SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

STEMS LTD

APPLICATION NO:
F/2000/1739

LOCATION:
Tubney Wick Hill Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs D J Norman C/O Andesign

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D J Norman
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1739

Parish: **FINCHAMPSTEAD**

Location: **Tubney, Wick Hill Lane, Finchampstead, Wokingham.**

Proposal: **Proposed first floor rear 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above in the south side elevation of the extension.

Condition
4. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	739	AO
BUILDING CONTROL NUMBER	FP 2000/0728	Brian
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	Tubney Wick Hill Lane OX13	
DESCRIPTION OF PROPOSED WORK	first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2995B	AH/E/2995A
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	25/7/00.	

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	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1739

Applicant : Mr & Mrs D J Norman C/O Andesign.

Location : Tubney, Wick Hill Lane, Finchampstead, Wokingham.

Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 12/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 07/08/2000. 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 : Hw officer: no obj. subj to condition

Planning Issues : 1. Effect on countryside.

2. Effect on neighbours

Application Number: F/2000/1739

Appraisal :

1. Site is outside a settlement boundary and in setting of settlement. Proposed first floor rear ext^n is hidden at middle of rear, so no public view/effect.
~~[illegible]~~ Original dwelling ≈ 122 m², existing ext^ns = ~~[illegible]~~ 4.7 m²
proposed = 13 m² = 60 m² altogether. As this just < 50% consider acceptable under ~~[illegible]~~ SC 19/WCC7.

2. As proposed window faces away from only directly affected neighbouring property and will be 15 m. away, consider effect acceptable

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

Application Number F/2000/1739
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	☒ work.
3	SC08	SR05	☒ first floor or above south side elevation of the extension.
4	~~SC23~~ SC23	☒ SR06	☒ parking

John Mitchell
19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Tubney Wick Hill Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1739

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? [redacted]

2. DESCRIPTION OF SURROUNDINGS Sporadic dev. in woodland setting.

3. DESCRIPTION OF SITE/BUILDING Existing chalet bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES To SE silverwood is chalet bungalow with obscure glazed dormer facing this way.

5. SITE CONSTRAINTS

TREES At rear and around.

ACCESS/PARKING From Wickhill Lane.

LEVELS Land rises up to rear of site.

BOUNDARY TREATMENT Laurels on SE boundary.

OTHERS

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

Tel: (0118) 974 6445

Date: **21 June 2000**

My ref: F/2000/1739

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/2000/1739
Tubney, Wick Hill Lane, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling.

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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1739**
Tubney, Wick Hill Lane, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling.
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 6445

Date: **21 June 2000**

My ref: F/2000/1739

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

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Tubney, Wick Hill Lane, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1739**
Tubney, Wick Hill Lane, Finchampstead, Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

FROM: Angela Odell

DATE: 21 June 2000

DELEGATED
PLANNING SERVICES DEPT
SC
PP
CS
17 JUL 2000
COPIES TO:
ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1739

Proposal: Proposed first floor rear extension to dwelling..

Site Address: Tubney, Wick Hill Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs D J Norman C/O Andesign.

Your observations are required in respect of this application **by 15/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.C DATE: 14 JUL 2000

Clerk To Finchampstead Parish/Town Council.

Our ref: SP\2000\001938/001
Your ref: F/2000/1739

Date: 27 June 2000

ENVIRONMENT AGENCY

CO 31172

COPIES TO:

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Angela Odell

Dear Madam

PROPOSED ERECTION OF REAR EXTENSION AT TUBNEY, WICK HILL LANE, FINCHAMPSTEAD

Thank you for your letter dated 21 June 2000 which was received on 22 June 2000. You are asked to quote the following reference in any correspondence: SU86SW/21/10.The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 800 648	60m	Barkham Rise

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Andesign, 9 Perkins Way, Wokingham, Berks RG41 2IN

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

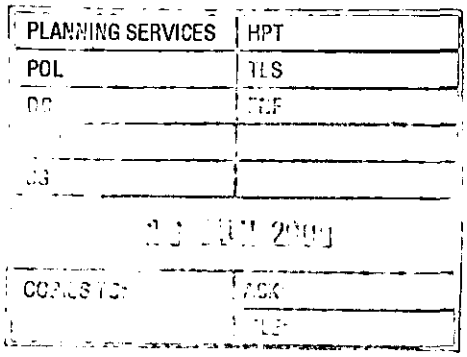
Date: 23/06/00

TUBNEY, WICK HILL LANE, FINCHAMPSTEAD. F/2000/1739

I have no objections or comments regarding the above application.

J Mullaney

John Mullaney
Environmental Health Officer



HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 June 2000

Application Number: F/2000/1739

Proposal: Proposed first floor rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Tubney, Wick Hill Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs D J Norman C/O Andesign.

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).

SC:23 (Parking)

SR:06

Signed: _____ **Print name:** Stephanie Knowles

28/06/00

Received by Wokingham District Council

Application No: F/2000/1739

Proposal:
Proposed first floor rear extension to dwelling.

Location:
Tubney, Wick Hill Lane, 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). 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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

22 June 2000

Received by Wokingham District Council

Application No: F/2000/1739

Proposal:
Proposed first floor rear extension to dwelling.

Location:
Tubney, Wick Hill Lane, Finchampstead, Wokingham.

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

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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

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 JUN 2000
Officer: AE	Application No. F/2000/1739

Map No. 10 Site ...0:08...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: TUBNEY, WICK HILL LANE

Parish: FINCHAMPSTEAD Ward: Finch South. ✓ 21.6.00

Applicant: MR | MRS NORMAN

Fee Received 95-00 (9) 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	SCALE - 1:100 ?		
6	Floor plans			
7	*Metric scale disclaimer*			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 Parish Council Informed - ✓21/6 YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 21/6 250m landfill
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 ✓ 21/6 .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ 21/6

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps

NEIGHBOURS:

S/N + SILVERWOOD
FOXFIELD
SPRING COPSE
} WICK HILL LANE. ✓ 21.6.00

TUBNEY
ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/30/59	Mr R M O Evans	OA 2 dwellings	20 · 4 · 59	N/A C/A
0/222/59	"	supercedes 0/30/59	12 · 11 · 59	N/A C/A
221/59	"	det house	13 · 1 · 60	APP APP
PP/599/69	Mr B Pountney	sun room	1 · 1 · 70	APP N/A
44425	D.J. NORMAN	2/ST. EXTENSION	19.6.95	C/A
95/60514/F				
FP95/3541	MR. D. NORMAN	2/ST. EXT.	10.5.95	APP
44738	"	" & PORCH	23.8.95	C/A
95/60828/F				
FP95/3753	"	" INT. ALTS.	12.7.95	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 12.JAN.2006* 1769

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	MR & MRS D.J. NORMAN
	Address and postcode	TUBNEY,WICK HILL LANE WOKINGHAM, BERKS RG40 3PZ
	Phone number	9734315
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTENSION
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.	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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

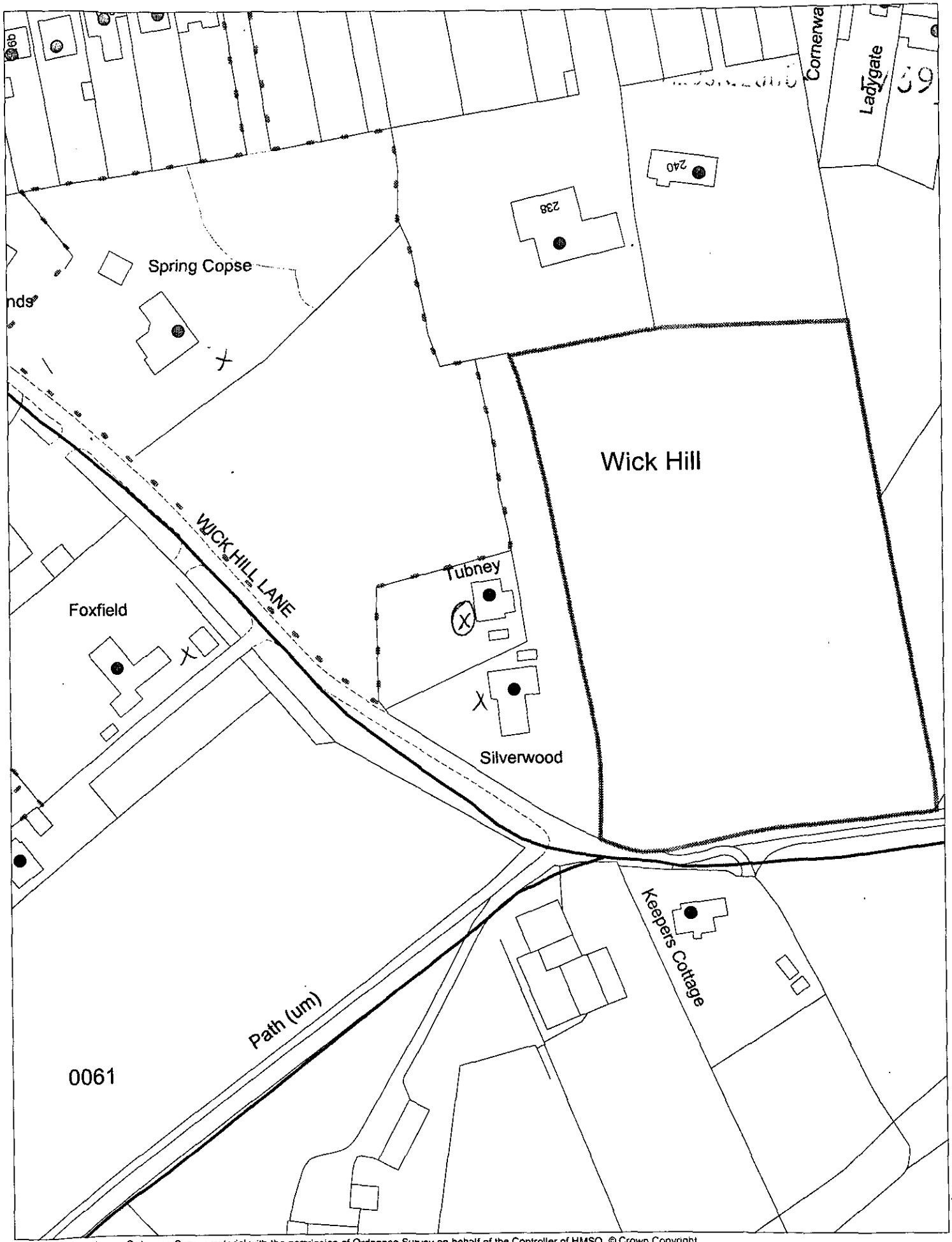
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS D.J. NORMAN

Date 9/6/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

14 June 2000

Scale: 1 : 1250