43153

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2870

LOCATION:
Nettleberry New Mill Road, Eversley Hook.

APPLICANT:
Mr & Mrs Thomas C/O The Splash Group

PROPOSAL:
Proposed single storey rear extension to from conservatory.

EARLIEST DATE FOR DECISION: **25/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thomas
C/O The Splash Group
78 Bedfordshire Way
Wokingham
Berkshire
RG41 3BA

Application Number: F/2000/2870

Parish: **FINCHAMPSTEAD**

Location: **Nettleberry, New Mill Road, Eversley, Hook.**

Proposal: **Proposed single storey rear extension to from 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 C2.

South East Area Local Plan Policies STV2 and SC19.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 18/01/2001

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.

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

Tel: (0118) 974 6492

Date: **01 December 2000**

My ref: F/2000/2870

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/2000/2870
Nettleberry, New Mill Road, Eversley, Hook.
Proposed single storey rear extension to from 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2870**
Nettleberry, New Mill Road, Eversley, Hook.
Proposed single storey rear extension to from 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**********

Received by Wokingham District Council

Application No: F/2000/2870

Proposal:
Proposed single storey rear extension to from conservatory.

Location:
Nettleberry, New Mill Road, Eversley, Hook.

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 25/12/2000. 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

01 December 2000

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

Tel: (0118) 974 6492

Date: **01 December 2000**

My ref: F/2000/2870

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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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey rear extension to from 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**********

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2870

Applicant : Mr & Mrs Thomas C/O The Splash Group.

Location : Nettleberry, New Mill Road, Eversley, Hook.
Proposal : Proposed single storey rear extension to from conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....15/1.....

Date Registered : 30/11/2000

Earliest Date for Decision : 25/12/2000

Latest Consultation Date/Site Notice Expiry Date : 25/12/2000

This application will have expired on: 25/01/2001. 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 :
f'stead PC : 18/12 – no objections.
Env Health : 5/12 – no objections

Planning Issues : SEALP : rural ; WDLP : c'side

Application Number: F/2000/2870

Appraisal : – See attached sheet

% increase calculations :–

existing ground floor area (external) : 3.0 × 6.9 = 26.91
+ (17.2 × 10) – (2.1 × 0.8) = 170.32
+ (2.3 × 1.2) = 2.76
+ (1.8 × 3.7) = 6.66
206.65 m²

proposed addition (external) : 10.5 × 1.8 = 18.9m².

% inc = $\frac{18.9}{206.65} \times 100 = 9.1\%$.

(Total gff area = 206.65 + 18.9 = 225.55m²
206.65 × 1.091 = 225.46m²).

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

Application Number F/2000/2870
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Nettleberry New Mill Road Eversley Hook.

APPLICATION NUMBER: F/2000/2870

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? 1/1 - entrance to site

2. DESCRIPTION OF SURROUNDINGS
Rural. - fields country lane
~~detached~~ few dwelling

DAY NURSERY.
3. DESCRIPTION OF SITE/BUILDING
Detached in large grounds.
fencing enclosure around dwelling/nursery to keep children in
currently flush rear lawn.
Extends beyond 2s element of dwelling - balcony above S.S flat roof & Bay

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Shrubs/trees with road + in front of house

OTHERS

Application Number: F/2000/2870

Appraisal:

Development
For a single storey rear extension to form a conservatory. The site lies within countryside/rural setting and is a large detached property serving as a day nursery in extensive grounds.
The proposed development would be 10.5m in length, which is not the full width of the building. It would extend 1.8m beyond the existing rear building line and would result in a 9.1% increase in ground floor area/footprint.

Due to the nature of the development – being a conservatory, and the fact that the resultant increase in footprint is only 9.1%, it is not considered that there would be any adverse effects upon the open character of the area. Likewise, as the property is detached, and there are properties nearby, there would be no impacts with regards to neighbouring properties.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 30 NOV 2000 ~~31 AUG 2000~~

Officer: ~~[illegible]~~ NAB | Application No. F/2000/2870

Map No. 112 Site 109

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(E) Proposed Single storey rear extension to form conservatory

Location: Nettleberry, New Mill Road, F

Parish: Finchampstead Ward: FINCHAMPSTEAD SOUTH

1.12.00

Applicant:

Mr & Mrs Thomas

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (6)

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	Need proper elevations, drawn to scale	12/9	3
(6)	Floor plans	Existing & proposed floor plans (how much of existing is to be demolished?)		
7	Metric scale disclaimer		12/9	
8	Encroachment letter			
9	Miscellaneous	NB elevations have no scale but other drawings have measurements on 30/11		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 1.12.00 Parish Council Informed - YES / NO

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 .....

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: (Rural Area)

.....
.....
.....No pre-apps.....

NEIGHBOURS:

S/N + Greenacres Farm
Oaklands Farm } New Mill Road
Bullowaysfarm

FROM: Natalie Brown

DELEGATED

DATE: 01 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

APP
CS
18 DEC 2000
COPIES TO:
ACK:
FILE:

Application Number: F/2000/2870

Proposal: Proposed single storey rear extension to from conservatory..

Site Address: Nettleberry, New Mill Road, Eversley, Hook.

Applicant: Mr & Mrs Thomas C/O The Splash Group.

Your observations are required in respect of this application **by 25/12/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk To Finchampstead Parish/Town Council.

DATE: 15-12-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
06 DEC 2000
COPIES TO: | ACK:
F2000/2870 | FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning

Your Ref: F2000/2870

Date. December 5, 2000

PROPOSED: SINGLE STOREY EXTENSION

LOCATION: NETTLENBERRY, NEW MILL ROAD, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Environmental Services

For office use only.
Application number: 30.NOV.2000* 2870

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	THOMAS. MR & MRS. NETTLEBERRY NEW MILL ROAD. FINCHAMPSTEAD EVERSLEY HANTS. RG27 0RB 0118 973 4383
2	Agent's Name Address and postcode Phone number	THE SPLASH GROUP C/o 78, BEDFORDSHIRE WAY, WOKINGHAM BERKSHIRE RG41 3BA 0118 931 3333
3	As 1 Above 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.	REMOVE EXISTING AGEING CONSERVATORY AND REPLACE WITH NEW, EXTENDING THE WIDTH.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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. Say which trees you plan to cut down.	Yes ☐ N/A No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DWARF WALL TO MATCH EXISTING WITH WHITE PVCu DOUBLE GLAZED CONSERVATORY ABOVE
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: 6	Proposed:
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: MR. P. TILLER THE SPLASH GROUP

on behalf of MR + MRS. THOMAS.

Date 29.8.2000

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

(1) ADDRESS NETTLEBERRY PARISH LYNCH

PLOT No. Forges Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/24/63	MR. P. MATTHEWS	REPLACE DET. DERELICT HOUSE WITH NEW DWELLING AT BULLOWAYS FARM	21.2.63	C
51/63	"	ALT. HOUSE/GARAGE/ SWIMMING POOL	8.4.63	APP C
36498	MRS. P. THOMAS	RES. TO DAY CARE CENTRE FOR UP TO 40 CHILDREN	24.10.90	Ref
36892	"	RES TO DAY CARE CENTRE 30 - 3-5 YRS OLD.	16.1.91	31.1.
40395	"	VAR. CONDS. 1-2-3-6-8 ON 36892	9.2.93	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - 5/51 - Mr. Spackman - 3/8/98

DRAINAGE

091074
42835 " RES. TO DAY NURSERY & RES. 30.9.94 C

1933

(2) NETTLEBERRY DAY NURSERY

ADDRESS FORGES LANE PARISH LYNCH.

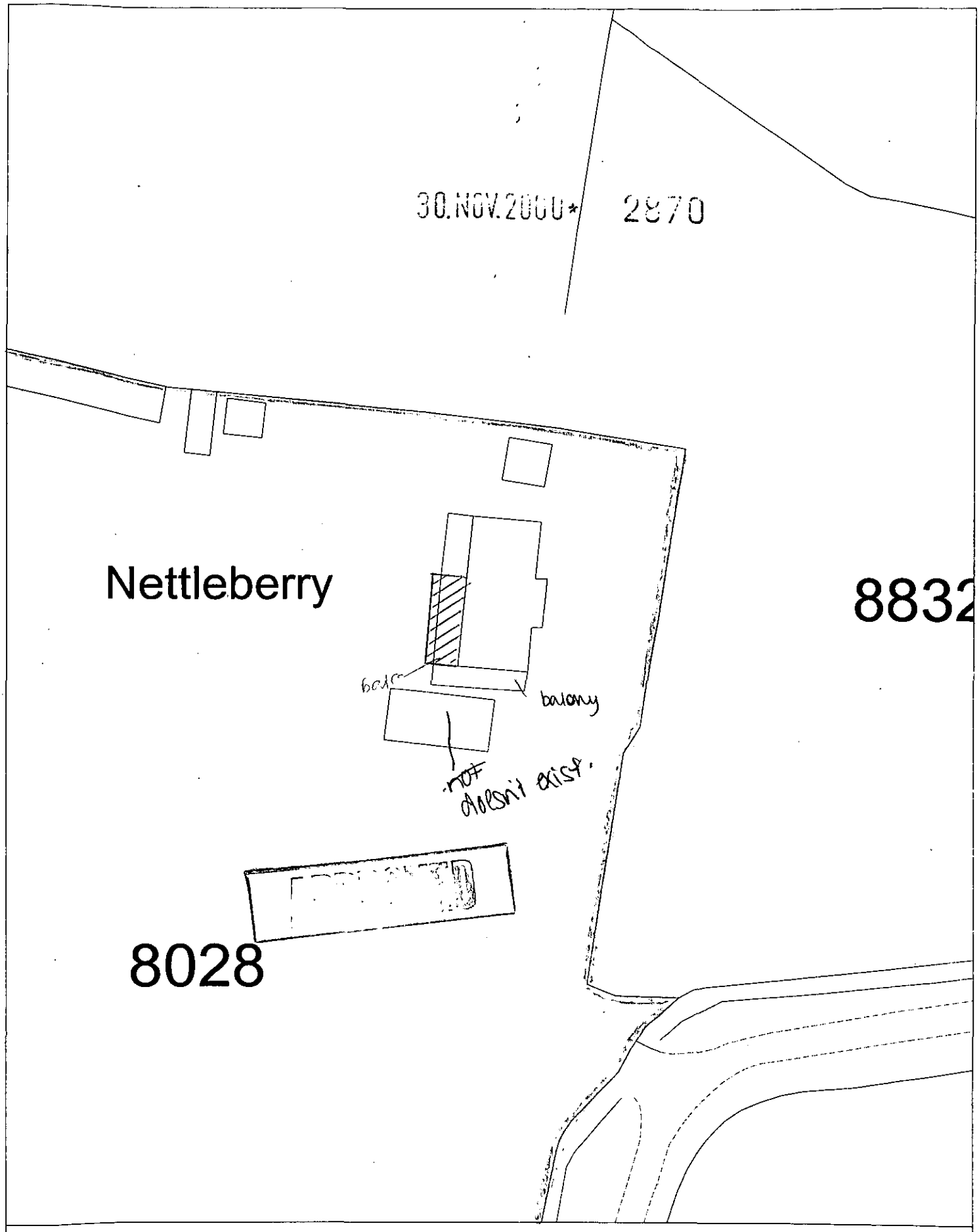
PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/64914/V	MRS. P. THOMAS	VAR. COND. 2 ON 42835	3.03.97	C
98/67218/V	" (36 CHILDREN)	33 CHILDREN)	28.4.98	C

MINISTRY DECISION

SPECIAL ORDERS



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 29 August 2000

N
W E
S

Prepared for:

Mr / Mrs P Thomas

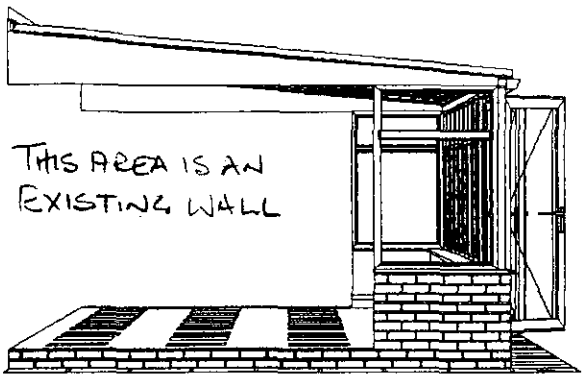
Quote No.:	269
Reference:	269 / Plt
Date:	30/ 8/2000
O/A Width:	9499
O/A Depth:	4000
Frame Height:	2100
Dwarf Height:	600
Roof Pitch:	5.0

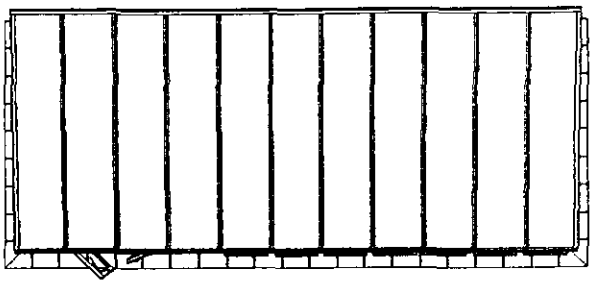
SPLASH

Left view.

Plan view

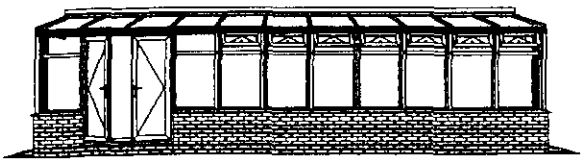
30.NOV.2000* 2870

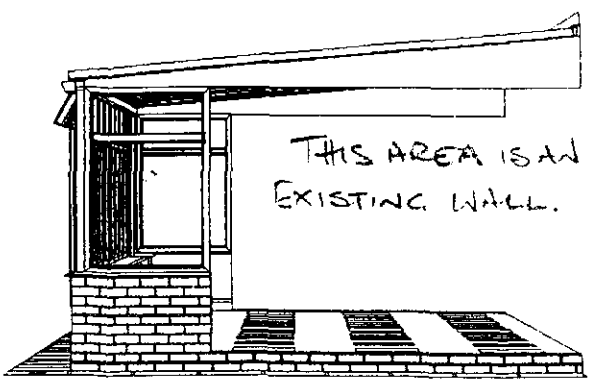




Front elevation

Right elevation

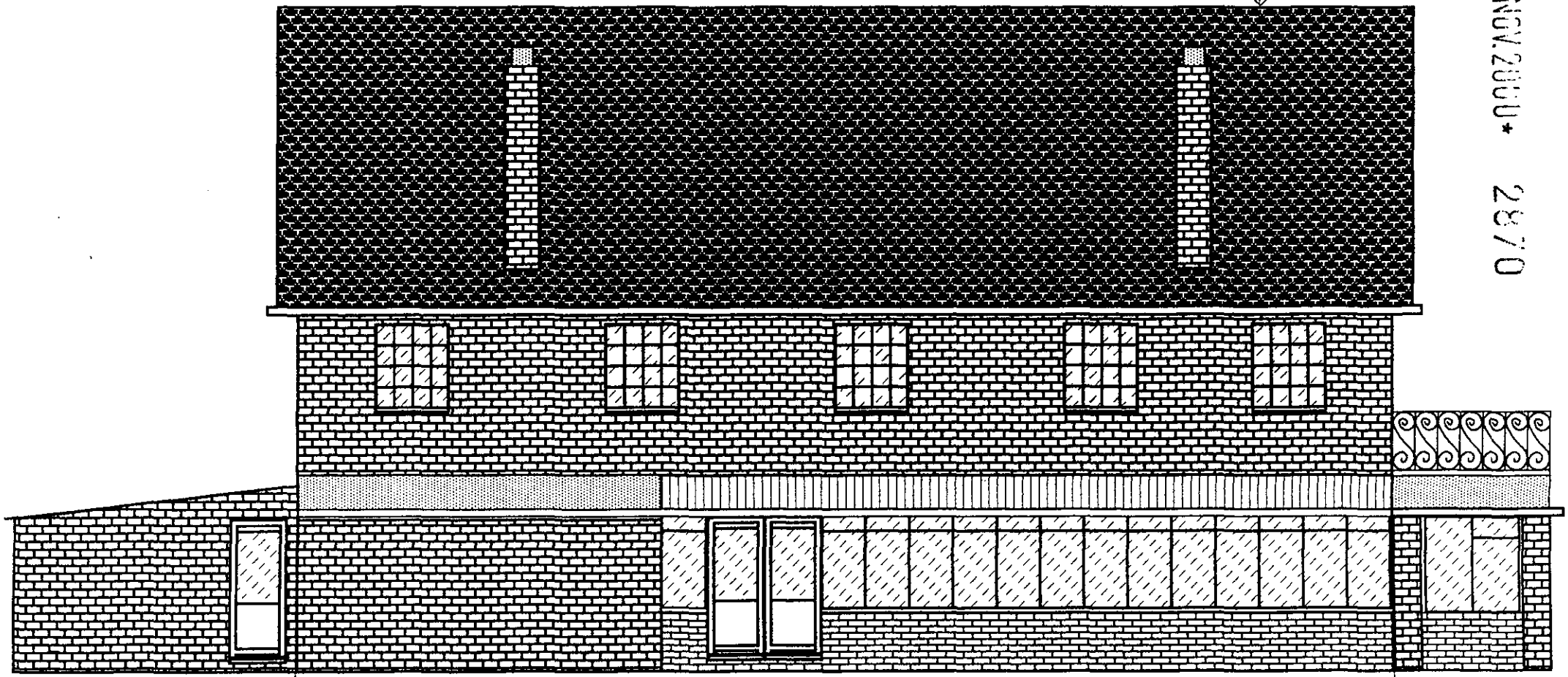




RETURNED

THE SPLASH GROUP

* PROPOSED CONSERVATORY. FRONT VIEW. (WEST)



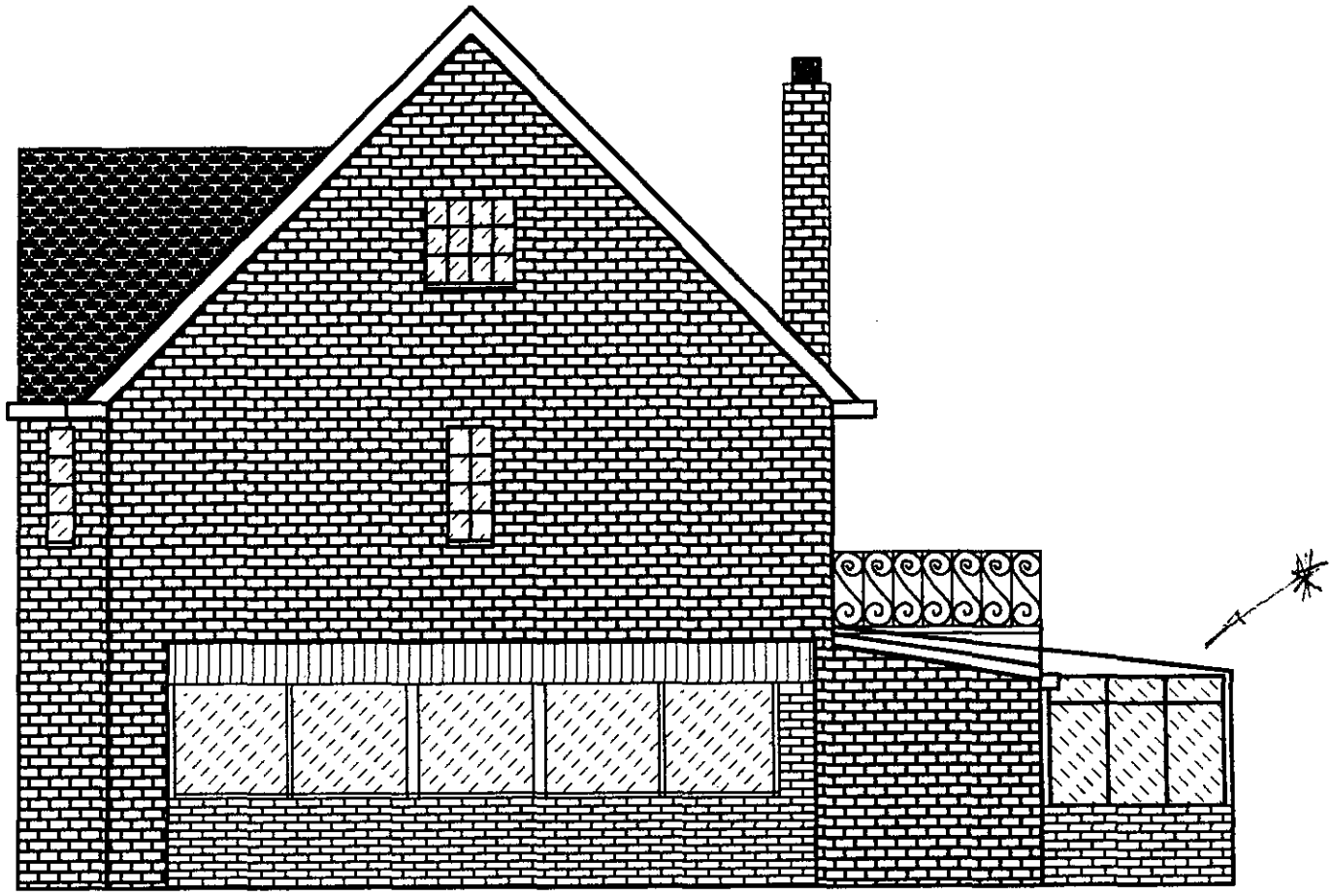
30.NOV2000* 2370

15.4m ≃ 19.9cm

$x = \frac{15.4}{19.9} \times 11.8$

$= 9.1m.$

* PROPOSED CONSERVATORY. SIDE VIEW. (NORTH)



30.NOV.2000* 2870

Prepared for:

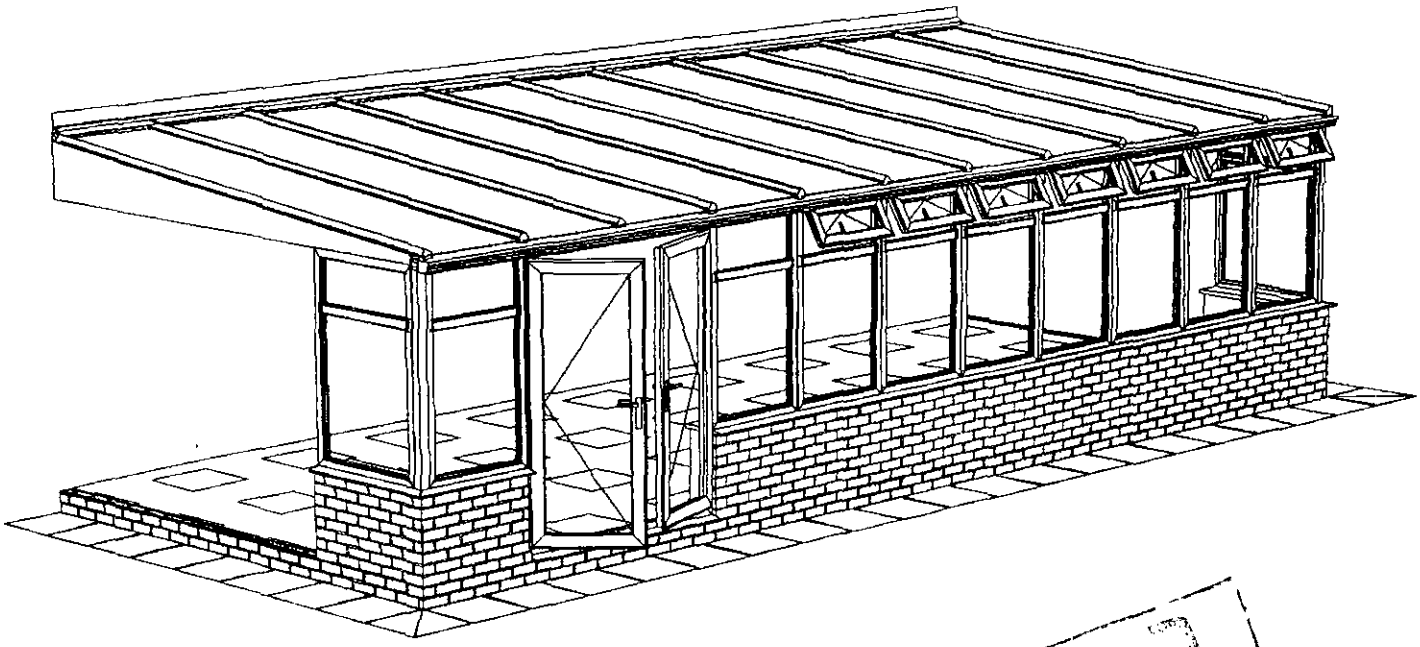
Mr / Mrs P Thomas

Quote No.:	269
Reference:	269 / Plt
Date:	30/ 8/2000
O/A Width:	9499
O/A Depth:	4000
Frame Height:	2100
Dwarf Height:	600
Roof Pitch:	5.0

SPLASH

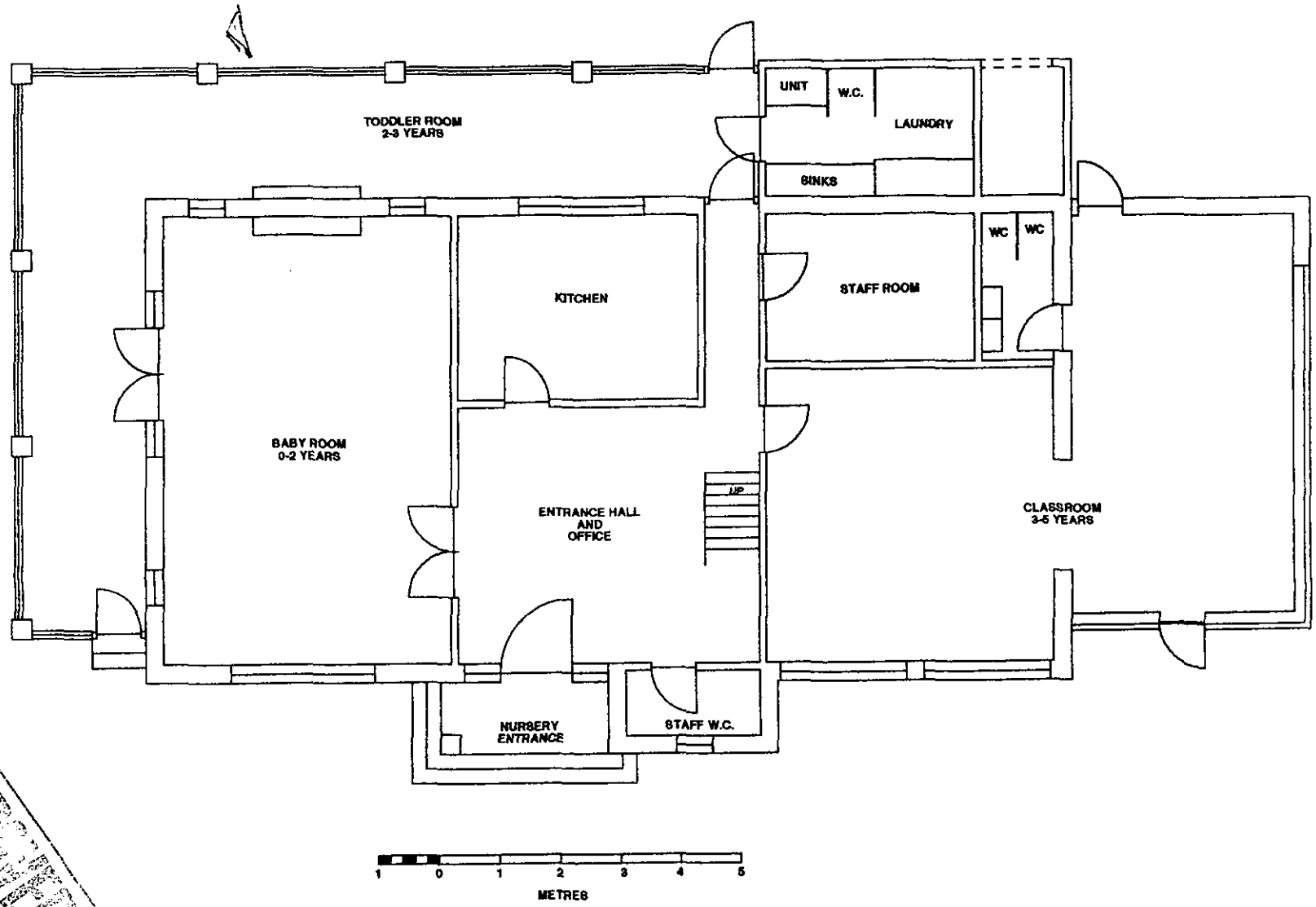
3D View from left

30.NOV.2000* 2870



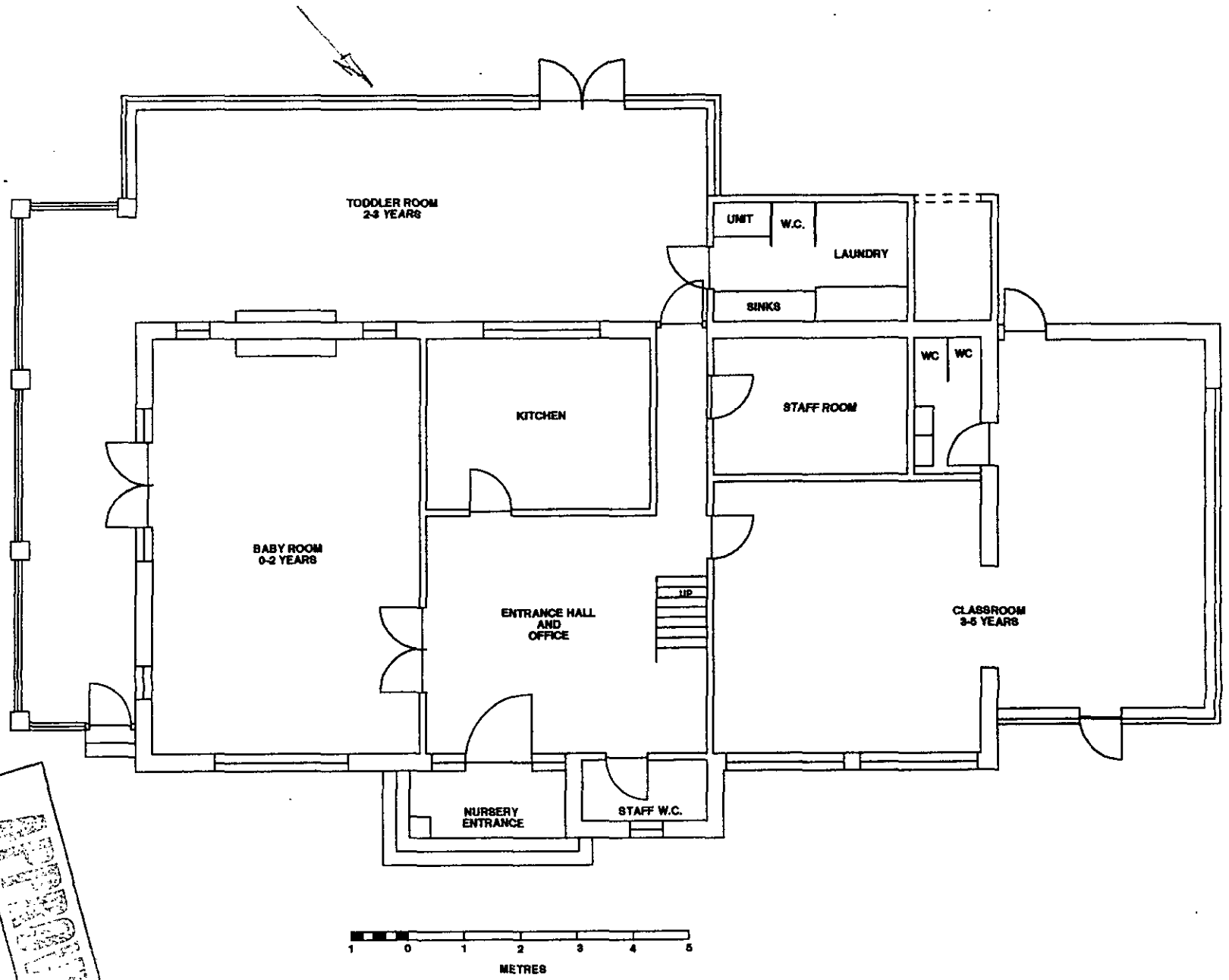
THE SPLASH GROUP

EXISTING



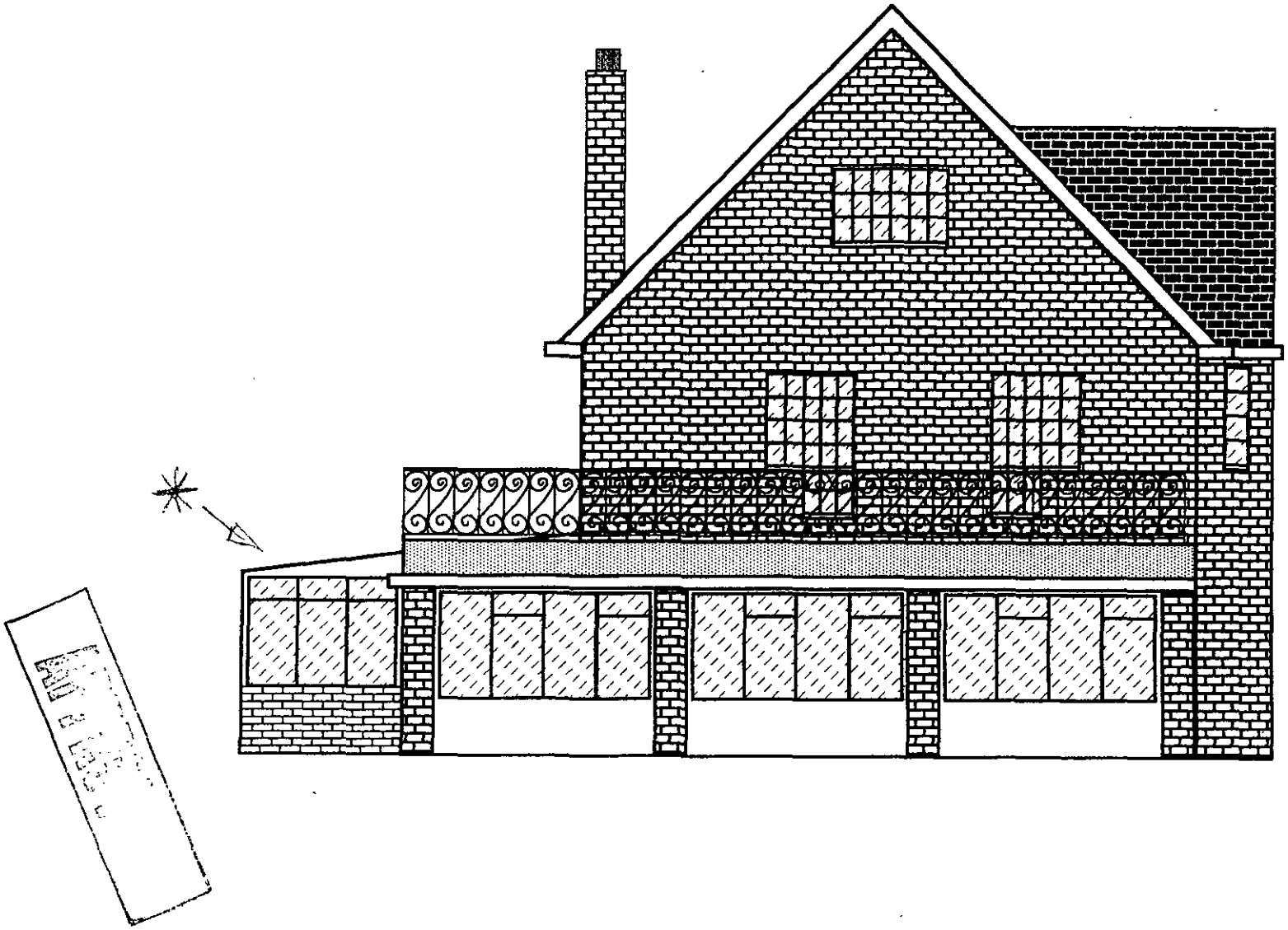
30.NOV.2000* 2870

PROPOSED ADDITION.



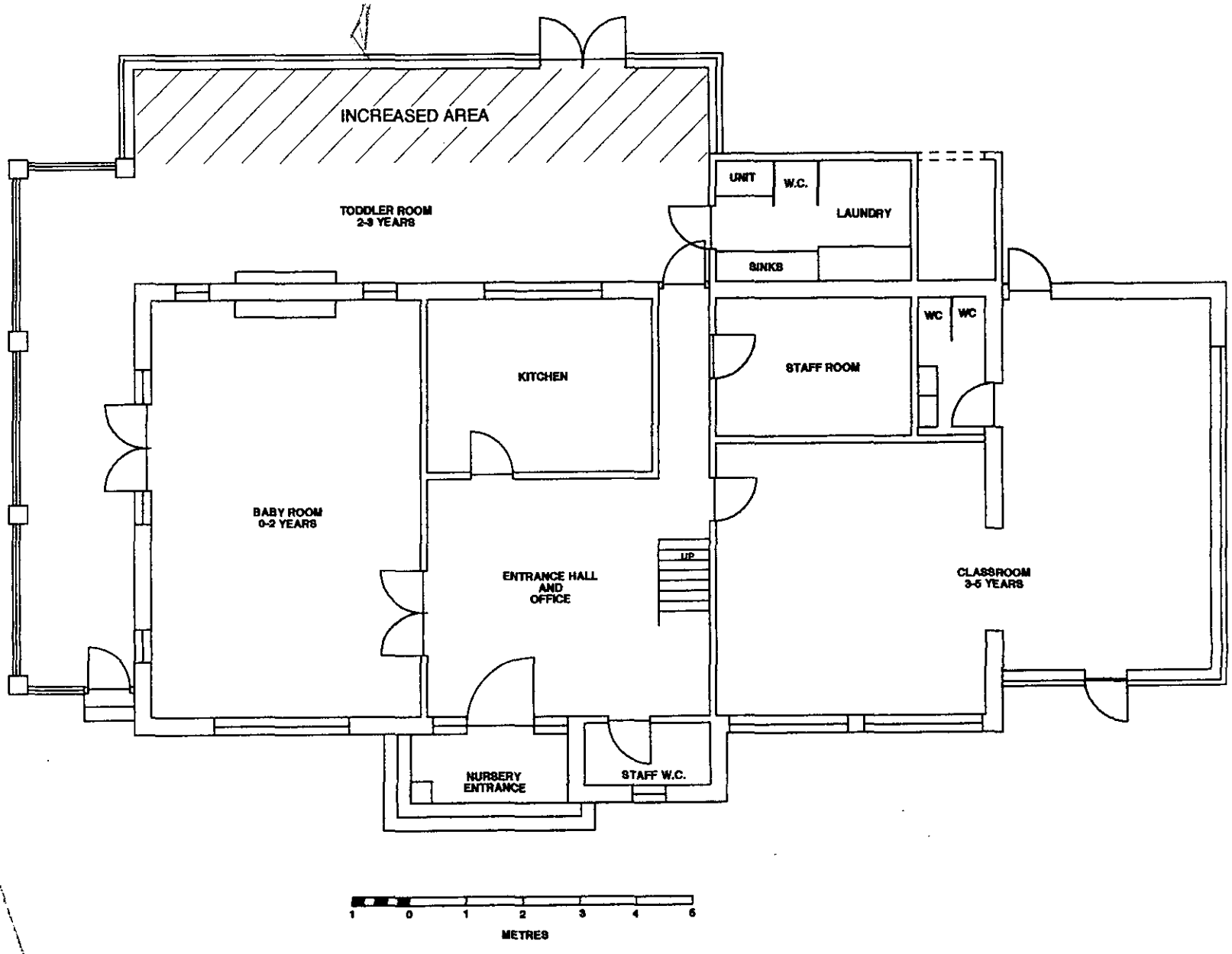
30.NOV.2010 2870

* PROPOSED CONSERVATORY SIDE VIEW (SOUTH)



30 NOV 2000 2870

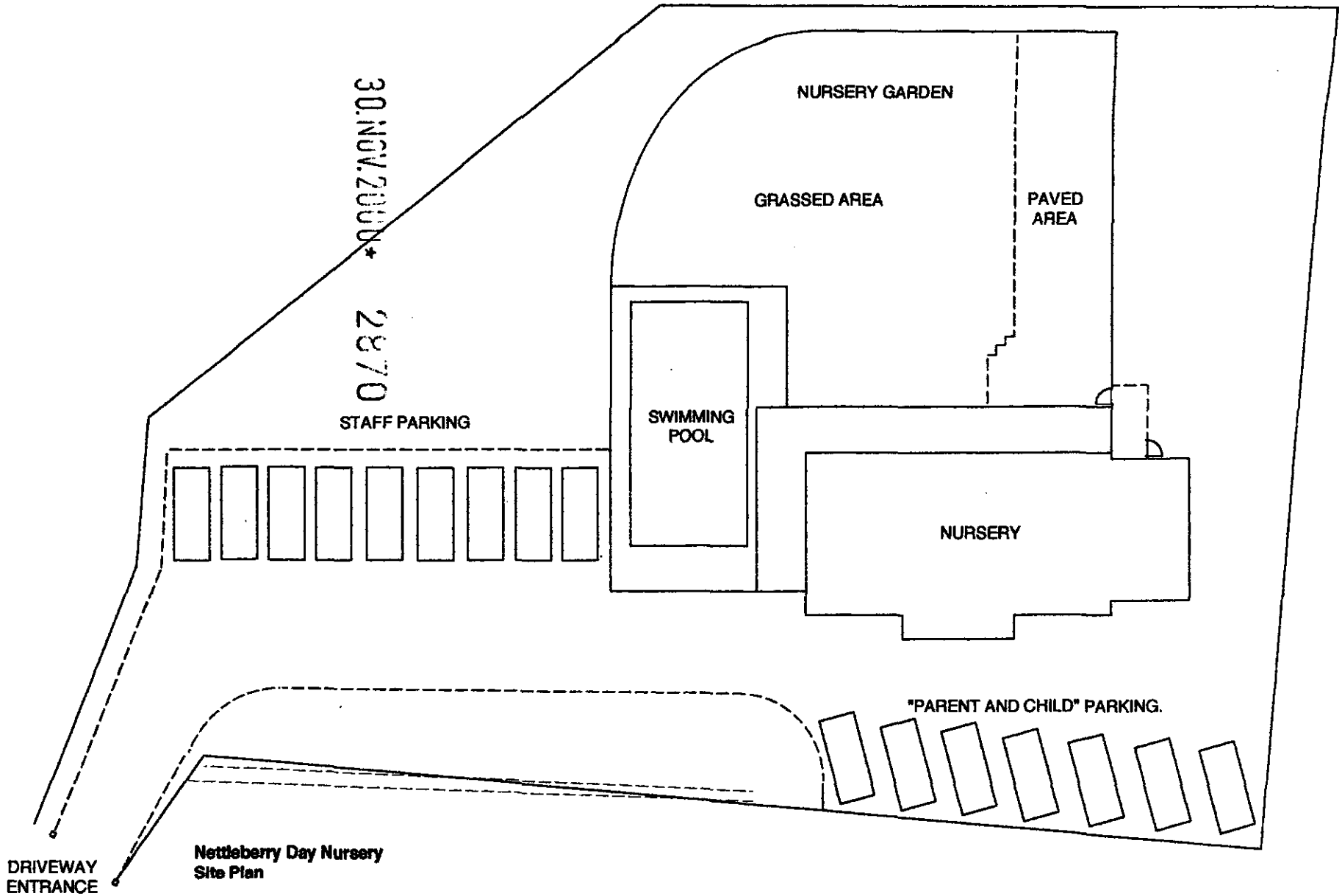
PROPOSED CONSERVATORY EXTENTION



APPROVED

30 NOV 2000

2870


30.NOV2000
23.70
NURSERY GARDEN
GRASSED AREA
PAVED AREA
STAFF PARKING
SWIMMING POOL
NURSERY
"PARENT AND CHILD" PARKING.
DRIVEWAY ENTRANCE
Nettleberry Day Nursery
Site Plan
5 0 5 10 15 20 25
Scale in metres