APPLICATION NO:
F/2002/6258

LOCATION:
1 Wimbushes, Finchampstead Wokingham.

APPLICANT:
Mr F Reeve

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

8/05/02

EARLIEST DATE FOR DECISION: **04/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/05/2002

CASE OFFICER: **Phillip Taylor**

RECEIVED

208
D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr F Reeve
1 Wimbushes
FINCHAMPSTEAD
Berkshire
RG40 4XG

Application Number: F/2002/6258

Parish: **FINCHAMPSTEAD**

Location: **1 Wimbushes, Finchampstead, Wokingham**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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:

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6258

Applicant : Mr F Reeve .

Location : 1, Wimbushes, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		1/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 1/5/02

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application <u>will have expired on</u>: <u>23/05/2002.</u> 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 :

Finchampstead Parish Council - No objection

Planning Issues :

Impact on Neighbouring Properties and Character of the Area.

Policy : LBE1,2
WOS3, WBE1
LDS

Application Number: F/2002/ 6258

Appraisal

The application property is a large detached house located on the south side of Wimbushes, a modern housing estate within the identified settlement. The proposal is for a conservatory measuring 7.8m across and a maximum 4.7m in depth. It would be 2.5m to the eaves rising to 3.4m at the ridge with a hipped roof. It would have a dwarf wall base and be glazed on all sides.

Impact on Neighbouring Properties

The adjacent neighbour is No.3 Wimbushes which is set at a right angle to No.1. there is a 1.7m fence and large conifers on the boundary. There is a utility room and bathroom window on the ground floor side elevation but this does not give grounds for concern about overlooking.

The part of No.3's garden parallel to the proposed conservatory is not part of the main amenity area. The conservatory would not be viewed from the patio area.

Impact on the character of the area

The house is of modern design with brown UPVC windows. The conservatory would use matching materials.

√ Approval

Application Number F/2002/6258
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Wimbushes Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6258

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS large modern housing estate, detached mock tudor house.

3. DESCRIPTION OF SITE/BUILDING large detached mock tudor house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 3 window in side elevation utility - VC - (1 kitchen but further back).

5. SITE CONSTRAINTS No constraints

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6258	Map No : 106
Case Officer : PT	Site Area : 0.06
Valid Date : 28.3.02	Received Date: 28/03/2002

Level : Delegated Application

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

Location : 1, Wimbushes, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr F Reeve .

Fee Required: £95 Fee Received: £95 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

(Trees)

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

g/N + see map

OTHERS

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		6CHURCH HAMSWOKINGHAM	RG404XF
		8CHURCH HAMSWOKINGHAM	RG404XF
		10CHURCH HAMSWOKINGHAM	RG404XF
		1WIMBUSHESWOKINGHAM	RG404XG
		3WIMBUSHESWOKINGHAM	RG404XG
		5WIMBUSHESWOKINGHAM	RG404XG
		2WIMBUSHESWOKINGHAM	RG404XG
		4WIMBUSHESWOKINGHAM	RG404XG

F/2002/6258 10.04.02

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

Tel: (0118) 974 6442

Date: 10 April 2002

My ref: F/2002/6258

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6258
1, Wimbushes, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6258**
1, Wimbushes, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 10 April 2002

My ref: F/2002/6258

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2002/6258

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

Location:
1, Wimbushes, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6258 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

10 April 2002

Environmental Services

For office use only.
Application number:

28.MAR2002* 6258

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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	FRANCES REEVE 1 WIMBUSHES FINCHAMPSTEAD BERKS RG40 4XG 0118 9328475
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.	1 WIMBUSHES FINCHAMPSTEAD BERKS RG40 4XG
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR CONSERVATORY
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 ☐ NONE BEING FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DWARF BRICK WALL TO MATCH EXISTING. BROWN UPVC WINDOWS TO MATCH EXG
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: 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: [signature]

on behalf of N/A

Date 26 03 02

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

ADDRESS 1 WIMBUSHES PARISH FINCHAMPST.

PLOT No. 98 ORD. SHEET No SU. 7864 / 7964 / 106

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20924	CALA	O/L.	8.3.84	CIA
23359	"	RET. HOUSE & GARAGE	26.4.85	CIA
BRA2266	"	"	25.2.87	APP
FP95/5262	MR & MRS. D. REEVE	S/ST. EXTENSION	20.5.96	APP

DATE OF COMPLETION

MINISTRY DECISION

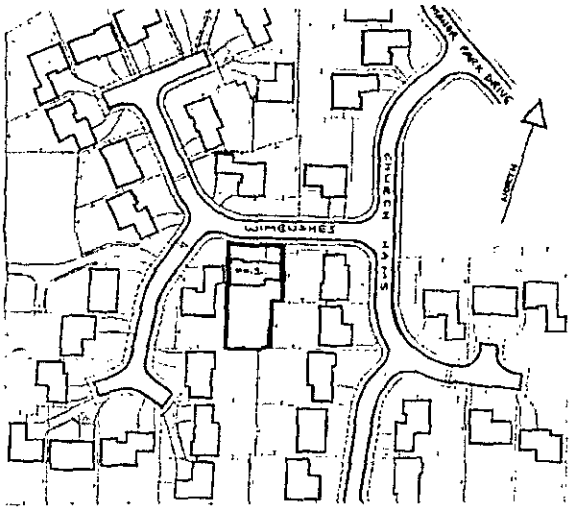
SPECIAL ORDERS

DRAINAGE

091074

28.MAR2002* 6258

Location Plan



1 Wimbushes
Finchampstead
Berkshire
RG40 4XG

25th March 2002

Scale 1:2500

FROM: Phillip Taylor

DATE: 10 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6258

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

Site Address: 1, Wimbushes, Finchampstead, Wokingham.

Applicant: Mr F Reeve .

Your observations are required in respect of this application **by 04/05/2002**.

PLANNING SERV | NOT
POL | LS
DC
APP
CS
19 APR 2002
COPIES TO | ACK.
FILE:

Parish Councillors have no objection to this proposal

SIGNED: C.S. Cl

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.2002.0258 relates.

Address of site 1 WIMBUSHES

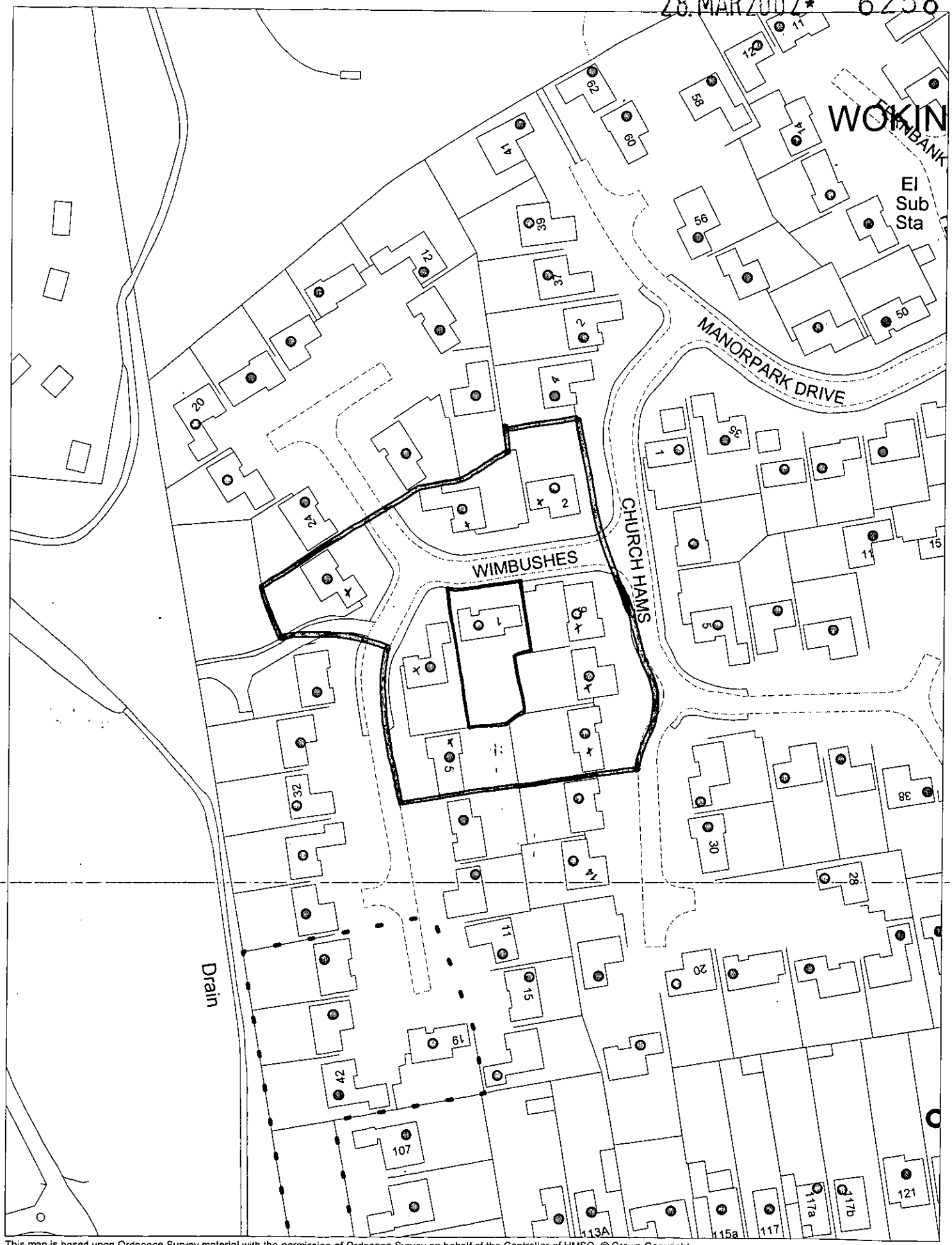
HAMPSTEAD BERKS RG10 0XG

Signed

Date 13 04 02

PLANNING SERVICES HPT
DC
APP
CS
18 APR 2002
COPIES TO
ACK
FILE

28.MAR2002* 6258



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2002

Scale: 1 : 1250

N
W E
S