APPLICATION NO:
F/2001/5291

LOCATION:
Brackenwood Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Dr & Mrs Reilly C/O Paul Webster

PROPOSAL:
Proposed single storey front extension to dwelling and first floor side extension.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

404

Do

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs Reilly
C/O Paul Webster
23 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX

Application Number: F/2001/5291

Parish:	**FINCHAMPSTEAD**
Location:	**Brackenwood, Hollybush Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey front 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 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:

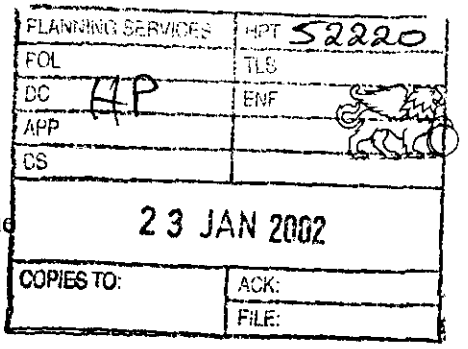
Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policy SC19.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 25/01/2002

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.

Rec'd 2.00pm 23.1.02



23 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX
Tel: 01344 774790

Miss H Pollock
Planning Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

23rd January 2002

Dear Miss Pollock

Please find enclosed revised drawings numbers 04 and 05 for the extension at ground floor **only** to Brackenwood, Hollybush Ride, Finchampstead, Wokingham, Berks RG40 3QP for Dr and Mrs Reilly. These drawings reflect the conversation I had with Mike Thorpe yesterday where it was agreed that:

1. Permission would be granted for a single storey extension at ground floor as shown provided first floor works were removed from the drawings.

2. As the decision previously discussed had not been typed up therefore this change can be accepted and incorporated in the approval for the application currently running without the need to reapply.

3. These drawings should reach you by 4.00 p.m. today.

My client is happy to cooperate with the amendments and delighted that approval will be granted.

I have one favour to ask and that is that we would really appreciate the approval before 28th January which is the date the builder has available to start.

Having had the discussion with Mike Thorpe, I sympathise with the work load and political climate that you are working under and wish you well with meeting the government targets.

Call me on either 01344 774790 or 01252 860866 to discuss any points you need to raise in this matter.

Yours sincerely

Paul Webster
BA Hons Dip. ARCH

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

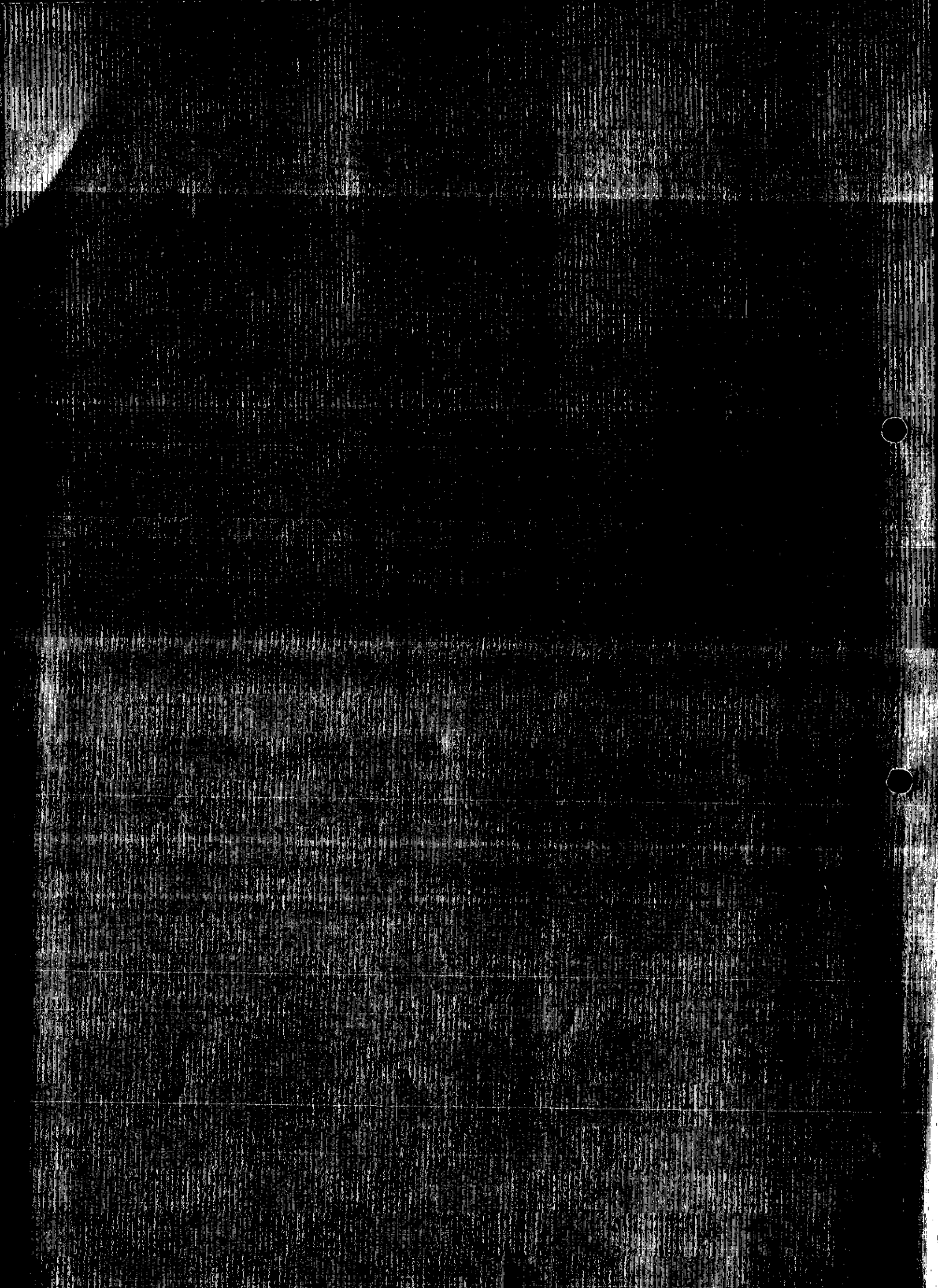
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5291	HF
BUILDING CONTROL NUMBER.	FI 2002/2679 South	
APPLICANT/AGENT	Greg Farrell	
ADDRESS OF SITE	Brackencroad Hollybush Ride. FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	05 (with deletions)	05
FLOOR PLANS	01	03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/2/02	

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 : Helen Pollock

Application Number : F/2001/5291

Applicant : Dr & Mrs Reilly C/O Paul Webster.

Location : Brackenwood, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey front extension to dwelling and first floor side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 14/01/2002. 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 P.C: No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.
3) Impact upon Character of the area

Application Number: F/2001/5291

Appraisal:

The proposed development was for a single storey front extension and a first floor side extension, the first floor portion of the extension has not been omitted and the proposal is for the ground floor extension only. The property is a detached two-storey house, located on a large plot in the green gap. The proposal has a floor area of 23.09m^2.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties it would not be viewed from Romany to the North of the property as it would be totally screened by the existing house. Heather Cot to the South of Brackenwood would be almost totally screened from the proposed single storey extension to that South elevation of the property due to the existing 4m boundary wall. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development is set back from the boundary with Hollybush Ride and is infilling of an area sorrounded by the existing house, it is considered that the proposal would have no impact upon the street scene, which is currently characterised by a mix of housing styles and sizes.

3) Impact upon highway safety

There would be no increase in the number of bedrooms. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

4) Impact upon the character of the area

This area is designated within the local plan as green gap and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 23.09m^2 and combined with the previous extensions at the property would result in a cumulative increase of 88.36m^2, an increase of 65.6% on the original dwellinghouse. It is considered that this proposal would not create an unacceptable urbanisation within the green gap and would not detract from the character of the area.

Approval: ✓ ~~**Refusal:**~~

Application Number: F/2001/5291

Appraisal:

The proposed development is for a single storey front extension and a first floor side extension. The property is a detached two-storey house, located on a large plot in the green gap. The proposals have a floor area of 59.28m^2, and would add a large gable end to the property with a ridge height the same as the existing dwelling.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties as Romany to the North of the property is around 20m from Brackenwood and well screened with dense vegetation. Heather Cot to the South of Brackenwood would be almost totally screened from the proposed single storey extension to that South elevation of the property due to the existing 4m boundary wall. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development although set back from the boundary with Hollybush Ride would have a significant bulk that would close the existing gap and have an unacceptable urbanising impact to the street scene, which is currently characterised by a mix of housing styles and sizes.

3) Impact upon highway safety

There would be no increase in the number of bedrooms. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

4) Impact upon the character of the area

This area is designated within the local plan as green gap and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 59.28m^2 and combined with the previous extensions at the property would result in a cumulative increase of 124.55m^2, and increase of 92.5% on the original dwellinghouse. It is considered that this proposal would create an unacceptable bulk and urbanisation within the green gap that would detract from the character of the area.

~~**Approval:**~~ **Refusal: ✓**

1st floor now omitted

Application Number F/2001/5291
Conditions/Reasons for Refusal

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

no Impact to property to ~~left~~ Right.

Property to left has 1st floor windows facing Bracken wood, however property is obscured glazed + good distance ∴ no Impact.

—— do Calculations.

Ground floor proposal = $4 \times 4.2 = 16.8$
$1.7 \times 3.7 = 6.29$
$23.09\ m^2$

1st floor proposal = $7.7 \times 4.7 = 36.19 m^2$

TOTAL proposed ↑ = $59.28 m^2$

Previous extensions: 489/72 = $3.5 \times 6.3 = 22.05 m^2$

28239 = $6.65 \times 6.5 = 46.225 m^2$

TOTAL PREVOUS EXTENSIONS = $65.27 m^2$

Original floor Area: $134.64 m^2$

Cumative extensions: $124.55 m^2$
(existing + proposed)

% ↑ = 92.5%

RECORD OF SITE VISIT

SITE ADDRESS: Brackenwood
Hollybush Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/5291

OFFICER: Helen Pollock

DATE OF SITE VISIT: 3/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front gate

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

detached 2 Storey hse

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING ~~[illegible]~~. - 2x garage + 6+ driveway.

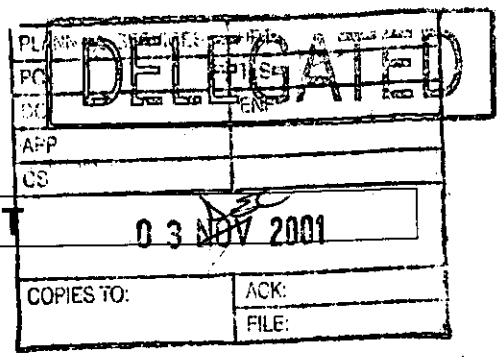
LEVELS N/A

BOUNDARY TREATMENT ~~2~~ 4m wall to right

OTHERS dense veg to left.

FROM: Helen Pollock

DATE: 26 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5291

Proposal: Proposed single storey front extension to dwelling and first floor side extension..

Site Address: Brackenwood, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Dr & Mrs Reilly C/O Paul Webster.

Your observations are required in respect of this application **by 17/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 30-11-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5291

Proposal:
Proposed single storey front extension to dwelling and first floor side extension.

Location:
Brackenwood, Hollybush Ride, 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/2001/5291 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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

26 November 2001

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

Tel: 0118 974 6480

Date: **26 November 2001**

My ref: F/2001/5291

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/2001/5291
Brackenwood, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and first floor side extension.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5291**
Brackenwood, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6480

Date: **26 November 2001**

My ref: F/2001/5291

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/2001/5291
Brackenwood, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and first floor side extension.

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5291**
Brackenwood, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and first floor side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 NOV 2001

Officer: HP | Application No. F/2001/5291

Map No. 107 Site 0.46

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND FIRST FLOOR SIDE EXTENSION

Location: BRACKENWOOD, HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: FINCH NORTH

Applicant: DR & MRS REILLY

Fee (2) 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			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Roof lights shown on N elevation — mark position on floor plan.		
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 : 26/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

(GREEN GAP AND WEDGES) (COUNTRYSIDE/RURAL AREA)
No pre-apps

NEIGHBOURS:

S/W + see map

19.NOV.2001 * 5291

23 Ravenswood Avenue
Crowthorne
Berks RG45 6AX
Tel: 01252 860866

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

16th November 2001

Dear Sirs

Ref: Extension and alterations to: Brackenwood, Hollybush Ride
Finchampstead, Wokingham Berkshire RG40 3QP
For Dr and Mrs P REILLY

Please find attached a householder planning application form for the above property and six copies each of the relevant drawings. Also attached is a cheque for £95 from the above clients. The scheme is for a single storey bedroom extension at ground floor and hallway. At first floor the existing roof space is to be altered to create a gable end to house a new master bedroom and bathroom.

In taking this approach the impact on the site and its surrounding area is kept to the absolute minimum. On the South side of the site, there is a 12' high wall and high boundary hedges and trees which will make the ground floor extension invisible to the surrounding houses. On the North side of the site the boundary hedges and trees stand at least 25' high and provide more than adequate screening for the new gable end.

No existing trees will be removed and the landscaping of the existing house will be retained. Because the house is set back a fair distance from Hollybush Ride, there will be virtually no impact on the view from this road.

The number of bedrooms will remain the same as the existing bedroom four is to be used as a family room.

All the materials used for walls, roofs, windows, doors will be to match the existing house.

If you have any questions about this application, please do not hesitate to contact me on the above number.

Yours faithfully

Paul Webster
BA Hons Dip.ARCH

Environmental Services

For office use only.
Application number: 19.NOV.2001* 5291

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	DR & MRS REILLY BRACKENWOOD HOLLY BUSH RIDE. FINCHAMSTEAD WOKINGHAM BERKS RG40 3QP. 01344 774028
2	Agent's Name Address and postcode Phone number	PAUL WEBSTER 23 RAVENSWOOD AVE CROWTHORNE BERKS RG45 6AX 01344 774790
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. BRACKENWOOD&C.
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY GROUND FLOOR AND EXTENSION INTO ROOF SPACE AT 1ST FLOOR
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 ☐ NONE TO BE DISTURBED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	AS EXISTING — BRICK AND STAINED TIMBER ON WALLS ROOF TILES PROFILED MAN MADE DOORS/WINDOWS STAINED TIMBER
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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.

B

I **Extension and alterations to:**
Brackenwood, Hollybush Ride
Finchampstead, Wokingham
Berkshire RG40 3QP
For Dr and Mrs P REILLY

C

For Information
Contact:
Paul WEBSTER, BA Hons Dip.ARCH
Tel: 01252 860866
Fax: 01252 861619

N

'y notice to everyone else who (at the
ıg with the date of the
which the application relates to

Date on which the notice was served

Your signature: [signature]

on behalf of DR & MRS Reilly

Date 12/11/01

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

ADDRESS BRACKENWOOD HOLLYBUSH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/305/61	CAPTAIN TIPPLE	O/APP. DWELLING ADJ. +R/O	5.12.61	N/A	C/A
0/263/62	"	O/APP DWELLING + GARAGE ADJ	30.1.63	N/A	REF.
143/63	"	BUNGALOW	4.10.63	APP.	C/A
489/72	CR.S.G. STALLARD	1ND. BEDROOM & BATHROOM	13.6.72	APP	APP
BR 18892	MR.J.LINDAR	CHANGE WINDOW - FILL UP ENT. DOORWAY	11.6.82	APP	N/A
BR 21884	"	NEW garage / w'shop.	6/9/83	App.	N/A
20169	"	"	20.10.83	N/A	C/A
28239	"	1ST FLOOR EXT.	7.8.84		C/A
BRA 3623	"	"	18/9/84	APP	

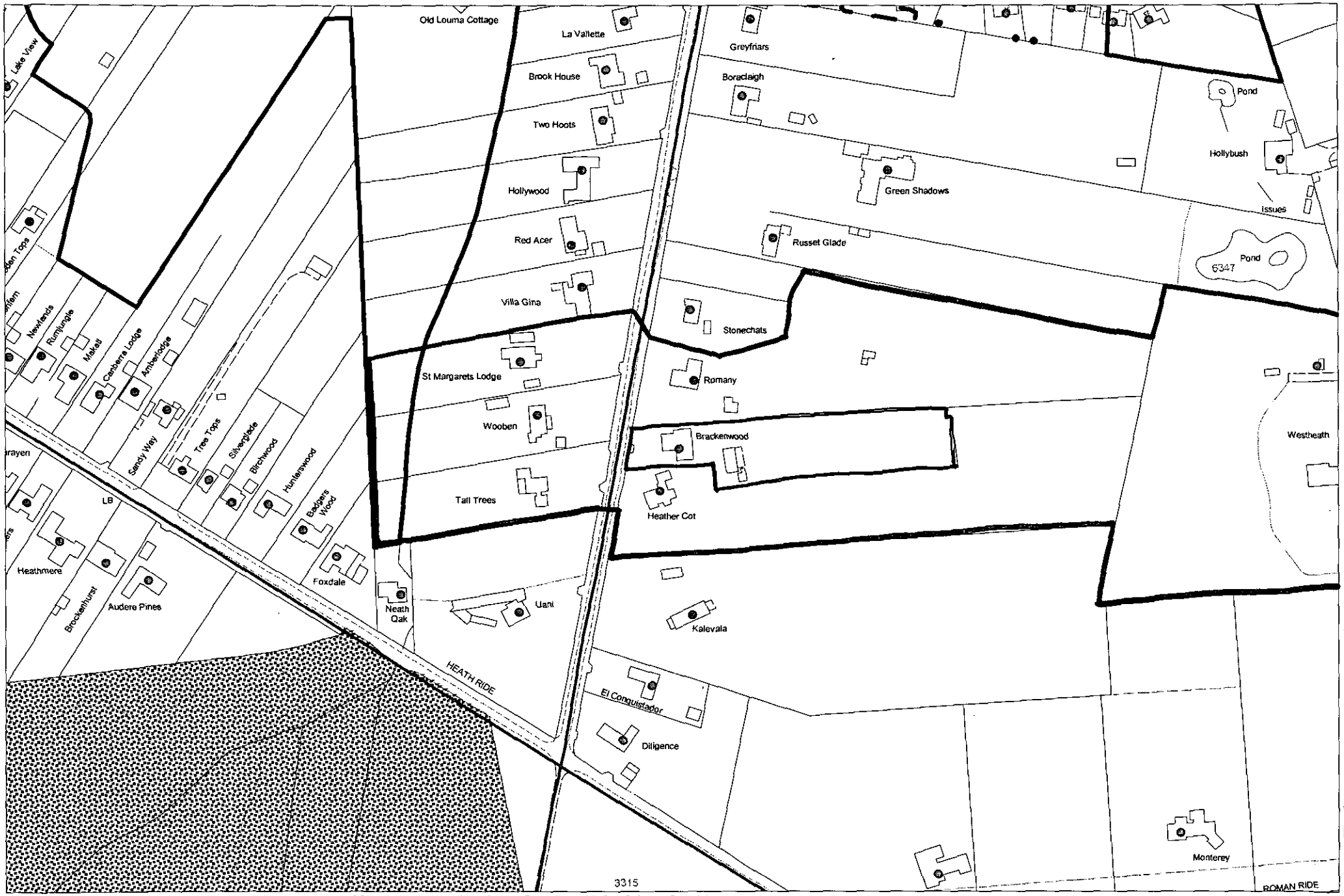
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



19 NOV 2001 * 5291

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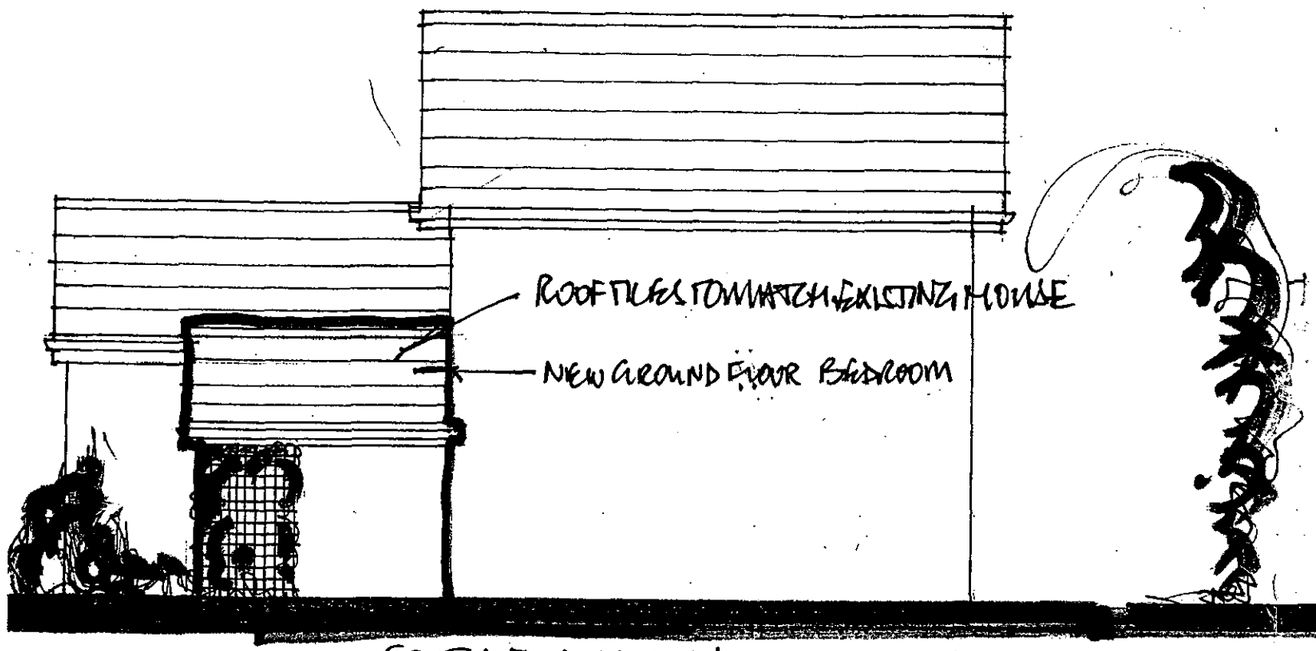
Development Control Section, Environmental Services, Wokingham District Council.

23 November 2001

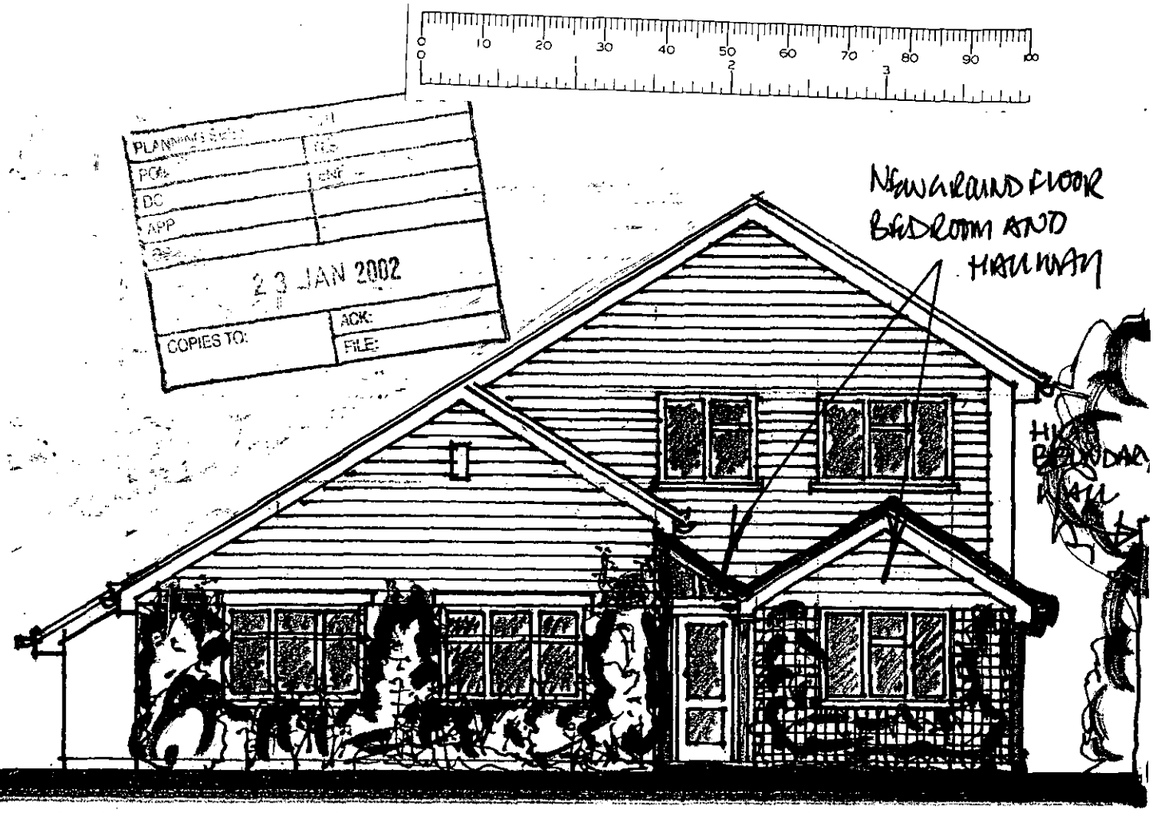
Scale: 1 : 2500

N W E S

NB! ALL EXISTING LANDSCAPE AND TREES TO BE RETAINED.



SOUTH ELEVATION



WEST ELEVATION

PLANNING SEC
PCN
DC
APP
23 JAN 2002
COPIES TO:
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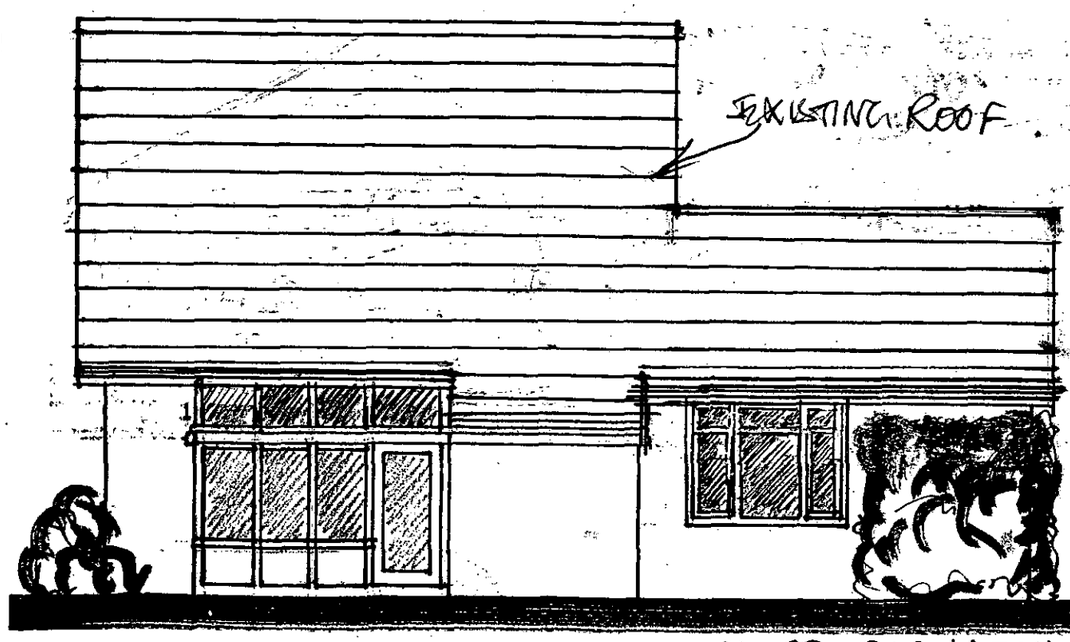
Revised plan



NORTH ELEVATION



EAST ELEVATION

ALL WINDOWS & DOORS TO BE TIMBER TO MATCH EXISTING. STAINED FINISH

PROPOSED ELEVATIONS AT 1:100 SCALE SHOWING NEW GROUND FLOOR AND 1ST FLOOR BEDROOMS

DRNG NO 05

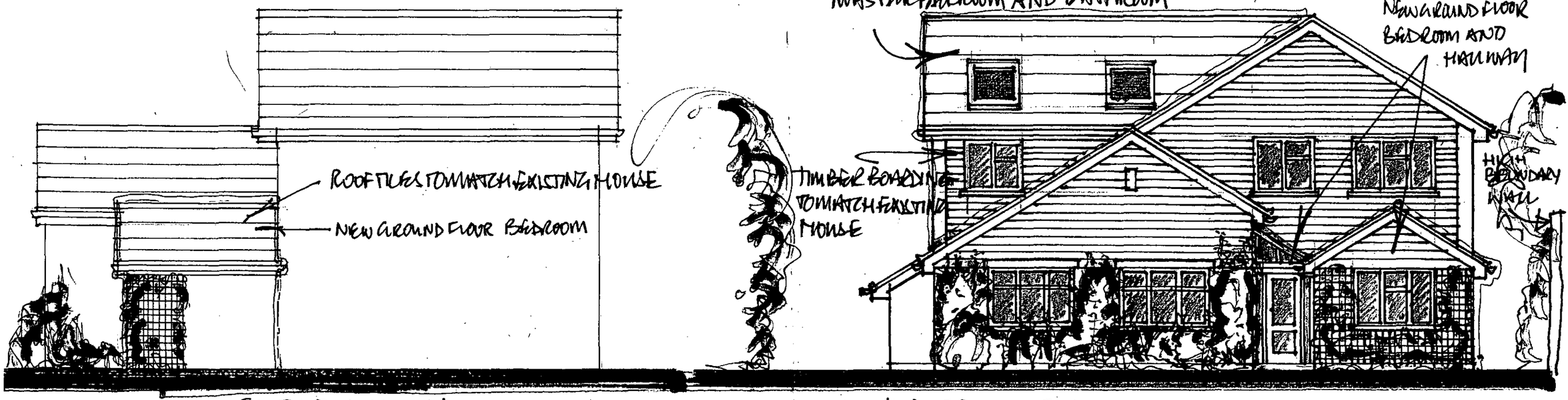
11/2/02

Extension and alterations to:
Brackenwood, Hollybush Ride
Finchampstead, Wokingham
Berkshire RG40 3QP
For Dr and Mrs P REILLY

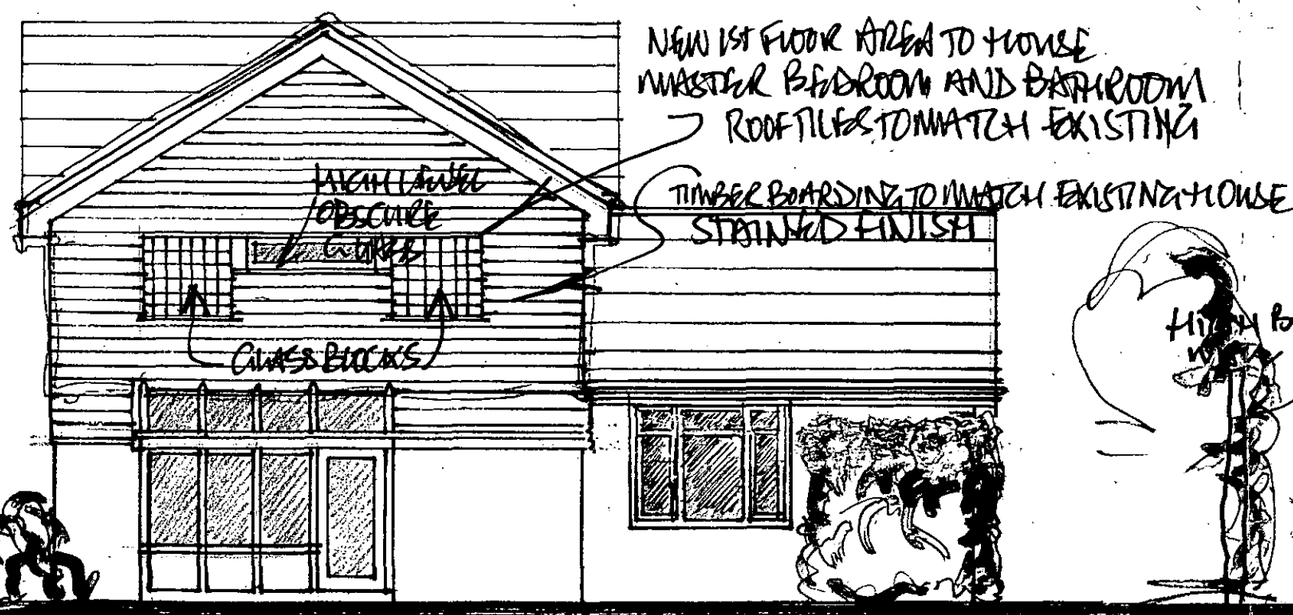
For Information
Contact:
Paul WEBSTER, BA Hons Dip.ARCH
Tel: 01252 860866
Fax: 01252 861619

NB! ALL EXISTING LANDSCAPE AND TREES TO BE RETAINED.

19.NOV.2001 * 5291

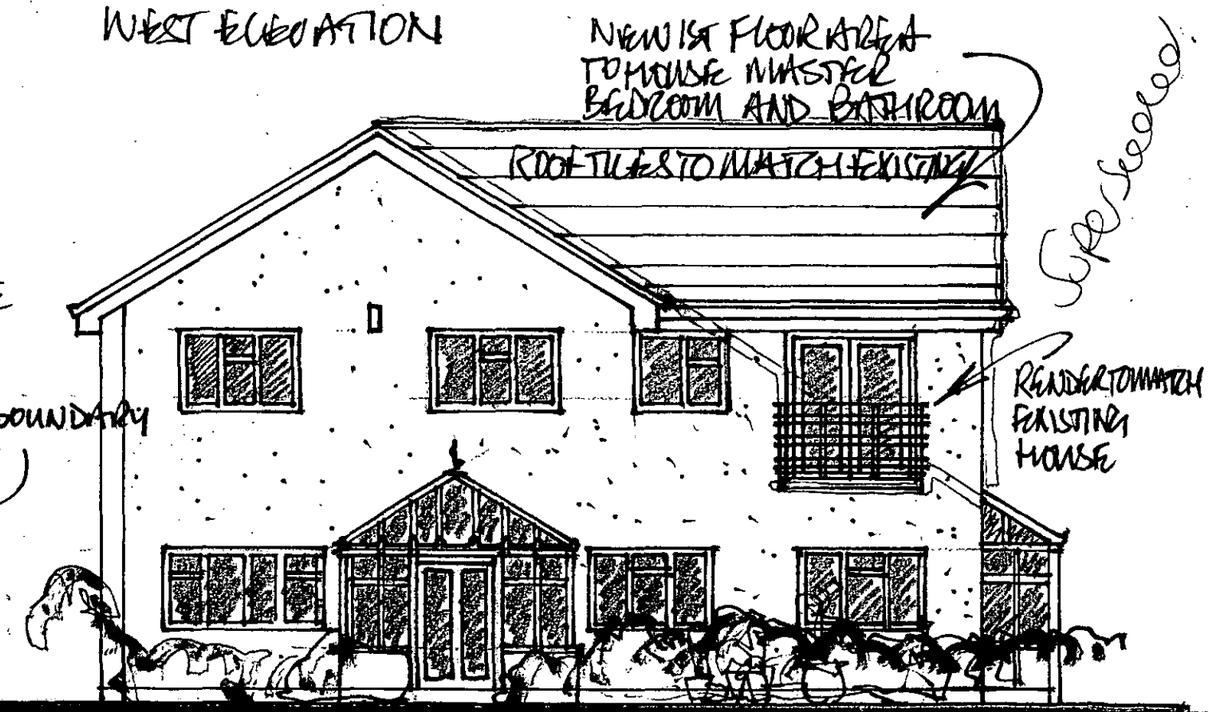


SOUTH ELEVATION



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

PVC WINDOWS & DOORS TO BE TIMBER TO MATCH EXISTING. STAINED FINISH

PROPOSED ELEVATIONS AT 1:100 SCALE SHOWING NEW GROUND FLOOR AND 1ST FLOOR BEDROOMS.

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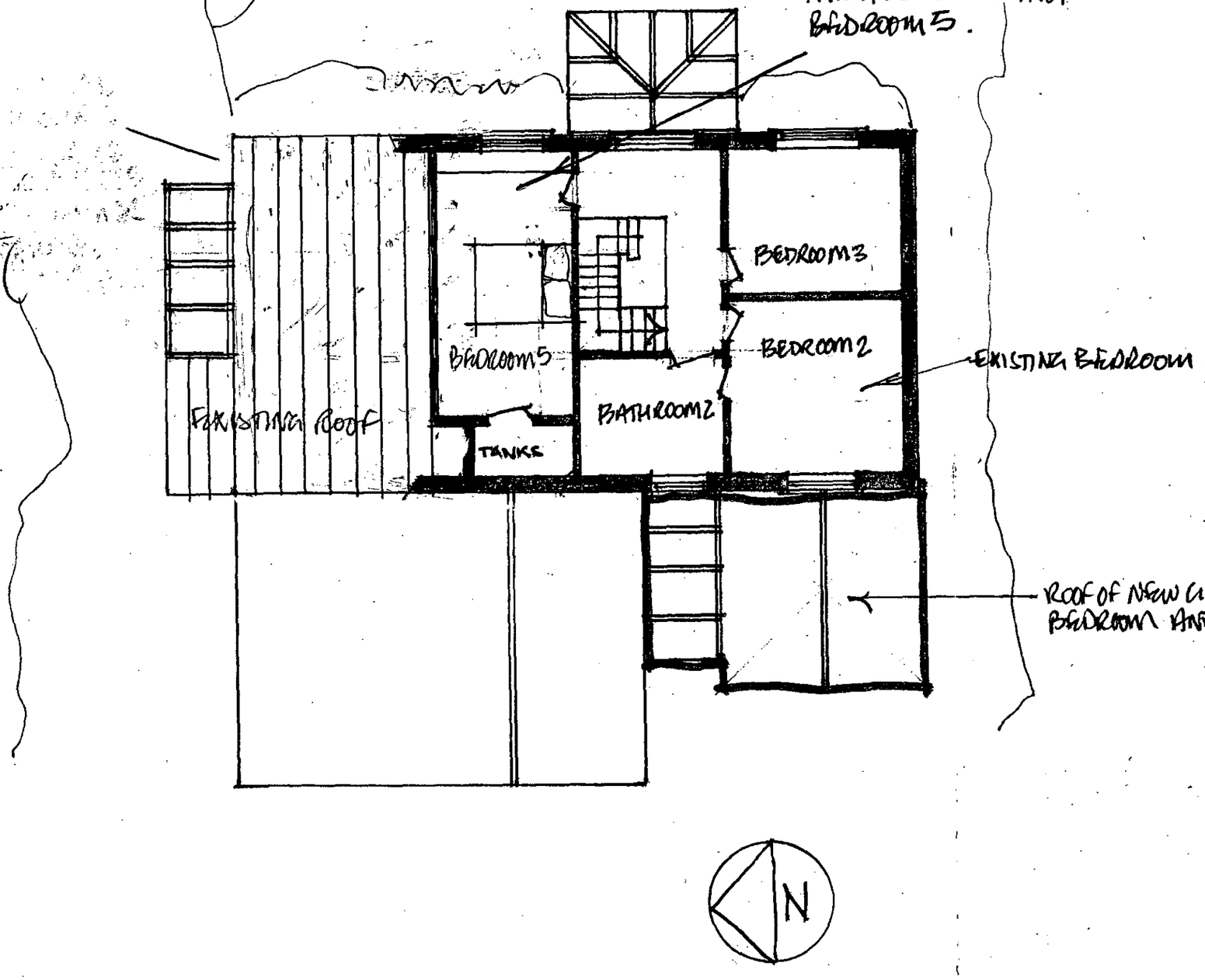

Revised Plan

APPROVED

PLANNING SERVICES | HPT
PCL | TJS
DF | LDF
23 JAN 2002
COPIES TO: | ACK | FILE

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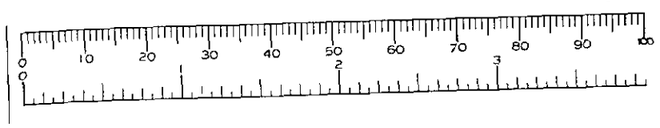
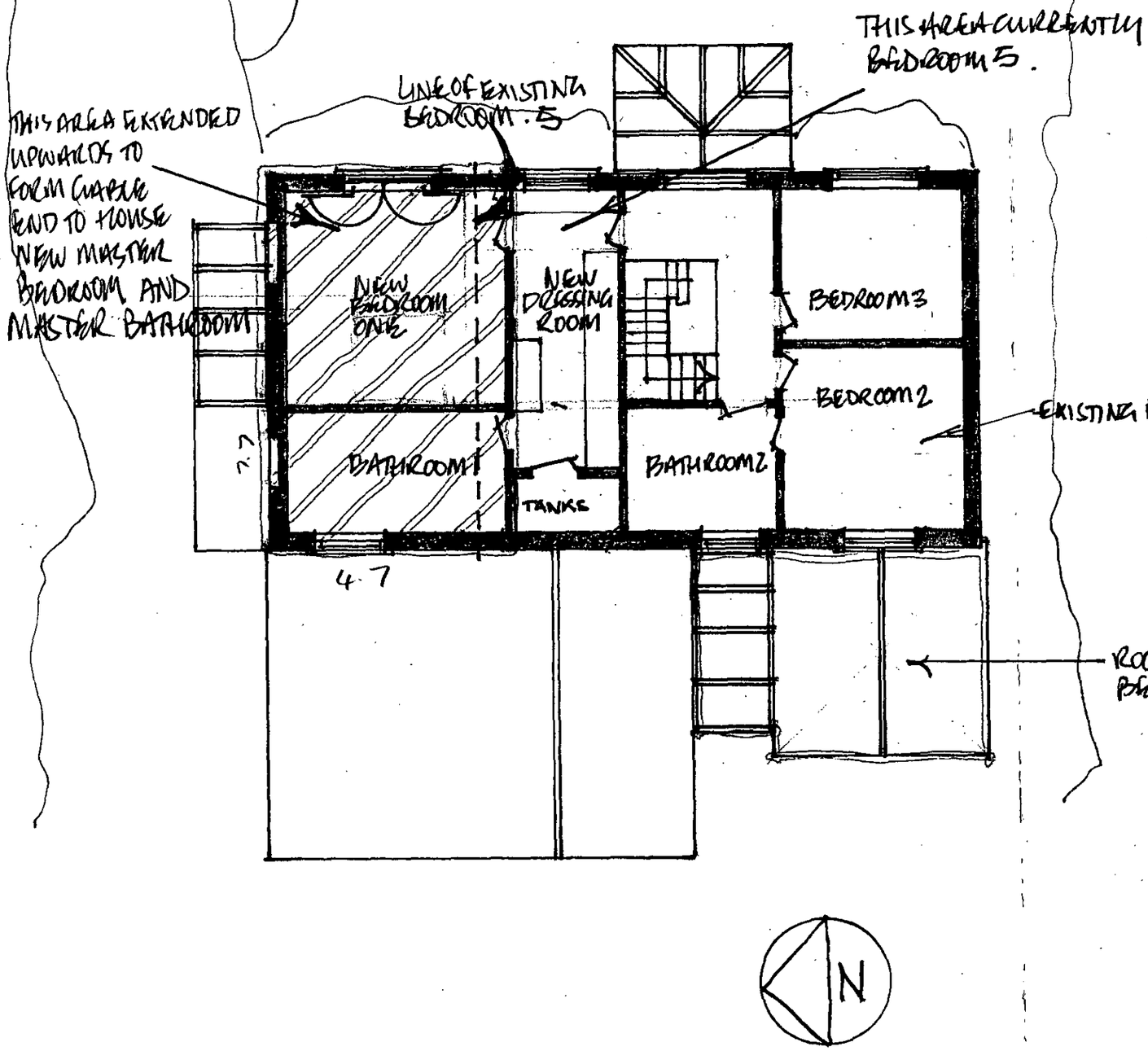
1ST FLOOR PLAN 1:100 SCALE
DRNG No 04



19.NOV.2001 * 5291



Superseded

Extension and alterations to:
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Finchampstead, Wokingham
Berkshire RG40 3QP
For Dr and Mrs P REILLY

For Information
Contact:
Paul WEBSTER, BA Hons Dip.ARCH
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Fax: 01252 861619

PROPOSED 1ST FLOOR PLAN 1:100 SCALE
SHOWING NEW MASTER BEDROOM AND
MASTER BATHROOM
DRNG Nº 04

19.NOV.2001* 5291

EXISTING SWIMMING POOL

CURRENTLY BEDROOM 4 TO BE USED AS FAMILY ROOM

CONSERVATORY

STUDY

FAMILY ROOM

BEDROOM 4

UTILITY

WC

CUPB

CUPB

BATHROOM

KITCHEN

LIVING ROOM

DINING ROOM

NEW HALLWAY

NEW BEDROOM 5

6.7m

6.4

1.5m

13.7m

4.2m

1.7m

4m

8.3m

HIGH BOUNDARY WALL (APPROX 4m HIGH)

EXISTING DRIVEWAY RETAINED

HIGH BOUNDARY TREES AND HEDGE RETAINED.

PROPOSED NEW BEDROOM AND HALLWAY

HIGH BOUNDARY TREES AND HEDGE RETAINED

NB!
ALL EXISTING TREES & LAND SCAPE TO BE RETAINED

N

TO HOLLY BUSH RIDE

0 10 20 30 40 50 60 70 80 90 100

Super seeded

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Finchampstead, Wokingham
Berkshire RG40 3QP
For Dr and Mrs P REILLY

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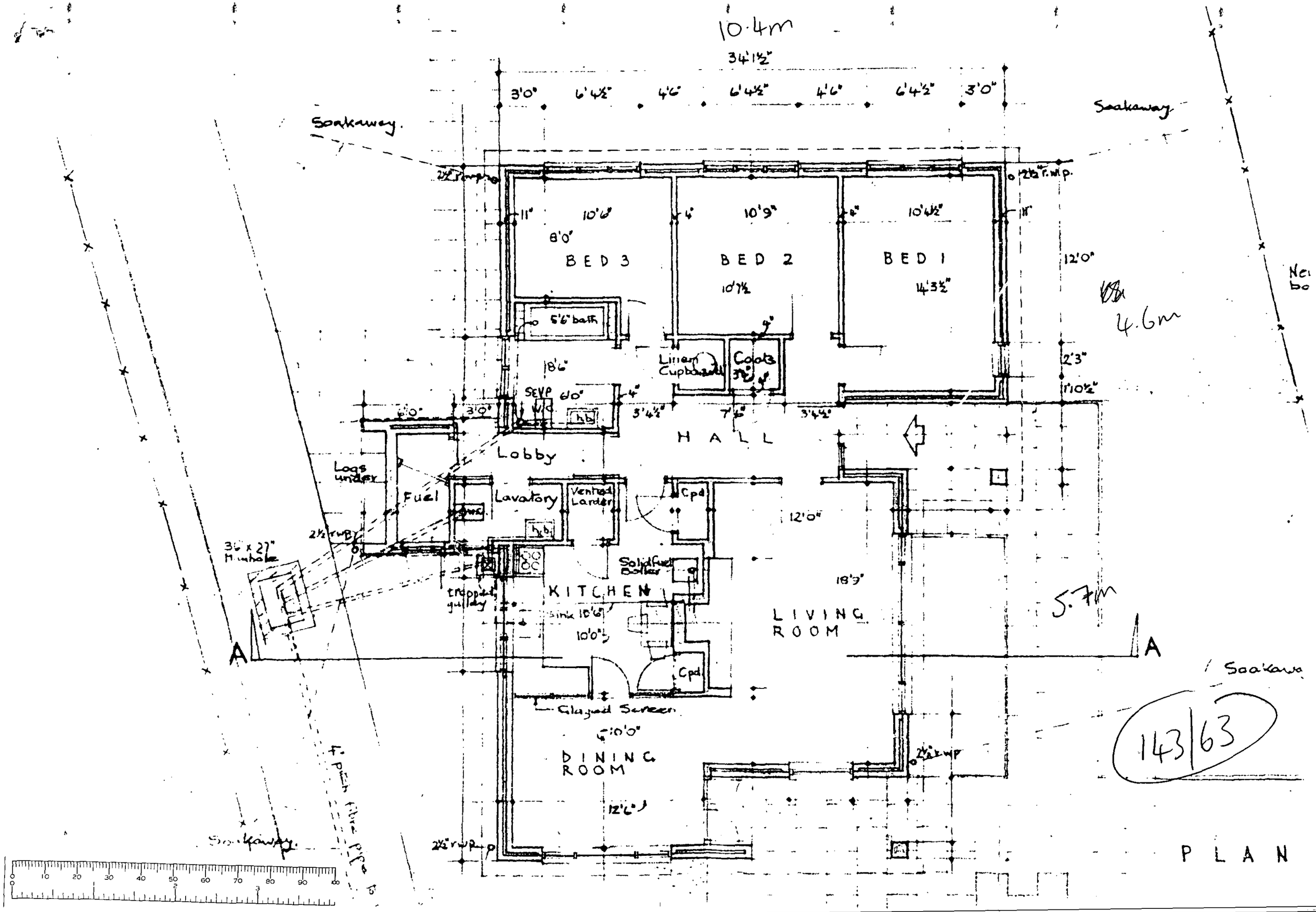
PROPOSED GROUND FLOOR PLAN 1:100 SCALE
SHOWING NEW BEDROOM AND HALLWAY.

DRNG. No 03

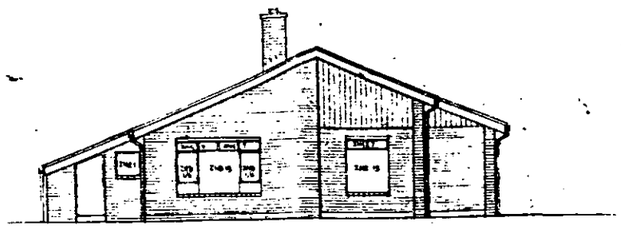
11/2/02.


10.4m
34'1½"
3'0"
6'4½"
4'6"
6'4½"
4'6"
6'4½"
3'0"
Soakaway
Soakaway
2½" r.w.p.
2½" r.w.p.
11"
10'6"
8'0"
BED 3
4"
10'9"
BED 2
10'7½
4"
10'4½"
BED 1
14'3½"
11"
12'0"
4.6m
5'6" bath
18'6"
Linen Cupboard
Coats
2'3"
1'10½"
SEVP
6'0"
W.C.
hb
4"
3'4½"
7'6"
3'4½"
6'0"
3'0"
HALL
Lobby
Logs under
Fuel
Lavatory
Vented Larder
Cpd
12'0"
2½" r.w.p.
36" x 27" Manhole
Solid fuel Boiler
18'9"
trapped gulley
KITCHEN
sink 10'6"
10'0"
LIVING ROOM
5.7m
A
A
Cpd
Glazed Screen
10'0"
DINING ROOM
12'6"
2½" r.w.p.
2½" r.w.p.
Soakaway
Soakaway
4" pitch fibre pipe
143/63
PLAN

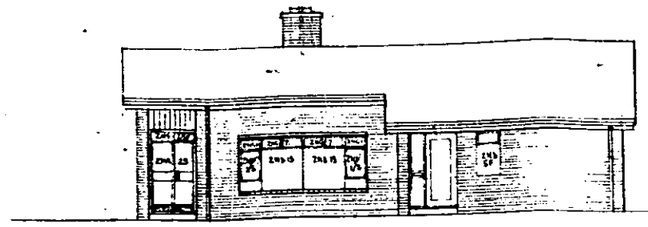
143/63

PROPOSED BUNGALOW FOR CAPT H.A.TIPPLE
ON SITE ADJOINING 'HEATHERCOT'
HOLLYBUSH RIDE, WOKINGHAM, BERKSHIRE.

Scale 8'0" to 1" 18.8.1963

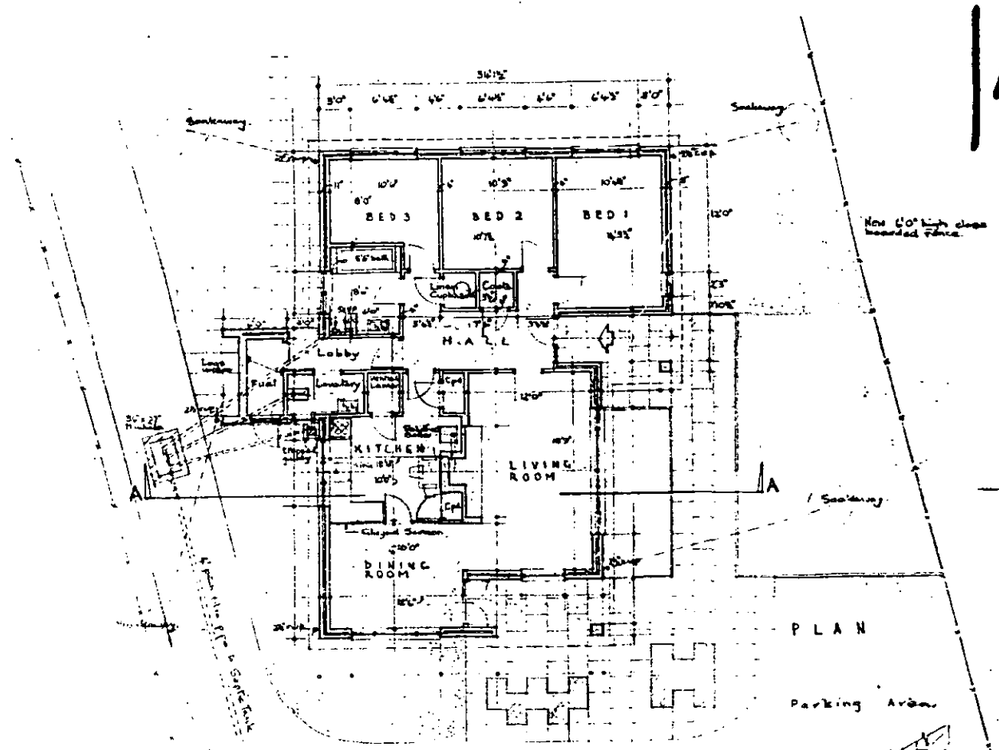


WEST ELEVATION

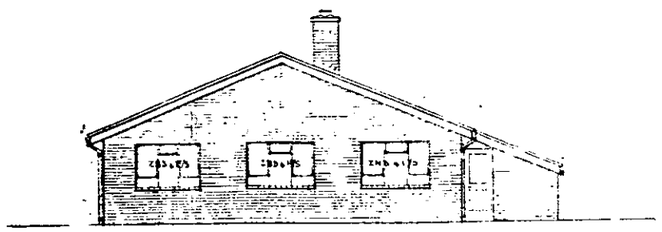


SOUTH ELEVATION

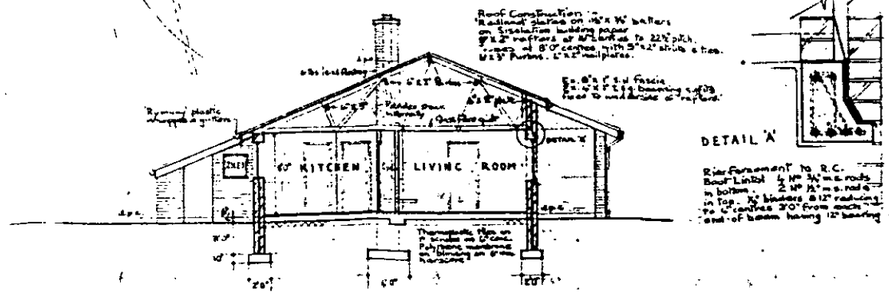
143/63



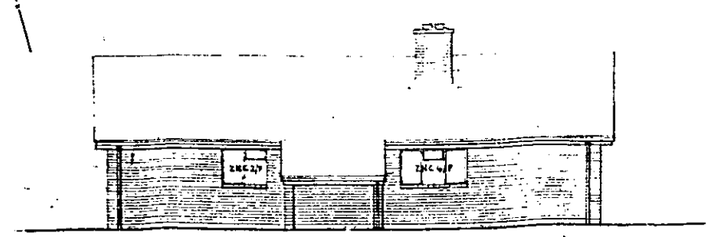
PLAN



EAST ELEVATION



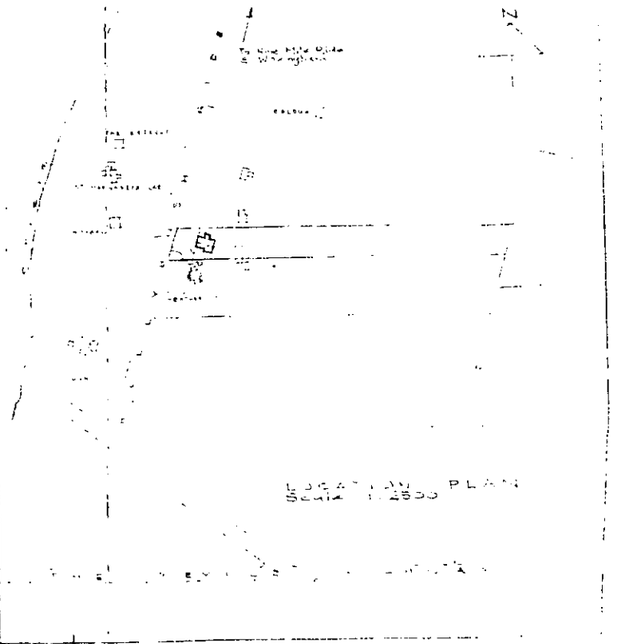
SECTION A-A

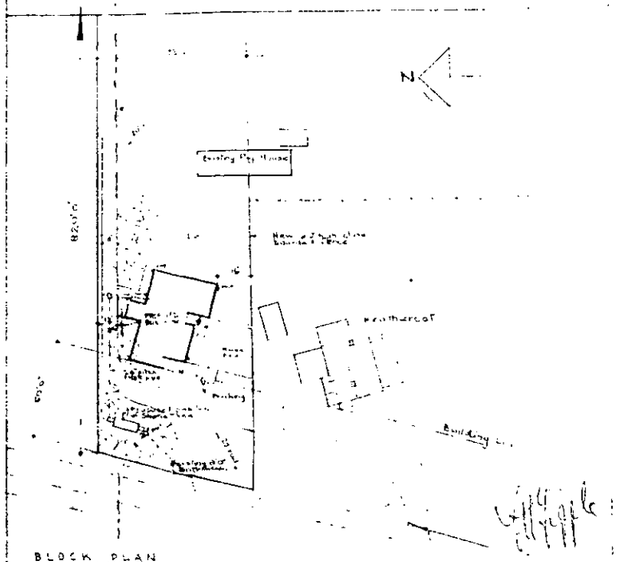


NORTH ELEVATION

This Plan is approved subject to strict compliance with the Building bye-Laws in force in the Wokingham Rural District.

Clerk





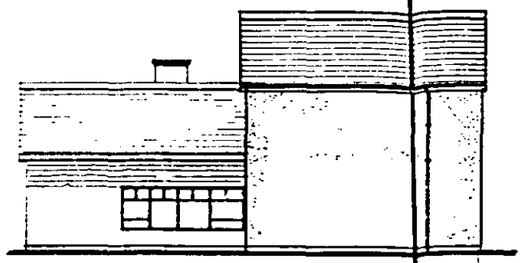
FOR PLANNING PURPOSE ONLY

- 2 JUL 1987

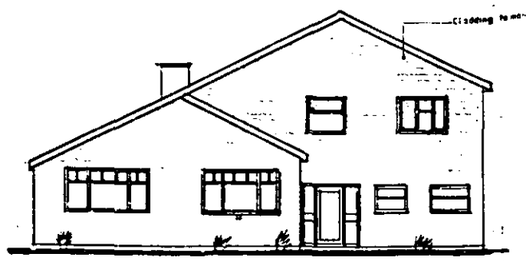
10 MAY 1987
28239



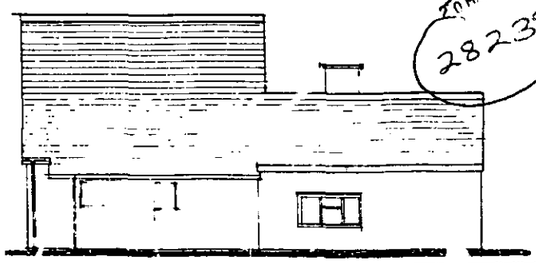
Rear Elevation



Side Elevation

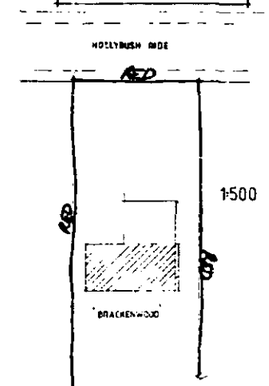


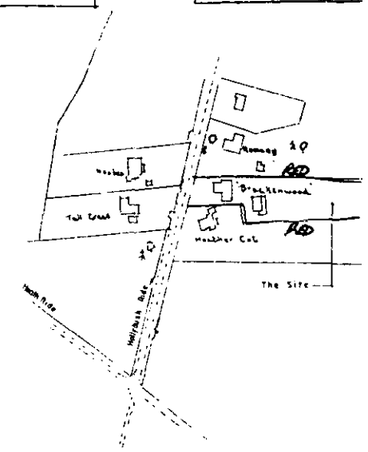
Front Elevation

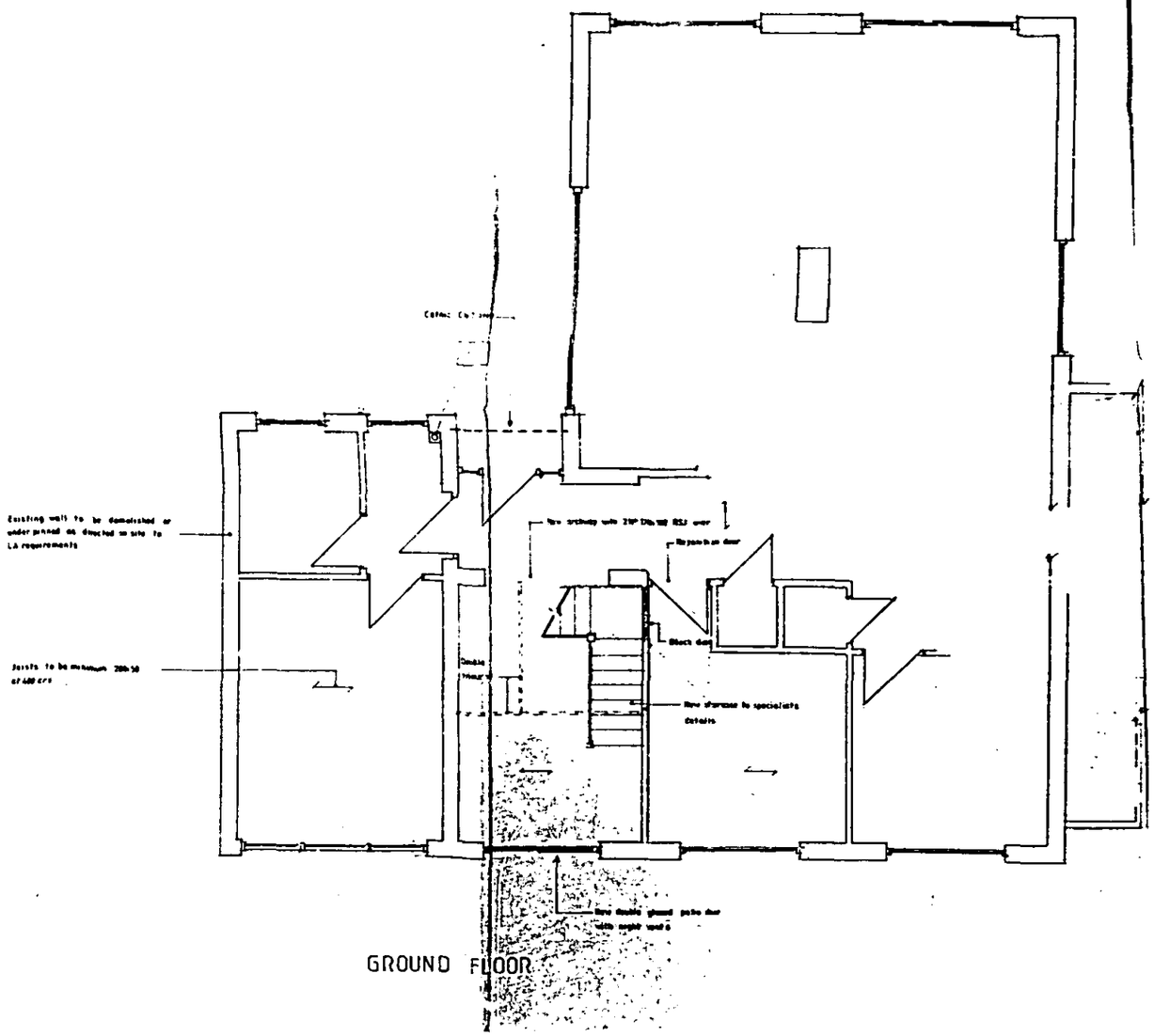


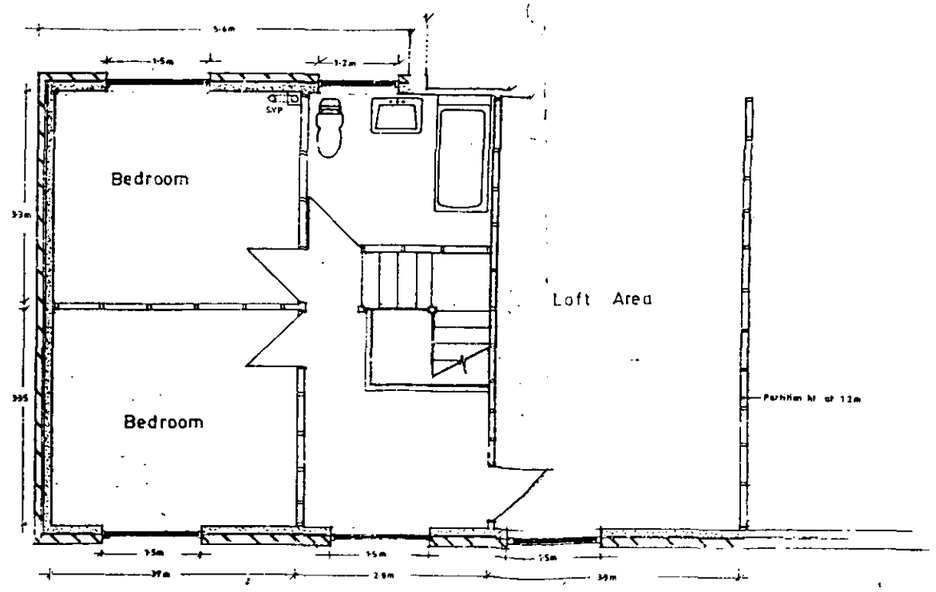
Side Elevation

DELEGATE

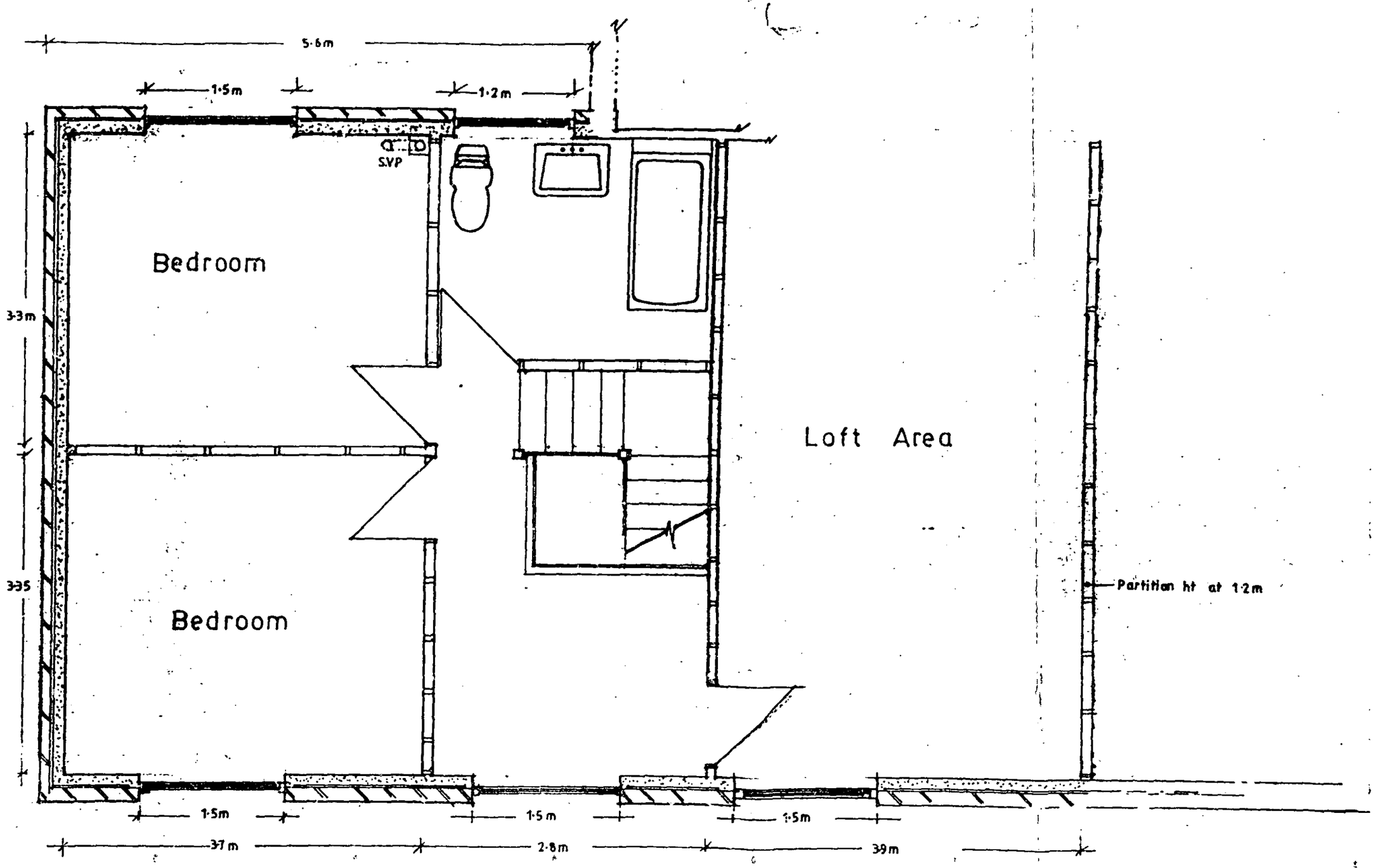








PROPOSED FIRST FLOOR EXTENSION AT


5·6m
1·5m
1·2m
SVP
Bedroom
3·3m
Loft Area
3·35
Bedroom
Partition ht at 1·2m
1·5m
1·5m
1·5m
3·7m
2·8m
3·9m

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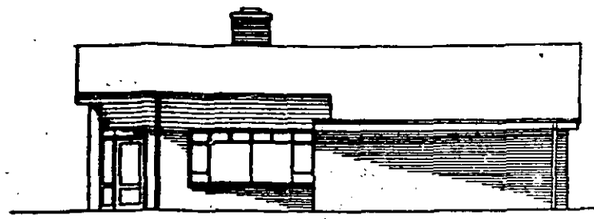
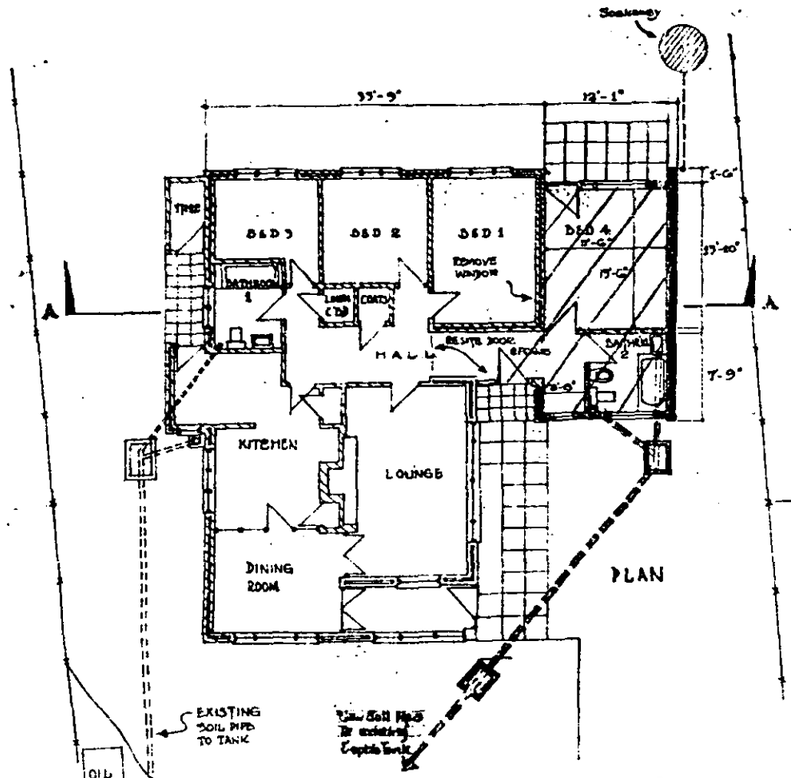
WEST ELEVATION

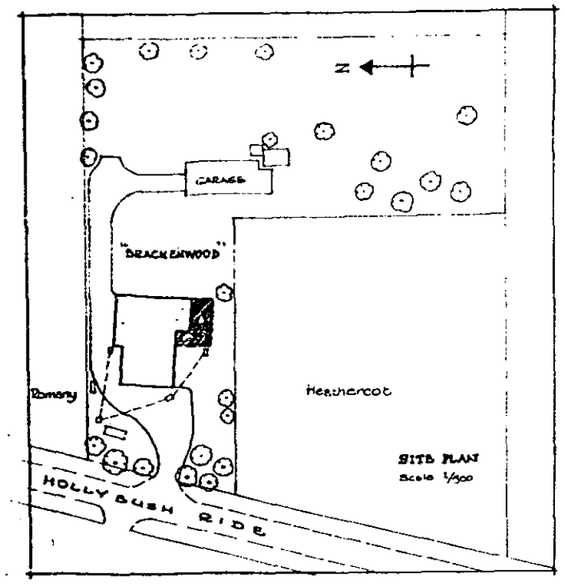


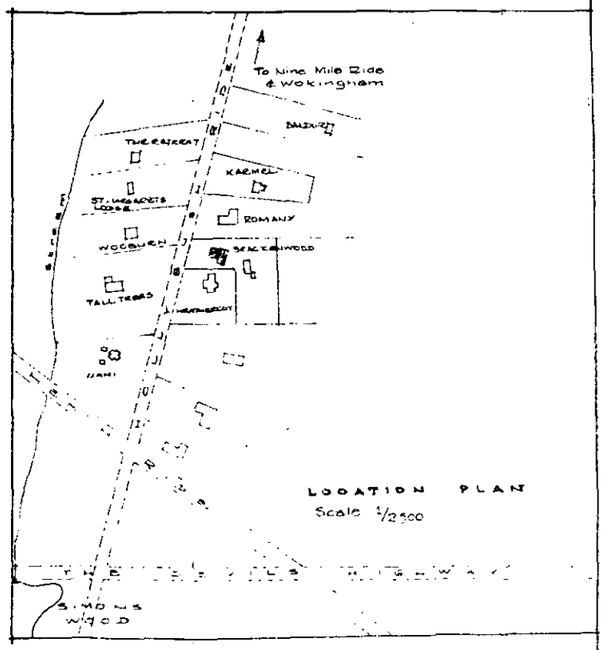
SOUTH ELEVATION





EAST ELEVATION





PROPOSED BEDROOM & BATHROOM ADDITION AT "BRACKENWOOD", HOLLYBUSH RIDE, WOKINGHAM.

SCALE 1" REPRESENTS 8' 1·2·72

489/72

33'-9"

12'-1"

1'-6"

15'-10"
3.9m

7'-9"
2.4m

3.5m

A

A

STORE

BED 3

BED 2

BED 1

BED 4
11'-6"

13'-6"

REMOVE WINDOW

BATHROOM 1

LINEN C'BD

COATS

RESITE DOOR & FRAME

HALL

BATHRM 2

3'-0"

KITCHEN

LOUNGE

DINING ROOM

PLAN

489/72

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3