APPLICATION NO:

F/2002/5902

LOCATION:
Laureldene The Village, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs M McLean C/O Colin Dawson & Associates

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

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Helen Pollock**

1020

02

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M McLean
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: F/2002/5902

Parish: **FINCHAMPSTEAD**

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

Proposal: **Proposed two storey rear extension to dwelling and single storey rear extension 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of additional native planting along the rear boundary of the property. The scheme shall include indications of all existing trees and hedgerows, as well as the proposed planting. The approved landscaping scheme shall be implemented as approved.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

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

Berkshire Structure Plan Policies C2 and C8.
South East Area Local Plan Policies SC19, SC3, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WLL2, WCC1 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 09/04/2002

Notice checked by: _____

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

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 26th June 2002
My ref: LS/F/2002/5902

Mr C Dawson
Colin Dawson and Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
Rg10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Dawson

RE: CONDITION 3 OF CONSENT F/2002/5902 – LAURELDENE, THE VILLAGE, FINCHAMPSTEAD.

I refer to your letter and plans received on the 14th June 2002, with reference to the above.

After consultation with our Landscape Architect, I can confirm that the site plan submitted showing the existing vegetation is sufficient to satisfy condition 3.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 25 June 2002

Location:	Laureldene, The Village, Finchampstead
Proposal:	Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
Application Number:	F/2002/5902

In response to your informal consultation dated 17 June 2002 for the above application, the landscape comments are as follows:

After further discussion with Mr Dawson regarding the landscape condition, it was agreed that the information provided on the site plan showing the existing vegetation is acceptable to satisfy the condition.

Catherine Brimble

Catherine Brimble
Landscape Architect

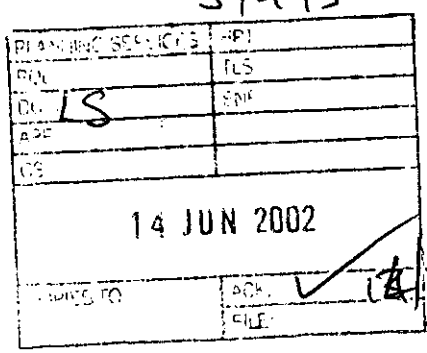
13/7

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

S7475



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms H Pollock

Our Ref; CED/BK/640
13th June 2002

Dear Sir

RE; PLANNING APPLICATION F/2002/5902
LAURELDENE, THE VILLAGE, FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE

I refer to Condition 3 imposed upon the above Planning Consent requiring a scheme for additional native planting along the rear boundary of the property to be submitted and approved by yourselves prior to the development being undertaken.

I enclose a site location plan with existing trees and hedges marked on together with trees located on land to the rear of my client's property. The trees on the adjacent site have a marked impact on the rear boundary of application site.

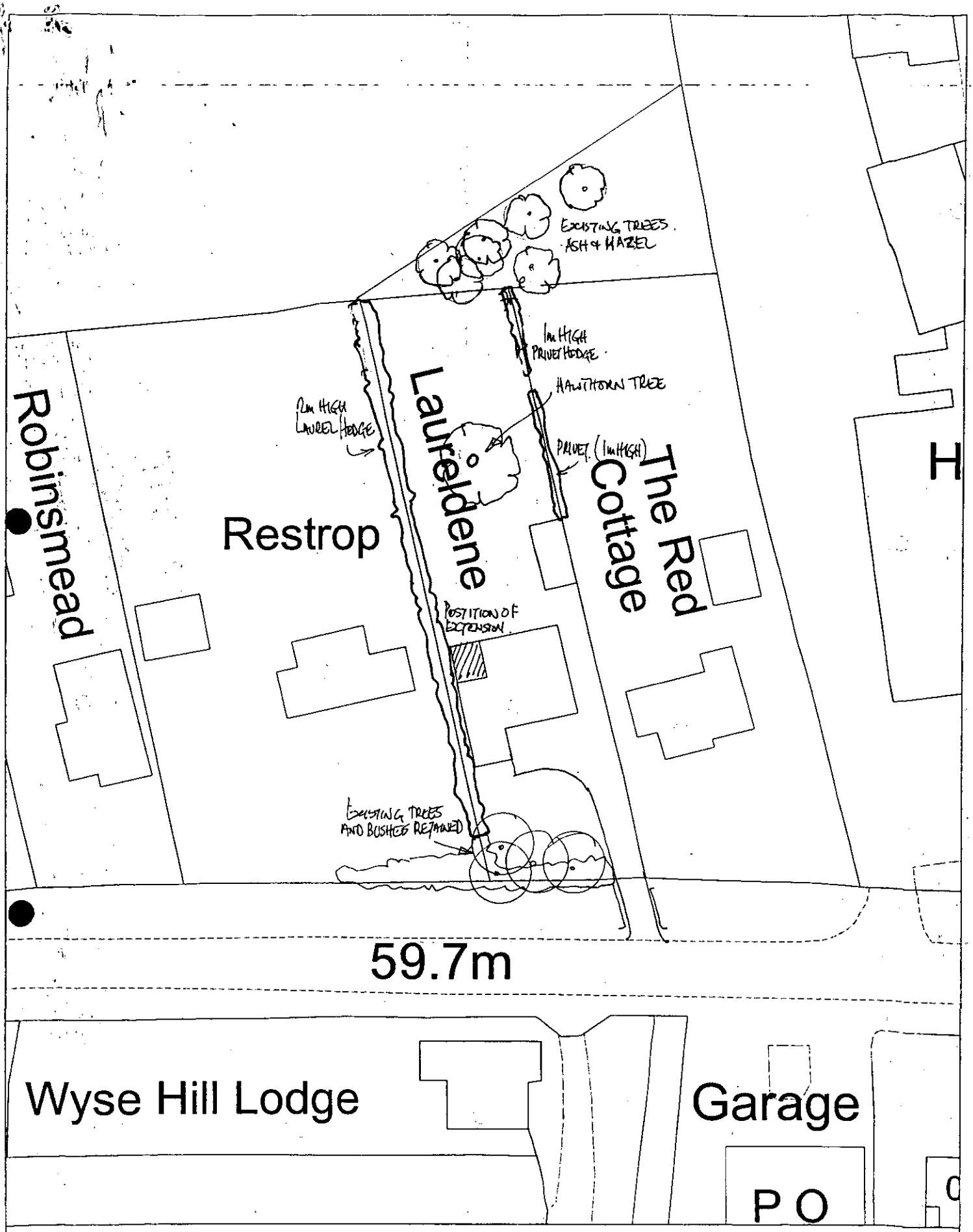
My client feels that the existing trees and hedges on and about the site give good and adequate screening and feel that any additional trees are unnecessary.

The nature of the development is modest and this requirement to provide additional planting to the rear boundary some 36 metres away will destroy the views over the countryside that my clients currently enjoy.

I would be pleased if you could accept this request and confirm accordingly.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Enc;



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 21 September 2001

N W E S

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

Tel. **0118 974 6480** (Direct Line)
Fax. (0118) 974 6484
Email. Helen Pollock@wokingham.gov.uk
Date June 14, 2002
My ref.
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs M McLean
C/O Colin Dawson & Associates
1
Malvern Way
Twyford
Berks
RG10 9PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Address of Site: Laureldene, The Village, Finchampstead, Wokingham.

Application No: F/2002/5902

I refer to your recent submission seeking approval of condition 03 - rear boundary treatment, as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Development Control Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5902	HP
BUILDING CONTROL NUMBER	FP 2002/3067 South	
~~APPLICANT~~/AGENT	Colin Dawson Ass.	
ADDRESS OF SITE	Laureldene The Village FARNHAM/SURREY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + s/s rear conservatory - DC only	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 640 02B	D640 02A
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/8/02	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5902

Applicant : Mr/Mrs M McLean C/O Colin Dawson & Associates

Location : Laureldene, The Village, Finchampstead, Wokingham.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		04/04

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 10/04/2002. 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: no objection

Landscape : No objection, suggest additional native planting along rear boundary to help visually enclose site

Cllr. Long: large ext. in special area of the village, parking?, removal of trees – I have confirmed to Cllr. Long there is adequate parking, no trees would have to be removed + that is recommended. Cllr. satisfied with that.

Planning Issues :

ASU

Rural

No previous extensions.

Ground floor proposed =

$4.2 \times 3.3 = 13.86m^2$

$5.8 \times 3.3 = 19.14m^2$

$1.8 \times 1.8 = 3.24m^2$

$= 36.24 - 1.44 = \underline{34.8m^2}$ – TOTAL Proposed ground floor area.

$-\frac{1.2 \times 1.2}{2} = 0.72 \times 2$

$= 1.44m^2$

Courners of Con. to be '-' from Total.

first floor proposed =

$4.2 \times 3.3 = \underline{13.86m^2}$

Total proposed extensions = $34.8 + 13.86 = \underline{48.66m^2}$

Original hse =

$10.9 \times 5.5 = 59.95m^2$

$6.7 \times 3.3 = 22.11m^2$

$4.5 \times 3 = 13.5m^2$

Total ground floor area = $\underline{95.56m^2}$

first floor area same as ground floor area ∴ Total original floor area

$= 95.56 + 95.56 = \underline{191.12m^2}$

The proposed extension ∴ represents a $\underline{25.46}$% ↑ on original

Application Number: F/2002/5902

Appraisal :

The proposed extension is a two storey rear extension, infilling an existing area to the rear west of the property to form a dining room + allow for internal re-arrangements @ ground floor level + to extend the 3rd + 4th bedrooms @ 1st floor level. The proposal also involves the erection of a single storey rear extension to form a conservatory.

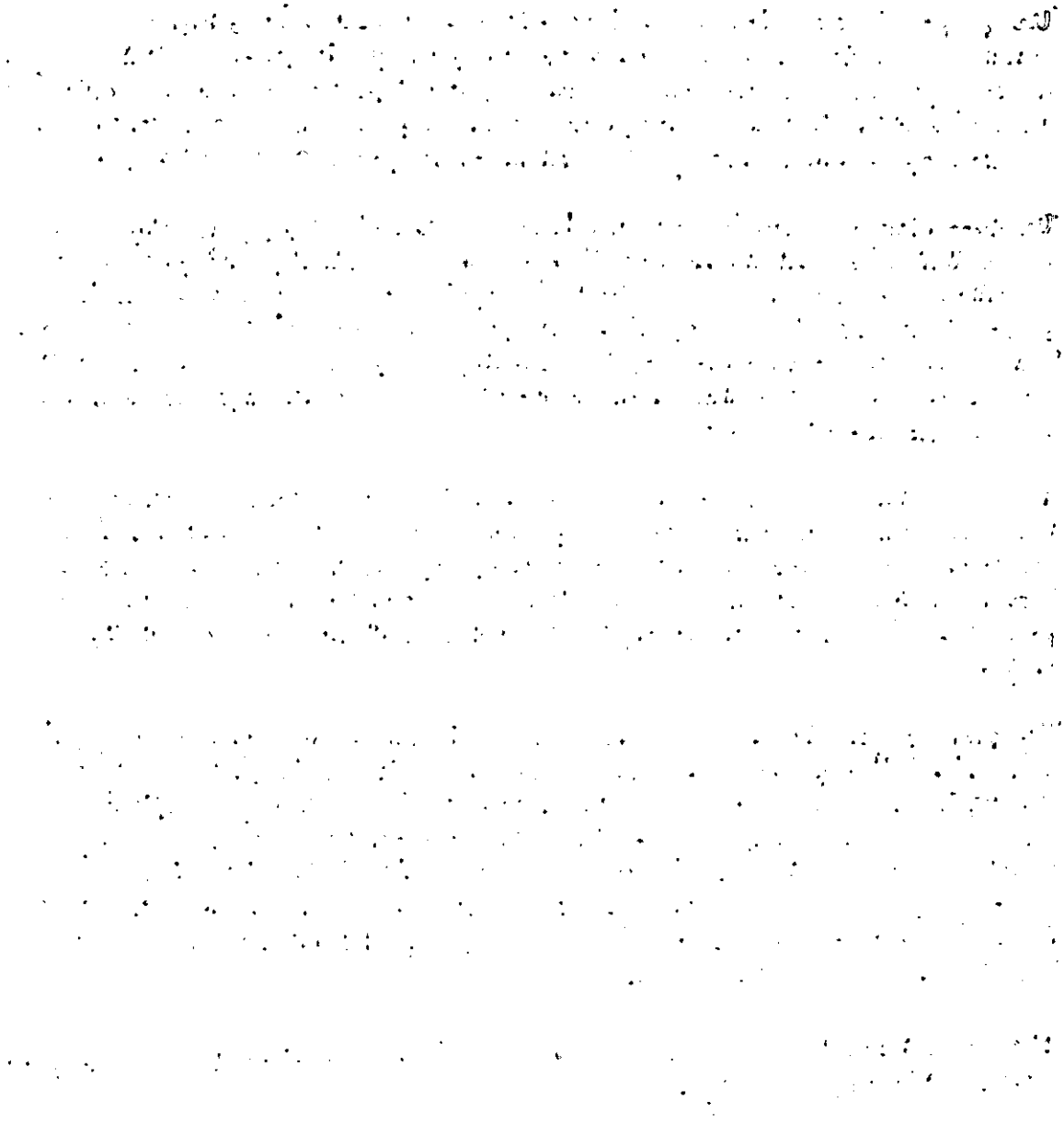
The two storey extension would have a hipped roof, following the same line as existing. ~~[illegible]~~ The existing 1st floor rear elevation has two small pitched roofed dormer windows, it is proposed to extend one of these to form a new window to the extended bedroom. The continuation of the existing roof slope means that the proposals have very little bulk + would have no significant impact to the neighbouring property.

Three additional windows are proposed in the west elevation + the conservatory (a solid wall is proposed to the west elevation). These windows will not result in overlooking of 'Restrop' to the west as there is a 1.75m local hedge along the boundary between the two properties (the two windows, in the original section of the building are p.d).

The property is located in an area designated as both Countryside + ASLI. The proposals represent a 25% ↑ in floor area over the original and much of the extension is actually infilling an area of the existing use. Only the conservatory would be a whole new addition. Views into the site are very limited + can only be had from the open fields to the rear. It is not considered that the proposals would have any significat impact upon the character of the area.

No additional bedrooms are proposed + there will be no impact upon highway safety.

Recomendation : Approval: ☑ **Refusal** ☐
(tick appropriate box)



Application Number F/2002/5902
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			No development shall take place until there has been submitted to + approved in writing by the LPA a scheme of additional native planting along the rear boundary of the property. The scheme shall include indications of all existing trees + Hedgerows, as well as the proposed planting. The approved landscaping scheme shall be implemented prior to the occupation of any of the extension hereby approved + retained as approved
		R150	
4.	C151	R151	
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC19, SC3, SBE1, SBE2			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WLL2, WCC1, WCC7.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C8			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. T. E. Watson
(Development Control Manager)

Date: 9.4.2002

3m holly hedge to front boundary.

Neighbouring property to right sat almost entirely forward of the front building line of Lauredene ∴ no impact.

detached single garage → with pitched roof ≃ 3m from existing rear building line of Lauredene

Open fields to rear.

~~- neighbour to left sits almost entirely behind existing rear building line of~~

neighbour to left begins parallel with existing rear building line of area to be infilled. (Restrop)

≃ 1.5m to boundary (left) + 1.5m to next property. (Restrop)

Restrop has 1 1st floor dormer window overlooking Lauredene Obscure glazing + beyond rear building line of 2 storey section.

3 windows + 2 doors also facing Lauredene from Restrop.

---

2 new dormer windows existing.

Pitch shallow - little new impact.

1.75m shrubbery boral hedge along boundary with Restrop.

Prob. ok - do calcs.

RECORD OF SITE VISIT

SITE ADDRESS: Laureldene The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5902

OFFICER: Helen Pollock

DATE OF SITE VISIT: 04/04

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front face

2. DESCRIPTION OF SURROUNDINGS

Semi rural along busy rd.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 4 March 2002

Location:	Laureldene, The Village, Finchampstead
Proposal:	Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
Application Number:	F/2002/5902

In response to your consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as an ASLI. No large trees within the garden will be affected by the proposals. There will only be limited long distance views to the site, which are partially restricted by existing vegetation, from the north and the wider ASLI, from the public rights of way to the north. Views into the site can be gained from the community hall car park but this is seen in the context of the adjacent houses, gardens and existing garage within the site. I therefore have no objection to the proposals, as I do not consider them to be visually detrimental on the wider landscape and ASLI designation.

I would suggest that the rear boundary of the garden adjacent to open countryside is strengthened by additional native planting to help to visually enclose the site. The applicant will need to provide details of any new planting within the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Helen Pollock

DELEGATED

DATE: 20 February 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5902

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

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

Applicant: Mr/Mrs M McLean C/O Colin Dawson & Associates.

Your observations are required in respect of this application **by 16/03/2002** .

11 MAR 2002

ACK
FILE

The Parish Council has no objections to this application.

SIGNED: C.S. Clk

DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

**********FILE-COPY**********

Tel: 0118 974 6480

Date: **20 February 2002**

My ref: F/2002/5902

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5902
Laureldene, The Village, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5902**
Laureldene, The Village, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension 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 6480

Date: **20 February 2002**

My ref: F/2002/5902

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5902**
Laureldene, The Village, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension 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**********

Received by Wokingham District Council

Application No: F/2002/5902

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

Location:
Laureldene, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5902 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 February 2002

Tel: 0118 974 6480

Date: **20 February 2002**

My ref: F/2002/5902

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Dear Councillor

Application Number: F/2002/5902
Laureldene, The Village, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension 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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2002/5902**
Laureldene, The Village, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
Contact Mrs Long for Approval.

Signed: _____ Date: _____
Councillor Long

Helen Pollock.
this is a very large extension in a special area of the Village - parking spaces? does this mean removing tree cover?

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/5902	Map No.: 114
Case Officer : HP	Site Area : 0 09
Valid Date : 13 FEB 2002	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Location : Laureldene, , Finchampstead, Wokingham.

Parish : FI Ward : FIS 20/2/02 JB

Applicant : Mr/Mrs M McLean C/O Colin Dawson & Associates.

Fee Required: £95 Fee Received: £95 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 20/2/02 JB

Building Control

Heritage (Harold Sanders)

Landscape ✓ Area of special Landscape Importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(Rural Area Countryside)

NEIGHBOURS

S/N + See map

Pre-app attached.

18 FEB 2002 5902

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Tuesday, 05 February 2002

Dear Sir or Madam

RE; LAURELDENE, THE VILLAGE, FINCHAMPSTEAD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

5902

Environmental Services

For office use only.
Application number: 5902

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 Address and postcode Phone number	Mr & Mrs M McLean Laureldene, The Village, Finchampstead Wokingham, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	~~Laureldene, The Village, Finchampstead, Wokingham, Berks~~
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey rear extension and single storey conservatory 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 facing bricks to match existing~~ ~~Dark stained timber windows to match~~ existing Red plain 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs M McLean

Date 05/02/02

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

LAURELDENE
ADDRESS land between 'The Red Cottage' and ~~SOE~~ PARISH Finch

PLOT No. 'Restrop' ~~Fleet Lane~~ (~~[illegible]~~) ORD. SHEET No.

BUILDER THE VILLAGE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05282	Dr I J Hossack	dwelling house	30.9.76	– C/A
05569	MR R.D. NASH	O/APP. BUNGALOW	25.11.76	N/A REF.
06354	MR A. ARKERDIKE	DET. HOUSE & GARAGE	12.5.77	N/A REF.
06745	"	" "	4.8.77	N/A C/A
BR 7164	"	" "	11.10.77	APP. N/A

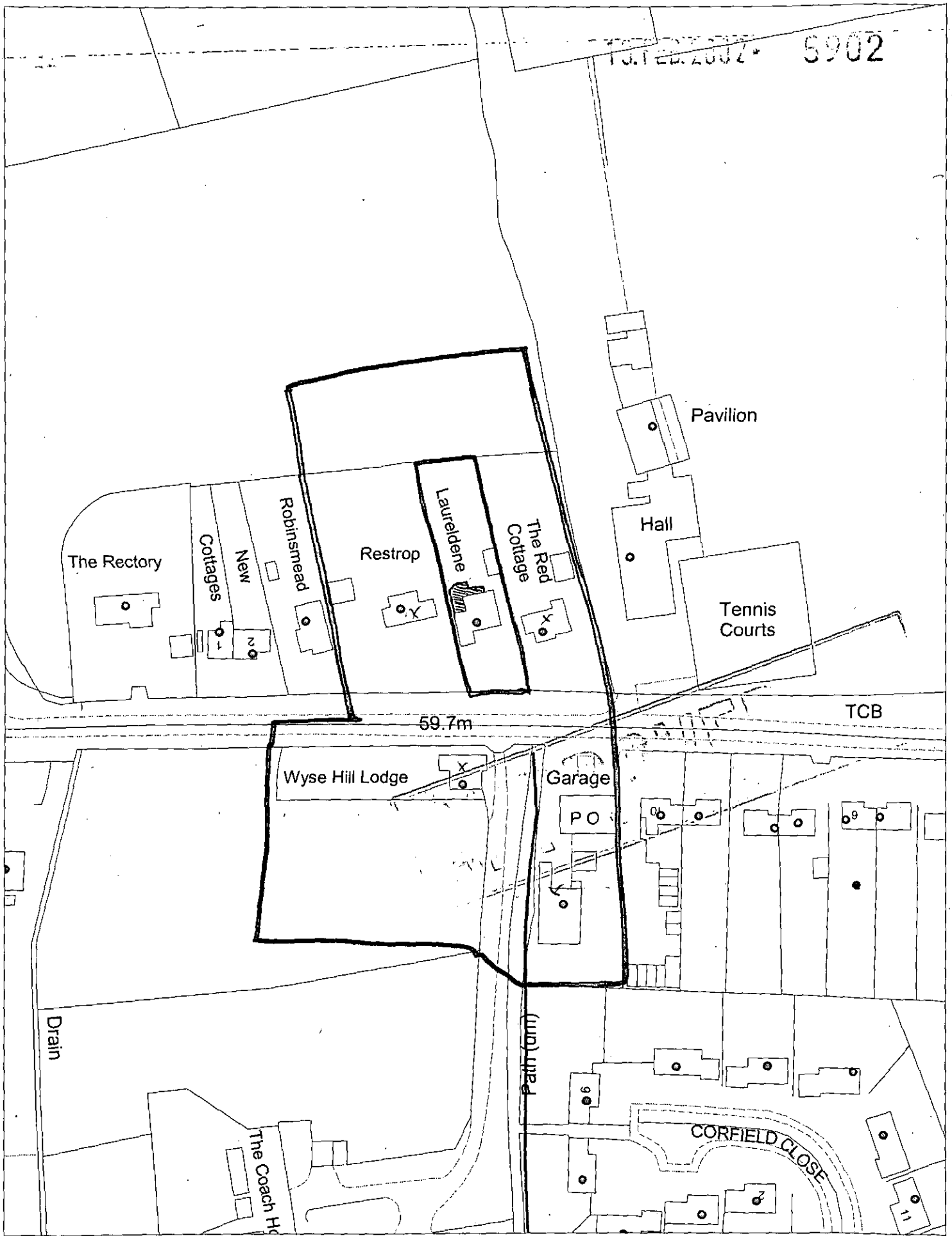
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002 Scale: 1 : 1250

N W E S