APPLICATION NO:
F/2002/5627

LOCATION:
4 Garrett Road, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs Delaney C/O Mr P J Burtwell

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

LE - 13/02/02

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/03/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

739

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Delaney
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2002/5627

Parish: **FINCHAMPSTEAD**

Location: **4, Garrett Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 28/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2002/5627

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
4, Garrett Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5627 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. 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 be possible for an individual reply to be issued 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

16 January 2002

SHEET FOR : Phillip Taylor

Application Number : F/2002/5627

Applicant : Mr/Mrs Delaney C/O Mr P J Burtwell.

Location : 4, Garrett Road, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/02/02

Date Registered : 09/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 06/03/2002. 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 :

Finchampstead Parish Council – No objections.

Planning Issues :

Impact on Neighbouring Properties, Character of the area.

~~LALP~~ L

SEALP – SBE1,2
WDLP – WBE1, WOS3
BSP – LD3

Application Number: F/2001/ 5627 – No.4 Garret Road, Finchampstead Wokingham

Appraisal

The application property is a large detached house located on the South side of Garret Road within the identified settlement of Finchampstead. The neighbouring properties are No.5 (West) and No.3 (East). The dwelling has previously had a first floor extension.

The proposal is for a rear conservatory positioned in the centre of the rear elevation. It projects 4.5m into the garden and measures 4.0m in width. The height to the eaves is 2.4m (3.4m to the ridge). The conservatory would be entered through the kitchen with patio doors replacing the existing window.

Impact on Neighbouring Properties

No.5 is set further back from garret road than No.4 thus it overlaps the rear garden of 4. Only one side window exists, an obscured glazed bathroom window on the first floor. The boundary treatment here is a 1.7m wooden fence and hedging. No.3 is set at an angle to 4 but does not overlap the garden. Bedroom windows exist on the first floor rear elevation but overlooking would not be possible. It is therefore considered the proposal would have no adverse effect on the neighbouring properties in terms of overlooking, over shadowing or through being overbearing.

Impact on the character of the area

The conservatory would not be visible from the road and therefore would cause no harm to the street scene. The dwarf wall would use matching bricks to the main dwelling.

√ Approval

Application Number F/2002/5627
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 4 Garrett Road
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5627

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

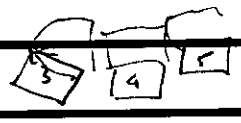
1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS lge detached houses cul-de-sac. lge near garden.

3. DESCRIPTION OF SITE/BUILDING lge detached house - lge garden

4. RELATIONSHIP TO ADJOINING PROPERTIES 3 - Windows in rear elevation set down angle. bedroom + bathroom window

5 - side elevation bathroom window



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT. 1.7m long

OTHERS

Application Number : F/2002/5627	Map No : 98
Case Officer : PT	Site Area : 0 05
Valid Date : 9.1.02	Received Date: 09/01/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 4, Garrett Road, Finchampstead, Wokingham.

Parish : FI Ward : FIN 16.1.02 TB.

Applicant : Mr/Mrs Delaney C/O Mr P J Burtwell.

Fee Required: £95 Fee Received: £95 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 16.1.02 -13.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map.

.....

.....

No pre-apps.

5627

Environmental Services

For office use only.
Application number 09. JAN. 2002 * 5627

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 Delaney
	address	4 Garrett Road
	and postcode	Finchampstead
		Berkshire
		RG40 4RY
	Phone number	0118 973 0377
2 ●	Agent's name	Mr P J Burtwell
	address	51 Summers Road
	and postcode	Godalming
		Surrey
		GU7 3BD
	Phone number	01483 417445
3	Site	4 Garrett Road
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.		Finchampstead
		Berkshire
		RG40 4RY
4 Give brief details of the proposal for example, two storey side extension.	About the application	Single storey extension to rear (conservatory)

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 existing and dark stained timber.		Dwarf brick walls to match existing White Upvc frames to match existing Glass roof panels
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 ☑

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.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: P. Bartlett on behalf of Mr & Mrs Delaney

Date 8-1-02

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

FROM: Phillip Taylor

DATE: 16 January 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5627

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 4, Garrett Road, Finchampstead, Wokingham.

Applicant: Mr/Mrs Delaney C/O Mr P J Burtwell.

Your observations are required in respect of this application **by 09/02/2002** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AFP	
CS	
25 JAN 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: C S [illegible] DATE: 25 JAN 2002

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6444

Date: **16 January 2002**

My ref: F/2002/5627

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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/2002/5627
4, Garrett Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5627**
4, Garrett Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6444

Date: **16 January 2002**

My ref: F/2002/5627

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2002/5627
4, Garrett Road, Finchampstead, Wokingham.
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5627**
4, Garrett Road, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

ADDRESS 4 GARRETT ROAD PARISH LINCHAMPST.

PLOT No. ORD. SHEET No. SD. 7965 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1139/72	MARC GALGORY	O/L. RES DEV	17.8.72	R
12945	PLOT FOR SALE BY OSC	"	10.6.80	C/A
16843	MR. J. DELANEY	DET. HOUSE & GARAGE	11.2.82	C/A
BR 18311	"	"	22.3.82	APP
42978	MR. & MRS "	1ST FLOOR EXT	2.8.94	C/A
TP94/2673	"	"	8.9.94	APP

DATE OF COMPLETION

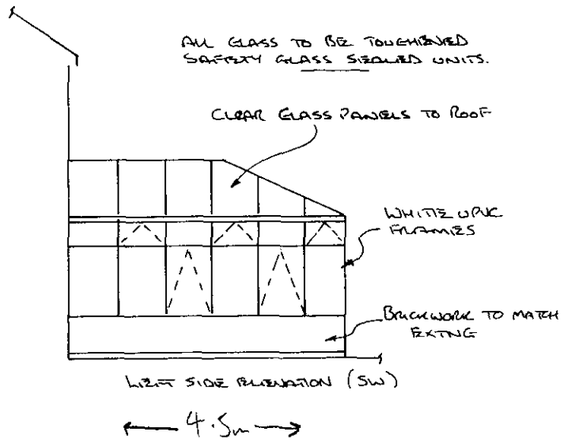
MINISTRY DECISION 1139/72 - APPEAL ALLOWED - 29.3.74

SPECIAL ORDERS

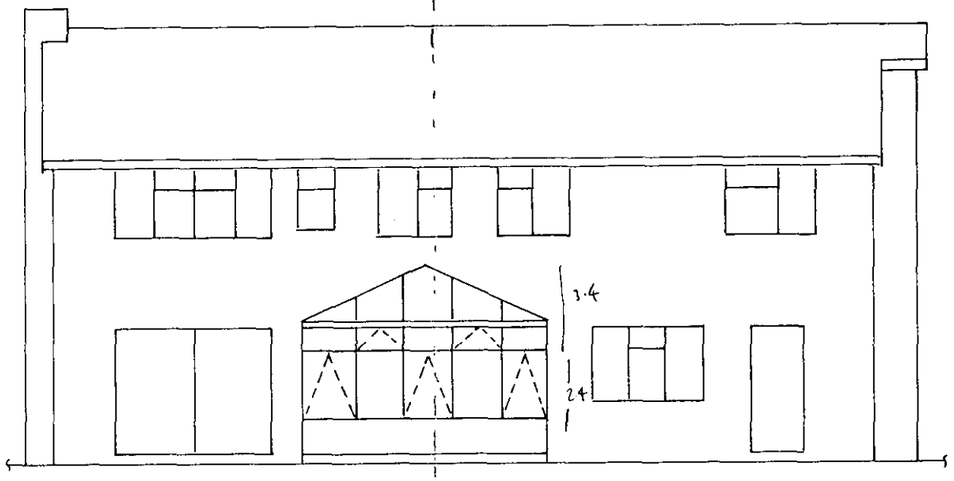
DRAINAGE

074

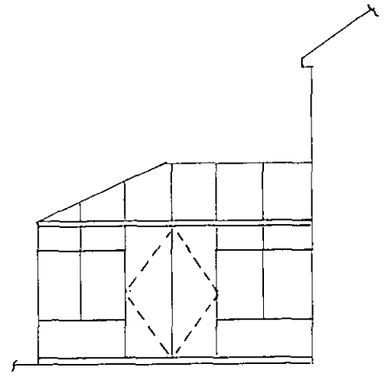
09.JAN.2002* 5627



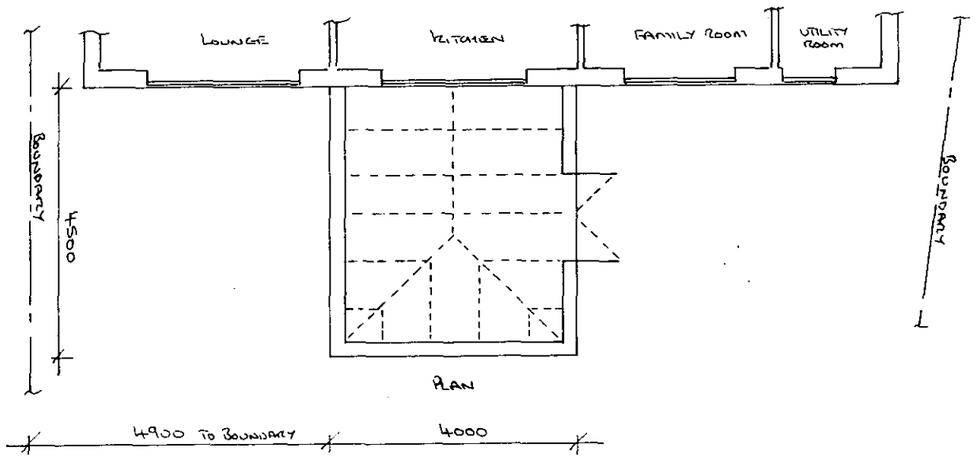
LEFT SIDE ELEVATION (SW)



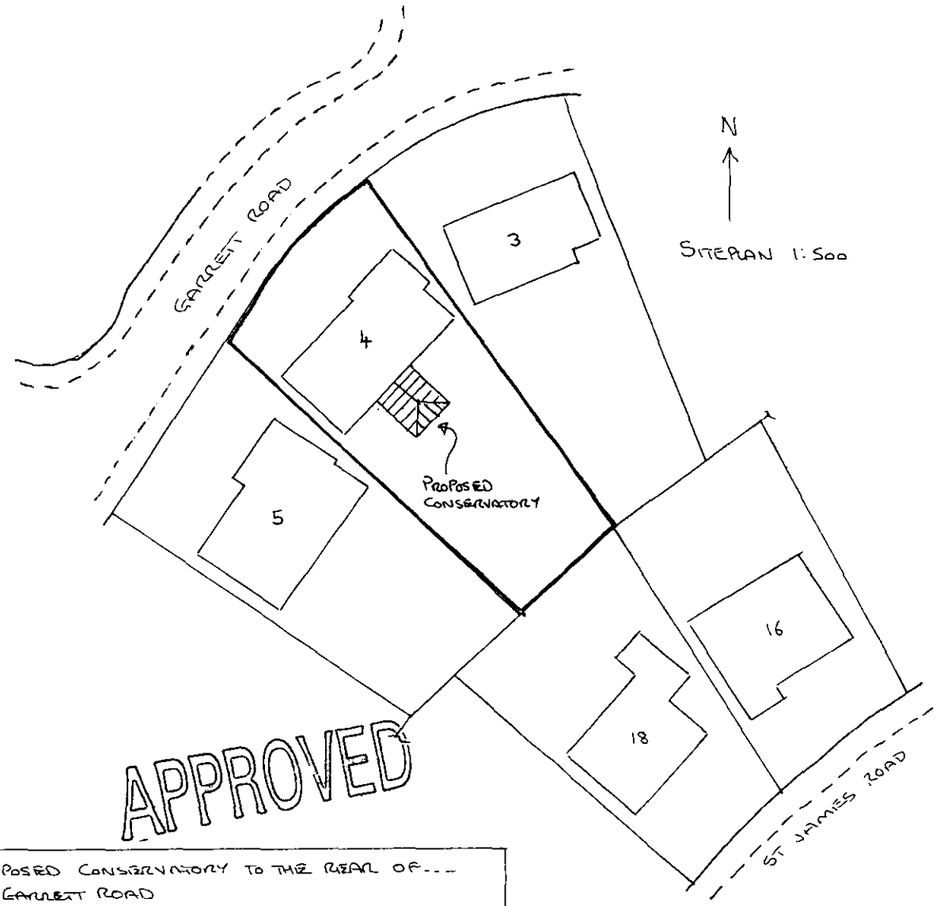
REAR ELEVATION (SE)



RIGHT SIDE ELEVATION (NE)



PLAN



SITEPLAN 1:500

APPROVED

PROPOSED CONSERVATORY TO THE REAR OF---
4 GARRETT ROAD
FINCHAMPSTEAD
BERKS RG40 4RX

SCALES 1:500 1:100
DRG Nº PJB 2003907 01A
DATE 7-1-02

09. JAN. 2002 * 5627



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Development Control Section, Environmental Services, Wokingham District Council.
15 January 2002 Scale: 1 : 1250

N
W E
S