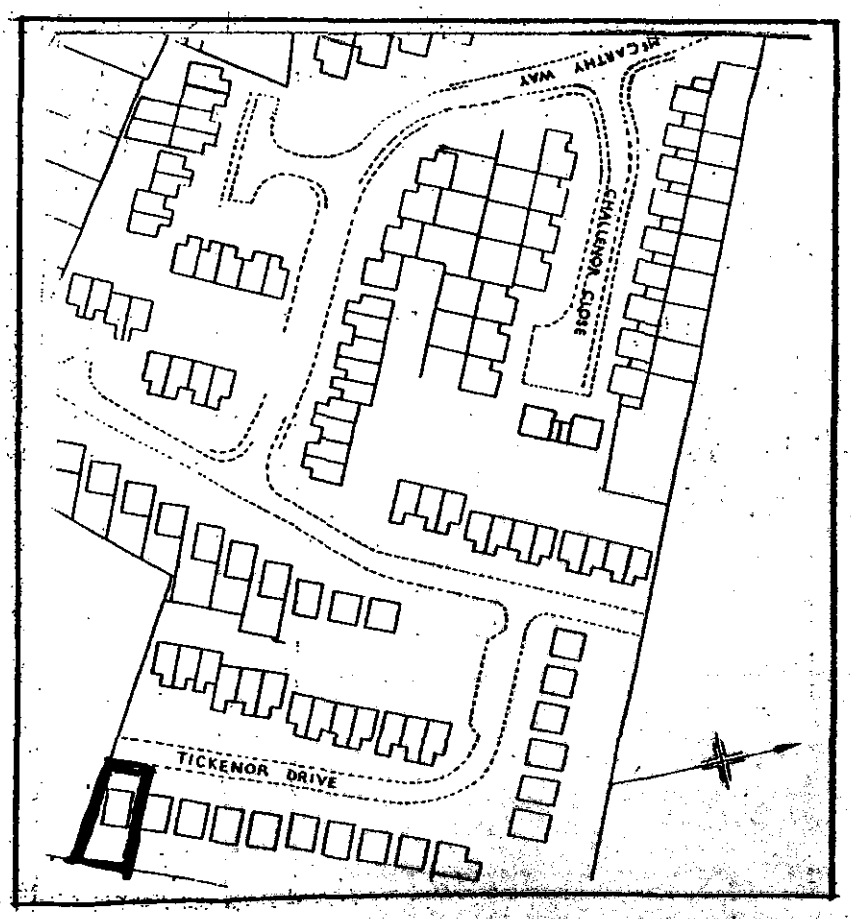
project
33 TICKENOR D
FINCHAMPSTEA
WOKINGHAM BE

client
MS. L. SINCLA

drawing
PROPOSED PL

X:\TICKENOR DRIVE\379\00002-.DW

drawn	scale
RE	1:50
checked	dwg no.
	379



LOCATION PLAN Scale 1:1250