APPLICATION NO:
F/2000/1809

LOCATION:
2 Shenstone Close, Finchampstead Wokingham.

APPLICANT:
Dr J A B Whiteside C/O M J Rickard

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 16/08/2000

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr J A B Whiteside
C/O M J Rickard
1
Shenstone Close
Wokingham
Berkshire
RG40 3PS

Application Number: F/2000/1809

Parish: **FINCHAMPSTEAD**

Location: **2, Shenstone Close, Finchampstead, Wokingham.**

Proposal: **Proposed first floor side extension to 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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

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 OS1 and EN1.
   South East Area Local Plan Policies STV1, SBE14 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 30 June 2000

Application Number: F/2000/1809

Proposal: Proposed first floor side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
2, Shenstone Close, Finchampstead, Wokingham.

Applicant:
Dr J A B Whiteside C/O M J Rickard.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC:23 (INSERT: Garaging & Parking)

SC:06

Signed: _____ **Print name:** Stephanie Knowles

FROM: Elaine Connor

DATE: 30 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PCL	
DC	
APP	
CS	
17 JUL 2000	
COPIES TO:	ACK:

Application Number: F/2000/1809

Proposal: Proposed first floor side extension to dwelling..

Site Address: 2, Shenstone Close, Finchampstead, Wokingham.

Applicant: Dr J A B Whiteside C/O M J Rickard.

Your observations are required in respect of this application **by 24/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 6 JUL 2000

Clerk To Finchampstead Parish/Town Council.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1809	EV.
BUILDING CONTROL NUMBER.	FP 2001/1966	
APPLICANT/AGENT	M J. Rickard	
ADDRESS OF SITE	2 Shenstone Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	First floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	recd 8/6/01	recd 21/6/00
FLOOR PLANS	plans file for 1 Shenstone Close	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	08/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Elevations - None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	30/8/01	

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	

Received by Wokingham District Council

Application No: F/2000/1809

Proposal:
Proposed first floor side extension to dwelling.

Location:
2, Shenstone Close, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

30 June 2000

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

Tel: (0118) 974 6451

Date: **30 June 2000**

My ref: F/2000/1809

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/2000/1809
2, Shenstone Close, Finchampstead, Wokingham.
Proposed first floor side extension to 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1809**
2, Shenstone Close, Finchampstead, Wokingham.
Proposed first floor side extension to 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: **30 June 2000**

My ref: F/2000/1809

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1809**
2, Shenstone Close, Finchampstead, Wokingham.
Proposed first floor side extension to 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**********

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1809

Applicant : Dr J A B Whiteside C/O M J Rickard.

Location : 2, Shenstone Close, Finchampstead, Wokingham.

Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 16/08/2000. 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 :

P. COUNCIL: NO OBJECTIONS.

HIGHWAYS: recommend cond. SC23 (SR06) 'Park. & gar.'

Planning Issues : IDENTIFIED SETTLEMENT.

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

Application Number: F/2000/1809

Appraisal:

The application being considered proposes a first floor side extension over the existing attached double garage to provide an additional bedroom with ensuite bathroom. The proposed extension is similar to one recently granted permission on the neighouring property, no 1 Shenstone Close.

Impact Upon Neigbouring properties
The proposed first floor extension will have one dormer window on its front elevation and a roof light in the side and rear elevations. The rooflights will face the rear gardens of no.1 Shenstone Close and no.16 Kiln Ride. However, it is not considered that either will overlook these neighbouring dwellings.
It is not considered that the proposed extension will have an adverse negative impact upon the living conditions of neighbouring residents.

Impact upon the Street scene
The proposed extension over the existing garage, which is set back from the front of the main dwelling by approx. 0.9m, will have a hipped roof design which slopes away from the front of the dwelling. The roof will also be hipped along its side and will have a ridge height approx. 2.2m less than that of the main dwelling.
Given this design and the fact that no.2 is set back behind no.1, it is considered that the extension will not appear obstrusive in the street scene. The proposed extension will be in keeping with the character of the dwelling and is therefore, not considered to have an adverse negative impact upon the street scene.

RECOMMENDATION: conditional approval

Application Number F/2000/1809
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SE23	SR06	INS: 'Parking & garaging'
1	C001	R001	
2	C014	R014	
	N16	BSP	~~Policies?~~ OS1, EN1
		SEALP	STV1, SBE1 & SBE2.
		WDLP	WOS2, WOS3 & WBE1.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Shenstone Close Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1809

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
Cul-de-sac located off Kiln Ride
small development of 7 houses of similar design

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling with attached x2 garage
set back from no.1 & forward of no. 3

4. RELATIONSHIP TO ADJOINING PROPERTIES
open-plan estate - garages of no. 2 & no. 1 located between dwellings.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 2000	Map No. 99 Site 0.06
Officer: ~~NAB~~ LC Application No. F/2000/1809	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 2 SHENSTONE CLOSE

Parish: ~~WOKINGHAM~~ Finchampstead Ward: Finch North, 30.6.2000

Applicant: DR WHITESIDE

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

(3)

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 : 30.6.2000 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 : .....
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:

✓

SIN + 1, 3, 4, 5 + 6 Shenstone Close

16 Kiln Ride

~~PLOT~~ 2, SHENSTONE CLOSE (FINCHAMPSTEAD ROAD) FINCHAMPSTEAD 1.4-86

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/10/71	8328X	3.5.71	Detached house and garage (B/0/39/70 refers)	14.7.710			
	BR15271		1st FLOOR EXTENSION (AR & MRS WHITEBRIDGE)		1.7.80R		
13834			" "	28.8.80 C/A			
	BR22502		REAR "	~~[illegible]~~	25.4.84 APP		



Environmental Services

For office use only.
Application number: 21 JUN 2000* 1809

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	DR J A B WHITESIDE
	Address and postcode	2 SHENSTONE CLOSE WOKINGHAM BERKSHIRE RG 40 3PS
	Phone number	
	Agent's Name	M J RICHARD
	Address and postcode	1 SHENSTONE CLOSE WOKINGHAM BERKSHIRE RG 40 3PS
	Phone number	01189 776046
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.	2 SHENSTONE CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR EXTENSION OVER EXISTING GARAGE TO PROVIDE 1 BEDROOM AND BATHROOM
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.	REDLAND ANTIQUE RED TILES AND LBC SAND FACED BRICK REAR WALL 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 ☑ 6 CAR SPACES ALREADY AVAILABLE

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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

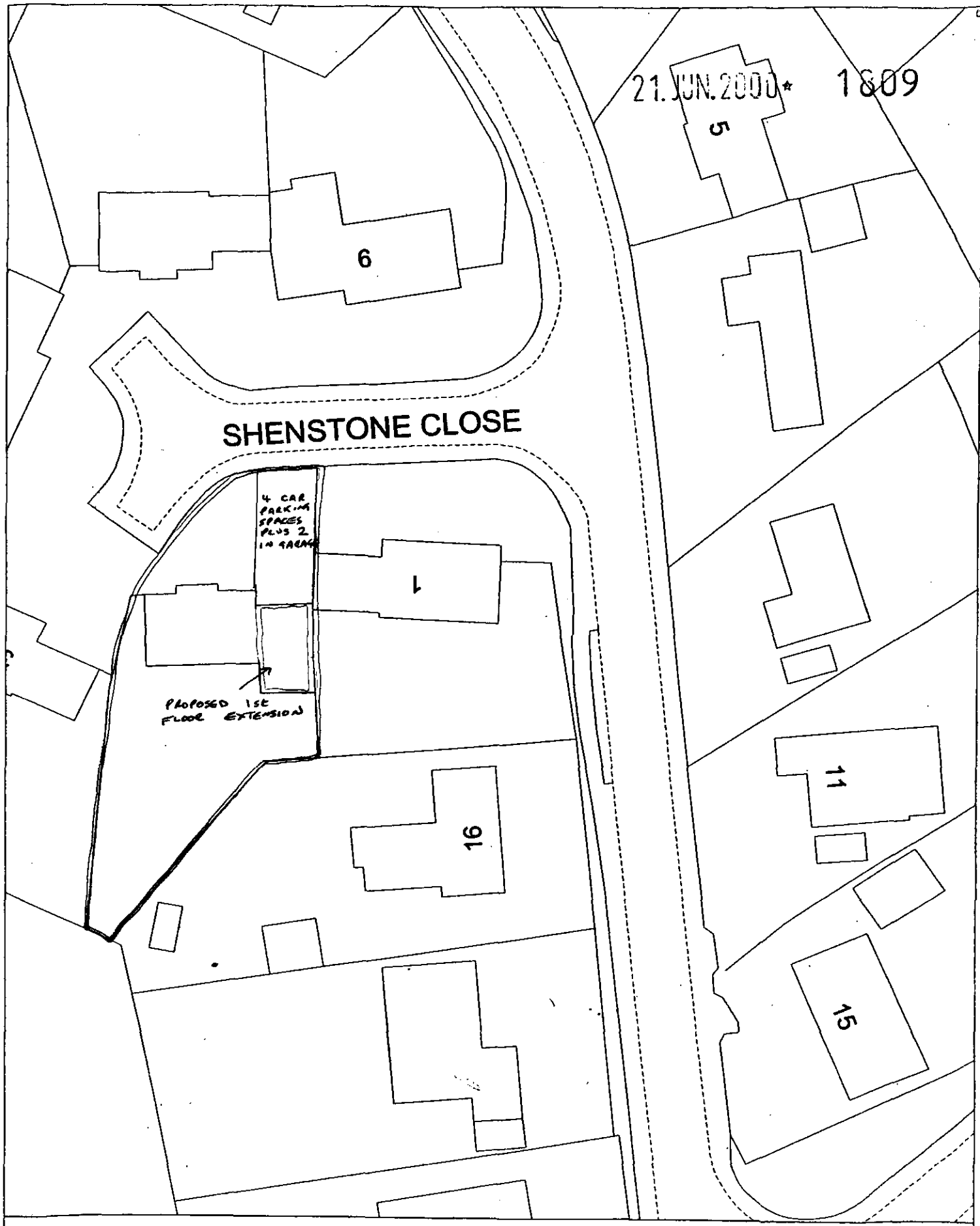
None of the land forms part of an agricultural holding.

Your signature: m J Rhead

on behalf of DR WHITESIDE

Date 14/6/00

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



Site Plan, Scale: 1 to 500

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Date: 26 November 1999

N W E S