APPLICATION NO:
F/2002/5917

LOCATION:
Niakabano Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Bell C/O A1 Design

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

20/03/02

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

D0

1034

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bell
C/O A1 Design
185 Worting Road
Basingstoke
Hants
RG22 6NR

Application Number: F/2002/5917

Parish: **FINCHAMPSTEAD**

Location: **Niakabano, Heath Ride, 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:

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

Notice checked by: _____

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5917

Applicant : Mr/Mrs Bell C/O A1 Design.

Location : Niakabano, Heath Ride, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19/03/02

Date Registered : 14/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 11/04/2002. 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 to the application.

Planning Issues :

Impact on Neighbours & Character of the area.

Policy : SBE1,2
WBE1, WOS3
LD3

Application Number: F/2002/5917

Appraisal :

The application property is a large chalet set of Hatch Ride within the identified settlement of Finchampstead. The proposal is for a large rear conservatory. The dimensions are a 5.51m projection and a 5.6m width. The height would be 2.9m to the eaves and 4.2m to the ridge. It would be fully glazed apart from the west elevation which would be brick to the 0.5m from the eaves.

The neighbouring properties are Tayleswoods to the East and Green Acre to the west. The proposal would however be very well screened by very dense 3-4m high conifers which run the full of both boundaries. Therefore the proposal is considered not to have any adverse impacts.

In terms of streetscene the proposal would not be viewed so is unlikely to harm the streetscene.

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

Application Number F/2002/5917
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: Niakabano Heath Ride Finchampstead Wokingham. APPLICATION NUMBER: F/2002/5917	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS L. Chalet
near s/s [illegible] + [illegible]

3. DESCRIPTION OF SITE/BUILDING Very secluded near 3-4m
hedges / [illegible] on both sides

4. RELATIONSHIP TO ADJOINING PROPERTIES linear but secluded

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5917	**Map No :** 10
Case Officer : PT	**Site Area :** 0·41
Valid Date : 14 FEB 2002	**Received Date: 14/02/2002**

Level : Delegated Application

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

Location : Niakabano, Heath Ride, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 20/2/02 JB

Applicant : Mr/Mrs Bell C/O A1 Design.

Fee Required: £95 **Fee Received: £95** (3)

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 20/2/02 -B.

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

S/N + see map

OTHERS

Rural Area / Countryside

No pre-apps

14.FEB.2002 5917

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS BELL
	ADDRESS	NIA KABANO
		HEATH RIDE, FINCHAMPSTEAD
		WOKINGHAM
	POST CODE	RG40 3QN Tel. No. 9328357
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	AT. DESIGN.
	ADDRESS	185 WORTING RD
		BASINGSTOKE
		HANTS
	POST CODE	RG22 6NR Tel. No. 01256 350613
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	NIA KABANO HEATH RIDE, FINCHAMPSTEAD WOKINGHAM.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	CONSERVATORY TO REAR
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES/NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		BRICKS TO MATCH EXISTING. WHITE UPVC FRAMING
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		YES/NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

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.

* None of the land forms part of an agricultural holding.

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.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs Bell

DATE 5th Feb. 2002

FROM: Phillip Taylor

DATE: 20 February 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5917

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

Site Address: Niakabano, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr/Mrs Bell C/O A1 Design.

Your observations are required in respect of this application **by 16/03/2002** .

The Parish Council has no objections to this application.

PLAN
POL
DC
APP
CS
11 MAR 2002
COPIES TO

SIGNED: C.S.Cl DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Philip Taylor

FROM: Environmental Design

DATE: 4 March 2002

Location:	Niakabano, Heath Ride, Finchampstead
Proposal:	Proposed single storey rear extension to dwelling to form conservatory.
Application Number:	F/2002/5917

In response to your consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposal. No significant trees will be affected by the proposals and the conifers shown on the drawing are sufficient distance from the proposed conservatory not to be damaged by construction works.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

Tel: (0118) 974 6442

Date: **20 February 2002**

My ref: F/2002/5917

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5917
Niakabano, Heath Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5917**
Niakabano, Heath Ride, 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6442

Date: **20 February 2002**

My ref: F/2002/5917

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

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Niakabano, Heath Ride, Finchampstead, Wokingham.
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5917**
Niakabano, Heath Ride, 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 _____
and my reason(s) are _____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Mig Nabano

ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8064 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/193/64	Mr E Waghorne	dwelling to replace old	6·8·64	N/A c
~~33/66~~				
0/73/65	Mr G C Hawkins	dem ex dwelling & erect bungalow	18·3·65	N/A c
33/66	"	det bungalow & gar.	17·3·66	APP
11466	MR. H. HOPKINS	INT. ALTS, DOUBLE GARAGE, 1st LL. EXT.	30.8.79	N/A C/A
BR12213	"	Double Garage	12.11.79	app N
BR12930	"	" " ENTRANCE MAIN, 4th BEDROOM	12.3.80	APP. N
BR 21739	"	UTILITY ROOM	25.11.83	APP N/A
97/65455/F	mr & mrs Bell	2 storey & ex	19.5.97	C/A
FP97/7060	"	"	2·12·97	App
F/2002/5917	"	S/St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

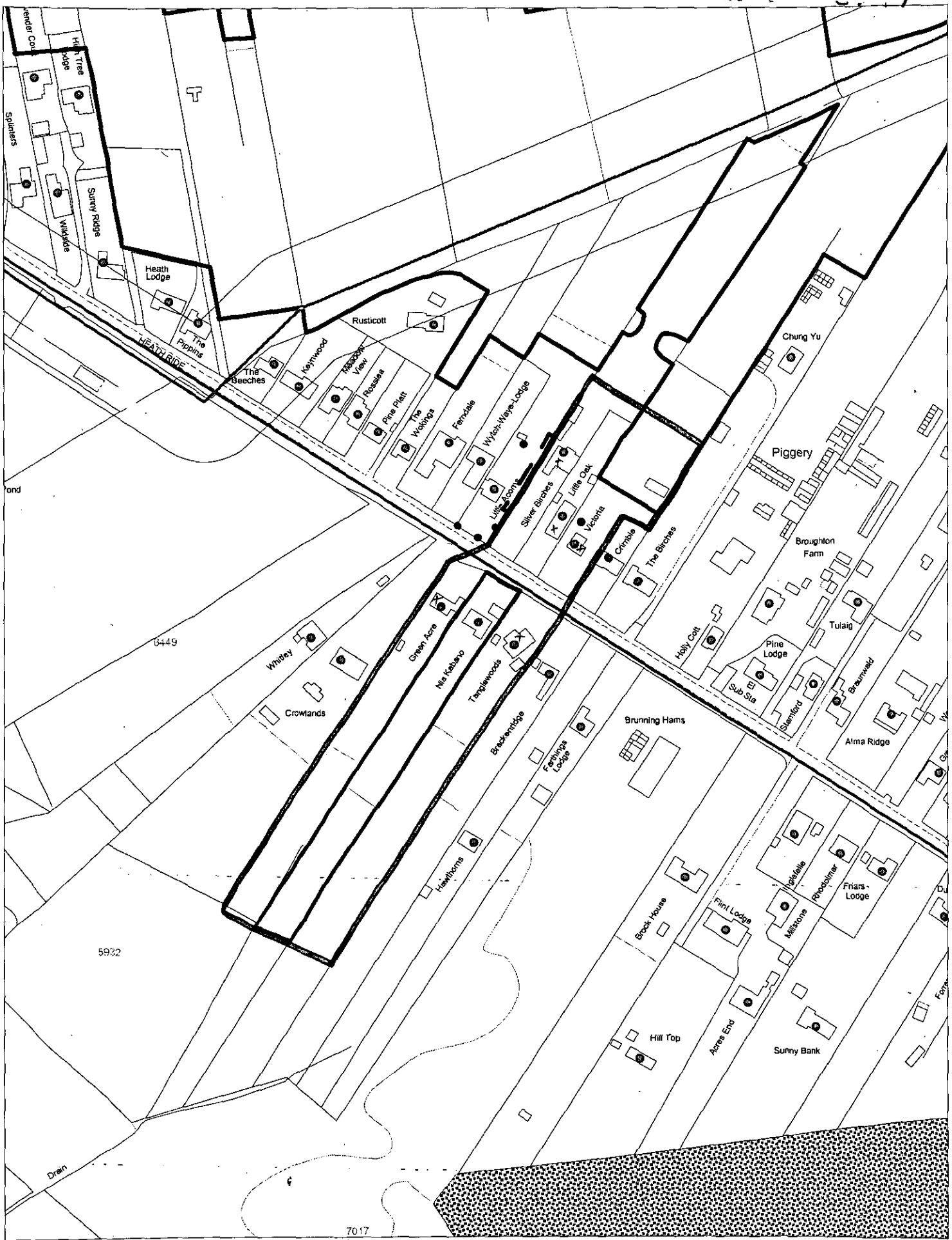
SPECIAL ORDERS

DRAINAGE

091074

24

14.FEB.2002



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Development Control Section, Environmental Services, Wokingham District Council.
19 February 2002

Scale: 1 : 2500

N W E S

Proposed Conservatory To Rear Of
Nia Kabano
Heath Ride
Finchampstead
Wokingham
Berkshire, RG40 3QN
for Mr & Mrs Bell

APPROVED

Project Ref. HR/526

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795

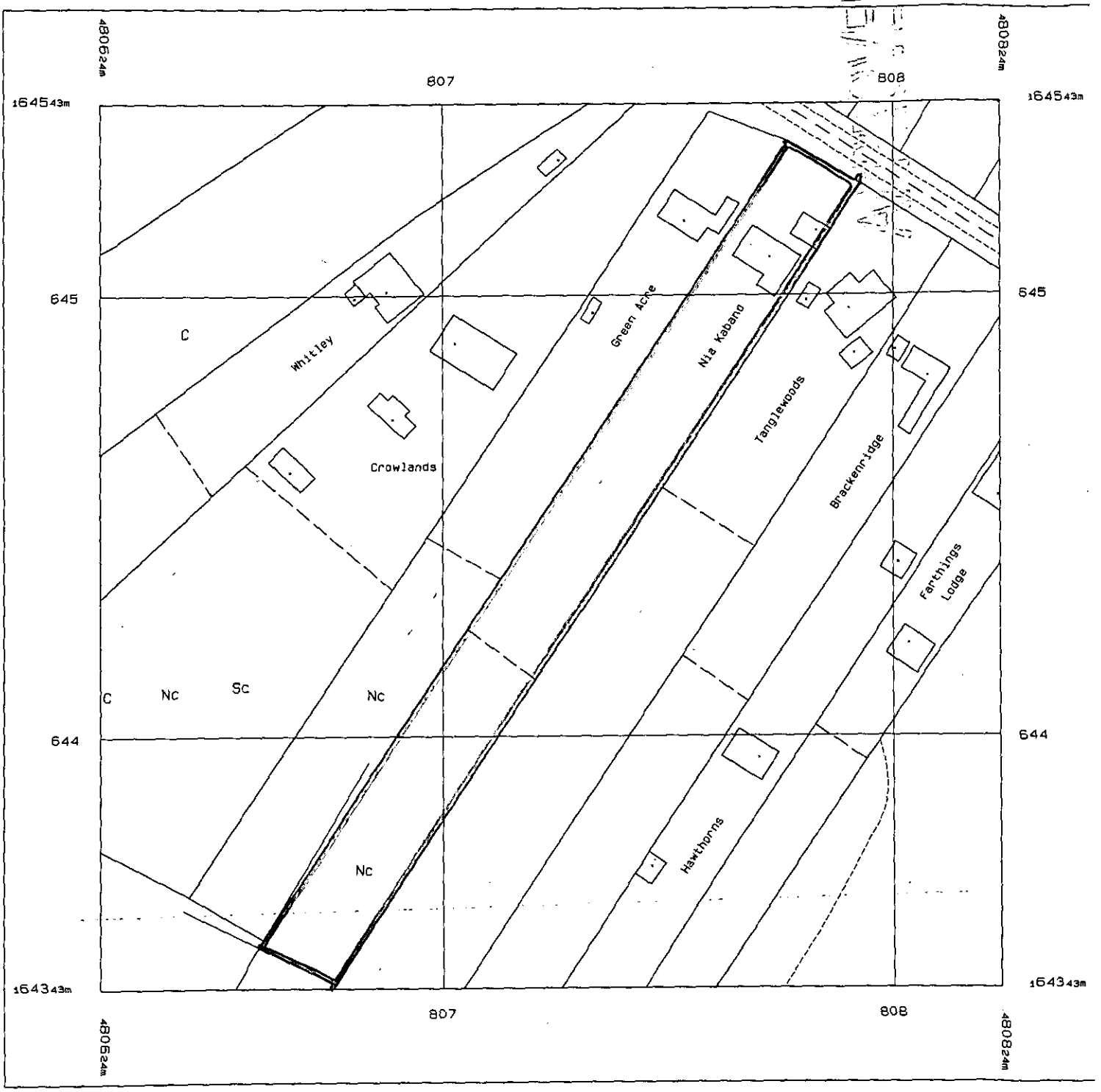
14 FEB 2002 5017

Ordnance Survey®

Superplan®

Planning Extract 1

Site-centred



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

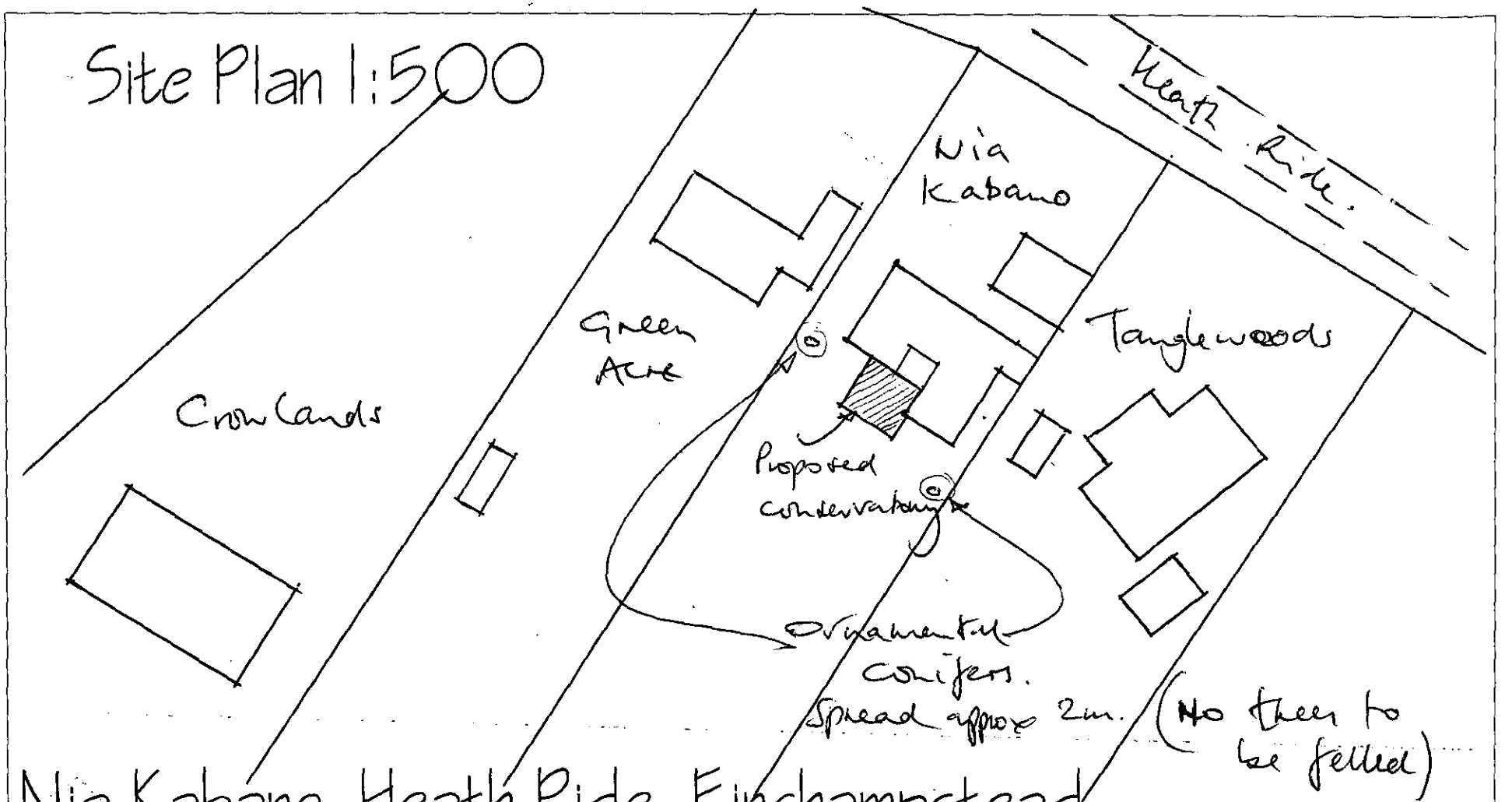
National Grid sheet reference at centre of this Superplan: SU8064

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 480724 164443

Site Plan 1:500



Nia Kabano, Heath Ride, Finchampstead.

Drg. No. HR/526/01

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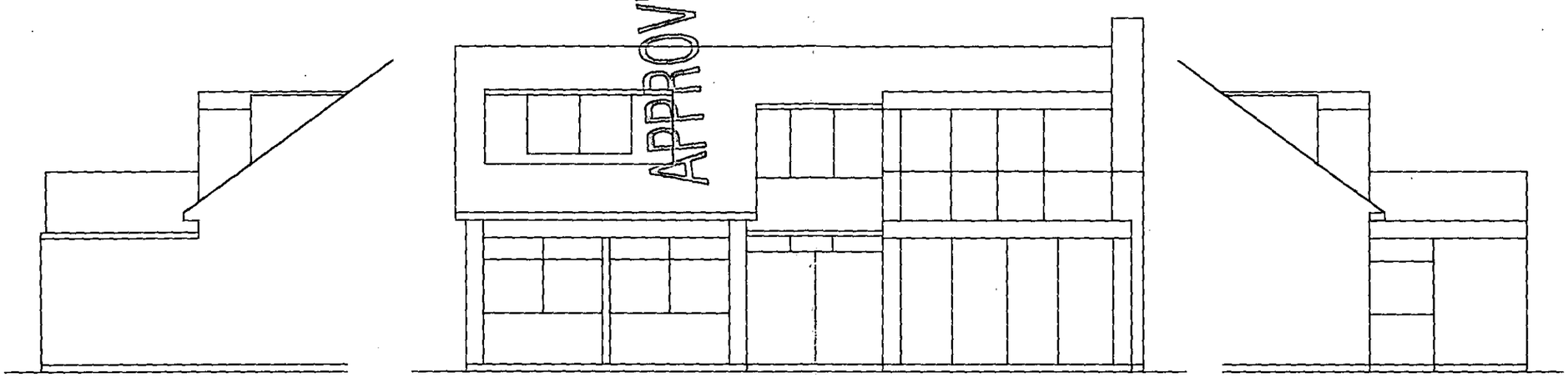
APPROVED

14.FEB.2002*

14.FEB.2002 5917

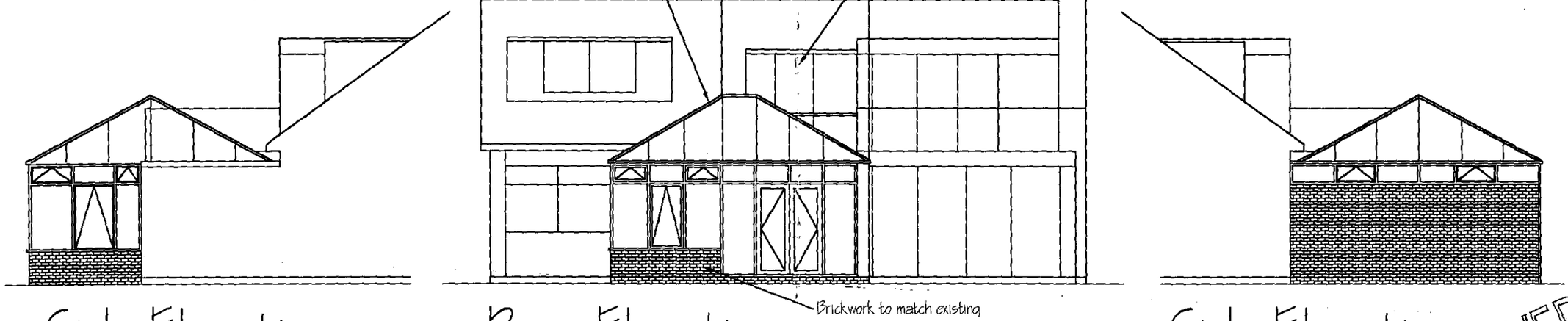
APPROVED



Side Elevation
Existing 1:100

Rear Elevation

Side Elevation



Side Elevation
Proposed 1:100

Rear Elevation

Side Elevation

APPROVED

Drg. No. HR/526/02

Client. Mr & Mrs Bell
Nia Kabano. Heath Ride, Finchampstead.

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Basingstoke,Hants.RG22 6NR
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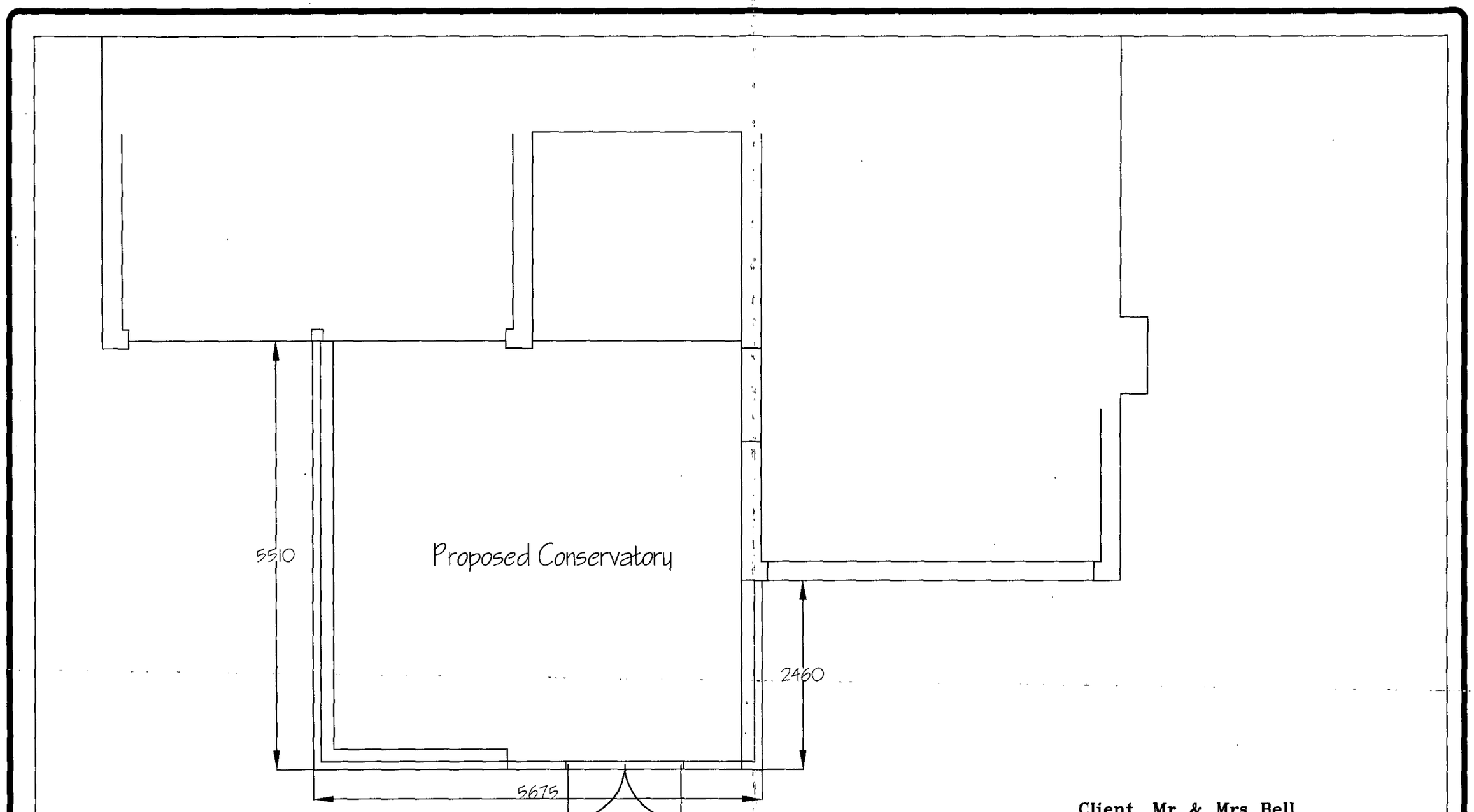
14.FEB.2002* 5917



Ground Floor Plan 1:50

Drg. No. HR/526/03

Client. Mr & Mrs Bell
Nia Kabano. Heath Ride, Finchampstead.

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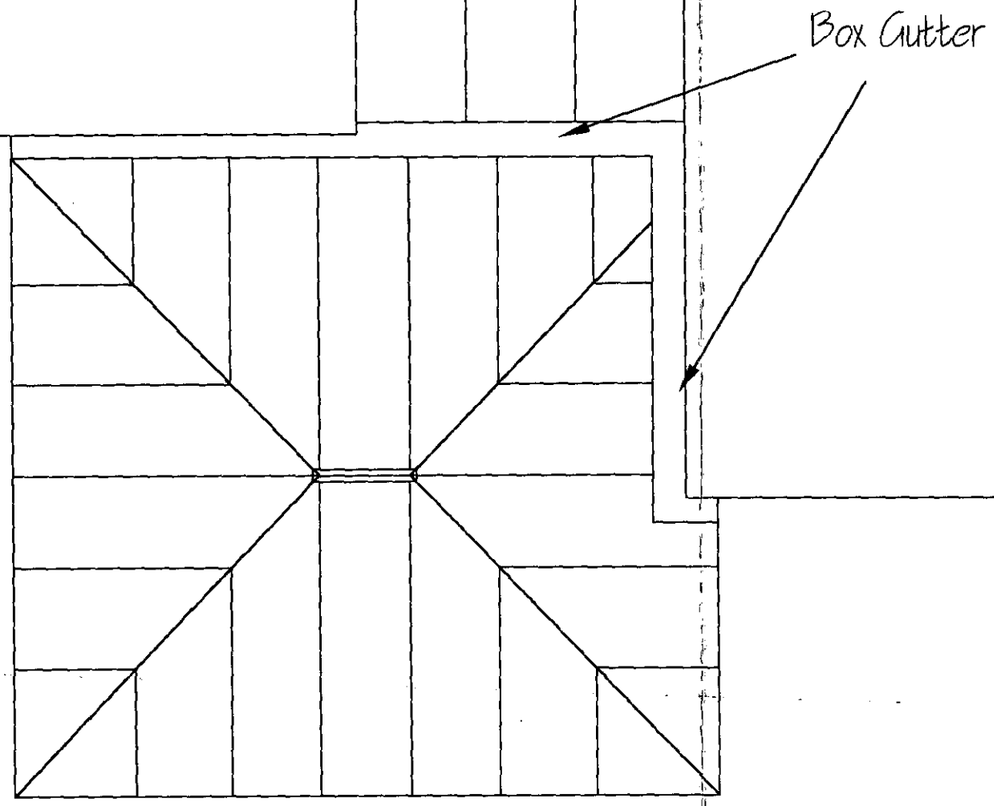
01256 350613 Mobile 07831 578795

14.FEB.2002* 5917



Roof Plan 1:50

Drg. No. HR/526/04

Client. Mr & Mrs Bell
Nia Kabano. Heath Ride, Finchampstead.

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Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795