APPLICATION NO:
F/2000/0526

LOCATION:
24 Booth Drive, Finchampstead Wokingham.

APPLICANT:
Mr I Seymour C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey rear extension to garage to form study.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Seymour
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: F/2000/0526

Parish: **FINCHAMPSTEAD**

Location: **24, Booth Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to garage to form study.**

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.

Condition
3. The proposed extension shall always remain ancillary to and not be sold, leased or otherwise disposed of separately from the main dwelling

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Head of Planning and Transportation
Date: 20 April 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. 31 May, 2000
My ref. BC/DC/2000/0526

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 I Seymour
c/o Colin Dawson & Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION F/2000/0526
SITE: 24 BOOTH DRIVE, 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 2000/0526 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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

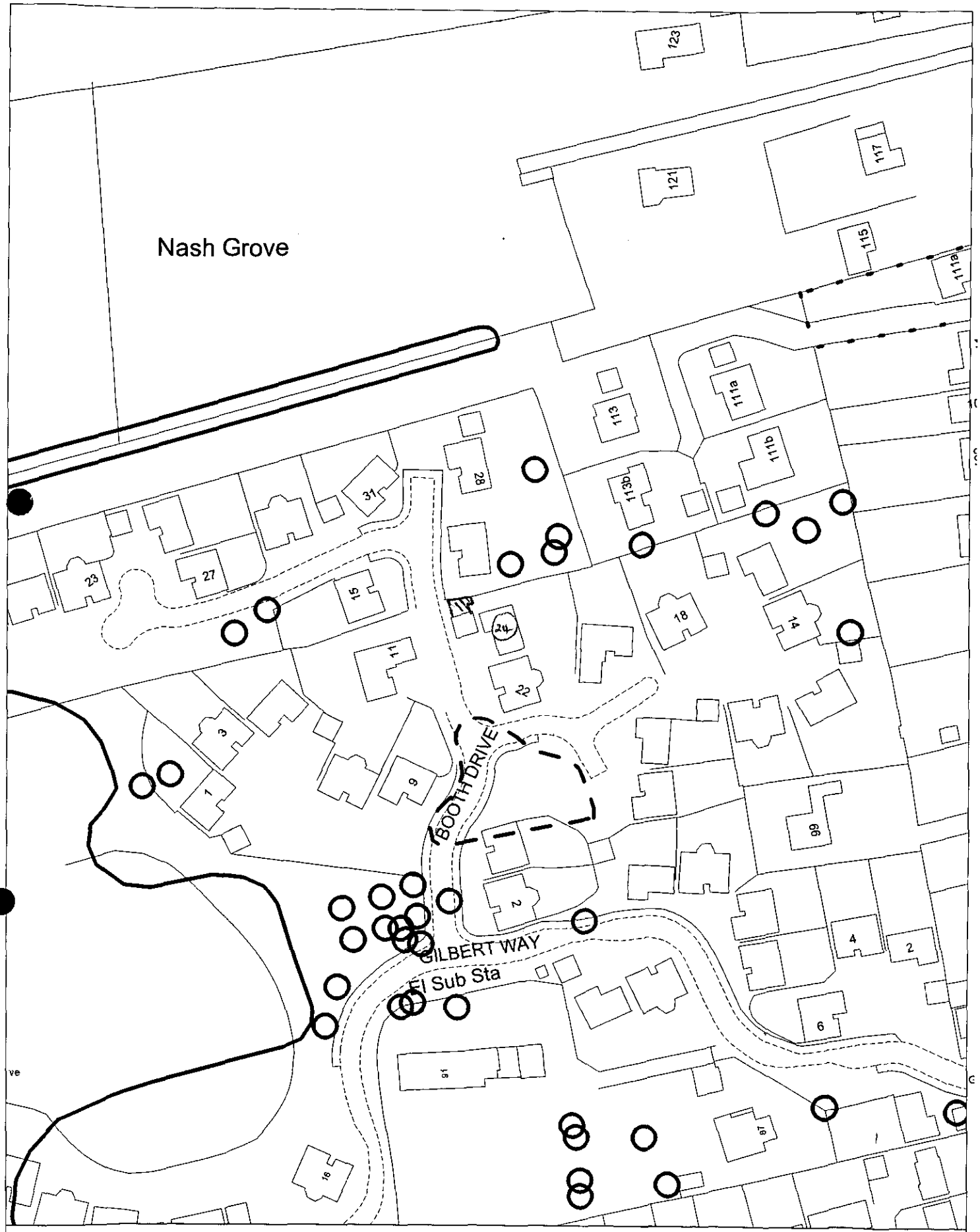
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0526	EC
BUILDING CONTROL NUMBER.	FI 2000/0622	Brian
~~APPLICANT~~/AGENT	Colin Davison.	
ADDRESS OF SITE	24 Booth Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side ext to garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 512-01A	D 512-01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/5/00.	

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	

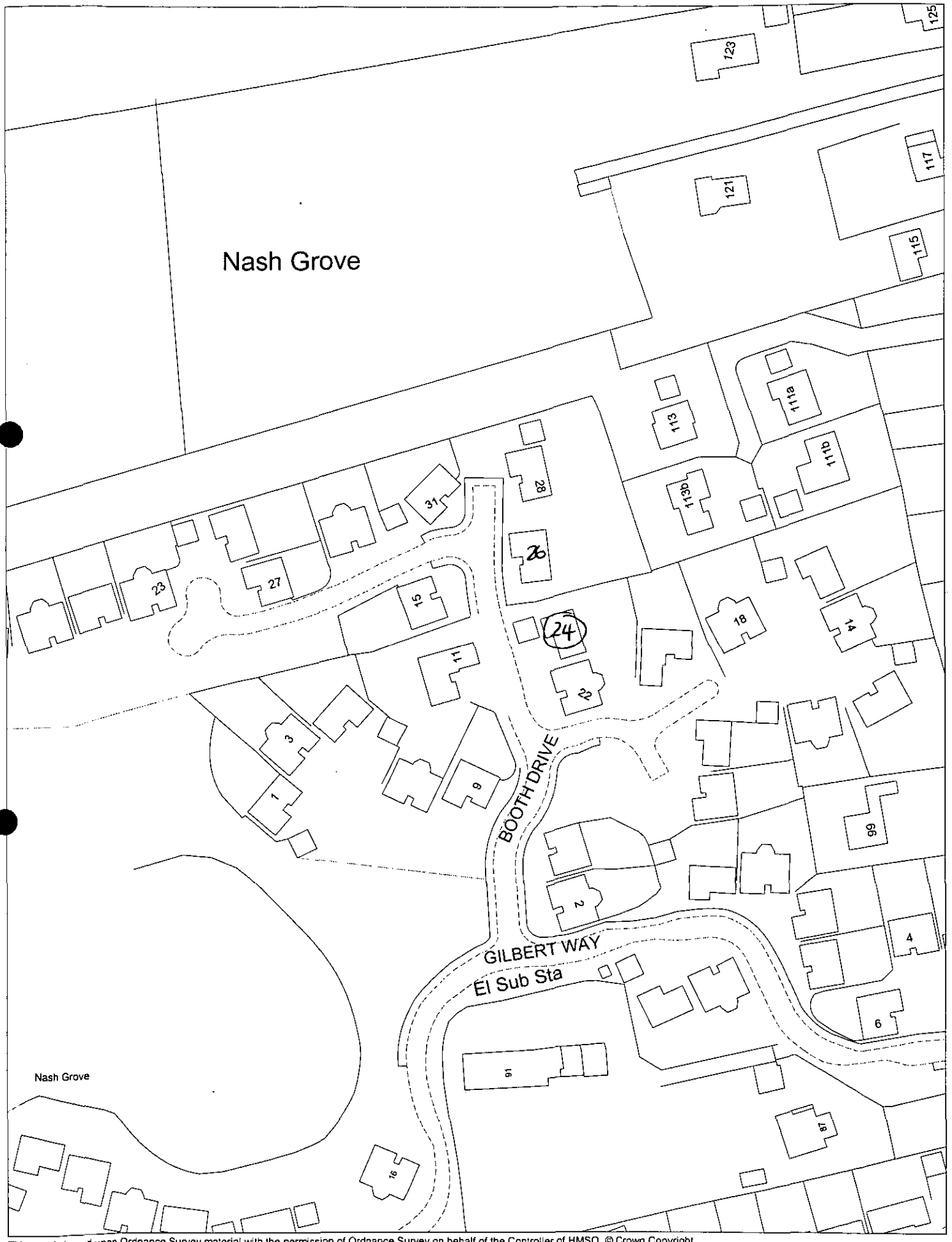


Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 3 February 2000

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

5 April 2000

Scale: 1 : 1250

N
W E
S

Tel: (0118) 974 6451

Date: 6/4/00

My ref: F/2000/0526

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0526
24 , Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to garage to form study.

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 17/4/00

Yours faithfully

Chris Lloyd
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0526**
24 , Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to garage to form study.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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: 6/4/00

My ref: F/2000/0526

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2000/0526
24 , Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to garage to form study.

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 17/4/00

Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0526**
24 , Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to garage to form study.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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/2000/0526

Proposal:
Proposed single storey rear extension to garage to form study.

Location:
24 , Booth Drive, 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. 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 12/03/2000. 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

1933

ADDRESS 24 BOOTH DRIVE PARISH FINCH

PLOT No. 24 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1472/72	Luff	O/L Res Dev	31.8.72	Ref
40878 Appeal		Dem SF + Res Dev	13.12.93	Ref
43556/7	Redrow Homes	43 Dot Dwellings	23.12.94	Ref
45148/9	" W.D.C.			W.D
96/63497/F	"	1 Dot House + Garage	23.3.97	GA/C
A96/0133/A	"	"	18.7.96	App

MINISTRY DECISION 40878 Appeal dismissed 27.1.95

SPECIAL ORDERS TPO 674/94

1933

ADDRESS 24 BOOTH DRIVE PARISH FINCH

PLOT No. 24 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
472/72	Luff	O/L Res Dev	31.8.72	Ref
40878 Appeal		Dem 85+ Res Dev	13.12.93	Ref
43556/7	Redrow Homes	43 Dot Dwellings	23.12.94	Ref
45/48/9	" W.Dr			W.D
96/63497/F	"	1 Dot House + Garage	23.3.97	GA
A96/0183/A	"	"	18.7.96	App

MINISTRY DECISION 40878 Appeal dismissed 27.1.95

SPECIAL ORDERS TPO 674/94

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0526

Applicant : Mr I Seymour C/O Colin Dawson & Associates.

Location : 24, Booth Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to garage to form study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10·3·00

Date of Neighbour Notifications : .....

Date of Site Visit : 10·3·00

Date Registered : 01/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

HIGHWAYS : recommend condition - see file.

FINCH. P.C : No objections

Planning Issues :

* IMPACT UPON ST. SCENE.

Application Number: F/2000/0526

Appraisal:

Proposed Application

The scheme being considered is a single storey rear extension to the existing garage to form a study.

Impact Upon the Street Scene

The existing garage on site is located to the front of the property, adjacent to the highway. At present there is no boundary treatment to the front of the property, forward of the existing garage. A 1.8m fence exists along the side boundary of the site with no.26. The proposed extension will be situated closest to this boundary, and will be of a similar height and design as the existing garage. The extension will have a floor area of approx. 28.9m^2, and will accommodate a study and cloakroom facility.
Given the siting of the existing garage and the fact that the adjacent higway which it fronts is not a main road, but forms into a cul-de-sac, it is not considered that extending it will cause any more harm, and will therefore, not have an adverse negative impact upon the street scene.

Recommendation **APPROVAL**

Application Number F/2000/0526
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	BRICKWORK.
3		SR23.	THE PROPOSED EXTENSION SHALL ALWAYS REMAIN ANCILLIARY TO AND NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

RECORD OF SITE VISIT

SITE ADDRESS: 24 Booth Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0526

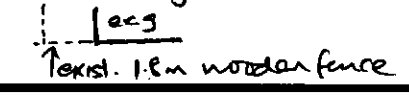
OFFICER: Elaine Connor

DATE OF SITE VISIT: 10.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
modern residential development
lrge detached dwellings

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling w. detached gar. to front.



4. RELATIONSHIP TO ADJOINING PROPERTIES
Some distance from no 26. - 1.8m fence along boundary between.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT As ABOVE

OTHERS N/A

FROM Elaine Connor

DATE 17 February 2000

Consultation Sheet FINCHAMPSTEAD

PLANNING SERVICES	DPT
DCL	TLS
DC	ENF
LC	
13 [illegible] 2000	
COPIES TO:	ACK:
	FILE

Application Number: F/2000/0526

Proposal: Proposed single storey rear extension to garage to form study..

Site Address: 24 , Booth Drive, Finchampstead, Wokingham.

Applicant: Mr I Seymour C/O Colin Dawson & Associates

Your observations are required in respect of this application **by 12/03/2000** .

The Parish Council has no objections to this application.

SIGNED C.S.C

DATE: 10 - 3 - 00

CLERK TO FINCHAMPSTEAD PARISH COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 February 2000

Application Number: F/2000/0526

Proposal: Proposed single storey rear extension to garage to form study..

Site Address:
24 , Booth Drive, Finchampstead, Wokingham.

Applicant:
Mr I Seymour C/O Colin Dawson & Associates.

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).

THE PROPOSED EXTENSION SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

Signed: N.S. Trotter **Print name:** N TROTTER

25-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 FEB 2000

Officer: EC | Application No. F/2000/0526

Map No. ..... Site ..0.06..

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO ~~DWELLING~~ GARAGE TO FORM STUDY

Location: 24 BOOTH DRIVE

Parish: FINCHAMPSTEAD Ward: ✓

Applicant: MR I SEYMOUR

Fee Received 95-00 (1) 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			
(5)	Elevation plans	Other side elevation x	17/02	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment at boundary? +	17/02	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17/02/00 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: ✓ 17/02

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:

.....

.....

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

NEIGHBOURS:

S/N sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

Recd 31.1.00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Chief Planning Officer
Wokingham District Council
P O Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WN

01.FEB.2000* 0526

Our Ref; CED/BK/512
Thursday, 27 January 2000

Dear Sir

RE: 24 BOOTH DRIVE, FINCHAMPSTEAD, WOKINGHAM BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

1933

ADDRESS 24 BOOTH DRIVE PARISH FINCH

PLOT No. 24 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1672|72	Luff	O|L Res Dev	31·8·72	Ref
40878 Appeal		Dem 8S+ Res Dev	13.12.93	Ref
43556|7	Redrow Homes	43 Det Dwellings	23·12·94	Ref
45148|9	" W.Dr			W.D
96|63497|F	"	1 Det House + Garage	23·3·97	GA
A96|0183|A	"	"	18·7·96	App

MINISTRY DECISION 40878 Appeal dismissed 27·1·95

SPECIAL ORDERS TPO 674\|94

1933

ADDRESS 24 BOOTH DRIVE PARISH FINCH

PLOT No. 24 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1472|72	Luff	OL Res Dev	31.8.72	Ref
40878 Appeal		Dem 8S+ Res Dev	13.12.93	Ref
43556|7	Redrow Homes	43 Dot Dwellings	23.12.94	Ref
45148|9	" W.D.C.			W.
96|63497|F	"	1 Dot House + Garage	23.3.97	CA
A96|0133|A	"	"	18.7.96	App

MINISTRY DECISION 40878 Appeal dismissed 27.1.95

SPECIAL ORDERS TPO 674/94

Environmental Services

For office use only.
Application number: 01.FEB.2000* 0526

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 I Seymour 4 Merryweather Close Finchampstead Wokingham, Berks
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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	24 Booth Drive, Finchampstead, Wokingham
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension to garage to form new study
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.	Red facing bricks to walls to match existing. Red interlocking concrete tiles to match existing. Dark wood grained UPVC windows to match existing
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: 4	Proposed: 4
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
Redrow Homes (SE) LTD	Redrow House Boundary Road Loudwater High Wycombe Bucks HP10 9QT	31/1/00.

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr I Seymour

Date 31/1/00

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