APPLICATION NO:
F/2000/1063

LOCATION:
78 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr E A Tarran

PROPOSAL:
Proposed single storey front extension to dwelling.

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

APPLICATION EXPIRY DATE: **19/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr E A Tarran
78 Kiln Ride
Finchampstead
Wokingham
Berkshire
RG403PH

Application Number: F/2000/1063

Parish: **FINCHAMPSTEAD**

Location: **78, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front 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 brickwork 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
CH
Development Control Manager
Date: 18 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	1063	EC
BUILDING CONTROL NUMBER	FP2000/0467	Brian
APPLICANT/AGENT	W E. A. Tarrant	
ADDRESS OF SITE	78 Kiln Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S flat roof	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 23/3/00	Recd 24/3/00
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/5/00	

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	

855

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 7 March, 2000
My ref: EC/DC/FINCHAMPSTEAD/PREAPP
Your ref:

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

Mr E A Tarron
78 Kiln Ride
Finchampstead
Berkshire
RG40 3PH

Dear Mr Tarran

RE: PROPOSED SINGLE STOREY FRONT EXTENSION AT 78, KILN RIDE, FINCHAMPSTEAD

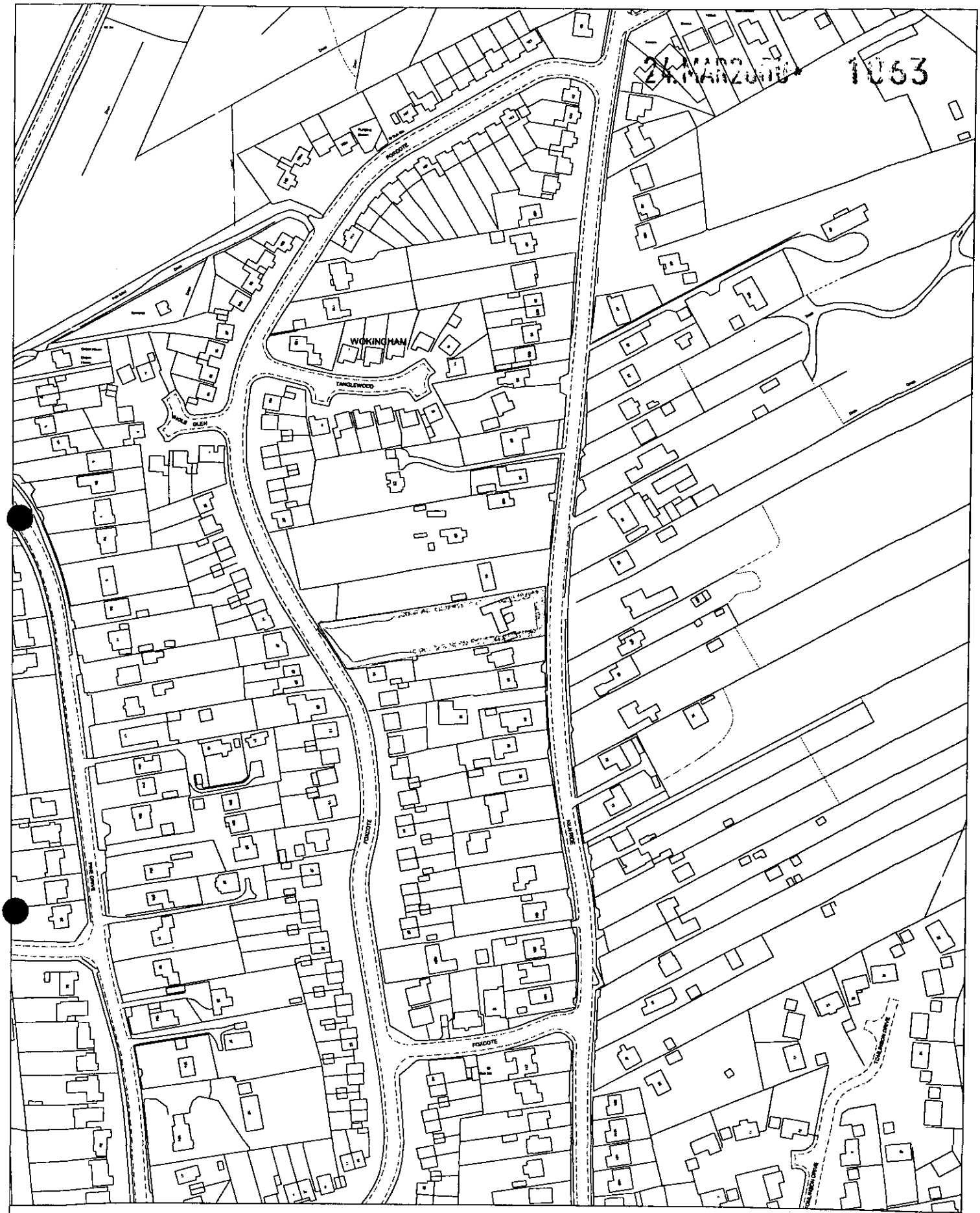
I refer to you plan submitted on the 24th February 2000, for further consideration. I write to inform you that the proposed single storey front extension may be acceptable, since it is not forward of the existing building line.

I hope this information is of assistance to you. However, may I remind you that this is informal advice only and is given without prejudice to any future decision this Council may take. Should you have any further queries regarding this matter please contact me on the above number.

Yours sincerely

ELAINE CONNOR
Planning Assistant

Encl:planapps



Site Plan, Scale: 1 to 2500

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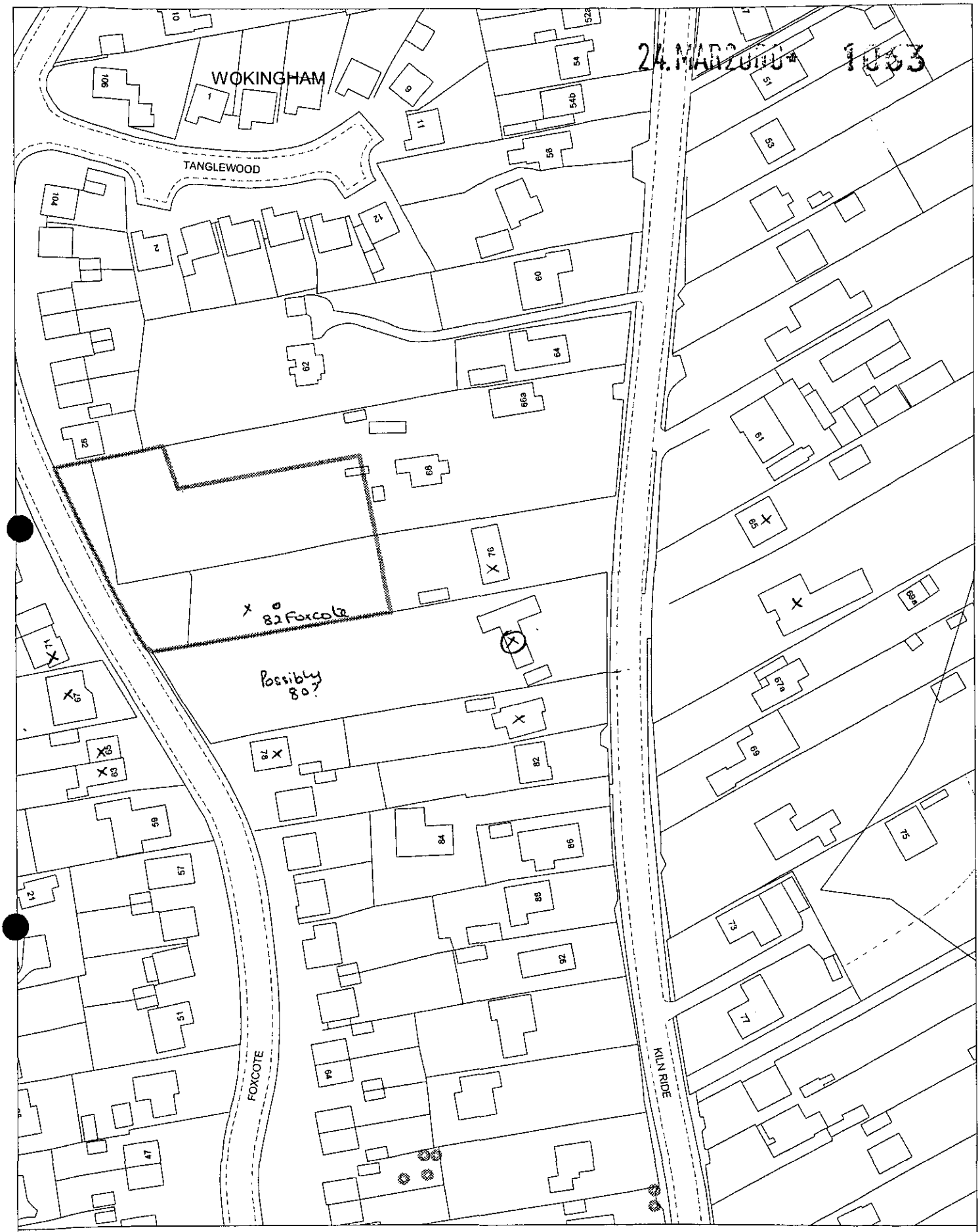
Date: 14 March 2000

N
W E
S



24. MAR 2000 1253

Site Plan, Scale: 1 to 1250

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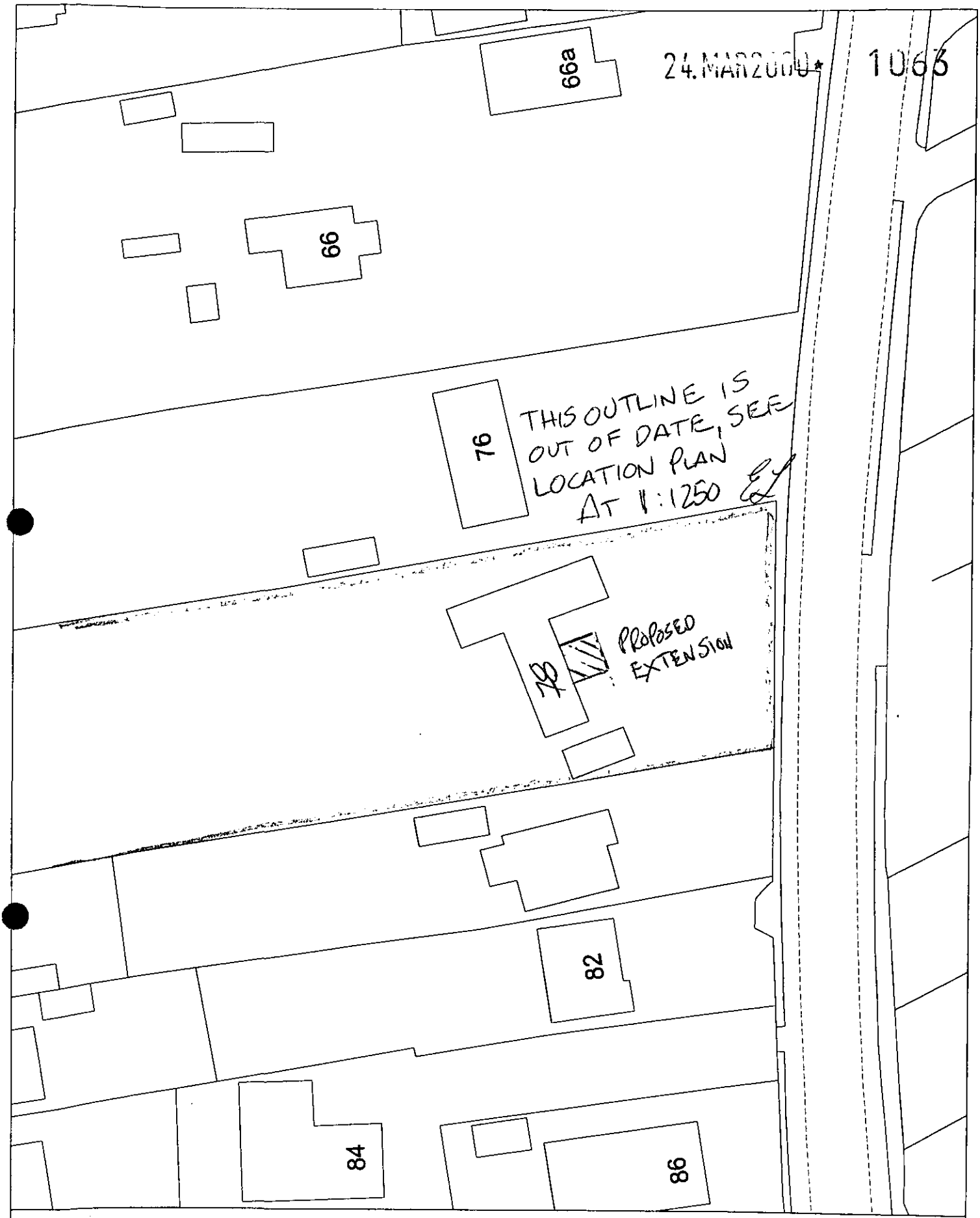
Date: 31 March 2000

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 14 March 2000

Received by Wokingham District Council

Application No: F/2000/1063

Proposal:
Proposed single storey front extension to dwelling.

Location:
78, 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 05/05/2000. 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/2000/1063

Applicant : Mr E A Tarran .

Location : 78, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.4.00

Date Registered : 24/03/2000

Earliest Date for Decision : 05/05/2000

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

Application Expiry Date: 19/05/2000

Consultation Responses :

FINCH. P. COUNCIL: NO OBJECTION

ENV. HEALTH. NO OBJECTION

ENV. AGENCY:

Planning Issues :

* IMPACT UPON ST. SCENE.

Application Number: F/2000/1063
PROP: S.ST. FRONT EXT.
Appraisal :

IMPACT UPON ST. SCENE.

The proposed development is a single storey front extension with a floor area of approx. 15.8 m². The extension projects forward approx 3.6 m from the existing kitchen to create a dining area. The proposed extension does not project forward of the main building line of the property & is set back from the highway approx. 19m. The property is well screened to the front.
It is therefore not considered that the proposed scheme will have an adverse negative impact upon the street scene.

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

Application Number F/2000/1063
Conditions/Reasons for Refusal

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

John Mitchell
18/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 78 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1063

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. detached single garage
well screened along front boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A

5. SITE CONSTRAINTS –

TREES /

ACCESS/PARKING –

LEVELS /

BOUNDARY TREATMENT –

OTHERS /

FROM: Elaine Connor

DATE: 11 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	CK:
	LF:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1063

Proposal: Proposed single storey front extension to dwelling..

Site Address: 78, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr E A Tarran .

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

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

PLANNING SERVICES	HPT 28443
POL	T S
DC EC	ENS
APP	
CS	
17 A	
COPIES TO:	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor

Date: 14/04/00

F/2000/1063-78 KILN RIDE, FINCHAMPSTEAD

Having considered the above application, I have no objections to the proposed extension to the dwelling.

J Mullaney

John Mullaney
Environmental Health Officer

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

Tel: (0118) 974 6451

Date: **11 April 2000** 9/5/2000

My ref: F/2000/1063

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/2000/1063
78, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey front 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/2000/1063**
78, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey front 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: **11 April 2000**

My ref: F/2000/1063

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

Application Number: F/2000/1063
78, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1063**
78, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey front 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date:	24 MAR 2[illegible]
Officer: EC	Application No. F/2000/1063

Map No. 91 **Site** 028

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 78 KILN RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.

11.4.2000

Applicant: MR TARRAN

Fee Received 95-00 (9) 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	complete red line		
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 : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: 2.5.00
Environmental Health	NA: ..... ← Landfill → Site consultation
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:

.....

.....

Pre-app attached

.....

NEIGHBOURS:

S/N + 76, 80, 65, 67 Kiln Ride

80, 78, 82, 63, 65, 67, 71 Foxcote

(not sure if this house exists, but pls can you send anyway)

3 32 4110 0078 00

ADDRESS 78 KILN RIDE

1-4-86 PARISH KINCHAMPSTEAD ~~WOKINGHAM~~

PLOT No. Lx 38 CAROUSEL

ORD. SHEET No. SU.8065-99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
561/57	E.A. FARRAN	BUNGALOW	2.8.57	APP. C/A
PD/175/64	"	GARAGE & STORE	16.4.64	APP. N/
R/168/70	"	BEDROOM	14.5.70	APP. APP
BR 17279	Mr E A Farran	S/S extn.	28.7.81	app MA
16118	"	"		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 24.MAR2000* 1063

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 E.A. TARRAN 78 KILN RIDE FINCHAMPSTEAD WOKINGHAM 0118 9734192
2	Agent's Name Address and postcode Phone number	N/A
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.	78 KILN RIDE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION TO BUNGALOW
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.	MATCHING DARK FACING BRICKS MATCHING TILES, 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: 3	Proposed: NONE
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

Date 22.3.2000

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