APPLICATION NO:
**F/2000/1685**

LOCATION:
**22 Maryland, Finchampstead Wokingham.**

APPLICANT:
**Mr Mrs Harker C/O RHD Designs**

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

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

**APPLICATION WILL HAVE EXPIRED ON:**
**31/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Harker**
**C/O RHD Designs**
**39 Albany Road**
**Fleet**
**Hampshire**
**GU13 9PU**

**Application Number: F/2000/1685**

**Parish:** **FINCHAMPSTEAD**

**Location:** **22, Maryland, 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/2000/1685

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

**Location:**
22, Maryland, 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 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**

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2000/1685

**Applicant :** Mr Mrs Harker C/O RHD Designs.

**Location :** 22, Maryland, Finchampstead, Wokingham.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 27/6/2000 |

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

**Date of Site Visit :** 27/6/00

**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 :**

Finchampstead Parish Council: No Objection
Neighbours: None received.

**Planning Issues :** (identified settlement)

1) Impact to neighbours
2) Impact to streetscene.

13/07/2000

Application Number: F/2000/1685

**Appraisal:**

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory. It will be 'L' shaped in design and constructed with brick to below window level.

It will be 5.5 metres wide and protrude from the rear elevation via the lounge area by 4 metres. The proposed eaves height of the pitched roof will be 2.2 metres with a ridge height of 3.2 metres. The rear garden gently slopes downhill in a north easterly direction. This end plot is bounded by a 1.8 metre high close boarded fencing (topped with a 0.6 metre high trellis).

No.20, to the north, detached neighbour, extended to the rear by 4 metres north westwards with a single storey conservatory, positioned approximately 3.5 metres away from the proposal behind a 1.8 metre high close-boarded fence. Proposed conservatory will project a further 1 metre to the rear. Due to the position and distance away the occupants of this property will not be overlooked or overshadowed.

No.21, to the south-west, detached neighbour positioned approximately 14 metres away from the proposal behind a 1.8 metre high close-boarded fence, windows in flank elevation face No. 22. However due to the orientation and distance away the occupants of this property will not be overlooked .

2) Impact on street scene /visual impact.

The materials proposed will match existing and be aesthetically pleasing.
The roof of the conservatory will be seen from the public footpath which runs along the north western boundary of the plot, however this will have no significant impact upon the visual amenity of the area.

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

**Application Number F/2000/1685**
**Conditions/~~Reasons for Refusal~~**

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

14/7/00

# RECORD OF SITE VISIT

SITE ADDRESS: 22 Maryland
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1685

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS Modern type dev. 1980's
Residential, detached 2 storey dwellings, integral garages, in quiet cul-de-sac.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, integral garage, own driveway, yellow brick, brown stained wooden casement windows + doors, brown guttering, dk brown tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — At the rear mature, behind rear boundary not affected by proposal

ACCESS/PARKING — As existing at front + side pd access.

LEVELS — site gently slopes to rear boundary

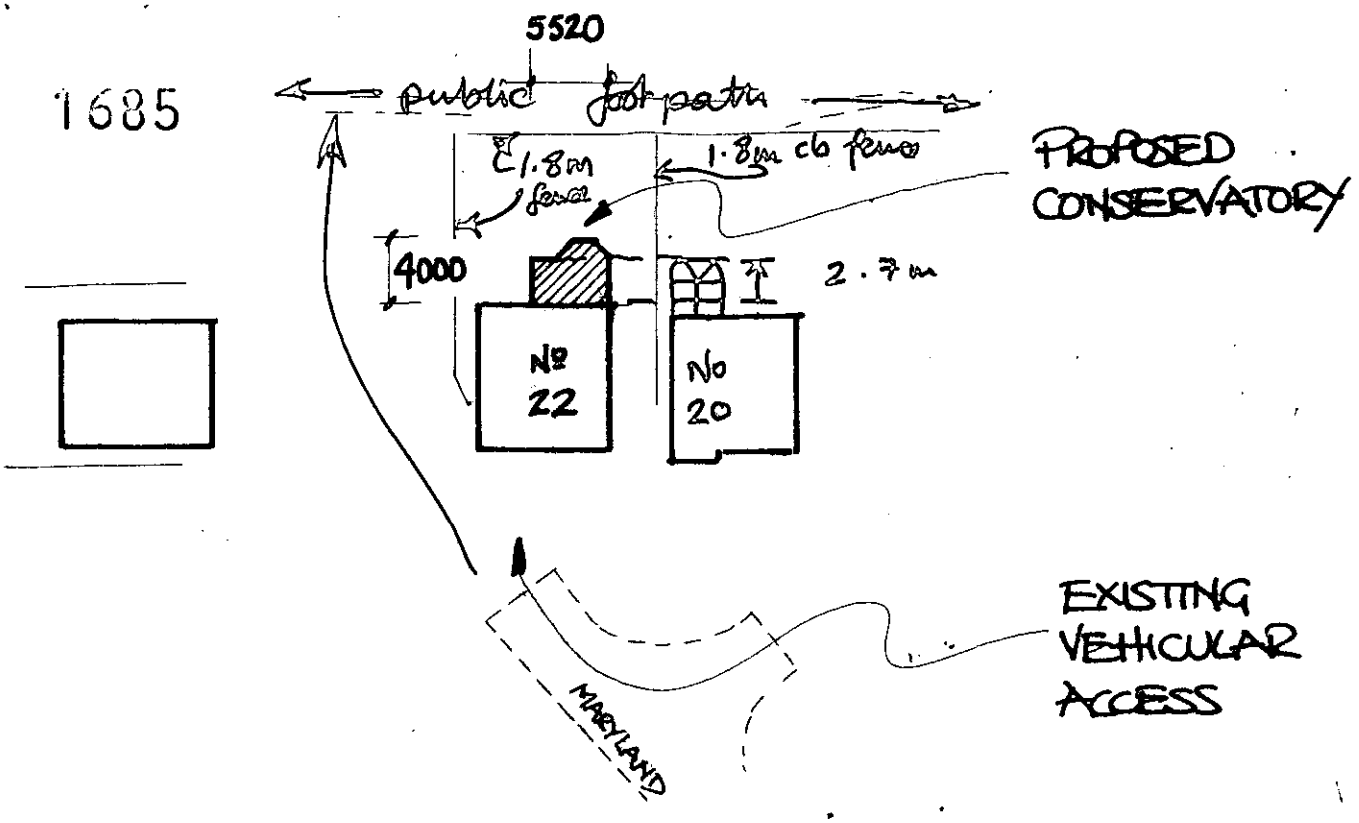
BOUNDARY TREATMENT — No. 20, 1.8m high boundary cb. fence, stepped.

OTHERS — No 24, 2.4m high cb. fence + trellis

— Rear boundary 2.4m cb fence + trellis

Nb No. 20 has a similar sized conservatory on rear elev. (projects by 4m from rear elev').
(1.8 cb fence (2.4 trellis))
0.6m trellis on top

00* 1685




BLOCK PLAN
SCALE :~ 1:500

DELEGATED

| UE | DATE | AMENDMENTS, ETC. | | |
|---|---|---|---|---|
| | MAY 30 '00 | PLANNING APPLICATION | | |
| | | | ROLL № | |

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

Tel: 0118 974 6441

Date: **15 June 2000**

My ref: F/2000/1685

**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/2000/1685**
**22, Maryland, 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/2000/1685**
**22, Maryland, 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: **15 June 2000**

My ref: F/2000/1685

**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/2000/1685**
**22, Maryland, 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/2000/1685**
**22, Maryland, 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: | 05 JUN 2000 |
| Officer: AT | Application No. F/2000/1685 |

**Map No.** 98 Site C.03
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: 22 MARYLAND FINCHAMPSTEAD. 15/6

Parish: ~~BARKHAM~~ Ward: Finchampstead South

Applicant: MR | MRS HARKER

Fee Received 95-00 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 | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

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

**INTERNAL CONSULTATIONS**

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
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 .....

**EXTERNAL CONSULTATIONS**

Adjacent D P A .....
Adjacent Parish BARKHAM ✓ 15/6
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 + 15, 17, 19, 21 + 24 MARYLAND ✓ 15/6

FROM: Andrew Thorley

DATE: 15 June 2000

DELEGATED

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** F/2000/1685

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

**Site Address:** 22, Maryland, Finchampstead, Wokingham.

**Applicant:** Mr Mrs Harker C/O RHD Designs.

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

---

The Parish Council has no objections to this application.

| PLANNING SERVICES | HPT |
|---|---|
| PDL | TLS |
| [illegible] | EAF |
| [illegible] | |
| [illegible] | |
| 26 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

SIGNED: C.S. _____ DATE: _____

Clerk To Finchampstead Parish/Town Council.

Tel. 0118 974 6441

Date: 15 June 2000

Your Ref:

My Ref: Andrew Thorley
F/2000/1685

The Owner/Occupier
24 Maryland
Finchampstead
Berkshire

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 Sir/Madam

**Application Number:** F/2000/1685

**Site Address:** 22, Maryland, Finchampstead Wokingham.

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

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. ***If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.***

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1685** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

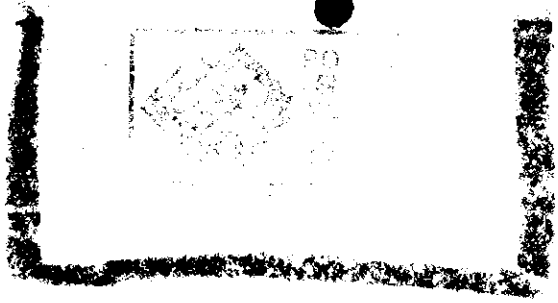
**Please note that all comments made will be open to public inspection.**

Should you have any queries regarding this application please contact the planning officer, **Andrew Thorley**, on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager





Royal Mail

We were unable to deliver this item because

- [ ] addressee has gone away
- [ ] addressee unknown
- [ ] no answer
- [ ] refused
- [ ] address incomplete
- [ ] not called for
- [ ] address inaccessible

no such address in

date 17.6.98 initials

badge number

P3960/97/302543

AT

1764

ADDRESS 22 MARYLAND

PARISH FINCHAMPSTEAD

PLOT No. 17

ORD. SHEET No. SU7965(98)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 14961 | Mr J S Dunne | O/APP Res Dev (10 Acres) | 13-3-81 | N/A Ref |
| 14857 | " | " | 20-10-83 | C/A sub to |
| 21520 | Pecham Homes | Det House + Garage | 31-5-84 | N/A C/ |
| BR 23512 | " | " | 10-10-84 | App N/ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DELEGATED

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conservatory - Bowden - 5/4/00

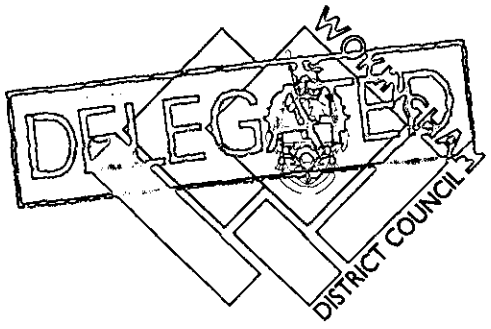
DRAINAGE

05.JUN.2000* 1685

## Environmental Services

For office use only.
Application number: 05.JUN.2006* 1685

# 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 HARKER |
| | Address and postcode | 22 MARYLAND, BARKHAM<br>WOKINGHAM, BERKSHIRE RG40 4PB |
| | Phone number | |
| | Agent's Name | RHD DESIGNS (Richard Harrison) |
| | Address and postcode | 39 ALBANY ROAD,<br>FLEET, HAMPSHIRE GU13 9PU |
| | Phone number | 01252 622897 |
| 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. | 22 MARYLAND, BARKHAM<br>WOKINGHAM, BERKSHIRE RG40 4PB<br>Herewith |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | 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. | White UPVC<br>Glass roof<br>Bricks 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: N/A | Proposed: |
| 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 |
|---|---|---|
| | | |

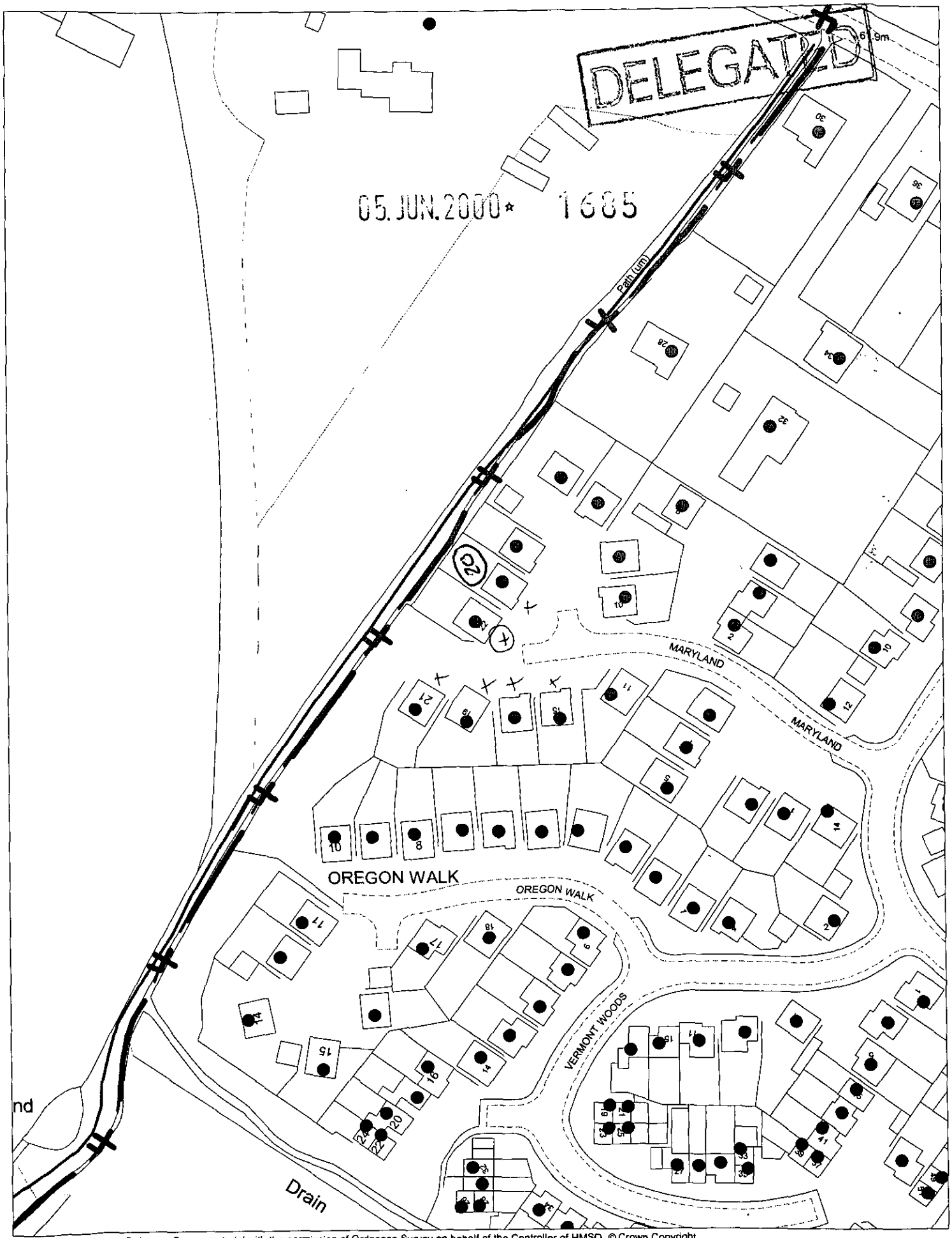
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Applicant

Date 1-6-00

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.
12 June 2000

Scale: 1 : 1250

N
W E
S