SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0278

LOCATION:
67 Nine Mile Ride Wokingham.

APPLICANT:
Mr & Mrs G Natrass C/O K C Reader

PROPOSAL:
Proposed conversion of garage to family room plus two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Natrass
C/O K C Reader
3 Hughes Road
Wokingham
Berkshire

Application Number: F/2000/0278

Parish: **FINCHAMPSTEAD**

Location: **67, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of garage to family room plus two storey side extension to dwelling.**

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

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

Condition
2. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 03 March 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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 18 April, 2000
My ref. BC/DC/2000/0278

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) 977 8909
DX: 33506 – Wokingham

Mr Nattrass
C/o Kevin Reader
3 Hughes Road
Wokingham
Berks

Dear Sirs

PLANNING PERMISSION 2000/0278
SITE: 67 NINE MILE RIDE, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0278 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0278	EC
BUILDING CONTROL NUMBER	FP 2000/0523	Brian
~~APPLICANT~~/AGENT	Kelvin Reader	
ADDRESS OF SITE	67. Nine Mile Ride FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	garage conversion + 2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		location
ELEVATIONS	rec'd 6/4/00	rec'd 4/12/99
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	3/3/00	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/4/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6451

Date: 21·2·00

My ref: F/2000/0278

CONFIDENTIAL

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) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0278
67 Nine Mile Ride Finchampstead.
Proposed conversion of garage to family room plus two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 2·3·00
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0278**
67 Nine Mile Ride ~~Wokingham~~ Finchampstead
Proposed conversion of garage to family room plus two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 21.2.00

My ref: F/2000/0278

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0278
67 Nine Mile Ride Finchampstead.
Proposed conversion of garage to family room plus two storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 2.3.00
Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0278**
67 Nine Mile Ride ~~Wokingham~~. Finchampstead
Proposed conversion of garage to family room plus two storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/0278

Proposal:

Proposed conversion of garage to family room plus two storey side extension to dwelling.

Location:

67 Nine Mile Ride Finchampstead.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/02/2000. 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

Application Number F/2000/0278
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 67 Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2000/0278

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

Semi rural, countryside setting

3. DESCRIPTION OF SITE/BUILDING

2 st. detached chalet style dwelling with integral garage set well back from main road

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 65 - garage along side bound with no. 67.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0278

Applicant : Mr & Mrs G Natrass C/O K C Reader.

Location : 67 Nine Mile Ride Finchampstead.
Proposal : Proposed conversion of garage to family room plus two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28.1.00

Date of Neighbour Notifications : .....

Date of Site Visit : 28.1.00

Date Registered : 04/01/2000

Earliest Date for Decision : 05/02/2000

Latest Consultation Date/Site Notice Expiry Date : 05/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :
PARISH COUNCIL : NO OBJECTION.
ENV. DESIGN : NO OBJECTION.

Planning Issues :
* GREEN GAP - impact upon
* IMPACT UPON ST. SCENE
* " " NEIGH. PROPS.

Application Number: F/2000/0278
PROP: GARAGE CONVERSION PLUS 2St. side extension
Appraisal :

GREEN GAP :
The application site is located in an area which has been designated as a Green Gap/ Wedge, & is therefore sensitive to development. The property has however, not been extended before, which makes the proposal (30m² floor area) acceptable in this area.

IMPACT UPON ST. SCENE :
Given that the dwelling is set well back from the main road & is well screened along the front boundary it is not considered that the proposed extension will have an adverse neg impact upon the street scene. Given also, that the prop. extension has been set back from the front of the house & has a ridge height lower than that of the existing dwelling, makes the scheme more acceptable.

IMPACT UPON NEIGHB. PROPS
No. 67 is the closest neigh. prop. to the location of the proposed extension. As the dwelling @ no. 67 is approx. 8.5m away from no. 67 & its garage is located along the side boundary adj. to the prop extension, it is not considered that the prop. will have an adverse neg impact upon the neighb. property

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

TO: **DEVELOPMENT CONTROL**
Elaine Conner

FROM: Environmental Design

DATE: 4th February 2000

Location: 67, Nine Mile Ride, Finchampstead

Proposal: CONVERSION OF GARAGE TO FAMILY ROOM PLUS TWO STOREY SIDE EXTENSION TO DWELLING

Application Number: F/2000/0278

In response to your consultation dated 12th January 2000 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted.

The Silver Birch shown to be removed is not particularly significant in the surrounding landscape.

The driveway is to shown to remain as existing. Therefore, there should not be any impact on the Oak tree included in Tree Preservation Order No. 164/1979.

Neil Etherington
Senior Arboriculturist

To:
Highways

From: Elaine Connor

Date: 12 January 2000

Application Number: F/2000/0278

Proposal: Proposed conversion of garage to family room plus two storey side extension to dwelling..

Site Address:
67, Nine Mile Ride, Finchampstead.

Applicant:
Mr & Mrs G Natrass C/O K C Reader.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 – PARKING, GARAGING & TURNING (SR 06)

N.S. Trotter
26-01-00

FROM: Elaine Connor

DATE: 12 January 2000

Finchampstead Parish Council Consultation Sheet

PLANNING SERVICES	PT
POL	TLS
DC	ENF
APP CS	

Application Number: F/2000/0278

Proposal: Proposed conversion of garage to family room plus two-storey side extension to dwelling..

Site Address: 67 Nine Mile Ride Finchampstead.

Applicant: Mr & Mrs G Natrass C/O K C Reader.

Your observations are required in respect of this application **by 05/02/2000** .

The Parish Council has no objections to this application.

SIGNED C.S. Cl

CLERK TO Finchampstead Parish Council

DATE: 28-1-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

VAL...

4 JAN 2000

Start date: ~~17 DEC 1999~~	Map No. ..... Site ...0:12...
Officer: EC	Application No. F/~~1999~~/0278 2000
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM PLUS TWO STOREY SIDE EXTENSION TO DWELLING

Location: 67 NINE MILE RIDE

Parish: FINCHAMPSTEAD

Ward: Finch South. 12.1.2000

Applicant: MR & MRS NATTRASS

Fee Received 95-00 (2) 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			
3	Forms unsigned			
4	Correct S 66 certificate		phoned	10/12
5	Elevation plans	chimney at front?		to phone back
6	Floor plans	existing garage should be labelled proposed family room		phoned again 22/12
7	Metric scale disclaimer			
8	Encroachment letter	4 JAN 2000	23 DEC 1999 Sent	back
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ..... ✓
(Trees)	(NK:) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
(Highways)	(XA:) .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural) .....

.....

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

NEIGHBOURS:

..... S/N on Nine Mile Ride ✓ .....

.....

.....

.....

.....

.....

.....

.....

.....

Still don't think
chimney is
marked correctly
but phone No.
is obviously not
correct.
Have tried to phone
again 4/1/00

Environmental Services

For office use only.
Application number:
04.DEC.2000* 0278

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	 MR & MRS G NATTRASS 67 NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
2	Agent's Name Address and postcode Phone number	 K C READER 3 HUGHES ROAD WOKINGHAM BERKSHIRE 0118 9792135
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.	YES
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERT EXISTING GARAGE TO FAMILY ROOM PROPOSED GARAGE WITH BEDROOM & ENSUITE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	100MM BRICKS TO MATCH EXISTING SMALL PLAIN CONCRETE TILES
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 ☑

Crystal Mark
Clarity approved by plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: V C Ready

on behalf of MR C NATTRASS

Date 7-12-99

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

04.DEC.2000* 0278

ADDRESS 67 Nine Mile Ride PARISH Linch E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
AR 10292	RR H CRUM	DETACHED HOUSE	20.2.79	APP N/A
10129	"	REPLACEMENT DWELLING	12.4.79	N/A C/A
29539	"	DET. HOUSE & GARAGE ADS.	22.1.88	RAL
30049	NOW "	"	14.6.88	C/A
ARA 5243	69 "	"	21.6.88	APP

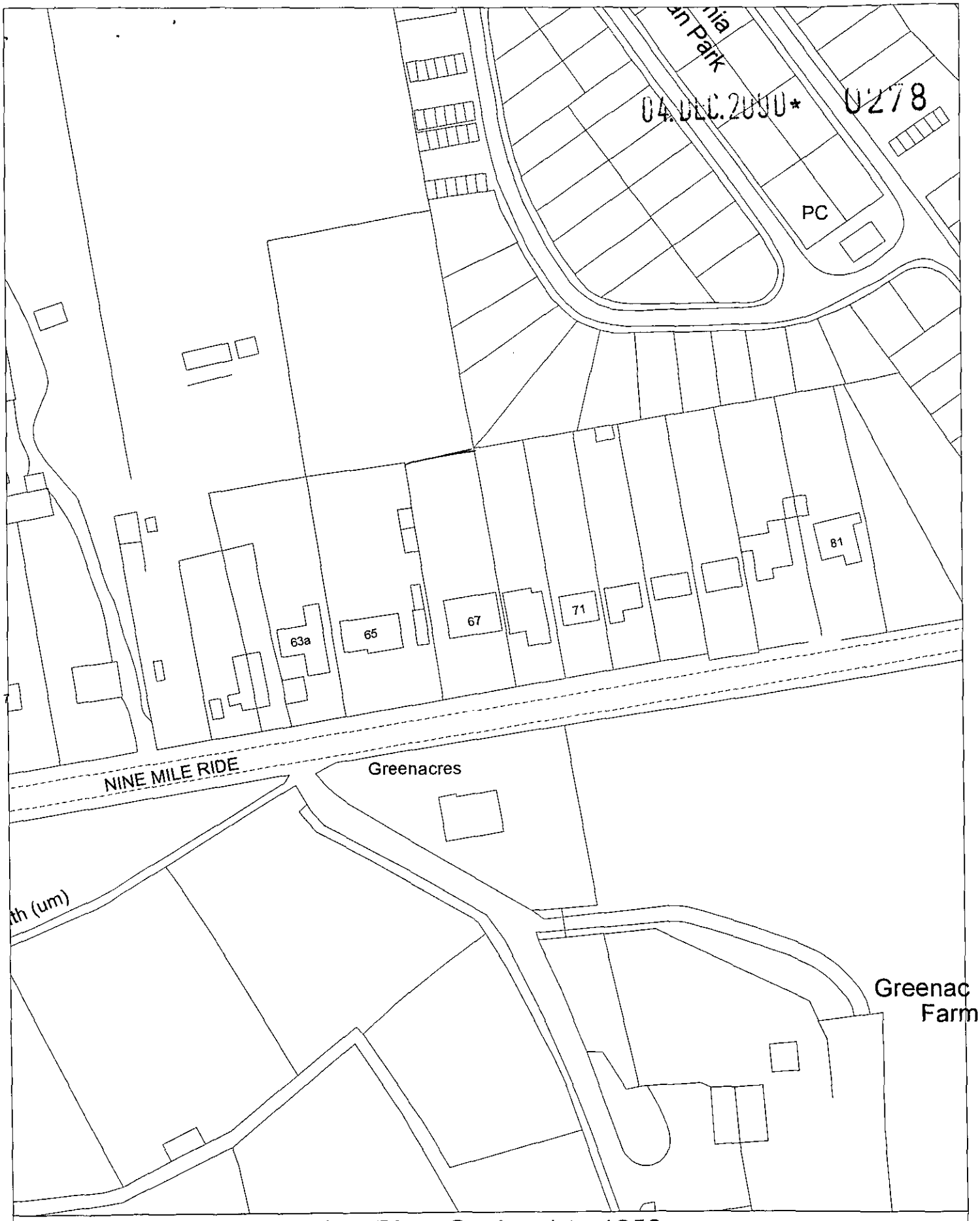
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 164

DRAINAGE

091074



Site Plan, Scale: 1 to 1250

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Date: 9 December 1999

N
W E
S

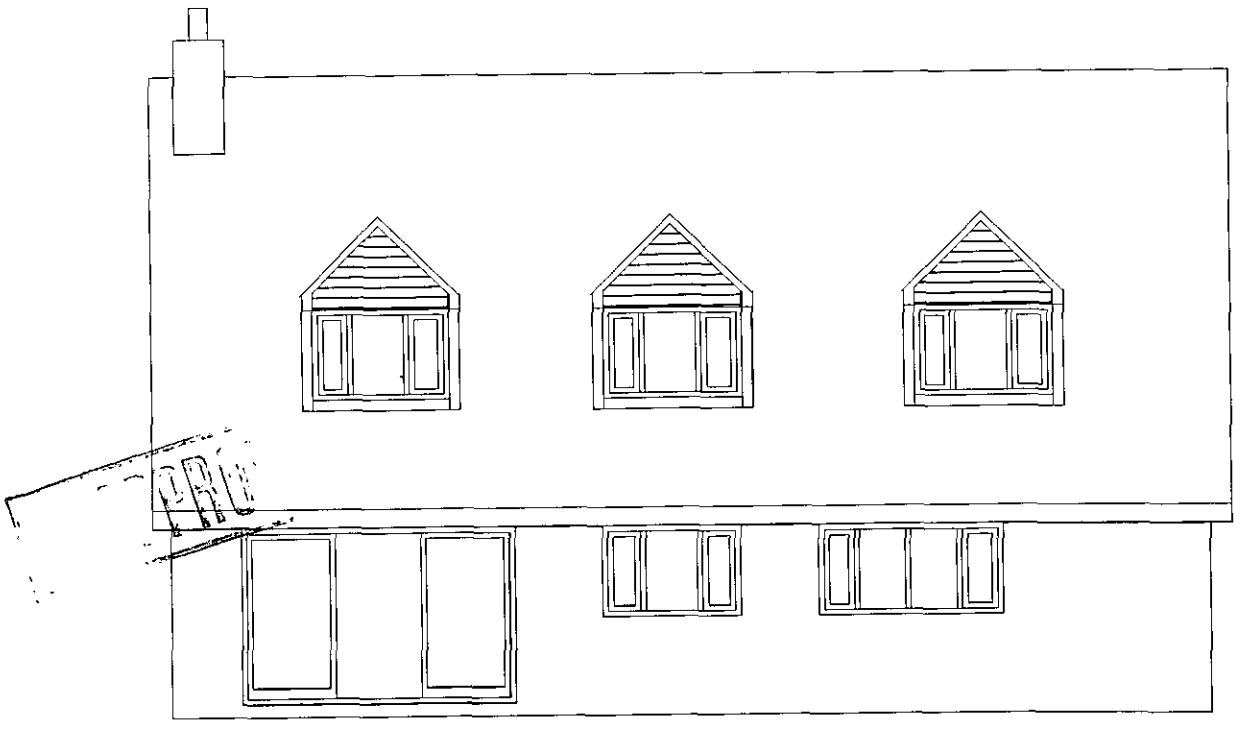
Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

04 DEC 2000* 0278

Scale 1:100



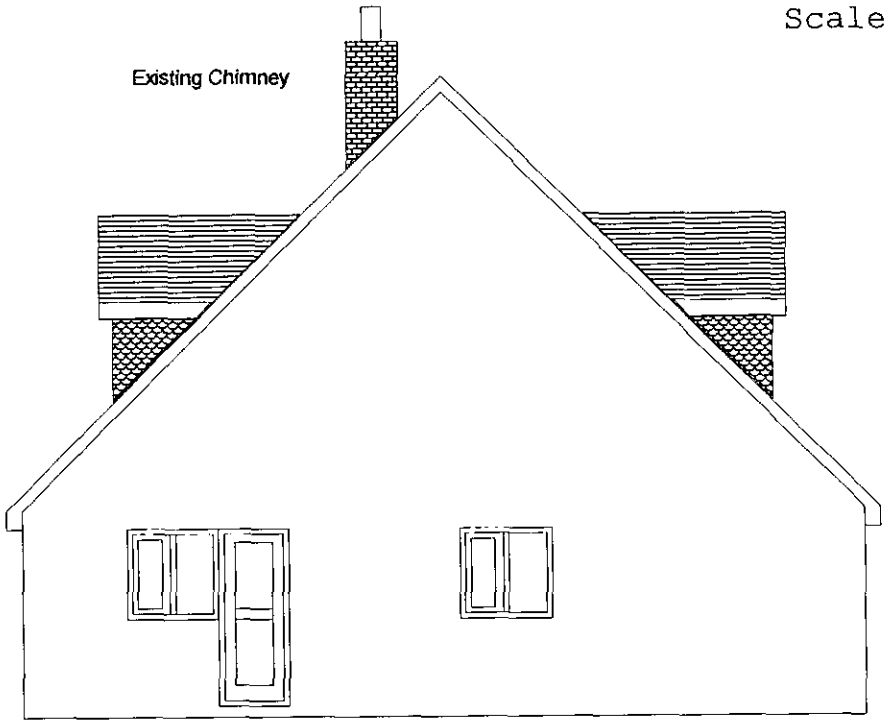
Existing Front Elevation



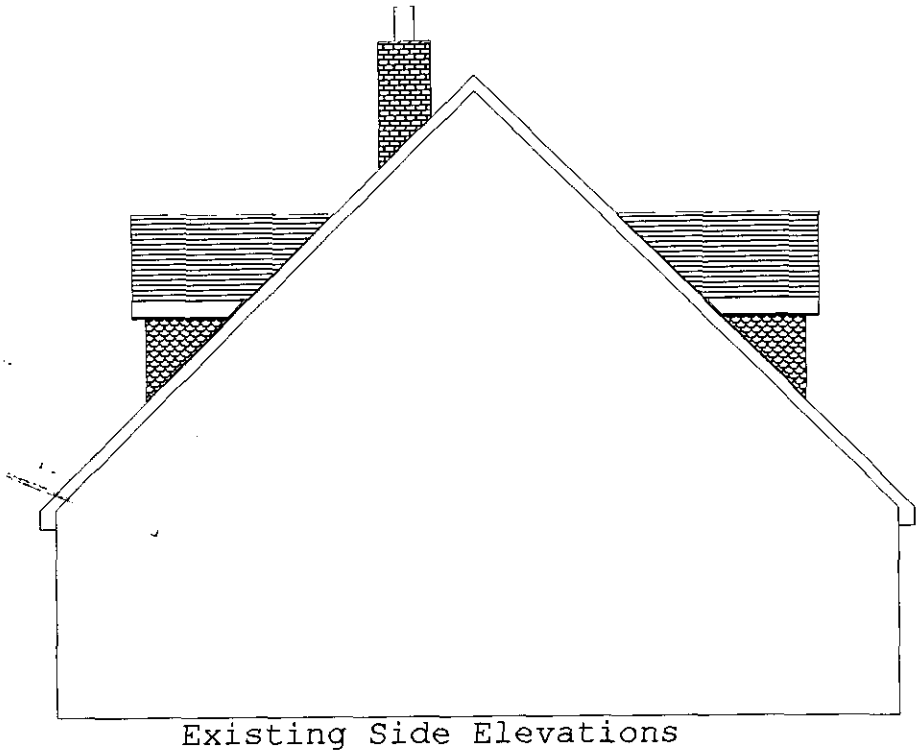
Existing Rear Elevation

Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

Scale 1:100



Existing Side Elevations



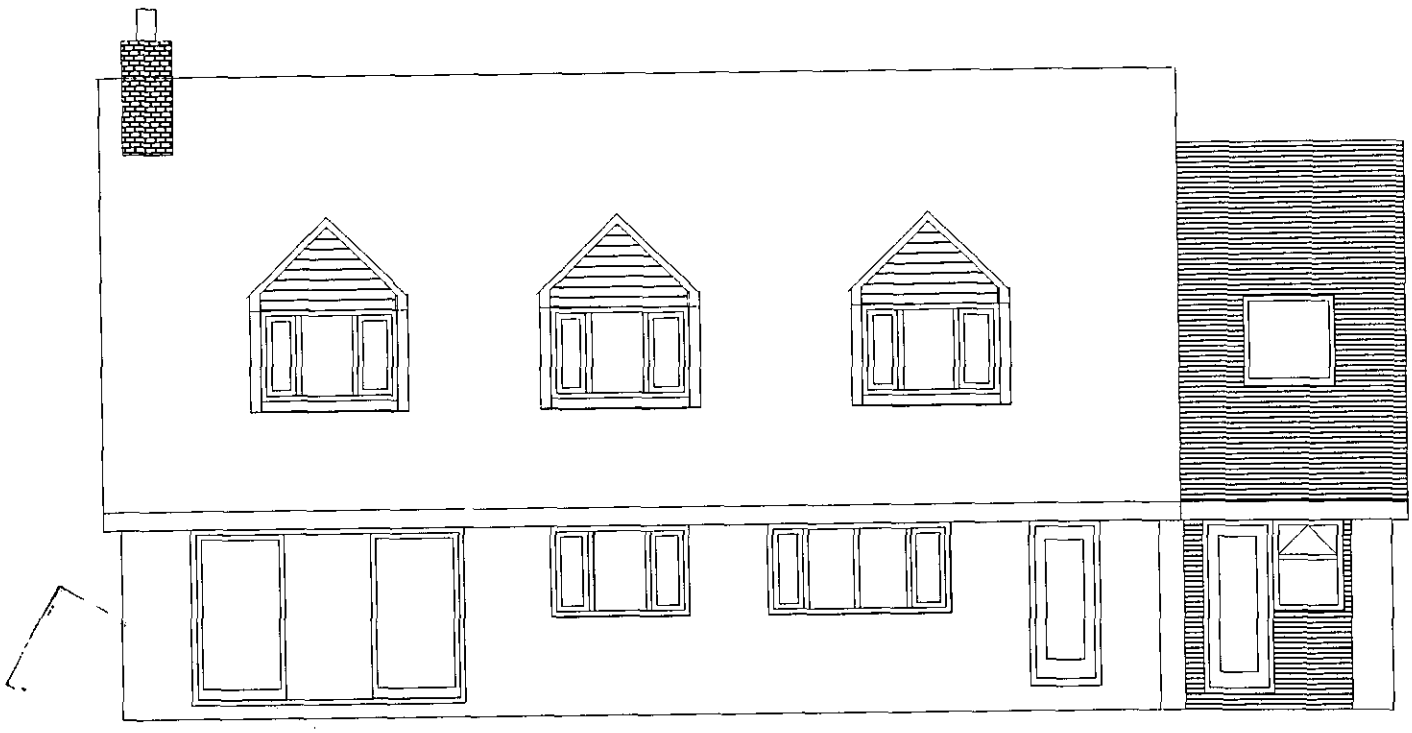
Existing Side Elevations

Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

Scale 1:100



Proposed Front Elevation

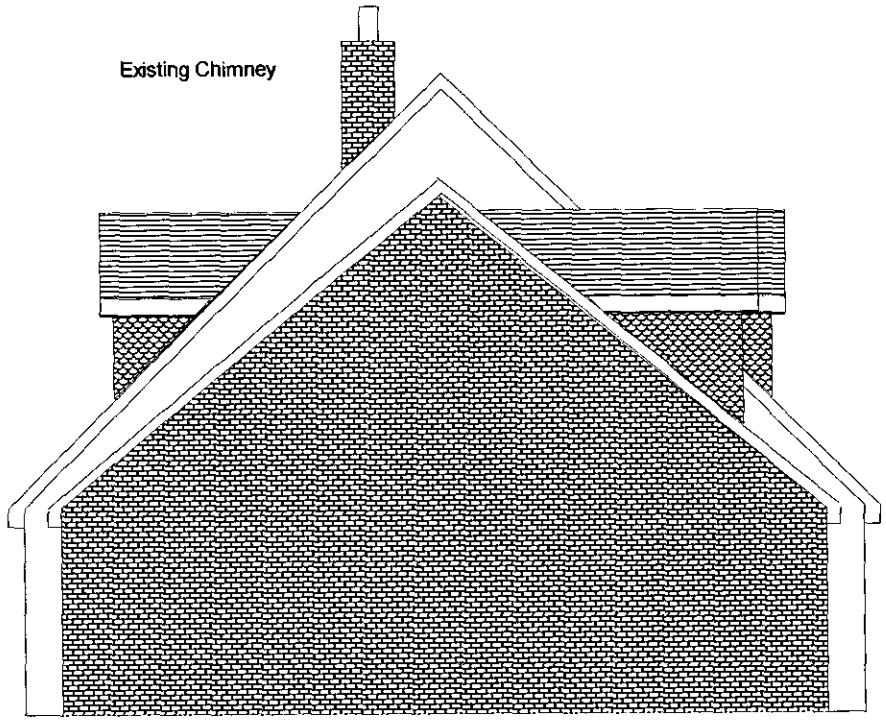


Proposed Rear Elevation

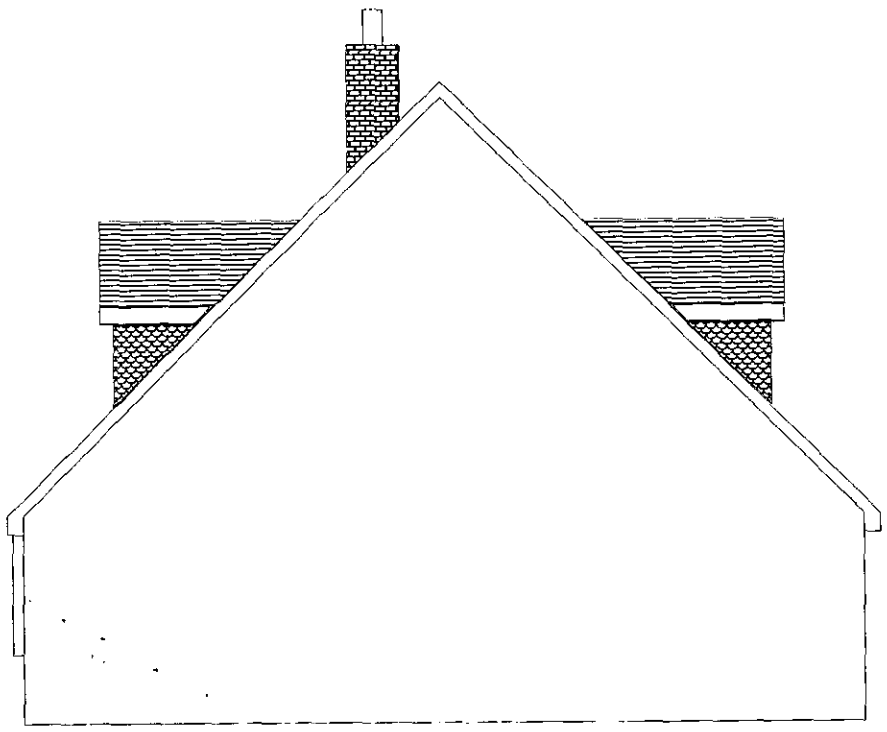
11/4/00

Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

Scale 1:100



Proposed side Elevation

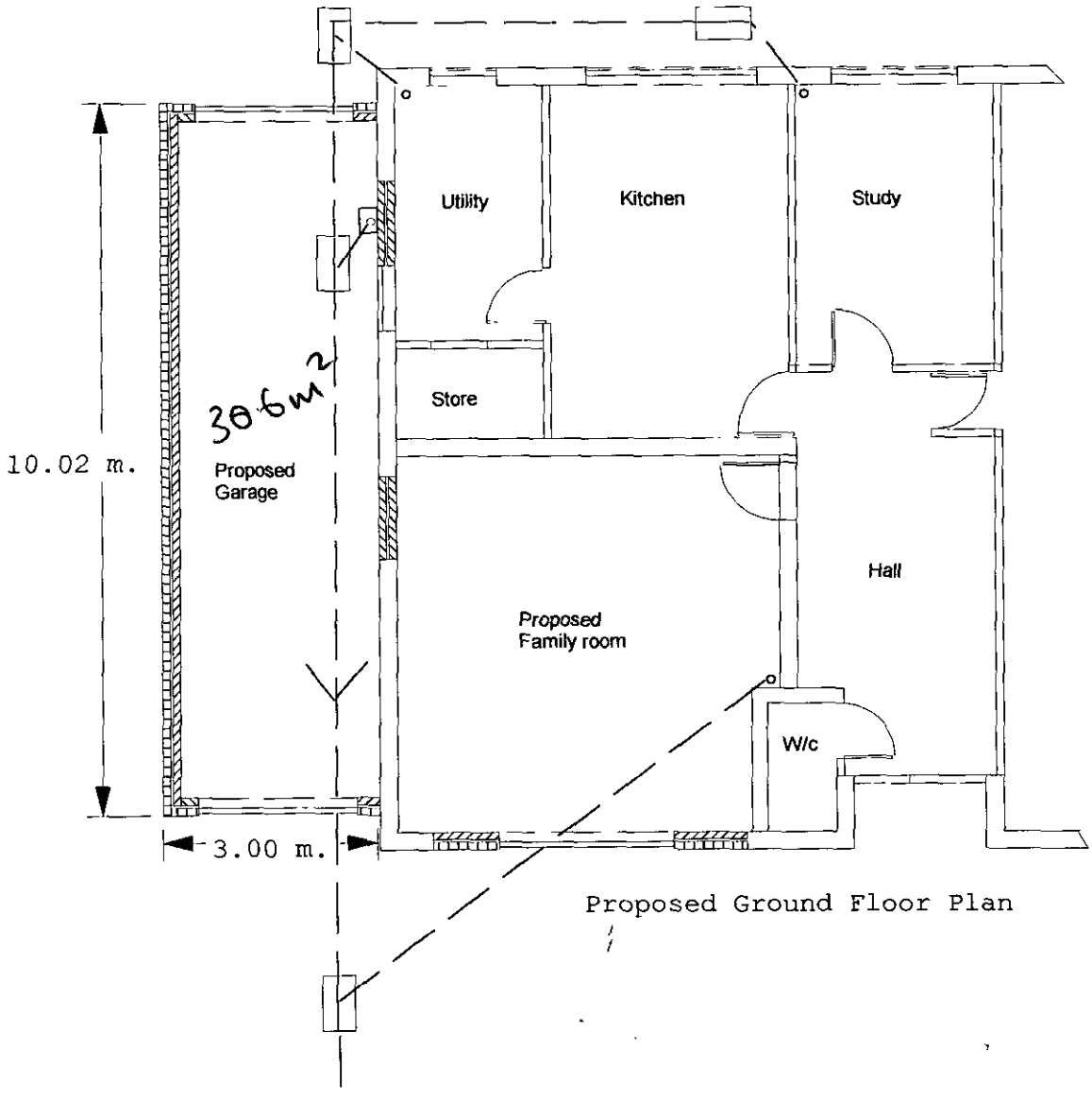


Proposed side Elevation

11/4/00

Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

Scale 1:100

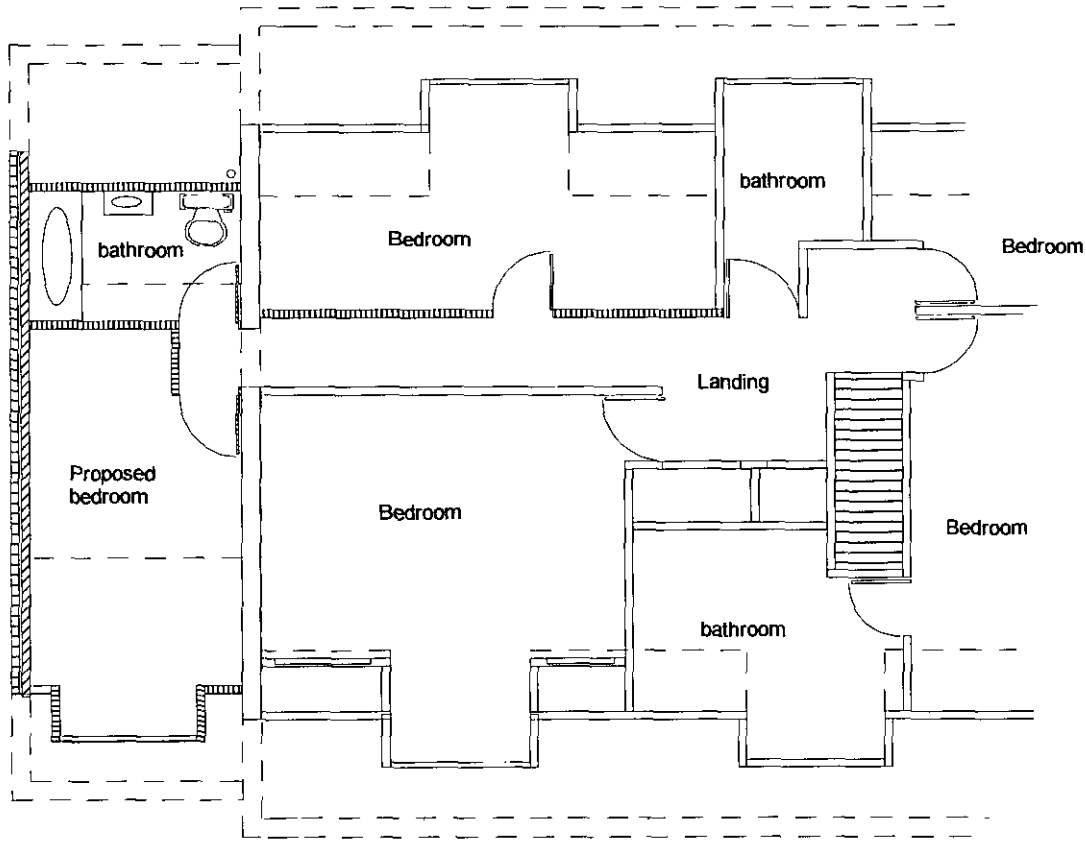


Proposed Ground Floor Plan

11/12/00

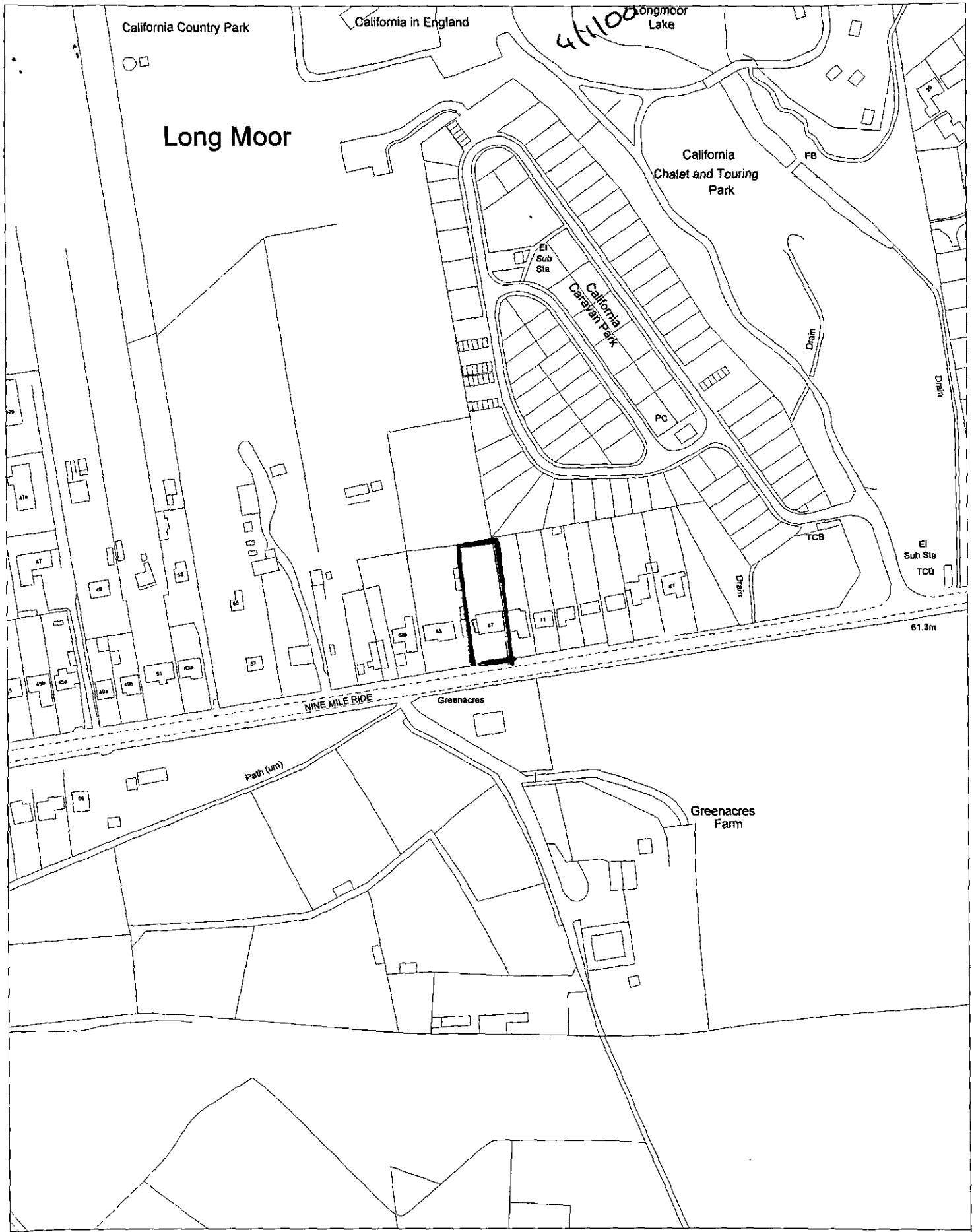
Mr & Mrs G Nattrass
67 Nine Mile Ride
Finchamstead
Berkshire

Scale 1:100



Proposed First Floor Plan

09/11/00



Site Plan, Scale: 1 to 2500

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Date: 6 December 1999

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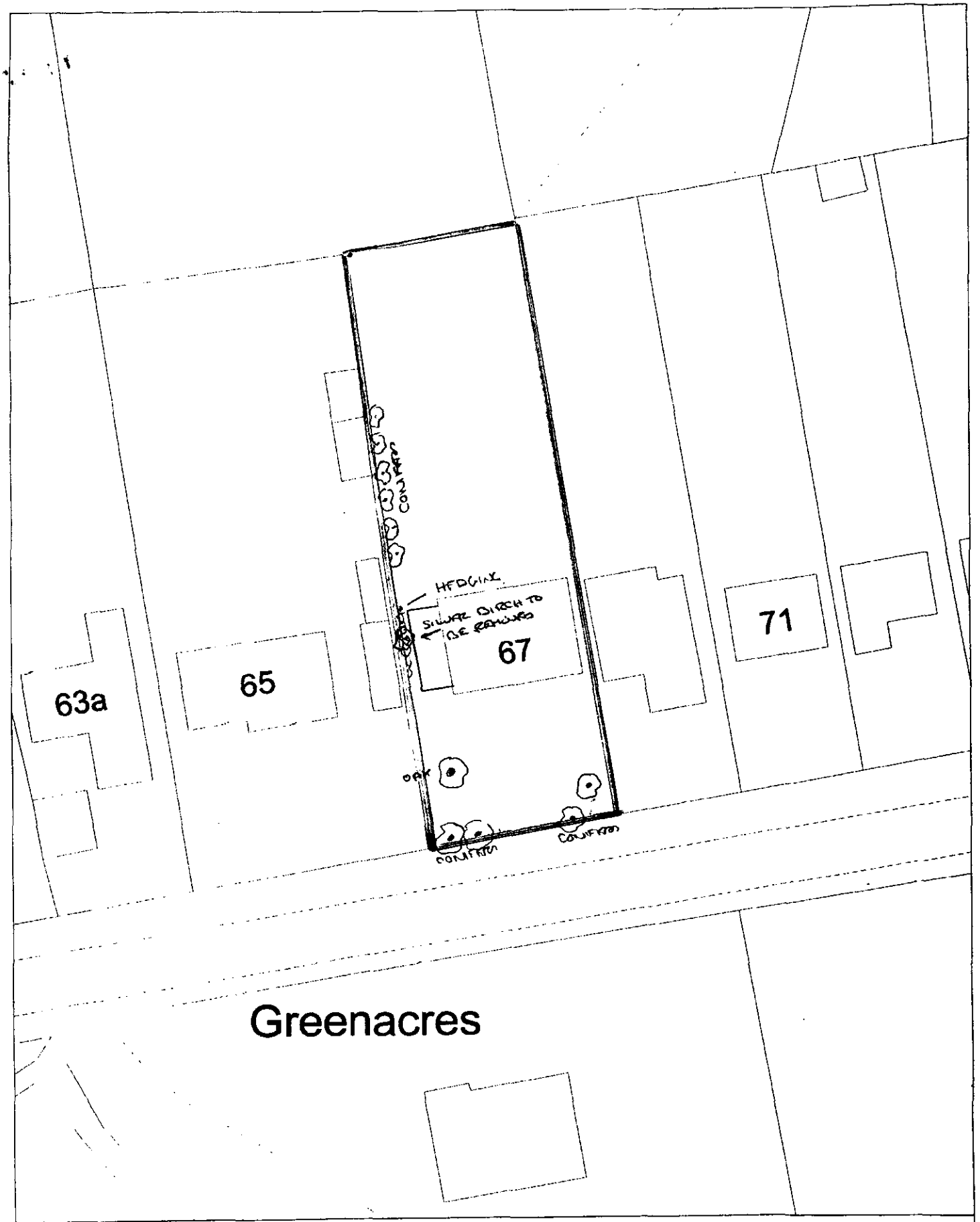

Site Plan, Scale: 1 to 500

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Date: 6 December 1999

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