APPLICATION NO:
F/2000/0983

LOCATION:
53 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs R Kinch C/O T Neal

PROPOSAL:
Proposed formation of rooms in loft space of dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Kinch
C/O T Neal
52 Victoria Road
ALTON
Hants
GU34 2DF

Application Number: F/2000/0983

Parish: **FINCHAMPSTEAD**

Location: **53 Kiln Ride, Finchampstead, Wokingham**

Proposal: **Proposed formation of rooms in loft space of 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 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: 10 May 2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0983	EV
BUILDING CONTROL NUMBER	FP 2002/3150 South	
APPLICANT/~~AGENT~~	R. Kinch	
ADDRESS OF SITE	53 Kiln Rise [redacted] FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ rec'd 17/3/00
ELEVATIONS	rec'd 28/5/02	— "
FLOOR PLANS	— "	— "

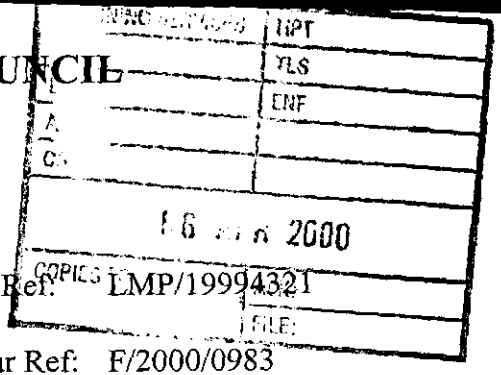
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/5/02.	

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	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Leanne Parlour
Technical Officer (Housing & Pollution)

To: **Elaine Connor**
Planning

My Ref: LMP/19994321

Your Ref: F/2000/0983

Date: 4 April, 2000

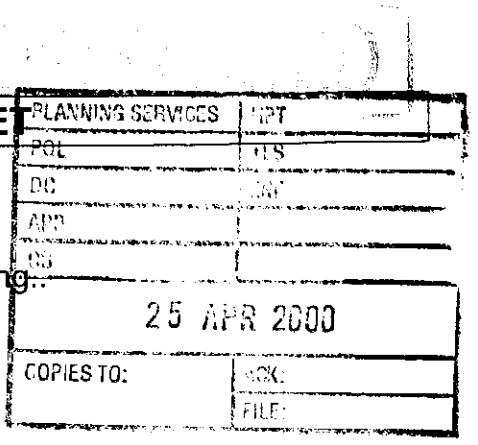
ROOF CONVERSION
53 KILN RIDE FINCHAMPSTEAD

I have no objections to the above proposal.

Leanne Parlour
Technical Officer

FROM: Elaine Connor

DATE: 29 March 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0983

Proposal: Proposed formation of rooms in loft space of dwelling.

Site Address: 53, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs R Kinch C/O T Neal.

Your observations are required in respect of this application **by 22/04/2000** .

The Parish Council has no objections to this application.

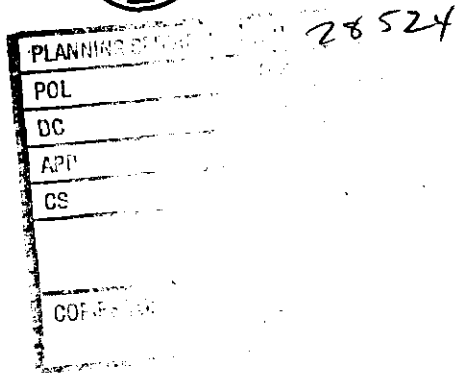
SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

Our ref: SP\2000\001539\001
Your ref: F/2000/0983

Date: 13th April 2000

ENVIRONMENT AGENCY



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

Attention: Elaine Conner

Dear Madam

PROPOSED LOFT CONVERSION AT 53 KILN RIDE, FINCHAMPSTEAD

Thank you for your letter dated 29 March 2000 which was received on 3 April 2000. You are asked to quote the following reference in any correspondence: SU86NW/1/10. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Andy Nixey
Development Planning Officer

Please ask for: Sarah Paxman

cc. T. Neal, 52 Victoria Road, Alton, Hants GU34 2DF

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



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Development Control Section, Environmental Services, Wokingham District Council.

24 March 2000

Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2000/0983

Proposal:
Proposed formation of rooms in loft space of dwelling.

Location:
53, Kiln Ride, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0983

Applicant : Mr & Mrs R Kinch C/O T Neal.

Location : 53, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed formation of rooms in loft space of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 19.4.00

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

ENV. HEALTH :

ENV. AGENCY : No objection

FINCH. PARISH COUNCIL : No objection.

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.
* " " ST. SCENE.

Application Number: F/2000/0983

Appraisal:

Proposal
The application being considered proposes the formation of rooms in the loft space. The proposed loft conversion will have an 'eye brow' dormer window in the front elevation overlooking the high way to the front, and velux windows in each side elevation adjacent to nos. 51 and 55 Kiln Ride.

Impact Upon Neighbouring Properties
The proposal contains two velux windows in the each of the side elevations, overlooking both neighbouring properties. It is not considered that these roof lights will cause any adverse negative impact upon the privacy or amenity of either neighbouring properties.

Impact Upon the Street Scene
It is considered that the proposed front 'eye brow' style dormer window is in keeping with the character of the dwelling, and will not have an adverse negative impact upon the street scene.

RECOMMENDATION: Approval

Application Number F/2000/0983
Conditions/Reasons for Refusal

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

9/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 53 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0983

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.4.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

established residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING

detached bungalow, with long rear garden
set back from main road

4. RELATIONSHIP TO ADJOINING PROPERTIES

no 51 - set back from 53
no 55 - set forward of no. 53 with side dormer extensions
overlooking front of no 55

5. SITE CONSTRAINTS —

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

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

Tel: (0118) 974 6451

Date: **29 March 2000**

My ref: F/2000/0983

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/2000/0983
53, Kiln Ride, Finchampstead, Wokingham.
Proposed formation of rooms in loft space of dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0983**
53, Kiln Ride, Finchampstead, Wokingham.
Proposed formation of rooms in loft space of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **29 March 2000**

My ref: F/2000/0983

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0983**
53, Kiln Ride, Finchampstead, Wokingham.
Proposed formation of rooms in loft space of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 MAR 2000	
Officer: EC	Application No. F/2000/0983

Map No. 97 Site 0:10
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FORMATION OF ROOMS IN LOFT SPACE OF DWELLING

Location: 53 KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.
29.3.2000

Applicant: MR | MRS KINCH

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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 : 29.3.2020 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

.....

.....

NEIGHBOURS: S/N + 51, 51a, 55, 56, 58 + 60 Kiln Ride

.....

.....

.....

.....

.....

.....

.....

.....

.....

3 22 4110 005300

.DDRESS 53 KILN R[redacted]

[redacted]4.86 FINCHAMPSTEAD
[redacted]RISH ~~[illegible]~~

PLOT No. Ex 29. JAMES

ORD. SHEET No. SU.8065 9[illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
696/54	J. E. ROGERS	ADDITIONS & BRICK CLADDING	14.9.54	APP. APP.
13/56	"	BUNGALOW	14.2.56	APP. APP.
814/56	"	STOREROOM ETC AT REAR	13.11.56	N/A APP.
0/95/67	MR. J. CLARIDGE	O/APP. RES. DEV.	18.4.67	N/A REF.
0/6/69	"	" " ON SITE OF	27.1.69	N/A REF.
326/71	SHIRE & CITY DEVS.	O/APP. RES. DEV.	12.8.71	N/A REF.
B/2A/R81/53K	MR. R. KINCH	GARAGE	9.9.82	
22560	"	S/ST. EXTENSION & CHIMNEY	30.1.85	N/A CLA
BR24075	"	"	6.2.85	REF N/A
BR24250	"	EXTENSION & ALTERATIONS	29.3.85	APP N/A
2764	"		12.6.87	CLA
BRA2694	"	LOFT CONV. & ALTS.	12.6.87	APP

98/68109/F

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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 R KINCH

Date 13.3.00.

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

Environmental Services

For office use only.
Application number:

17 MAR 2000* 0983

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 R. KINCH
	Address and postcode	53 KILN RIDE
		WOKINGHAM
		BERKSHIRE
	Phone number	
2	Agent's Name	T. NEAL
	Address and postcode	52 VICTORIA ROAD
		ALTON
		HAMPSHIRE
		GU34 2DF
	Phone number	01420 543732
3	Site	53 KILN RIDE
	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.	WOKINGHAM
		BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOF CONVERSION TO PROVIDE
		THREE BEDROOMS AND ANCILLIARY
		SANITARY ACCOMMODATION
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.	ROOF TILES TO MATCH EXISTING
		PAINTED SOFTWOOD JOINERY
		LEAD FLASHING
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