4

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1898

LOCATION:
168 Finchampstead Road, Wokingham.

APPLICANT:
Mr C Pople C/O John Woods

PROPOSAL:
Proposed single storey front extension to dwelling and two storey side and rear extensions.

EARLIEST DATE FOR DECISION: 1/9/2000 ~~04/08/2000~~

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Pople
C/O John Woods
Heath Copse
Wolverton Road
Baughurst
TADLEY
Hants RG26 5JH

Application Number: F/2000/1898

Parish: **WOKINGHAM**

Location: **168 Finchampstead Road, Wokingham**

Proposal: **Proposed single storey front extension to dwelling and two storey side and rear extensions**

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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. The WC window in the front elevation shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

Condition
6. The bathroom window in the side elevation facing 166 Finchampstead Road of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
7. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To safeguard the amenities of the occupiers of residential neighbouring properties.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plans, drawing No. 6/00/4827 Rev. B submitted to the Local Planing Authority on 21st August 2000 showing internal layout altered with bathroom window in side elevation (facing 166 Finchampstead Road) obscurely glazed and does not approve the proposals as originally submitted.

Informative

2. 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:

South East Area Local Plan : Policies STV1, SBE1, SBE2, SW2
Deposit Draft Wokingham District Local Plan : Policies WOS3, WBE1, WBE12

John Mitchell
Development Control Manager
Date: 13/09/2000

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.

Released for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1898	NB
BUILDING CONTROL NUMBER	FP 2000/0931	Brian
~~APPLICANT~~/AGENT	John Woods	
ADDRESS OF SITE	168 Finchampstead Rd. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front ext & 2 storey side + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	6/00/4827	6/00/4827
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? DC - note to Brian	internal alterations	
DATE	19/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	19/9/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1898

Proposal:
Proposed single storey front extension to dwelling and two storey side and rear extensions.

Location:
168, Finchampstead Road, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. 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

11 July 2000

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

Tel:

Date: **11 July 2000**

My ref: F/2000/1898

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/1898
168, Finchampstead Road, , Wokingham.
Proposed single storey front extension to dwelling and two storey side and rear extensions.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1898**
168, Finchampstead Road, , Wokingham.
Proposed single storey front extension to dwelling and two storey side and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel:

Date: **11 July 2000**

My ref: F/2000/1898

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1898
168, Finchampstead Road, , Wokingham.
Proposed single storey front extension to dwelling and two storey side and rear extensions.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1898**
168, Finchampstead Road, , Wokingham.
Proposed single storey front extension to dwelling and two storey side and rear extensions.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Application Number F/2000/1898
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	full permission - 5 yrs.
2	C014	R014	External finishes to match..
3	C122	R122	Parking + turning before occupation.
4	R049	R049	Garages to be retained for vehicle parking
6	C045	R045	obscure glazing (fixed shut).
			Insert: Bathroom window
			in side elevation facing 166 Finchampstead Road
7	C044	R044	No windows to be inserted.
			Insert: first floor level or above in the side elevations
5	C047	R047	obscure glazing - bathroom/WC
			Please replace "Those windows" for
			"The WC window in the front elevation"
	N16		"Policies"
			WDLP (DD): WOS3, WBE1, WBE12
			SCALP : STV1, SBE1, SBE2, SW2
	N02		"Revised Plans"
			Insert: • Plans, drawing No 6/00/4827 Rev.B
			• 21 Aug 2000
			• Internal layout altered with bathroom
			window in side elev (facing 166 Finchampstead Rd)
			obscurely glazed.

[signature]
13/9/00

1418 166 -

Bedroom -

two windows - one in side elev } leaded glass
one in front elev. }





proposed window would directly opposite side window - issues of overlooking.

- some overlooking onto outside amenity area (patio) & lounge & party into hall.

1.8m fence with 168.

No windows are present in side elev.

large magnolia along boundary — would obscure 2s rear extn

RECORD OF SITE VISIT

SITE ADDRESS: 168 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/1898

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/8

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on tree by pavement.

2. DESCRIPTION OF SURROUNDINGS
detached dwellings
2x double garages - rear access.

3. DESCRIPTION OF SITE/BUILDING
168 - no existing 1st floor windows on side elevs. Chimney at each end
large rear garden. 1.8m fence surrounding
conifers at rear also.

Porch has already been built - not considered to have any detrimental impacts.

4. RELATIONSHIP TO ADJOINING PROPERTIES
168A - no visible 1st floor windows. - S.S. side elev (flat roof) along boundary with 168.
166 - window in side elev

NB 168A - similar rear elev to proposed at 168

5. SITE CONSTRAINTS

TREES large oak tree at front.

ACCESS/PARKING Double garage & 1-2 parking spaces at rear. parking at front (paved)

LEVELS

BOUNDARY TREATMENT as above

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1898

Applicant : Mr C Pople C/O John Woods.

Location : 168, Finchampstead Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling and two storey side and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		A/8

Date of Neighbour Notifications : .....

Date of Site Visit : .....A/8.....

Date Registered : 03/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 28/08/2000. 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 :

WOK TC : 4/8 - appears to be overbearing to neighbours
5/8 - No objection to internal layout - still feel it would be overbearing

Highways: 20/7 - conditions
21/8 - comments to revised plans as previous.

Neighbours/SN: 1/8 - 166 F'stead Rd.
No objection in principle but objection to 1st floor window on NE elev.
4/9 : 166 F'stead.
still concerned that there is a window even though obscured. If fixed shut - would have no objection as privacy not compromised.

Planning Issues : (ID'd sett — fronts greenroute/corridor)

1) impact upon ~~[illegible]~~ neighbouring properties
2) impact upon the character of the area
3) impact upon highway safety -

WOLP: WOS3, WBE1
SEALP: SW1, SBE1/2

plus " WOLP: WBE12.
SEALP: SW2.

Revised plans (not req'd) received 21.08.00.

Application Number: F/2000/1898

Appraisal :

. Development : S.S front extn & 2S side & 2S rear extn to dwelling.

a) S.S front extn : would form a porch + WC - would remain = 11.5m from the highway.

b) 2S side extn (facing 168a f'stead Rd). will remain 0.2m from boundary with no side windows Nº 168a has no visible windows in 1st floor side elev.

c) 2S. rear extn (facing 166 f'stead Rd). will be 2.1m from the boundary & extend 4m beyond the rear b'line. There would be no 1st floor windows in side elevs but a window added into the existing 1st floor side elev to serve the proposed bathroom

1) Impact upon neighbouring properties.

- The front extn is not considered to have any -ve impact
- The 2S rear extn whilst itself is not considered to overlooking/overshadow & be overbearing - there is proposed to be a window in the side elev of the existing dwelling facing 166 f'stead Rd. Whilst the two dwellings would remain app 7m apart - it is considered that the window would directly overlook into the bedroom at Nº166 (window in side elev). & amenity area
  originally - this window was to serve a bedroom & revised plans showed a change to this to a bathroom with obscurely glazed glass. whilst this would overcome some of the prob - it is felt that even with an opening window there would be an element of overlooking - if this window were fixed shut there would be no issue of overlooking. Nº 166 objected on grounds of overlooking + loss of privacy but if the window were fixed shut - then the their objections would be ~~overlooked~~ absolved - A condition has been added to ensure the window would be fixed shut.
- The 2S side extn would cause no overlooking. The side boundary of 168a is already along the boundary with 166 ∴ it is not considered that such an extn would have any adverse negative impact to 168a (no objections received).

2) Impact upon the character of the area.
The site fronts a green route but is set back from the road frontage. The road sees a mixture of styles + designs of dwellings & materials would match those of the main house ∴ it is considered that there would be no detrimental impact upon the character of the area.

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

3) Impact upon highway safety.
Increase of 4 → 5 beds ∴ there needs to be provised for 4 vehicle parking spaces.
Parking/garaging/turning is both at the rear + front of the dwelling & provided this remains - there would be no detrimental impacts upon highway safety.

Applicationo	Name & Address
F/2000/1898	M Patey Luckley Lodge 166 Finchampstead Road RG40 3ET

App approved,
Letter sent 18/09/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	Map No. 83 Site 0.05
Officer: NAB / Application No. F/2000/1898	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND TWO STOREY SIDE AND REAR EXTENSIONS.

Location: 168 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott

11.7.2000.

Applicant: MR C POPLE

Fee Received 95-00 (7) 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	PARKING - NEED 4 SPACES.		
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 : 11.7.2000 V 11/7

Parish Council Informed - YES / NO V 11/7

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 V 11/7 ✓

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:

NOO pre-apps

NEIGHBOURS:

V 11/7 SIN + 133, 166 + 168A FINCHAMPSTEAD ROAD.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1898

Proposal: Proposed single storey front extension to dwelling and two storey side and rear extensions

Site Address: 168 Finchhampstead Road, Wokingham

Applicant: Mr C Pople C/O John Woods

Your observations are required in respect of this application by **01/09/2000**

- **No objection to revised plans showing change of internal layout.**

Comment - still feel the external impact on the neighbours is overbearing.

[illegible]	33860
PCI	[illegible]
[illegible]	[illegible]
PP	
CS	
05 SEP 2000	
COPIES TO:	ACK:
	FILE:

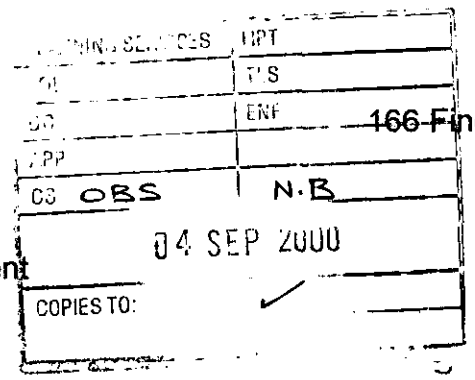
SIGNED: RAHarcourt

DATE: 30/08//00

RP **CLERK TO Wokingham Town Council**

8hS

PLANNING SERVICES | HPT
TS
ENF
APP
CS OBS | N.B
04 SEP 2000
COPIES TO:



Luckley Lodge
166 Finchampstead Road
Wokingham
RG40 3ET

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR
For the attention of: Natalie Brown, Planning Officer

31 August 2000

Dear Sirs

Re: Application Number F/2000/1898 – 168 Finchampstead Road, Wokingham

I refer to your letter of 23 August 2000 regarding revised / additional plans for the above mentioned Application and further to my letter of 30 July 2000, I wish to make the following observation in respect of Drawing No. 6/00/4827 Revision B.

My objection remains to the proposed first floor window on the NE elevation. Whilst obscure glass has been detailed, both the window size and position remain unchanged hence, when opened, direct overlooking into my two rooms and immediate amenity area will still occur. Please bear in mind there is only approximately 6 metres between flank walls and that my first floor bedroom window is at a lower height than the proposed, due to the older age / construction of my property. If this proposed bathroom window were to be both obscure glazed and fixed shut, the direct overlooking into my two rooms and amenity area would not occur.

I would, therefore, ask WDC to consider the above, believing it appropriate that conditions be attached to any approval document that any window installed on the NE elevation be both obscure glazed and fixed shut.

Thank you for your consideration.

Yours faithfully

Michael Patey

Date: 23 August 2000

To:
Highways

We have received REVISED PLANS for the following planning application:

Application Number: F/2000/1898

Location: 168, Finchampstead Road, , Wokingham.

Proposal: Proposed single storey front extension to dwelling and two storey side and rear extensions.

Applicant: Mr C Pople C/O John Woods.

Case Officer: Natalie Brown

The new plans show the following: CHANGE OF INTERNAL LAYOUT - BEDROOM 3 NO LONGER FACING 166 FINCHAMPSTEAD ROAD AND IS REPLACED WITH BATHROOM WITH AN OBSCURE GLAZED WINDOW.

Comments are required by 01/09/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous (20/5/00)

ADAM COSSINS - 24/08/00

check rear 166 Finstead Rd &
windows in side elev of 166
& proposed windows in side
elev of 168.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1898 (Planaps) / (Ludhouse) Date Rec. 21.08.00

Location: 168 Finchampstead Road.

Parish Wokingham

Applicant: Mr C. Pople.

Description of attached plans Change of internal layout - Bedroom 3 no longer facing 166 Finchampstead Road → replaced with a bathroom with an obscurely glazed window.

Drawing No's: 6/00/4827 Revision B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

x 2

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	✓
4.	NF (Building Control)	
5.	BC/DC Liaison	

1 (copies Reg.) 2 (copies Supplied) additional 5 (copies Reg'std.

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 133, 166 + 168A

Date for Responses 1/9/2000 10 DAYS

FURTHER ACTION

Readvertise App. Y/N (Delete as required)

Redate Application Y/N From

New Site Notice Y/N

New Description

CASE OFFICER Natalie Brown

Consultations Sent by Admin. on 23/8/00

Yellow Green Part 1 Reg. Officer's copy

John Woods A.M.I.B.C.O.

Associate of the Chartered Institute of Building ♦ Heath Copse, Wolverton Road ♦ Baughurst, Tadley, Hants. RG26 5JH.
Phone 0118 981 2766 ♦ Fax 0118 981 2766

PLANNING SERVICES | HPT 33292
TPO | TCS
APP NAB | ENF
CS
21 AUG 2000
COPIES TO: | ACK:
FILE:

Your Ref: F/2000/1898

For the attention of Natalie Brown
Planning Services,
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

18th August 2000

Dear Ms Brown

Re: 168 Finchampstead Road Wokingham

Following discussions with my client, Mr Colin Pople, I have amended the drawings in respect of the above application to show obscure glass in the window on the North East Elevation. This has been done to overcome the concerns of the neighbour in 166 Finchampstead Road.

I enclose two copies of the amended drawings which I trust can be treated as a revision to the above application.

Yours sincerely,

JWoods.

John Woods.

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 27/7 Time

WHILE YOU WERE OUT

Name MR Patey

Of 166 finchampstead Rd.

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Wlen you do your S/V to 168 finch. please could you go to his property + see the Proposal from his view. He will be writing.

Signed

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING 32671
POL
DC
APP
04 AUG
COPIES TO:

Case officer: Natalie Brown

Application Number: F/2000/1898

Proposal: Proposed single storey front extension to dwelling and two storey side and rear extensions.

Site Address: 168 Finchampstead Road, Wokingham

Applicant: Mr C Pople C/O John Woods

Your observations are required in respect of this application by **04/08/2000**

Comment: Both side elevations appear over bearing to the neighbours.

SIGNED: _____ **DATE:** 02/08//00

CLERK TO Wokingham Town Council

Rec'd 1.45 pm. 31.7.00 Ack. Slip given

Luckley Lodge
166 Finchampstead Road
Wokingham
RG40 3ET
(0118) 978 5711

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CDS	N.B.
01 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

30 July 2000

For the attention of: Natalie Brown, Planning Officer

Dear Sirs

Re: Application Number F/2000/1898 – 168 Finchampstead Road, Wokingham

With regard to the above planning application, I wish to register my objection to the proposal for the following reasons:

Whilst I have no objection to the overall development in principle, I strongly object to the installation of the first floor window on the North East elevation. The window indicated will have a cill height of approximately 1500mm and be, presumably, clear glass. My property has an existing bedroom window at first floor and a ground floor lounge window on the facing South West elevation. If this new window is approved, there will be direct overlooking into my two rooms, with extensive loss of privacy. Please bear in mind there is only approximately 6 metres between flank walls and that my first floor bedroom window is at a lower height than the proposed, due to the older age / construction of my property.

In addition, my property is positioned with usable garden extending to the rear and side. This proposed window position will create direct overlooking into our immediate amenity area and remove all privacy to our garden.

I have spoken with the applicant, Mr. C. Pople on 28 July 2000 and been advised by the applicant that he will remove the proposed window from the North East elevation and resubmit plans detailing this revision. If this proves to be the case I would have no objection, believing it appropriate that a condition be attached to any approval document that no windows be installed on the North East elevation.

For the above reasons I ask W.D.C. to refuse the application or request an amendment to the plan indicating the removal of the proposed window.

Thank you for your consideration.

Yours faithfully

Michael Patey

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 July 2000

Application Number: F/2000/1898

Proposal: Proposed single storey front extension to dwelling and two storey side and rear extensions.

Parish: WOKINGHAM TOWN

Site Address:
168, Finchampstead Road, , Wokingham.

Applicant:
Mr C Pople C/O John Woods.

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: Parking, Garaging & Turning)

SR:C6

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

20/07/00.

ADDRESS 168 FINCHAMPSTEAD ROAD PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/10/66	Luckley School	Rec Des	23/4/66	Ref
0/13/68	Luckley School	2 hses, garages & pathway	25/4/68	C 11
6/37/69	Mess Ltd	2 Det hses & garages	10/9/69	C 11
37238	MR. P.R. BURNESS	NEW ACCESS	2·4·91	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WOKINGHAM DISTRICT COUNCIL

1789a

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988
Certificate under section 66

Application No.

03.JUL.2000* 1898

CERTIFICATE A

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

or:

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

* See Note (a) to Certificate A

Owner's (a) name	Address at which notice was served	Date on which notice was served

or:

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's (a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application)

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

SEE OVERLEAF

1789b

or:

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 66 of the Act in respect of the accompanying application.
- I/The applicant* have/has* taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner(a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this certificate, has been published in the

(c) .....

on (d) .....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulation in the area where the land is situated

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application)

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

*● **None of the land to which the application relates is, or is part of, an agricultural holding.**

or

● I have/The applicant has given the required notice to every person other than my/him/her* self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed ..... J Woods .....

*On behalf of ..... C. Pople Esq. .....

Date ..... 23/6/00 .....

***Delete where inappropriate.**

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE
RG11 1WR

FOR OFFICE USE ONLY 03 JUL 2000 * 1898

1.	**APPLICANT'S NAME**	C Pople Esq
	ADDRESS	16 [illegible] Road [illegible]
	POSTCODE	RG10 3EY **PHONE** 07831 [illegible]
2. If the applicant has an agent, all correspondence will be sent to the agent.	**AGENT'S NAME**	John Woods Heath Copse
	ADDRESS	[illegible] Road Baughurst Tadley
	POSTCODE	RG26 5JH **PHONE** 01[illegible] 2766
3. On the plans show the **SITE** outlined in **RED** Show also **OTHER** land in the applicant's ownership or control in **BLUE.**	**SITE LOCATION**	A-1.
4. **WHAT IS THE APPLICATION FOR ?** Give brief details and state for what purpose the site and any buildings will be used.		Single Storey front two storey side & rear extension.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.04
State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	6 copies Dig No 6/00/4536 " " " " " " 4537

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** Tick the box(es)

CHANGE OF USE	☐	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☐	**ALTERATION or EXTENSION**	☑

9. **WHAT TYPE OF APPLICATION IS THIS?** Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	→ State relevant outline permission number	
TEMPORARY PERMISSION	☐	→ State period required	
RELAXATION OF CONDITIONS	☐	→ State relevant application number	
		→ Conditions to be relaxed	

10. **IF THIS IS AN OUTLINE APPLICATION,** which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	**SITING**	☐
MEANS OF ACCESS	☐	**DESIGN**	☐
		LANDSCAPING	☐

11. **WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)**
e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. **DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS ?** YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans.

13. **ARE THERE ANY TREES ON THE SITE ? IF YES, ARE ANY TO BE FELLED ?** YES/NO — If yes, show their positions, spread and species on the plans and which, if any, are to be felled.

14. **STATE EXTERNAL MATERIALS TO BE USED.**

Bricks to match Red
Tiles " " "

15. **HOW WILL THE SITE BE ENCLOSED ?**
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Fences

16. **HOW WILL SURFACE WATER BE DISPOSED OF ?**

Soakaways

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF ?**
To existing system YES/NO
If no, please give details

18. **WHAT ARE THE ACCESS ARRANGEMENTS ?**
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Front & rear existing

19. **HAS PROVISION BEEN MADE FOR THE DISABLED ?**
See notes for applicants

20. **IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE**

	No. OF DWELLINGS / HABITABLE ROOMS		
	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?** YES/NO — If YES, complete part 2 of the form

22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS ?** YES/NO — If YES please ask for and complete part 3 of the form.

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION**
The current scale of fees is enclosed. If you believe a a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval

SIGNED [signature] ON BEHALF OF [illegible] Esq DATE [illegible]/6/00.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See 'NOTES TO HELP APPLICANTS'.



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Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 1250

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