APPLICATION NO:
F/2000/1683

LOCATION:
7 The Village, Finchampstead Wokingham.

APPLICANT:
A Murrell

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Murrell
7 The Village
Finchampstead
Wokingham
Berkshire
RG40 4JT

Application Number: F/2000/1683

Parish: **FINCHAMPSTEAD**

Location: **7, The Village, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form 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.

John Mitchell
Development Control Manager
Date: 14/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1683

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
7, The Village, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

14 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1683

Applicant : A Murrell .

Location : 7, The Village, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 29/06/2000

Date Registered : 12/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 07/08/2000. 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 :
Finchampstead Parish Council : No Objections
Neighbours : No Comments received
Landscape : No Objections

Planning Issues : Planning Policies : 1) SEALP 2) Identified Settlement 3) Area of special Landscape importance
1) Impact on neighbours
2) Impact on street scene.

Application Number: F/2000/1683

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory. Constructed with brick to below window level.

It will be 3.2 metres wide and protrude from the rear elevation via the kitchen area by 2.9 metres. The proposed eaves height of the pitched roof will be 2.3 metres with a ridge height of 3.3 metres. The proposed conservatory is located 6.4 metres away from the western boundary and approximately 3 metres from the eastern boundary.

No. 8, to the west, 2 storey, semi-detached neighbour, main windows at ground and at first floor face rear garden, (south elevation). Due to a 1.8 metre high close-boarded fence on adjacent boundary, the occupants of this property will not be overshadowed or overlooked.

No. 6, to the east, 0.1 m higher, 2 storey, semi-detached house, footprint set slightly back of No. 7, and is positioned 3 metres away behind 1.8 m close boarded fence and garage wall. Due to the boundary treatment and distance away the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The conservatory may be visible from the road, however this will have no significant impact upon visual amenity of the area.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1683
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Mateer
14/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 7 The Village
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1683

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front Oaktree

2. DESCRIPTION OF SURROUNDINGS Mixed use, residential, on Busy main road frontage, playing fields, parish hall, + tennis courts. Semi-detached houses

3. DESCRIPTION OF SITE/BUILDING Shared access at front with No 6.
2 storey, semi detached, extended red brick house, large double garage at rear, dark brown stained windows + door frames, red clay pantile roof,

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Shared access/ driveway with No. 6., to the front, Large double garage at the rear of No 7.

LEVELS — [No. 6., slightly higher.]

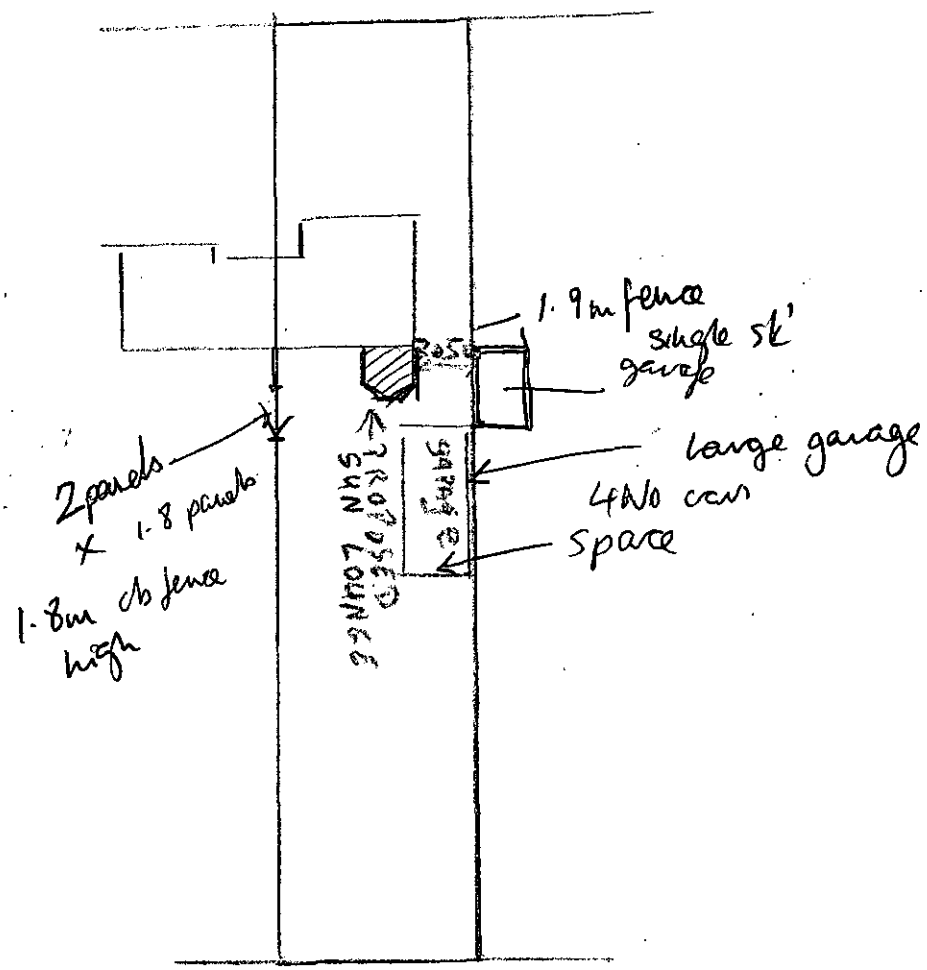
BOUNDARY TREATMENT — No 6., 1.8m high. with single storey garage.

OTHERS — No 8., 2No 1.8m panels extending from rear elev. at 1.8m high then 1m high wire fence continue along entire boundary

Nb No impact on streetscene or VA of area.

N

Site Notes



Site Plan 1:500

	DRAWING 02 D MURRELL
	DATE JUNE 2000 SCALE 1:50
	CLIENT MR A MURRELL

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

Tel: 0118 974 6441

Date: **14 June 2000**

My ref: F/2000/1683

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/1683
7, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1683**
7, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6441

Date: **14 June 2000**

My ref: F/2000/1683

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/2000/1683
7, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1683**
7, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~23 MAY 2000~~ Valid 12 JUN 2000

Officer: AT | Application No. F/2000/1683

Map No. 114 Site ...006...

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

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

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 7 THE VILLAGE

Parish: FINCHAMPSTEAD Ward: Finch. South 14.6.2000

Applicant: MR A MURRELL

Fee Received 95-00 (1) 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	red outline	2/6	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	other side elevation	2/6	✓
6	Floor plans	Plans not drawn properly to scale		
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 : 14:6:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (Area of Special Landscape Importance)	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 .....

NEIGHBOURS:

..... S/N + Village Hall, The Village, Wokingham.
..... 6 & 8 The Village ✓
..... 8, 9 Corfield Close .....
.....
.....
.....
.....
.....
.....

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 12 July, 2000
My ref. AJT/JRM/F/2000/1683
Your ref.

Mr. A Murrell
7, The Village,
Finchampstead,
Wokingham,
Berks,
RG40 4JT.

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 Murrell,

RE: PROPOSED CONSERVATORY – 7, THE VILLAGE, FINCHAMPSTEAD.

I refer to your planning application received on the 12th June 2000 and subsequent meeting with Mr. Thorley on the 27th June 2000.

The above property was a former Council House and was sold under the tenants right to buy Legislation in 1983 .

The conveyance contains a restrictive covenant which prohibits any alteration or extension to the property. Therefore before you start any work you are required to gain permission from the Property Department.

I suggest you contact Sally Lyons on ext. 6714, or write to:
Property Services Department, P. O. Box 157, Shute End, Wokingham. RG40 1WR.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

c.c. Sally Lyons, Property Department

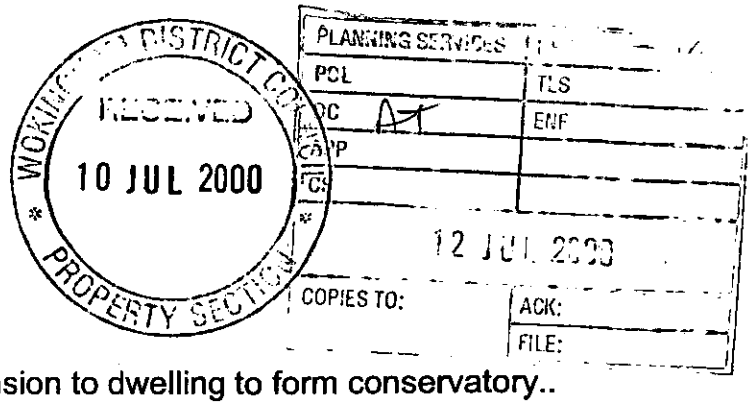
~~To:~~

from: **Property Dept**

TO: ~~From:~~ Andrew Thorley

Date: 06 July 2000

Application Number: F/2000/1683



Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address:
7, The Village, Finchampstead, Wokingham.

Applicant:
A Murrell .

Your observations are required in respect of this application within **7 days** of the above date.

The above property is a former Council House which was sold under Tenants Right to Buy legislation in 1983.

The Council's consent ~~as~~ is required for the proposed extension.

S. Heyes
PROPERTY MANAGEMENT OFFICER

10/7/00.

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 11th July 2000

Location: 7 The Village, Finchampstead

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Application Number: F/2000/1683

In response to your consultation dated 14th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits into the landscape of the locality.

Patricia Green

Patricia Green
Landscape Consultant

FROM: Andrew Thorley

DATE: 14 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1683

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 7, The Village, Finchampstead, Wokingham.

Applicant: A Murrell .

Your observations are required in respect of this application **by 09/07/2000** .

The Parish Council has no objections to this application.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S.Cl

DATE: 26 JUN 2000

Clerk To Finchampstead Parish/Town Council.

12.JUN.2000* 1 CC

ADDRESS 1-9 inc THE VILLAGE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/578/73	W.R.D.C.	Internal alterations to modernise houses	17-9-73	App N/I
PD 183/73	" "	Improvements & modernisations ?		?
BR24484	MR. A. MURRELL No. 7	HALL & CLOAKROOM EXT	17.4.85	APP N/A
37719	No 7 "	2/St & S/St. Ext / PITCHED	21.6.91	CLR
		LOFT ON Ext. GABLES		
BRA 10675	" "	"	15.8.91	APP
99/69700/A	No. 2. Mr & Mrs N. Osler.	2st/s st/r exts + dormer roof	30/6/99	C
FP99/8743	" Mr. & Mrs. Osler	2 St/R Ext.	27.5.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PO. LNR - No. 4 - CONSERVATORY - 2-5-96

DRAINAGE

Environmental Services

For office use only.
Application number: 12.JUN.2000* 160

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	A MURRELL
	Address and postcode	7 THE VILLAGE FINCHAMPSTEAD WOKINGHAM BERKS RG40 4JT
	Phone number	0118 9733412
	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.	7 THE VILLAGE
4	Give brief details of the proposal for example, two storey side extension. About the application	SUN LOUNGE
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 BRICKWORK TO MATCH EXISTING & DARK STAINED TIMBER TO MATCH
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N A
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.

a Murrell 22-5-2000

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

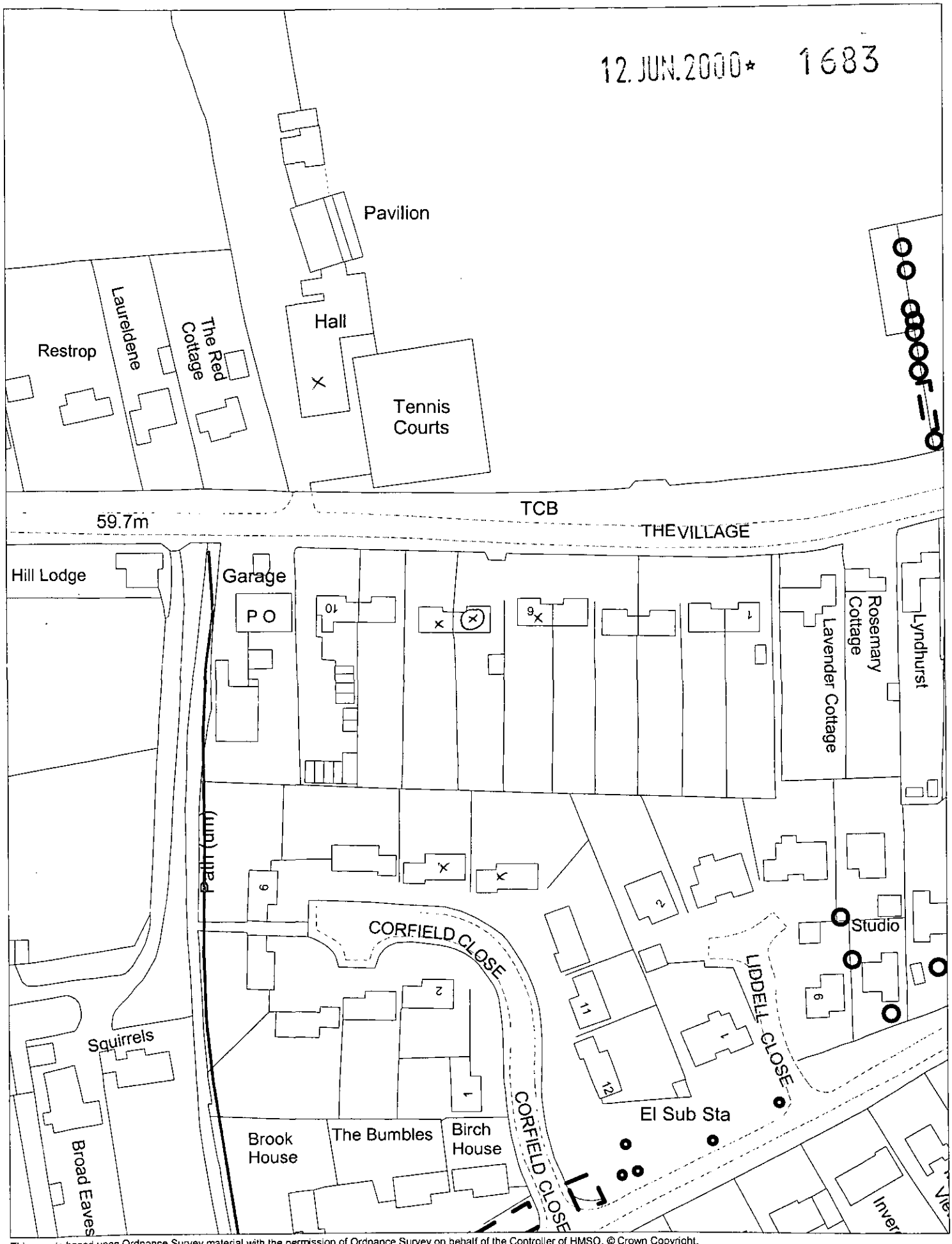
None of the land forms part of an agricultural holding.

Your signature: a Murrell

on behalf of

Date 22-5-2000

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
30 May 2000

Scale: 1 : 1250

N W E S