APPLICATION NO:
F/2000/1235

LOCATION:
34 Manor Park Drive, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Whittaker C/O W M Graham Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Whittaker
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2000/1235

Parish: **FINCHAMPSTEAD**

Location: **34, Manor Park Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear 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 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: 06/06/2000

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	1235	EC
BUILDING CONTROL NUMBER.	AP2000/0834.	Brain
~~APPLICANT~~/AGENT	J M Graham + Associates	
ADDRESS OF SITE	34. Manor Park Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2279 02B	2279 02A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/7/00.	

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	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 4 August, 2000
My ref. BC/DC/2000/1235

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

Mr & Mrs C Whittaker
c/o W M Graham Associates
1 Rectory Road
Wokingham
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/1235
SITE: 34 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1235 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

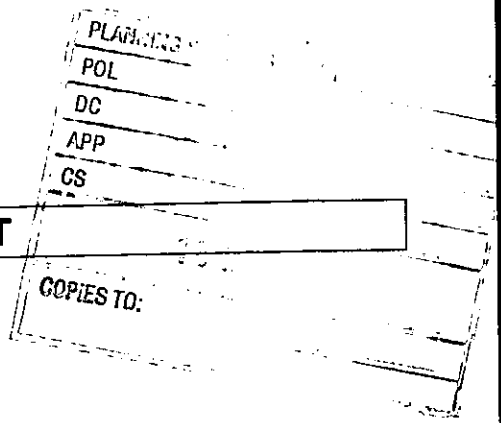
If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

FROM: Elaine Connor

DATE: 28 April 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1235

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 34, Manor Park Drive, Finchampstead, Wokingham.

Applicant: Mr Mrs Whittaker C/O W M Graham Associates.

Your observations are required in respect of this application **by 22/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clay DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

ADDRESS 34 MANOR PARK DRIVE PARISH FINCHAMPSTEAD

PLOT No. 28 ORD. SHEET No. 24 7864 7964

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
20924	CALA HOMES	O/L.	8.3.84	CA
23359	"	DET. HOUSE & GARAGE	26.4.85	CA
BR2482A	"	"	25.6.85	APP
	13 APR 2000	1235		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

Tel: (0118) 974 6451

Date: **28 April 2000**

My ref: F/2000/1235

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/2000/1235
34, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1235**
34, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
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 6451

Date: ***28 April 2000***

My ref: F/2000/1235

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
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Head of Planning and Transportation

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Case officer: **Elaine Connor** Application Number: **F/2000/1235**
34, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
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/2000/1235

Proposal:
Proposed single storey rear extension to dwelling.

Location:
34, Manor Park Drive, 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 22/05/2000. 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/2000/1235

Applicant : Mr Mrs Whittaker C/O W M Graham Associates.

Location : 34, Manor Park Drive, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

FINCH. P. COUNCIL: NO OBJECTION

Planning Issues :

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

Application Number: F/2000/1235
PROP: S.ST. REAR EXT.
Appraisal :

IMPACT UPON ST. SCENE:

The application being considered is for a single storey rear extension, located between the existing integral garage & kitchen, to provide an area of approx 4.86 m^2. The proposed extension would stand at approx. 3.5m to the ridge height.

The proposed extension would be approx. 3.1m back from the side boundary of the property, adjacent to the main road. Along this boundary is a 1.8m close boarded fence. It is not considered that the proposed development will have an adverse neg. impact upon the street scene or any neighb. property.

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

Application Number F/2000/1235
Conditions/Reasons for Refusal

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

John Hutchen
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 34 Manor Park Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1235

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
modern residential area.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling w. dowble integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a
1.8m wall along side bound. adj. to h/way

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 APR

Officer: EC [redacted] | Application No. F/2000/1235

Map No. 106 Site 0.00

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 34 MANOR PARK DRIVE 2814

Parish: WOKINGHAM Ward: Finchampstead South

Applicant: MR/MRS WHITTAKER

Fee Received 95-00 (2) 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 : 28.14..... 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 + 36 + 46 + 11 manor Park Drive
1 Brianwood

ADDRESS 34 Manor Park Drive PARISH Finchampstead

PLOT No. 28 ORD. SHEET No. 24 7864 7964

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
20924	Cala Homes	O/L.	8.3.84	C
23359	"	Det. House & Garage	24.4.85	C
BR2482A	"	"	25.6.85	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 13.APR.2000* 1255

DRAINAGE

091074

1933

Recd 2.00 pm 12400

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2279/wmg/cm

11 April 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

34 MANOR PARK DRIVE WOKINGHAM

Please find enclosed a completed Town Planning application for the abvoe property comprising the following:-

a) Householder Planning application including Certificate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2279 - 01 & 02A

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

13.APR.2000* 1235

13.APR.2000* 1235

Environmental Services

For office use only.
Application number: 13.APR.2000* 1235

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 C WHITTAKER
	Address and postcode	34 MANOR PARK DRIVE WOKINGHAM RG40 4XE
	Phone number	0118 973 2631
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	34 MANOR PARK DRIVE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	INTERNAL ALTERATION TO KITCHEN AND PROVISION OF A SINGLE STOREY UTILITY ROOM
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 ☐ NON AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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: 5	Proposed: No change
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.	£95.00	
	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

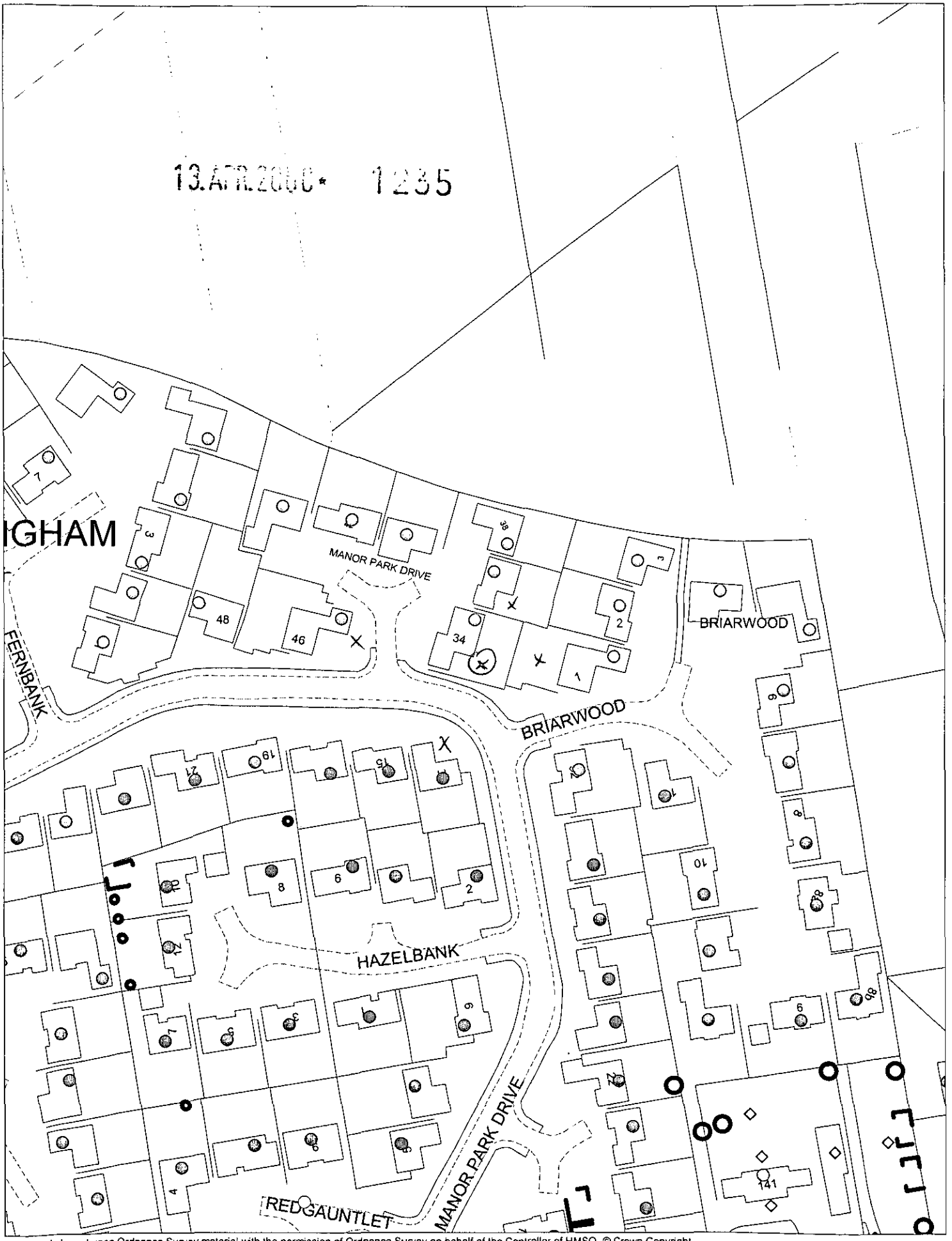
None of the land forms part of an agricultural holding.

Your signature: W M Graham Assoc.

on behalf of Mr & Mrs C Whittaker

Date 28 March 2000

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



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Development Control Support Section, Environmental Services, Wokingham District Council.
19 April 2000 Scale: 1 : 1250

N W E S

13.APR.2010 1255



PROPOSED SITE PLAN SCALE 1:500