SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0354

LOCATION:
Mayfield Lower Sandhurst Road Wokingham.

APPLICANT:
Mr M Phare C/O OPVS Architecture And Design

PROPOSAL:
Propsoed single storey rear extension to garage to form games room study and workshop.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **08/03/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Phare
C/O OPVS Architecture And Design
Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire
RG40 3TH

Application Number: F/2000/0354

Parish:	**FINCHAMPSTEAD**
Location:	**Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extension to garage to form games room study and workshop.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plan no.137/04A & 137/2/05A submitted to the Local Planning Authority on 23/05/00 showing reduction in size of garage extension.

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. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 August 2000
My ref. JRM/SB/F/2000/0354
Your ref.

53167

Ms A Davies
'Greenacres'
Lower Sandhurst Road
Finchampstead
WOKINGHAM
Berkshire RG40 3TH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Davies

MAYFIELD, LOWER SANDHURST ROAD

Thank you for your letter of 3 August 2000 querying various planning decisions in your locality.

Permitted development rights at 'Mayfield' were removed not because outbuildings were unacceptable but to give the Council control over their location. The extensions to the garage and the replacement building at the pig sties were considered acceptable.

The business use at the property is under investigation by Enforcement staff and is completely separate to the proposals for the outbuildings. It would not for example be reasonable to refuse planning permission for the outbuildings on the basis that the Council suspected that a business use was taking place at the property which might require planning permission.

All planning applications are treated on their individual merits. May be what is acceptable on one site is not acceptable on another site notwithstanding the policy context.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Reply Req 21/8

PLANNING SERVICES	IIPT
POL	TLS
DC JRM	ENF
APP	
CS	33165
07 AUG 2000	
COPIES TO:	ACK:
	FILE:

IJ – pl. log as a complaint re DC
AC

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG 40 3TH
3rd August 2000

The Chief Officer
Development Control
Wokingham District Council.

Dear Sir,
I have received two letters recently in relation to planning decisions on properties in Lower Sandhurst Road. I must admit to a feeling of total bewilderment in trying to follow the logic involved as the two seem totally contradictory. In this area a 1.5x increase policy applies.

Mayfield was allowed a very large replacement dwelling some three years ago. Building development rights were removed in view of the large size of replacement allowed. It has just been granted planning permission for a single storey extension to the garage consisting of study, games room and workshop. Numerous objections were received to the application. The house already has a large playroom that is being used as an architects office to which clients visit. It does not have the benefit of commercial use. In addition I understand permission has also been given for a large building, with woodburning stove to replace old pigstyes. This I can understand somewhat in view of local policy.

At Foxglade Farm opposite to me an application was submitted for a modest extension, to incorporate an existing extension and to put a second floor on. This would have improved the appearance of the house from the river, it had little extra effect on footprint, there were no objections and at the time the planning officer could see no reason for problems. The extension could not be seen from the road. It has been refused. The reason given was that the house was more than 1.5x the size in 1948.

We have always taken a keen interest in planning in the area and have strived to maintain local policy when presenting arguments.

Could you please give a satisfactory explanation for these apparent inconsistencies which seem hardly believable.

Thank you.

Anne Davies

Amended – to replace AA

Date: 21 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0354

Location: Mayfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extension to garage to form games room study and workshop.

Applicant: Mr M Phare C/O OPVS Architecture And Design.

Case Officer: Elaine Connor

The Revised Plans show the following: Reduction in size of proposed garage extension. Drawing nos 137/04A, 137/2/05A.

Comments are required by 28/06/2000.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0354 (Planaps) / (Ludhouse) Date Rec. 23rd May 2000

Location: Mayfield, Lwr Sandhurst Road.

Parish Finchampstead.

Applicant: Mr & Mrs Phare.

Description of attached plans Revised plans to show reduction in size of proposed garage extension.

Drawing No's: 137/04A 137/2/05A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Local Members.

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 'GREENACRES' 'THE OLD THATCH' 'PITHERS COTTAGE' 'MOOR GREEN HOUSE' 'RIDGEDALE' all LWR SANDHURST ROAD

Date for Responses 7 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER E.C.

Consultations Sent by Admin. on 21.06.PS

Yellow - Part One Copy
Green - Officer's Copy

To:
Highways

From: Elaine Connor

Date: 24 January 2000

Application Number: F/2000/0354

Proposal: Propsoed single storey rear extension to garage to form games room study and workshop..

Site Address:
Mayfield, Lower Sandhurst Road, Finchampstead.

Applicant:
Mr M Phare C/O OPVS Architecture And Design.

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

No objection.

4.2.00

ADDRESS LOWER SANDHURST ROAD MAYFIELD PARISH FINI

PLOT No. ORD. SHEET 1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decisio..	Decision
494/53	Mr S U Meinhardt	on 1 dwelling	19.8.53	N/A C/A
37/63	Mr S J Reed	bungalow & garage	26.3.63	APP APP
97/65428/F				
97/65805/F	MR & MRS B. PHARE	REPL. DWELLING & GARAGE	8.8.97	CL
BN97/0535				
FP97/6662	Mr & Mrs Brett-Phare	New Dwelling	12.9.97	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305A

Environmental Services

For office use only.
Application number:
12. JAN. 2000* 0364

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 MICHAEL PEARE "MAYFIELD" LOWER SANDHURST ROAD PINCHAMPSTEAD RG40 3TH
2	Agent's Name Address and postcode Phone number	OPUS ARCHITECTURE AND DESIGN "MAYFIELD" LOWER SANDHURST ROAD PINCHAMPSTEAD RG40 3TH 0252 861759
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.	APPROX 2.0 ACRES. AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION TO EXISTING GARAGE
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 ☐ NO TREES TO BE CUT DOWN.
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. REFER DRAWINGS.
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

1305B

9	How many bedrooms does the property have?	Existing: 5	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: [signature]

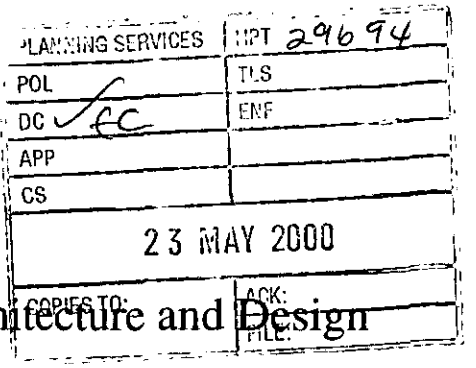
on behalf of OPUS ARCHITECTURE AND DESIGN

Date 10/01/00

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

By Hand 22/05/2000. 02.30





OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

May 22, 2000

Application Ref: F/2000/0354

Dear Ms Connor,

Re; "Mayfield", Lower Sandhurst Road, Finchampstead, RG40 3TH.

Further to your recent site visit with Mr Thorpe we enclose 6no copies of our amended drawings 137/2/04A and 05A as discussed. We also enclose a new planning application for an extension to the existing garden store.

Design amendments to the existing Garage extension application

Whilst, in principle we do not accept your assessment that the original design is unacceptable in terms of scale and massing we have reduced the length of the proposed extension.

This reduction in length follows our meeting with Ms Connor several weeks ago, and a further visit with Mr Thorpe two weeks ago, during which we discussed extending an existing out-building, the garden store, in accordance with your earlier comments.

Indeed, the formal submission of this amendment is reliant upon confirmation of your comments regarding the proposed extension to the garden store, which were made on site and outlined below.

The reduction in length of the proposed extension from the original 12.83m to 7.59m. This marginally longer, 0.85m, than you had agreed to accept on site, however, having examined the design we do not feel that it could be reduced any further and still accommodate the proposed uses successfully. This represents a substantial reduction on the existing scheme and is well screened by the existing planting. We would remind you that on a previous visit you had already stated that the original extension would have no impact, or cause no loss of amenity to the adjoining owner.

Michael Brett-Phare RIBA Mobile 0973 639504
E-Mail: m.brettphare@btinternet.com

New Garden Store Extension application

After inspecting the location, scale and massing of the garden store you were agreed that an extension to this building would be acceptable provided that the length of the extension did not exceed that of the original, and provided that the ridge line of the existing roof was also retained.

The enclosed submission is in accordance with both of those criteria, and we enclose the following documentation as required:

- OPUS drwgs 137/3/01-04 inclusive
- 6 no copies of Planning Application Form
- 6 no copies of Certificate A
- Planning Fee in the sum of £95.00

We would be grateful for written confirmation that there will be no objections in principle to this proposal.

Pig sties and Pigman's Hut

Together, we also inspected the existing pig sties and pigman's hut, which as you will recall, we have started to demolish, in order to "tidy up" this area of the garden. Again, in principle, you stated that there would be no objection in principle to the demolition of these buildings and the construction of replacement hut/studio. We will submit a formal application for these works in due course.

We would appreciate written confirmation of the above.

Conclusion

We hope that this assessment of the comments made on site is accurate. We would be grateful if you would contact us upon receipt to discuss the enclosed in order that we can confirm our position with regards to the proposed amendments to the garage extension.

We would reiterate our comments regarding the reduction in the length of the proposed extension being reliant upon your confirmation that you have no objections in principle to the enclosed application for the extension of the garden store, and the forthcoming application for a replacement building by the Pig sties all as previously agreed on site.

We look forward to hearing from you.

Yours faithfully

Michael Phare RIBA
OPUS Architecture and Design

Cc Mr Mike Washbourne MW Planning

OPUS Architecture and Design Mayfield Lower Sandurst Road Finchampstead Berkshire RG40 3TH Tel 01252 861759

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 4 February 2000

Location:	Mayfield, Lower Sandhurst Road, Finchampstead
Proposal:	PROPOSED SINGLE STOREY REAR EXTENSION TO GARAGE TO FORM GAMES ROOM STUDY AND WORKSHOP
Application Number:	F/2000/0354

In response to your consultation dated 24 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals. Although the proposed extension to the garage is quite large there will be a minimal visual impact on the ASLI. There are a number of trees within the site which will help screen the view of the proposal from the surrounding countryside and as the extension will be to the rear of the garage there will be limited views to the extension from Lower Sandhurst Road.

The extension will have a limited effect on the existing trees on the site, although one of the newly planted trees to the north of the garage may have to be replanted further from the extension as it may be damaged during construction.

Catherine Brimble

Catherine Brimble
Landscape Architect

1305A

Environmental Services

For office use only.
Application number:
12.JAN.2000* 0554

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 MICHAEL PEARE
	Address and postcode	"MAYFIELD"
		LOWER SANDHURST ROAD
		PINCHAMPSTEAD
		RG40 3TH
	Phone number	
2	Agent's Name	OPUS ARCHITECTURE AND DESIGN
	Address and postcode	"MAYFIELD"
		LOWER SANDHURST ROAD
		PINCHAMPSTEAD
		RG40 3TH
	Phone number	0252 861759
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.	APPROX 2.0 ACRES. AS LABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO EXISTING GARAGE
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 ☐ NO TREES TO BE CUT DOWN.
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. REFER DRAWINGS.
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

1305B

9	How many bedrooms does the property have?	Existing: 5	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: [signature] on behalf of OPUS ARCHITECTURE AND DESIGN

Date 10/01/00

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

Received by Wokingham District Council

Application No: F/2000/0354

Proposal:

Propsoed single storey rear extension to garage to form games room study and workshop.

Location:

Mayfield Lower Sandhurst Road 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 17/02/2000. 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

Tel: (0118) 974 6451

Date:

My ref: F/2000/0354

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: 33505 - Wokingham

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/0354
Mayfield Lower Sandhurst Road Finchampstead.
Propsoed single storey rear extension to garage to form games room study and workshop.

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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0354**
Mayfield Lower Sandhurst Road Wokingham.
Propsoed single storey rear extension to garage to form games room study and workshop.

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:

My ref: F/2000/0354

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/2000/0354
Mayfield Lower Sandhurst Road Finchampstead.
Propsoed single storey rear extension to garage to form games room study and workshop.

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 _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0354**
Mayfield Lower Sandhurst Road Wokingham.
Propsoed single storey rear extension to garage to form games room study and workshop.

Transfer: Yes ☐ No ☐
Reason for Transfer:

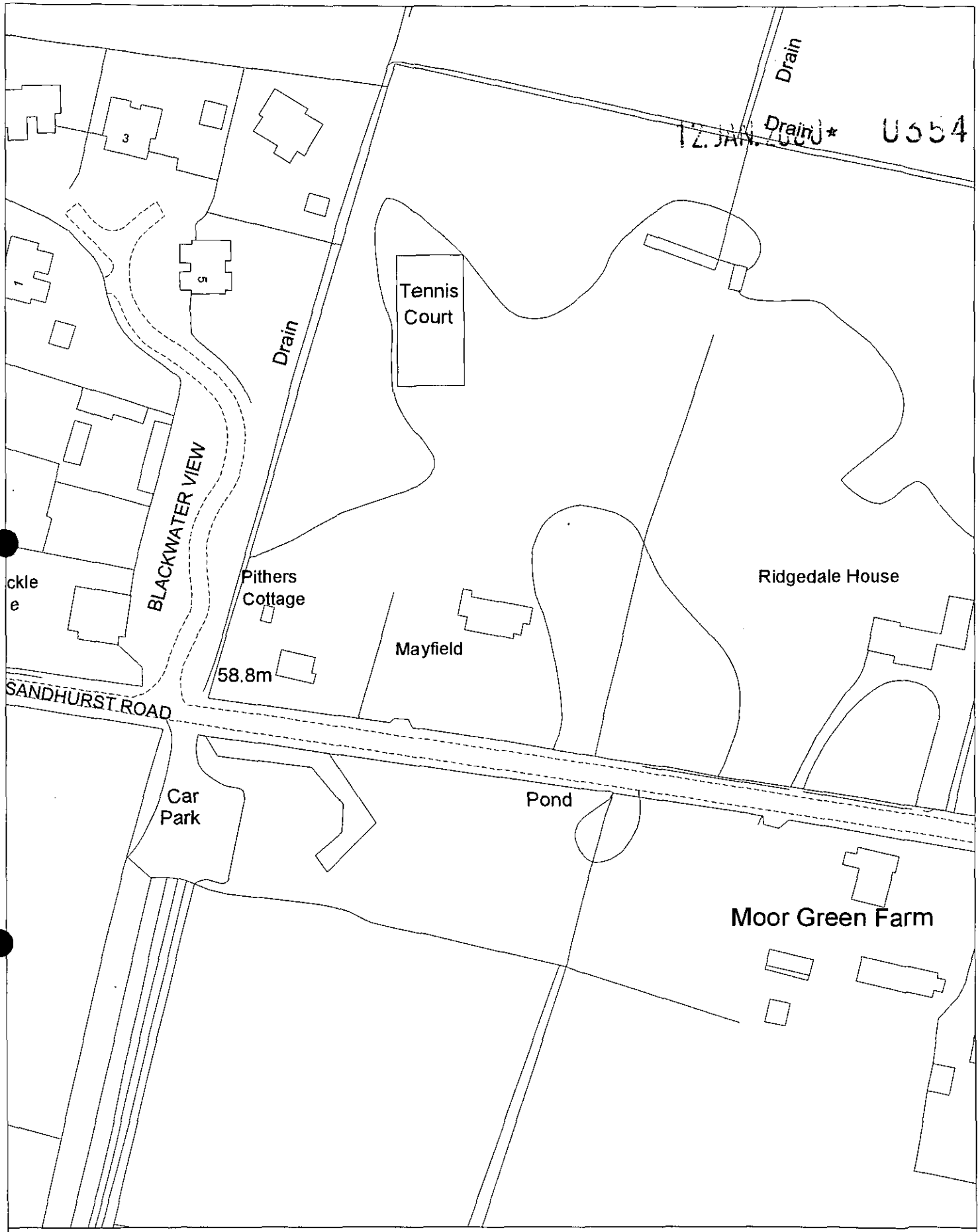
_____

_____

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.



U554

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: 17 January 2000

N
W E
S

Application Number F/2000/0354
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC04	SR04	~~[illegible]~~
			'permission' .... plan no. 137/04A
			& 137/2/05A' .... '23rd May 2000'
			showing reduction in size of
			garage extension

[signature]
28/7/02

RECORD OF SITE VISIT

SITE ADDRESS: Mayfield Lower Sandhurst Road Wokingham.

APPLICATION NUMBER: F/2000/0354

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - front gate.

2. DESCRIPTION OF SURROUNDINGS
Rural, countryside setting
Sporadic development.

3. DESCRIPTION OF SITE/BUILDING
2st. chalet style dwelling w. detached garage - low ridge - barn hip style
lrge site - 2acres extends back into treed area.

4. RELATIONSHIP TO ADJOINING PROPERTIES
PITHERS COTTAGE - high conifer trees along side boundary.

5. SITE CONSTRAINTS RURAL AREA

TREES No trees to be affected.

ACCESS/PARKING N/A

LEVELS flat

BOUNDARY TREATMENT as above

OTHERS N/A.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0354

Applicant : Mr M Phare C/O OPVS Architecture And Design.

Location : Mayfield Lower Sandhurst Road Finchampstead.
Proposal : Propsoed single storey rear extension to garage to form games room study and workshop.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses :
FINCH. P. COUNCIL : No objections in principal - see comments.

OBS LETTERS: 5

Planning Issues :
* ASLI - C'side.
IMPACT UPON CHAR. OF AREA.

Application Number: F/2000/0354
PROP: S.ST. REAR GARAGE EXTENSION.
Appraisal :

The application being considered proposes a single storey rear extension to the existing garage to create a workshop, cloakroom, storage & Fitness room/gym area. The original ~~proposals~~ scheme proposed an extension with a floor area of 93.6m² & a height of 5.1m to the ridge. The scheme was considered inappropr & a revised plan was submitted. The plans being considered represent a reduced extension with a floor area of 51.12m², and maintains the same ridge height.

IMPACT UPON NEIGHB. PROPS:
The closest neighbouring prop. to the proposed development is 'Pitters Cottage' to the west. The side boundary between the 2 properties comprises of mature vegetation which ends just beyond the proposed extension. It is not considered that the proposed garage extension which is to be sited some distance beyond the siting of 'Pitters Cottage' will have an adverse negative impact upon the living conditions of its residents.

IMPACT UPON THE CHARACTER OF THE AREA.
It is considered that the proposed extension is large given that it is more than doubles the size of the existing X2 garage. However, as the scheme has been reduced in size it is considered that the current scheme is more suitable. The application site lies within the countryside, in an area designated as one of special Landscape Importance. Given that the extension is confined to the rear of the garage, set back from the main road & neighb. properties, it is not considered that it will have an adverse negative impact upon the character of the area.

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

applicationo	Name and address
F/2000/0354	A & J Davies Green Acres Lower Sandhurst Road Finchampstead Berks
F/2000/0354	Dr IJ Hossack & Mrs R Smith The Old Thatch Drift Lane Lower Sandhurst Road Finchampstead RG40 3TH
F/2000/0354	Mr J Dean Pithers Cottage Finchampstead Berks RG40 3TH
F/2000/0354	Mr & Mrs Johnstone Moor Green House Lower sandhurst Road Berks RG40 3TH
F/2000/0354	Mr & Mrs Anker Ridgedale House Lower Sandhurst Road Finchampstead Berks Rg41 3TH
F/2000/0354	Mr& Mrs G Atkins 32 Chaffinch Close Wokingham Berkshire RG41 3HN

App.
approved,
Letter sent
01/08/00

FROM Elaine Connor

DATE 24 January 2000

Finchampstead Parish Council Consultation Sheet

PLANNING SERVICES | HPT 25346
POL | TLS
DC
CS

Application Number: F/2000/0354

Proposal: Propsoed single storey rear extension to garage to form games room study and workshop..

Site Address: Mayfield Lower Sandhurst Road Finchampstead.

Applicant: Mr M Phare C/O OPVS Architecture And Design.

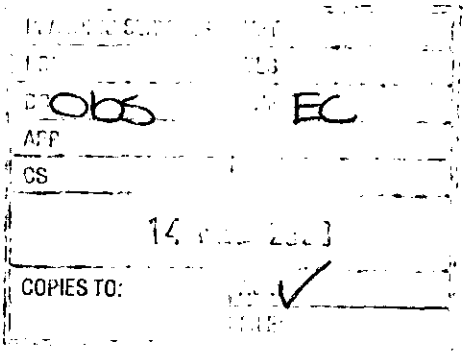
Your observations are required in respect of this application **by 17/02/2000** .

No objections in principal, however Councillors trust that measures will be taken to ensure that the proposed extension will not be used as a separate dwelling in the future.

SIGNED: C.S. Cl

DATE: 28 - 1 - 00.

CLERK TO Finchampstead Parish Council



Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berks RG 40 3TH
12th Feb. 2000

Elaine Connor,
Planning Officer,
Wokingham District Council.
Shute End,
Wokingham
Berks.

Dear Ms Connor,

Mayfield, Lower Sandhurst Road. 2000/ 00354/F

Lower Sandhurst Road is situated in an Area of Special Landscape Importance. As such the area is subject to considerable restriction as to development within it.

Mayfield was built a few years ago as a replacement for a previous chalet bungalow. At the time a very generous house was permitted given the normal guideline (existing x1.5) for replacement dwellings in the area. We did not put in objection at the time because it was our belief, and hope, that with such a large, complete house the question of future extension would not arise. We are now however faced with a proposal for a very large extension and would ask for the following to be considered.

The application.

- The existing replacement house contains many rooms in addition to 'basic' living accommodation. Included already is a large playroom with separate entrance, facilities, stores etc. The current application is for two further large physical recreation rooms with similar facilities. This seems excessive. It would appear also that the proposed extension could be capable of conversion to a separate, independent 'dwelling unit' at some time in the future.

The Local Plan includes safeguards on development in this area.

- The road consists of a mix of houses that add to its character. It should not become an area of large executive type houses, as this is alien to its character. The plot sizes are large but this is part of the area history and character, It would be incorrect to look at house size/plot size ratio here in the way one might look elsewhere.
- Obviously it would be wrong to prevent development completely but that that is allowed should be subject to control within the local plan. It would seem that where replacement dwellings are allowed the original dwelling should be the reference point for the ultimate size of a replacement dwelling.

Precedent exists for size control.

- At Blackwater View large houses were allowed for a different reason to one to one replacement. They sit on very large plots. None the less a size restriction was

placed on them. When a planning application was submitted to increase a double garage to a triple it was refused as it increased the area to larger than the maximum permitted,

- An application for a replacement dwelling next to us has been approved. The house allowed is approximate 1.5 times existing but still quite small for its large plot. A restriction on further extension has however been placed on that. 'There is to be no enlargement or improvement of the building over that shown on the plan' 99/70338/F.
- We would ask whether any restriction on future growth was applied when the plans for Mayfield were approved.

Bearing the above points in mind we believe that it is correct to ask for refusal of the application. It would appear to be over-development of the site situated as it is in an area of Special Landscape Importance. To allow it may create precedence whereby a replacement dwelling was regarded purely as a 'starting point' for further expansion. This ultimately is wrong for this area.

Yours sincerely

Anne and Jeremy Davies.

copy

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FCL | TLS
DC | ENF
APP
CS | EC
17 FEB 2000
COPIES TO: | ACK:
FILE:

The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD,
Berks
RG40 3TH
Tel/Fax: 01252 873204
Email: rosemary@oldthatch13.freeserve.co.uk

15th February, 2000

The Chief Planning Officer,
The Planning Department,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks. RG40 1WR.

Dear Sir,

Re: Planning Application No: F2000/0354
Mayfield, Lower Sandhurst Road, Finchampstead.

We would ask that the following points be taken into account when considering the above planning application for a large extension to the above property.

1. Mayfield is situated within an area of Special Landscape Importance (Blackwater Valley and Finchampstead) which has been designated as such for a considerable number of years. It is also covered by the new South East Local Plan which referred back to the previous 1990 plan and which defines the area as one in which there is a presumption against development

2. Past enlargements of properties within Lower Sandhurst Road have been restricted to one to one replacements and have been required to be within the guidelines of a maximum one and half times existing. Mayfield is already a large family home which it is thought is possibly larger than the usual 1.5. existing rule of thumb when allowing demolition and rebuilding on a site.

3. No objections were made by us at the time of Mayfield's erection a few years ago as we felt that the original application contained sufficient living, office and play accommodation and that no further extensions would be either needed or allowed. We assumed that as with the planning consent granted for the five new homes at Blackwater View and the recent planning consent granted to Broomfield (both in Lower Sandhurst Road) the original consent would have contained a provision that there was to be no future enlargement or improvement to the building over that shown on the original plan.

4. The current Local South East plan confirms that development will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside and is consistent with other policies.

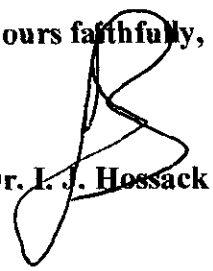
5. **The extension proposed would effectively provide two separate dwellings on the Mayfield site and it would be difficult if consent were granted to prevent the garage and extension being converted into a separate home at a later stage.**

6. **The extension does not seek to provide rooms which are essential for a family home and which are not already fully provided for in the main home, by way of example, Mayfield has a large playroom with a separate access.**

7. **If this application for a large extension were granted it would set a dangerous precedent and make it difficult for the Council to refuse consent for infilling of plots or other large extensions and the very special and unique character of this small corner of Finchampstead could be lost for ever.**

We would urge you to refuse the application for an extension in its entirety.

Yours faithfully,



Dr. I. J. Hossack and Mrs. R. Smith

FAX TO
ELAINE CONNOR
(1189: ~~738038~~ 746484

The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD,
Berks
RG40 3TH
Tel/Fax: 01252 873204
Email: rosemary@oldthatch13.freeserve.co.uk

OBJ **15th February, 2000**

PLANNING SERVICES
PDL
DC EC
ADP
CS
COPIES TO

The Chief Planning Officer,
The Planning Department,
Wokingham District Council,
Shute End,
WOKINGHAM,
Berks. RG40 1WR.

HIGHEST

Dear Sir,

HARD COPY IN POST

Re: Planning Application No: F2000/0354
Mayfield, Lower Sandhurst Road, Finchampstead.

We would ask that the following points be taken into account when considering the above planning application for a large extension to the above property.

1. **Mayfield is situated within an area of Special Landscape Importance (Blackwater Valley and Finchampstead) which has been designated as such for a considerable number of years. It is also covered by the new South East Local Plan which referred back to the previous 1990 plan and which defines the area as one in which there is a presumption against development**

2. **Past enlargements of properties within Lower Sandhurst Road have been restricted to one to one replacements and have been required to be within the guidelines of a maximum one and half times existing. Mayfield is already a large family home which it is thought is possibly larger than the usual 1.5. existing rule of thumb when allowing demolition and rebuilding on a site.**

3. **No objections were made by us at the time of Mayfield's erection a few years ago as we felt that the original application contained sufficient living, office and play accommodation and that no further extensions would be either needed or allowed. We assumed that as with the planning consent granted for the five new homes at Blackwater View and the recent planning consent granted to Broomfield (both in Lower Sandhurst Road) the original consent would have contained a provision that there was to be no future enlargement or improvement to the building over that shown on the original plan.**

4. **The current Local South East plan confirms that development will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside and is consistent with other policies.**

5. **The extension proposed would effectively provide two separate dwellings on the Mayfield site and it would be difficult if consent were granted to prevent the garage and extension being converted into a separate home at a later stage.**

6. **The extension does not seek to provide rooms which are essential for a family home and which are not already fully provided for in the main home, by way of example, Mayfield has a large playroom with a separate access.**

7. **If this application for a large extension were granted it would set a dangerous precedent and make it difficult for the Council to refuse consent for infilling of plots or other large extensions and the very special and unique character of this small corner of Finchampstead could be lost for ever.**

We would urge you to refuse the application for an extension in its entirety.

Yours faithfully,

Dr. I. J. Hossack and Mrs. R. Smith

By hand 16/2/00
3.05 pm

FOL
DC
APP
CS OBS EC
16 FEB 2000
COPIES TO: ACK: ✓
FILE:

Pithers Cottage
Lower Sandhurst Road
Finchampstead
Berkshire
RG40 3TH

Telephone : 01252 890115
Facsimile : 01252 860671

15th February 2000

Ms Elaine Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG39 1BN

Dear Ms Connor

APPLICATION 2000/00354/F -' MAYFIELD' LOWER SANDHURST ROAD FINCHAMPSTEAD

I am writing to express my disquiet at the above planning application proposed on my eastern boundary.

The Mayfield site was redeveloped some 3 years ago with a considerably larger property replacing what was a small dwelling. I expressed no objection to the plan, indeed I viewed the proposed new build as an enhancement to the locality, as I feel it has proved to be. However, I do feel that the proposed garage extension is a very large construction which, sitting as it would on my immediate boundary, would be very intrusive, despite it being sited behind a line of as yet small trees.

I would be grateful if you would take these observations into account when considering the application.

Yours sincerely

John Dean

John Dean

Moor Green House,
Lower Sandhurst Road,
Finchampstead, Berks.
RG40 3TH
Tel: 01252-873323

14th February 2000

Miss Elaine Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1WR

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP | CE
CS 0155
17 FEB 2000
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FILE:

Dear Miss Connor,

Planning Application F/2000/0354
Mayfield, Lower Sandhurst Road

As residents of Lower Sandhurst Road, we are concerned at the increasing amount of development in this area which is meant to be protected. In recent years there has been

the **construction** of the Blackwater View estate,
the **replacement** of the bungalow on the Mayfield site by a house in **excess** of the customary 1.5x restriction
the granting of planning permission to **replace** the bungalow at Broomfield with a property which is **considerably larger**
the erection of stabling in the field opposite Hall Farm with **retrospective** planning permission

Each piece of development may seem innocent enough by itself but

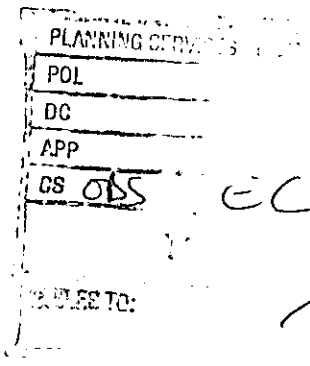
it adds to the total of creeping development in the area
it may set a precedent for further development in the neighbourhood.
it might provide the basis for yet further development or change of use on the same site.

While we are not immediately affected by the development at the Mayfield site, we are **immediately** next door to Broomfield in the same road where development is due to take place. We are therefore very concerned both for the neighbourhood in general and also that a precedent should not be set that the developers of the Broomfield site might well wish to follow.

Yours sincerely,

Petra and Michael Johnstone

Ridgedale House, Lower Sandhurst Road, Finchampstead, Berks. RG41 3TH
Tel: 01252 873272



16th February 2000 F/2000/0359

Ms E Connor
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Miss Connor

Re: Planning application at Mayfield, Lower Sandhurst Road

We write to ask refusal of the application made at the above premises for the proposed single storey extension to an existing double garage. Our objections are made on the following grounds:

1 We understand the area is one of special greenbelt importance and as such planning is restriced.

2 The current Mayfied property was built 2 to 3 years ago and replaced a small chalet bungalow. It certainly appears larger than the usual 1.5 times the original and in many ways does not fit in with the character of the surrounding propertys in the road.

3 The proposed extension appears large adding to an already substantial property and would appear capable of becoming and independent dwelling at some time in the future.

4 We understand that restrictions have been placed on plans for other propertys in the road and the same restrictions do not appear to be being applied to Mayfield thus far. We would not want new precedents to be set for planning in the area.

Yours sincerely

Linda and Nigel Anker

PLANNING SERVICES | HPT 26207
POL | TLS
DC | ENF
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CS |
22 FEB 2000
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FILE:

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

February 21, 2000

Application Ref: F/2000/0354

Dear Ms Connor,

Re; "Mayfield", Lower Sandhurst Road, Finchampstead, RG40 3TH.

Many thanks for meeting with us on site to discuss the above application.

Relevant Planning Issues

As agreed, we are writing to confirm the key planning issues addressed on site:

Firstly, the issues relating to the siting, massing and design of the proposed extension: after having inspected the site you were agreed that there would be little or no impact upon the character of the area or the adjoining neighbouring properties. Therefore, in principle, there would be no objection to the proposed extension in relation to policies SC2-5, of the adopted Local Plan 1994, which relate to development within Areas of Special Landscape Importance, and seek to discourage development that would adversely affect the rural character of the area.

Secondly, policy SC19 Extensions to Existing Dwellings in Rural Areas, which also applies. Put crudely this asserts that small extensions are acceptable, but large extensions, are not: both subject to the proviso that they have no adverse impact upon the environment, which as we agreed, does not apply in this case.

However, there is no specific criteria, defining "large" or "small". You suggested that the "rule of thumb" figure usually applied by Wokingham District Council equates to 50% of the existing footprint; this rather arbitrary figure, has been based upon the Council's own assessment of previous applications which have been won or lost at appeal. We can see some obvious flaws in applying this rule without due consideration to the specifics of any given site; namely, it fails to address any site specifics, such as the location of the site, the nature of the surrounding settlement, in terms of urban massing, or indeed, the relative size of the application site. A 50% increase in footprint on a site of 0.25 acre would have considerably more impact upon it's surroundings than the same increase in footprint on a plot of say 5 acres, and yet, it would appear that

Michael Brett-Phare RIBA Mobile 0973 639504
E-Mail: m.brettphare@btinternet.com

the same criteria would be applied by the council. Clearly, this is unsatisfactory, reinforcing the usual premise that all applications must be assessed on their own merits.

In actual fact, we believe the issues relating to an increase in foot print are mitigated by the proposed demolition of the existing pigsties (22.4m x 3.8m) which will result in a reduction in footprint of 85.1sq.m (112sq.m if you include the area of hard standing); this equates directly to the floor area of the proposed garage extension, at 85.7sq.m. Hence, there is no net increase in footprint on the site; indeed, if you include the 27.0m area of hardstanding that will also be lost there will be a net reduction footprint. In addition, the removal of the dilapidated Pigsties is actually improving the rural character of the area. As you will recall the pigsties are already in the process of being demolished and the existing blockwork shed/stores are to be clad in stained weatherboarding to improve their appearance, as discussed on site. Therefore, whilst Policy SC19 obviously remains applicable to this application, we do not believe that there are grounds for refusal of this application based upon the enforcement of this policy or any other issues relating to an increase in footprint.

For the record the footprint of the house and garage total some 236m2. In addition to this are 106m2 of outbuildings, hence a total footprint of 342sq.m. Hence the extension represents an increase in footprint of 36% when compared to just the house and garage, and only 24% compared with the total existing footprint. This excludes the net reduction that would ensue from demolishing the Pigsties.

Conclusion

We hope that this has been helpful and would be grateful if you would call us with your initial thoughts. With hindsight, the removal of the pigsties should have been made clear at the outset, and you may feel that the demolition of the pigsties should form part of a conditional consent? If you would like to measure the footprint of the pigsties please feel free to do so, however, given that they are currently being demolished we would urge you to visit as soon as possible.

We understand that the Finchampstead Parish Council have recently examined the application and have made no objection, however, we are aware that there are likely to be objections regarding "in-filling" in rural areas etc., from some local residents. In our view, proper examination of the application clearly shows that this is not the case.

Once again thank you for your assistance.

Yours faithfully

Michael Phare RIBA
OPUS Architecture and Design

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2000	
Officer: EC	Application No. F/2000/0354

Map No ~~122~~ Site 0:90
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO GARAGE TO FORM GAMES ROOM STUDY AND WORKSHOP

Location: MAYFIELD LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch South
24.1.2000

Applicant: MR M PHARE

Fee (1) Received 95-00 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	Form signed on behalf of agent, not client.		
4	Correct S 66 certificate			
5	Elevation plans			
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 : 24.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (Area of Special Landscape Importance)	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 Area)

.....

No pre-apps.

.....

NEIGHBOURS:

S/N + Pithers Cottage ✓

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Environmental Services

For office use only.
Application number: 12. JAN. 2000* 0554

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 MICHAEL PEARE "MAYFIELD" LOWER SANDHURST ROAD FINCHAMPSTEAD RG40 3TH
2	Agent's Name Address and postcode Phone number	OPUS ARCHITECTURE AND DESIGN "MAYFIELD" LOWER SANDHURST ROAD FINCHAMPSTEAD RG40 3TH 0252 861759
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.	APPROX 2.0 ACRES. AS 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION TO EXISTING GARAGE
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 ☐ NO TREES TO BE CUT DOWN.
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. REFER DRAWINGS.
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

1305B

9	How many bedrooms does the property have?	Existing: 5	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: [signature]

on behalf of OPUS ARCHITECTURE AND DESIGN

Date 10/01/00

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

By hand 12/1/00

12 JAN 2000 L004

OPUS Architecture and Design

Mayfield
Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

Tel 01252 861759
Fax 01252 861742

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

January 11, 2000

Dear Sirs,

Re; "Mayfield", Lower Sandhurst Road, Finchampstead, RG40 3TH.

We enclose a Full Plans Application for works to the above residential property and a cheque in the sum of Ninety-Five pounds made payable to Wokingham District Council.

We also enclose six copies of the following documentation:

- Opus drawings No's 137/2/01 – 05 inclusive
- Householder application form (inc Certificate A)

Design and materials

The existing property sits within a two acre plot with woodland to the rear, "Pither's Cottage" to the west, and "Ridgedale House" to the east. There is mature planting exists on all of the site boundaries, including the front garden adjoining Lower Sandhurst Road.

Within the past year the owner of "Pither's Cottage" has planted a conifer hedge along the boundary with "Mayfield"; this extends from the plot entrance to the approximate location of the proposed extension. They are currently between 1.5-2.0 metres in height.

We are proposing to build an extension to the rear of the existing single storey garage. Refer plates 1 and 2. The extension would replicate the existing garage, hence the roof form and height would be as existing. It is clad with stained weatherboarding, with stained timber windows to match the existing garage and house. It is intended that the simple form, clad in timber, would be reminiscent of a single storey barn, in keeping with the various stables, barns and outbuildings on Lower Sandhurst Road and the rural context of the site.

12. JAN. 2000* U554

January 11, 2000

In our view the siting of the extension to the rear of the existing garage would have little or no impact upon the character of the area or be detrimental to the adjoining owner's property. Indeed, the existing mature planting and new hedge along the site boundary will screen the extension from Pither's Cottage.

Adjoining Owners
Although the site does not lie within a conservation area we do appreciate that planning matters in this locality are particularly sensitive and as such we have spoken with the adjoining owners and made them aware of this application.

In principle, they have no objections to the application. As a matter of courtesy we have forwarded copies of the enclosed planning drawings to the residents of Lower Sandurst Road closest to the site, including "Pither's Cottage", "Ridgedale House".

If you would like to meet to discuss any of the points raised or arrange a site visit please do not hesitate to contact us.

Yours faithfully

Michael Brett-Phare RIBA
OPUS Architecture and Design

ADDRESS MAYFIELD LOWER SANDHURST ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 94.9062 (122)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
494/53	Mr S U Meinhardt	OA 1 dwelling	19.8.53	N/A C/A
37/63	Mr S J Reed	bungalow & garage	26.3.63	APP APP
97/65428/E				
97/65805/F	MR & MRS B. PHARE	REPL. DWELLING & GARAGE	8-8-97	C/A
BN97/0535	"	"		
FP97/6662	Mr & Mrs Brett-Phare	New Dwelling	12.9.97	App

DATE OF COMPLETION

MINISTRY DECISION

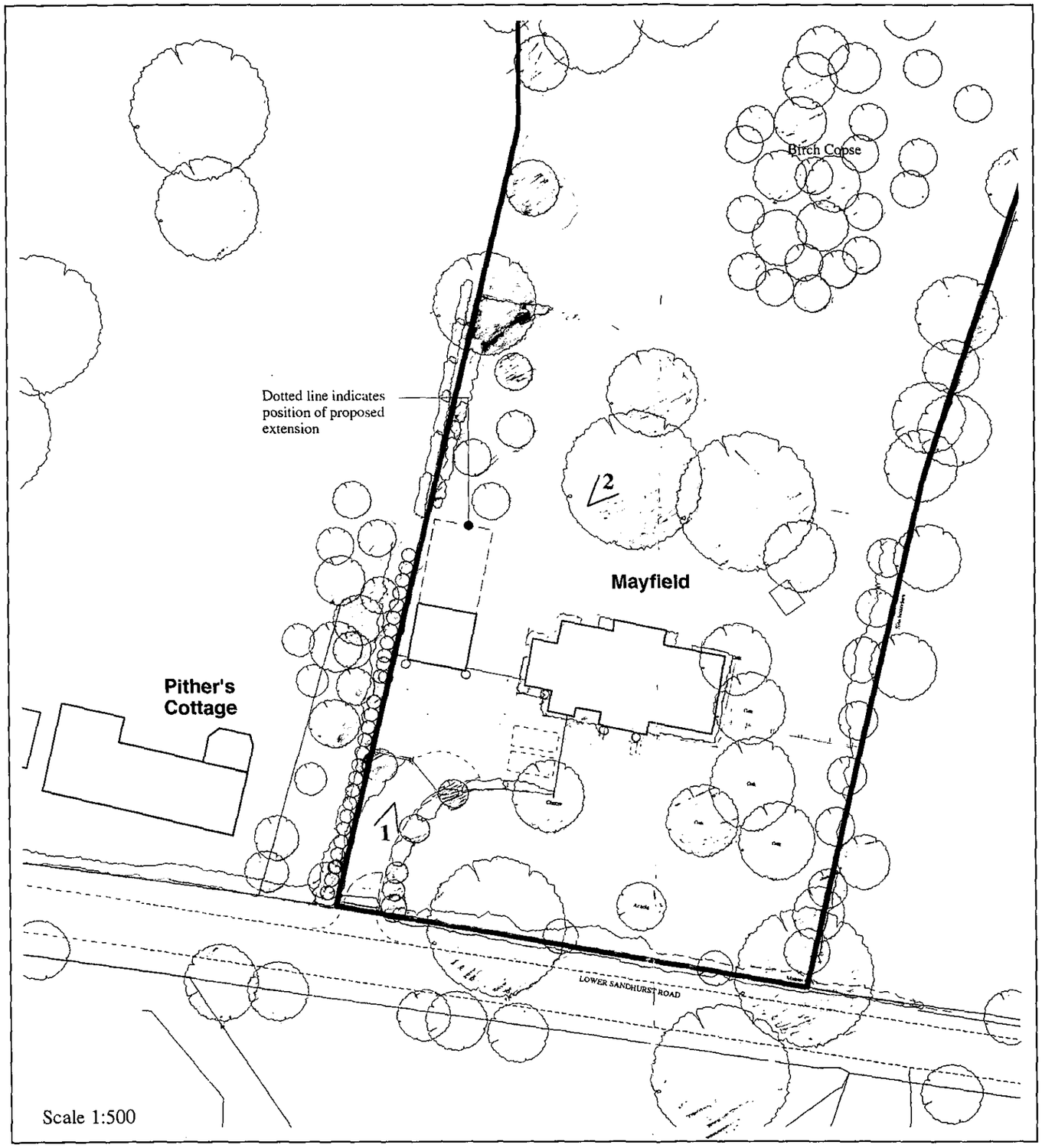
SPECIAL ORDERS

DRAINAGE

091074

LOCATION PLAN

Drwg Ref 137/2/02
January 2000



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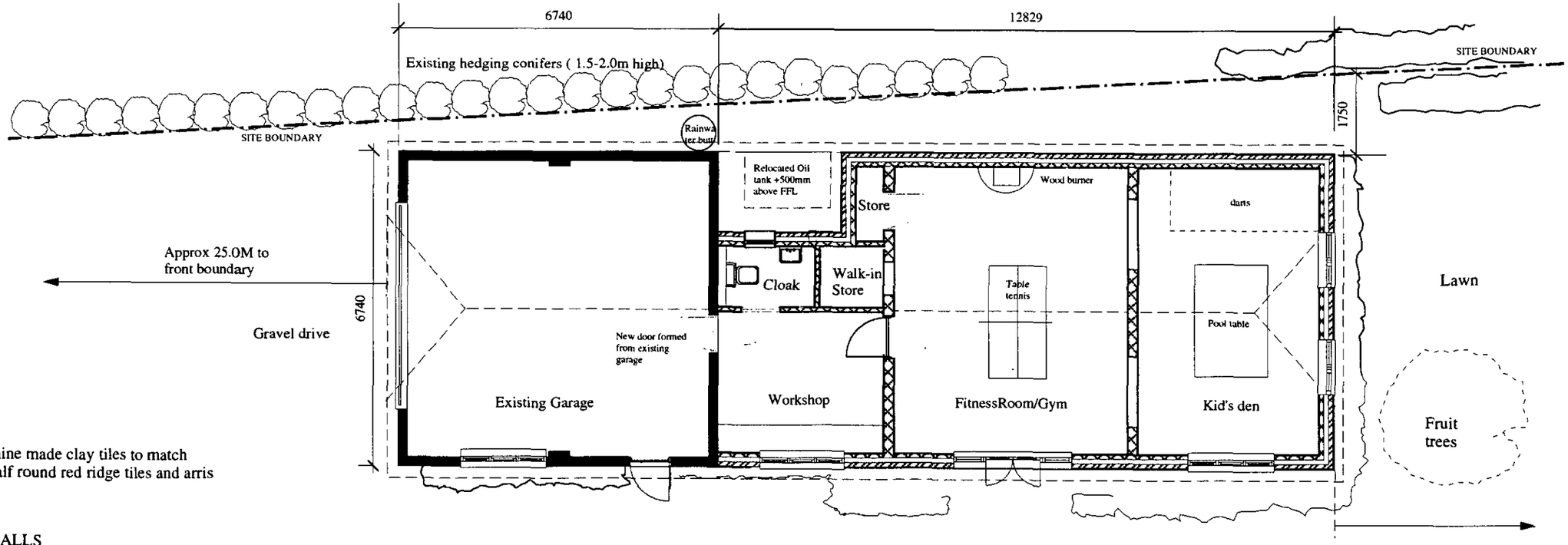
PROPOSED SINGLE STOREY EXTENSION TO EXISTING DOUBLE GARAGE

Drwg Ref 137/04
January 2000



SIDE/WEST ELEVATION



FLOOR PLAN

ROOF
Reclaimed machine made clay tiles to match exsisting with half round red ridge tiles and arris hips.

EXTERNAL WALLS
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Scale 1:100

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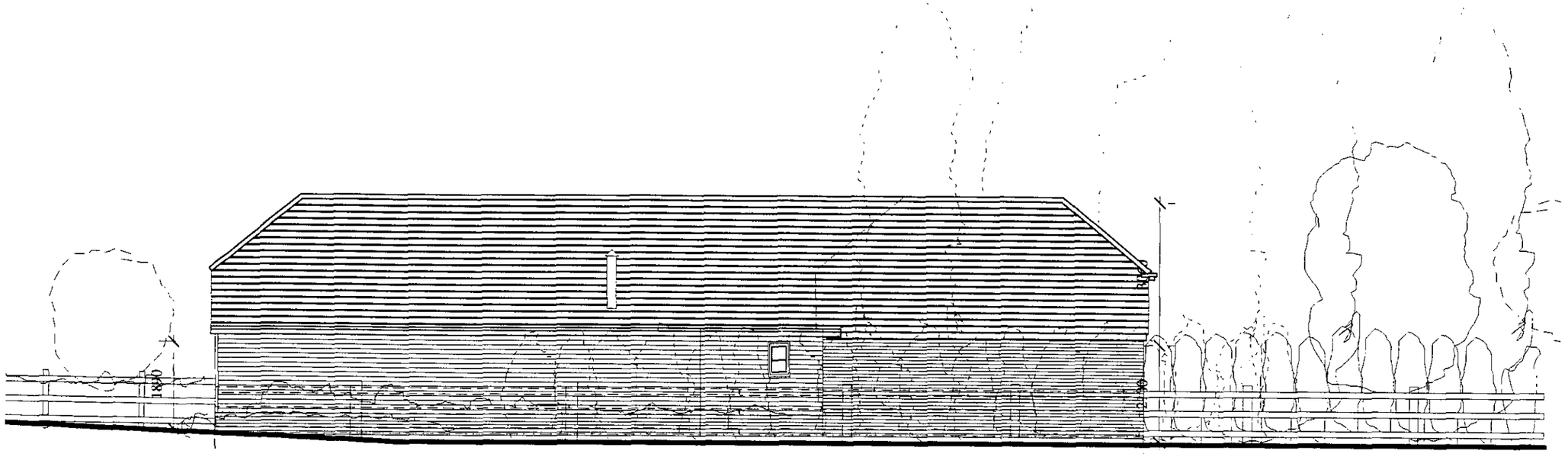
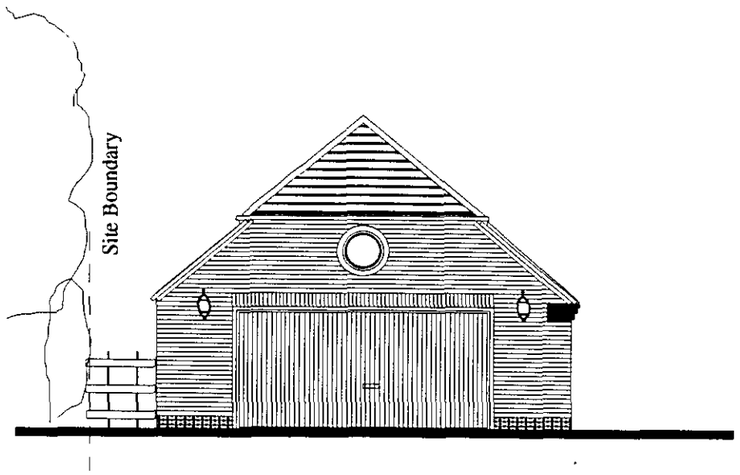
Drwg Ref 137/2/05
January 2000



Approx 100.0M
to rear boundary

Approx 25.0M to
front boundary

SIDE/EAST ELEVATION



FRONT/NORTH ELEVATION
(No change to this elevation)

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REAR/SOUTH ELEVATION

Scale 1:100

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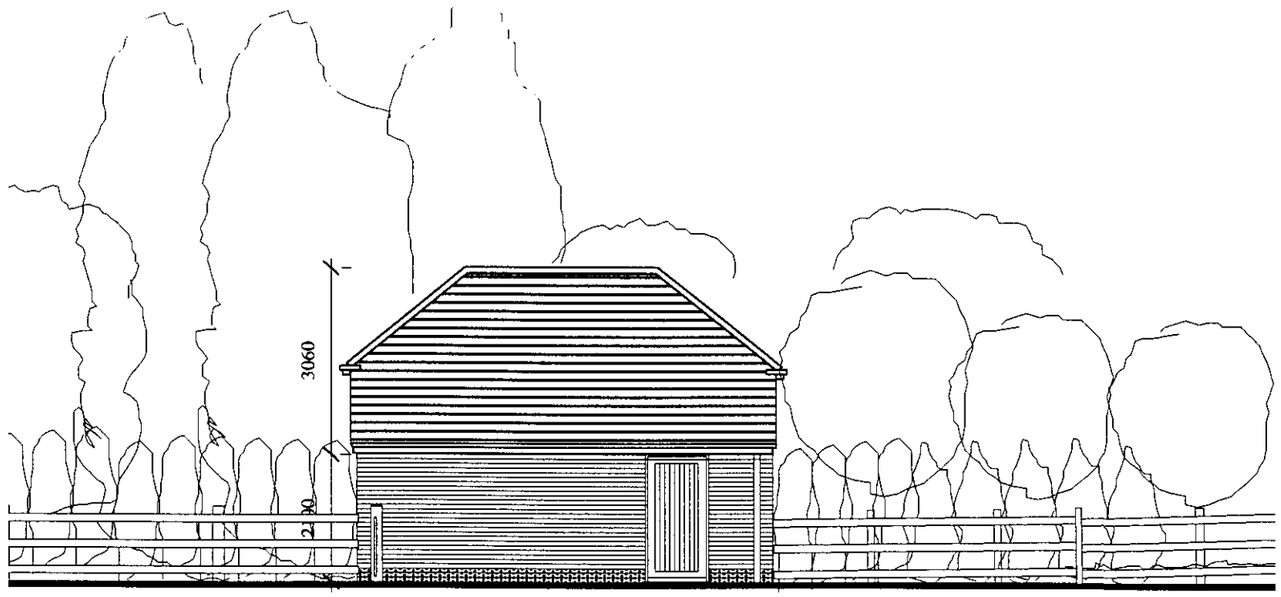
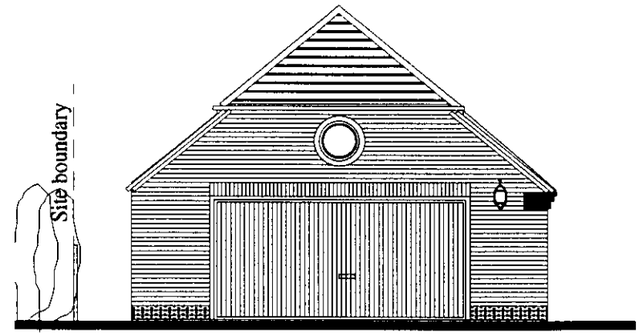
EXISTING SINGLE GARAGE

Drwg Ref 137/03
January 2000

Scale 1:100



SIDE/WEST ELEVATION



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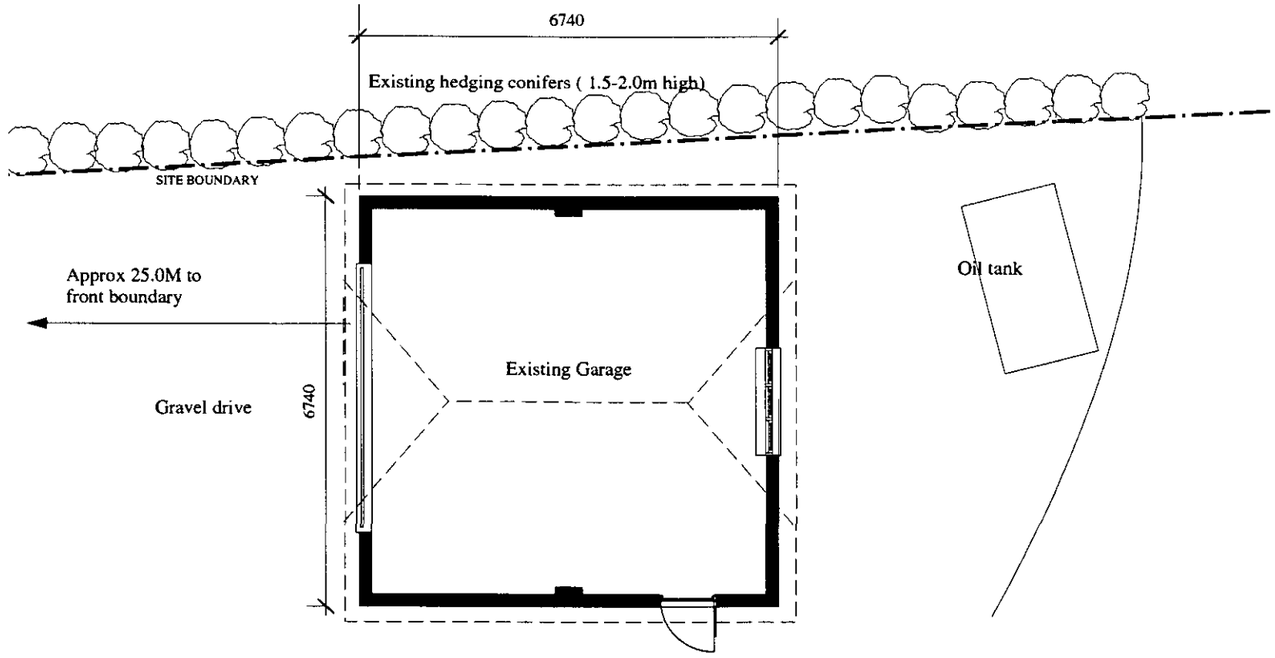
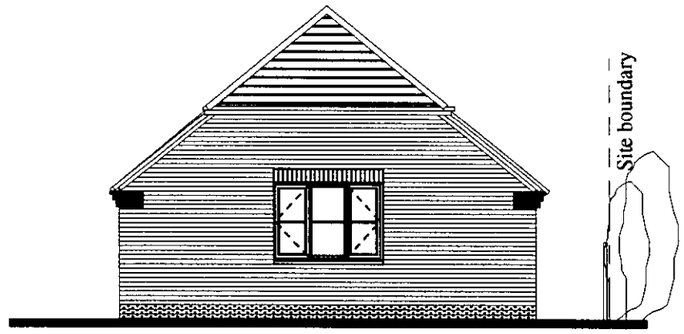
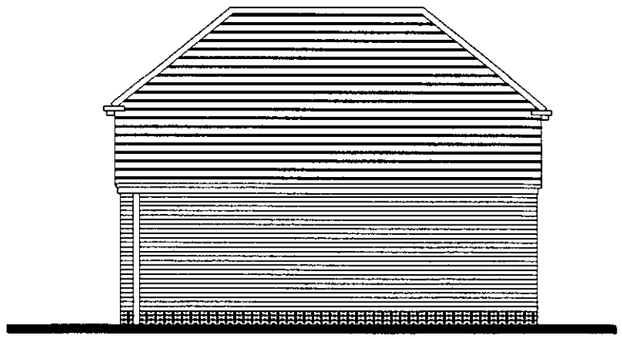


FLOOR PLAN



REAR/SOUTH ELEVATION



SIDE/EAST ELEVATION

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LOCATION PLAN AND SITE PHOTOGRAPHS

Drwg Ref 137/2/01
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12 JAN 2000* 6364

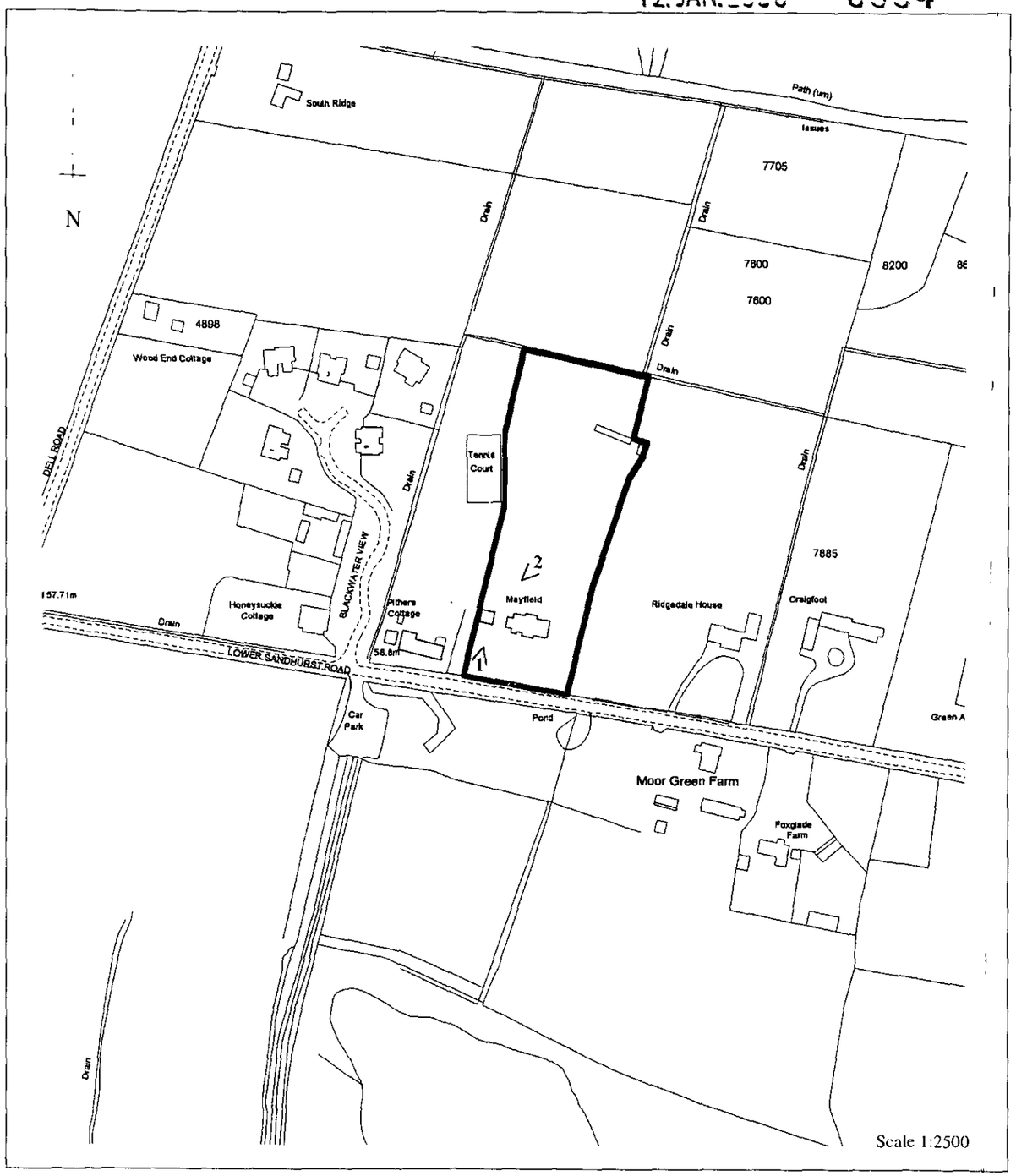



PLATE 1: View looking south showing the front of the existing garage (to remain as existing) from the gravelled drive off Lower Sandhurst Road.



PLATE 2: View looking north from the rearing garden showing area immedialtely behind the exsiting garage (the location of the proposed extension). "Pither's Cottage" is just visible in the background.

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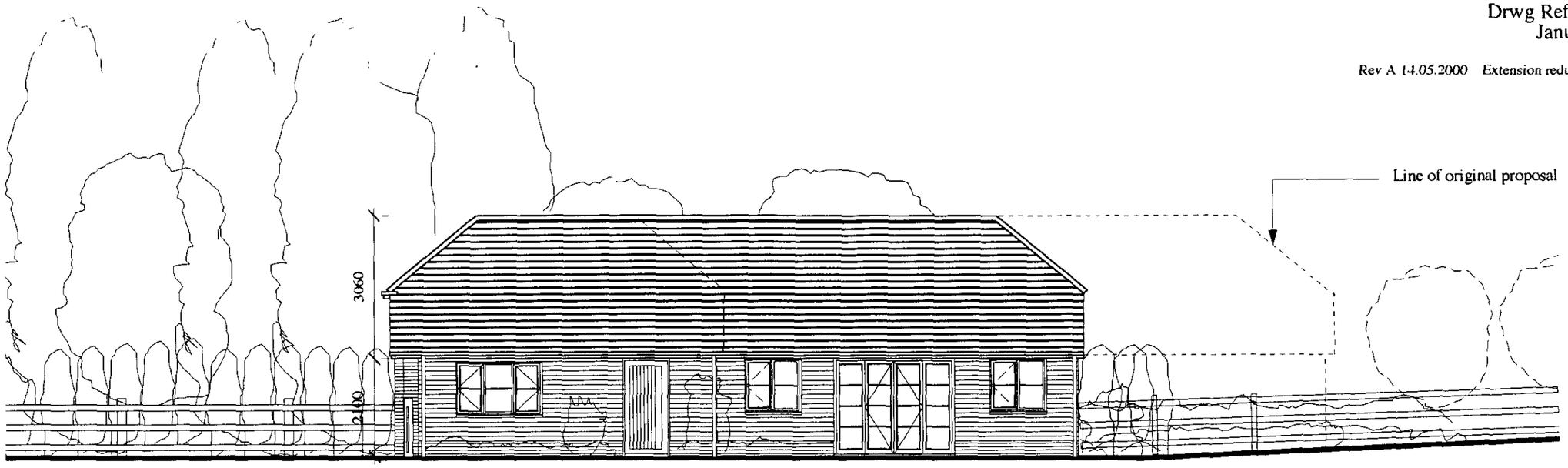
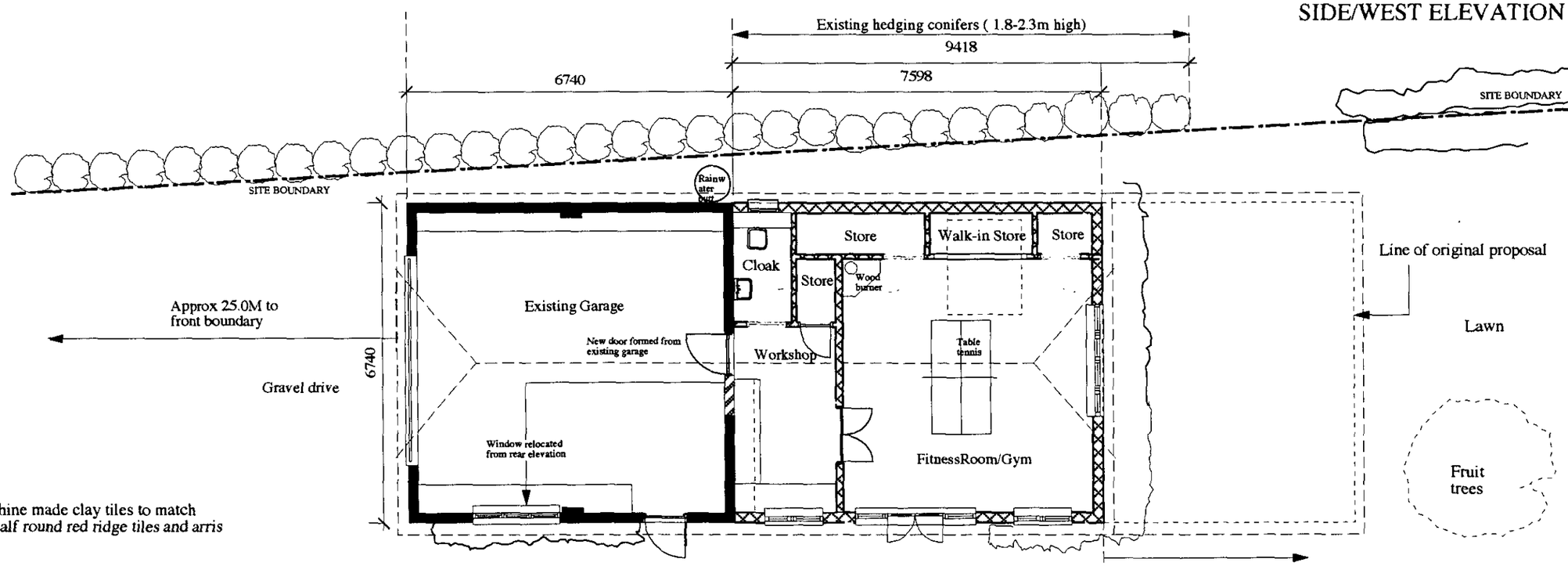
PROPOSED SINGLE STOREY EXTENSION TO EXISTING DOUBLE GARAGE

Drwg Ref 137/04A
January 2000

Rev A 14.05.2000 Extension reduced in length



SIDE/WEST ELEVATION



ROOF
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N

FLOOR PLAN

Scale 1:100

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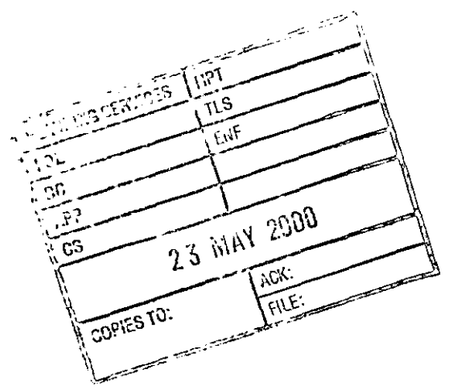
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PROPOSED SINGLE STOREY EXTENSION TO EXISTING DOUBLE GARAGE

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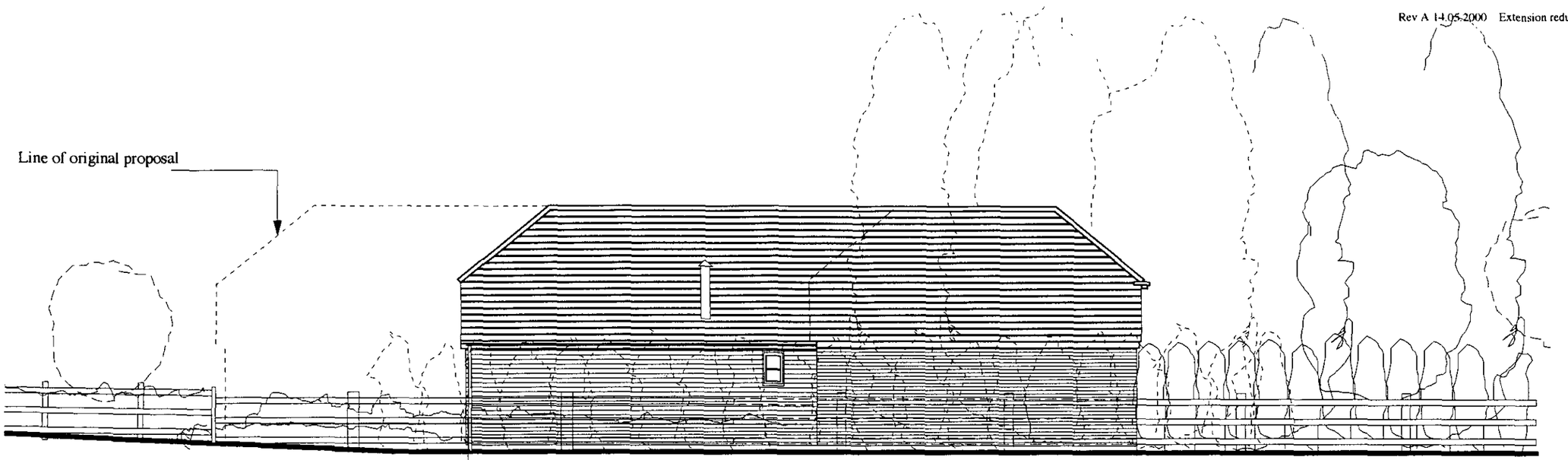
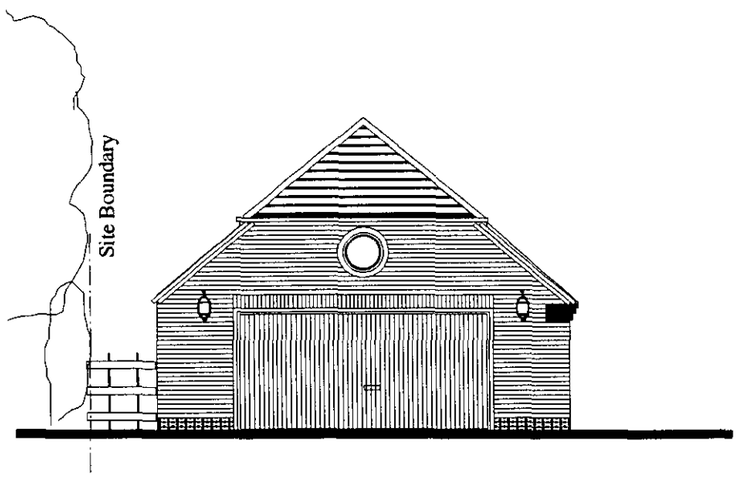


SIDE/EAST ELEVATION



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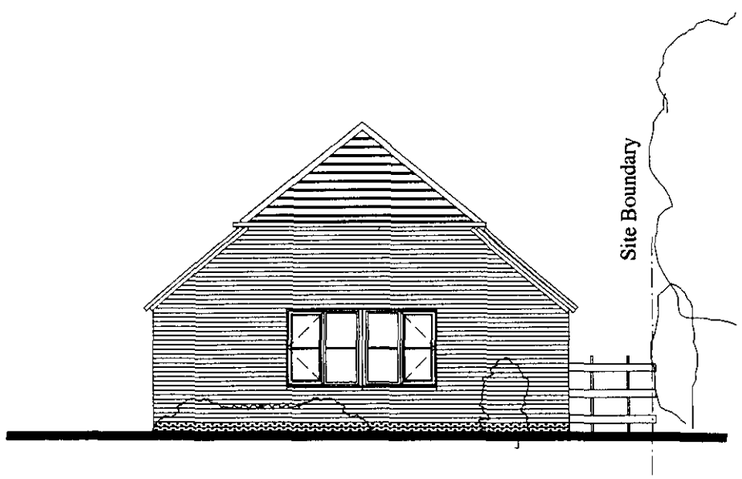

REAR/SOUTH ELEVATION

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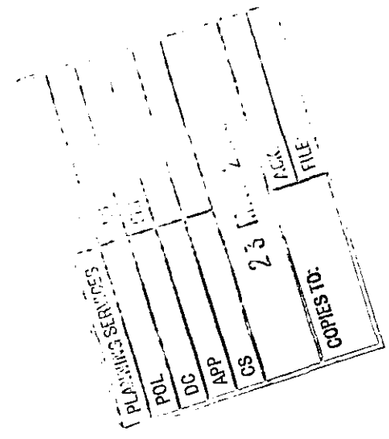
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January 2000

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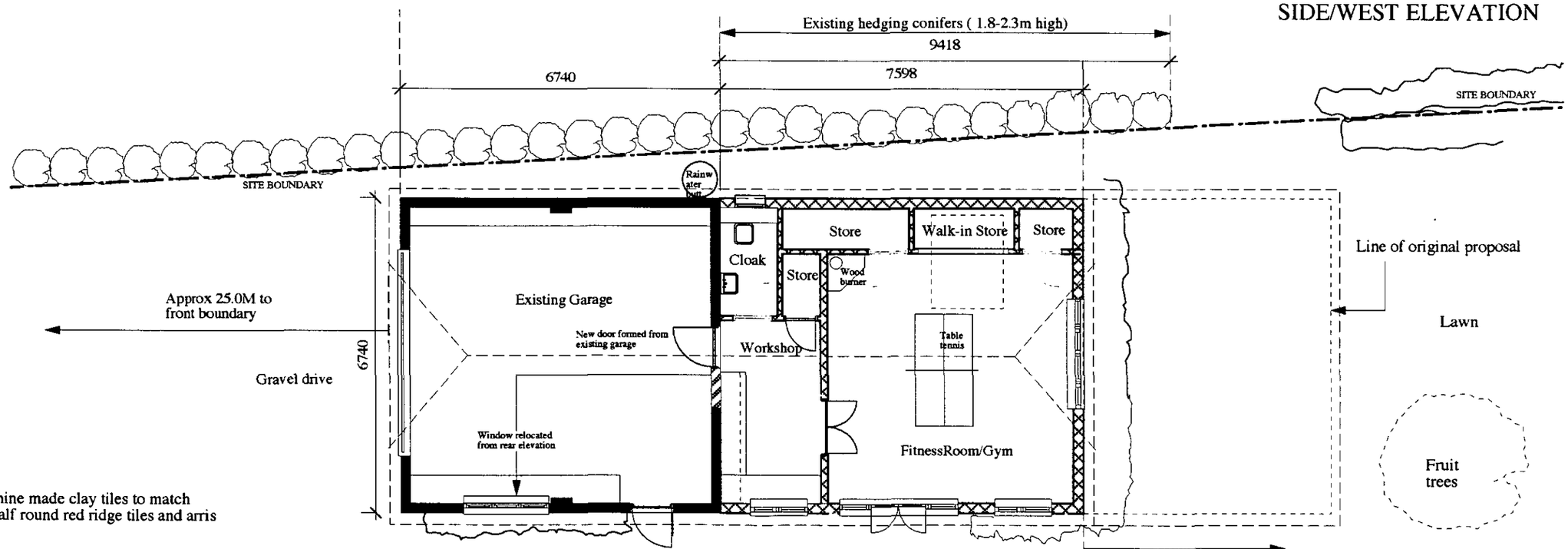
SIDE/WEST ELEVATION



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REVISED PLAN
0354

Scale 1:100

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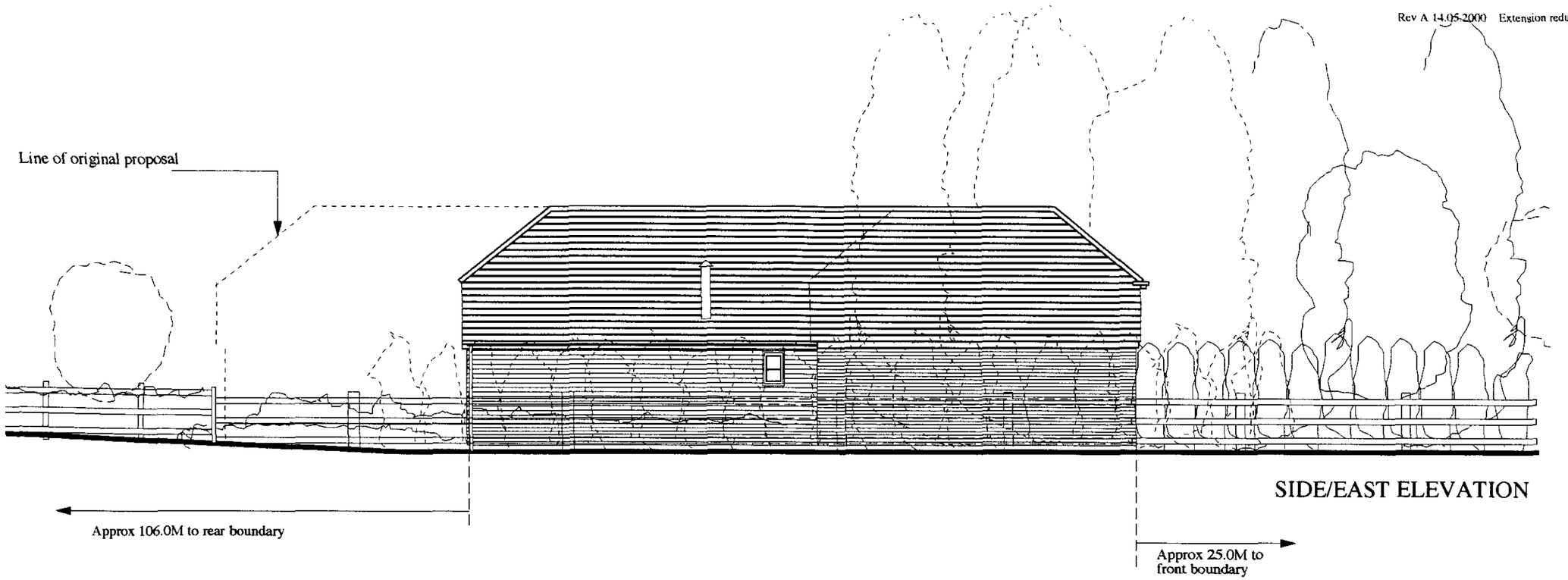

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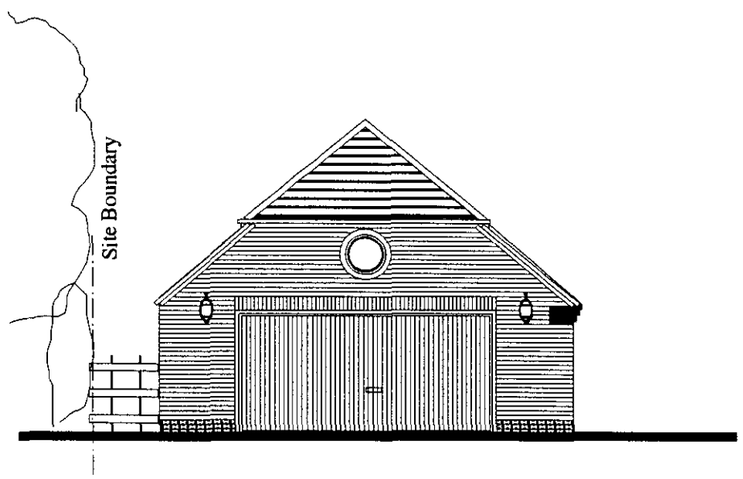

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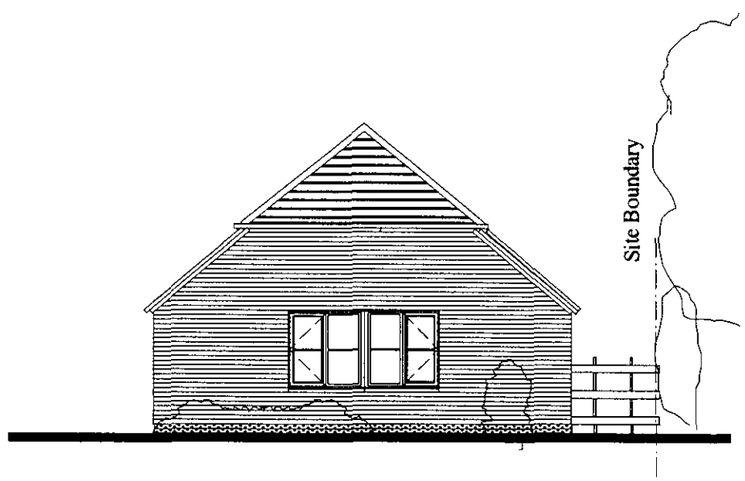

REAR/SOUTH ELEVATION

REVISED PLAN
0354

Scale 1:100

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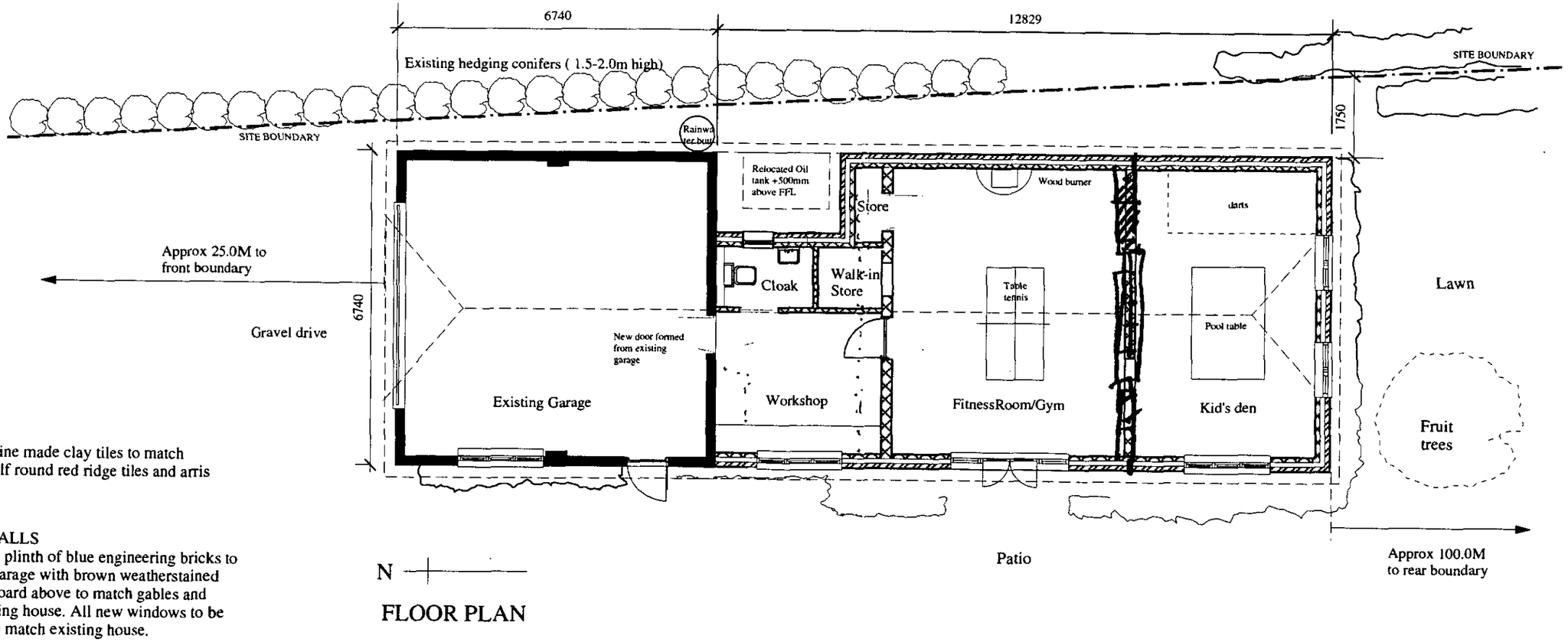
SIDE/WEST ELEVATION



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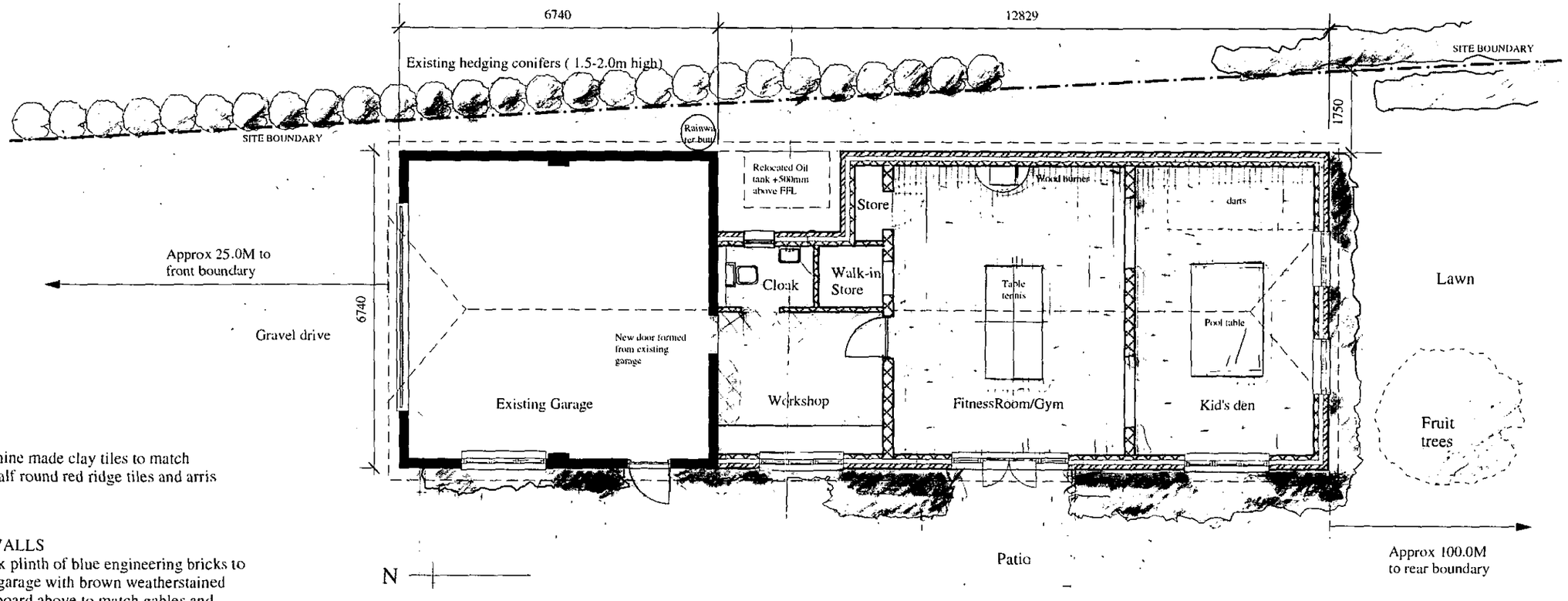

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