S/V

APPLICATION NO:
F/2000/2719

LOCATION:
Laundry Cottage Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr J Gan C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2000

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Gan
C/O Greg Farrell
43 Wendover Way
Tilehurst
READING
Berkshire
RG30 4RU

Application Number: F/2000/2719

Parish: **FINCHAMPSTEAD**

Location: **Laundry Cottage, Park Lane, Finchampstead, Wokingham**

Proposal: **Proposed two storey rear extension to dwelling.**

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

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

Condition
2. All new 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. A turning area shall be provided at the rear of the property so that vehicles may enter and leave the site in forward gear.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 EN1
South East Area Local Plan Policy SBE1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 22/12/2000

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 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 16 August, 2001
My ref. BC/DC/2000/2719

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs J Gan
c/o G Farrell
43 Wendover Way
Tilehurst
Reading RG30 4RU

Dear Sirs

PLANNING PERMISSION 2000/2719
SITE: LAUNDRY COTTAGE, PARK LANE, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2719 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

FARAH HUMAYUN
Planning Assistant

Watford

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2719	FH
BUILDING CONTROL NUMBER.	H/2001/2034 South	
APPLICANT/AGENT	Greg Carell	
ADDRESS OF SITE	Laundry Cottage Park Lane Finchampstead	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	A rec'd 3/1/01	rec'd 1/11/00.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/2/01	

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 : Farah Humayun

Application Number : F/2000/2719

Applicant : Mr J Gan C/O Greg Farrell.

Location : Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/00

Date Registered : 01/11/2000

***Earliest Date for Decision* : 04/12/2000**

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 27/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

FINCHAMPSTEAD PARISH COUNCIL - No objections.

ENVIRONMENTAL DESIGN - No objections

HIGHWAYS - Approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON WIDER AREA.

Application Number: F/2000/2719

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES.

The application being considered is prop. two storey rear extn to dwelling. The prop. dev continues the hipped pitched roof design of the existing property, which stands at 8.2 metres to the ridge.

The prop. extension projects 2.9 m from the rear of the existing property at ground flr level. It is set in away at first floor to a projection of 1.8 metres. As the extension is set in at flot floor this considerably reduces the impact of the extension.

There is one proposed side facing window to face the neighbouring property of 'Hopeway'. However this bungalow has one ground floor window that is obscurely glazed. There is one prop. window to the east-side elevation.

It is considered that the prop. dev will not have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON WIDER AREA.

The site is located within the AGLV. However it is considered that the extn. will have a limited impact on wider area.

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

Application Number F/2000/2719
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST FLOOR LEVEL OF THE EXTENSION.
4	C122	R122	
5		R122	A TURNING AREA SHALL BE PROVIDED AT THE
			REAR OF THE PROPERTY SO THAT VEHICLES MAY
			ENTER AND LEAVE THE SITE IN FORWARD GEAR

RECORD OF SITE VISIT

SITE ADDRESS: Laundry Cottage Park Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2719

OFFICER: Farah Humayun

DATE OF SITE VISIT: 29/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GARDEN

2. DESCRIPTION OF SURROUNDINGS

RES. - MIXED DESIGN ALONG PARK LANE.

3. DESCRIPTION OF SITE/BUILDING

DETACHED PROPERTY.

4. RELATIONSHIP TO ADJOINING PROPERTIES

front/rear

'Hopesay' has one side facing window - 'Hopesay' is bungalow with - dormer windows. Side windows is obscurely glazed. Bungalow is set back from L.C. Prop s/windows may need to be all glaz.

side windows to Grd Fl in 'Chives' - May not be ob. glazed.
also side dormer - not ob. glazed

5. SITE CONSTRAINTS

TREES In garden.

ACCESS/PARKING - 2/3.

LEVELS LEVEL.

BOUNDARY TREATMENT 1.8m ob fence to boundary & 2m with 'Hopesay' reduces to 1m to front screening to rear.

OTHERS

FROM: Farah Humayun

DATE: 10 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2719

Proposal: Proposed two storey rear extension to dwelling..

Site Address: Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Applicant: Mr J Gan C/O Greg Farrell.

Your observations are required in respect of this application **by 04/12/2000** .

The Parish Council have no objection to this application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

COPIES TO:

SIGNED: C Scoce pp WW DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 16 November 2000

Location:	Laundry Cottage, Park Lane, Finchampstead, Wokingham
Proposal:	Proposed two storey rear extension to dwelling.
Application Number:	F/2000/2719

In response to your consultation dated 10 November 2000 for the above application, the landscape comments are as follows:

The site is just located within the ASLI. The proposed rear extension to the dwelling will have a very limited impact on the wider ASLI designation and therefore I have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 10 November 2000

Application Number: F/2000/2719

Proposal: Proposed two storey rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Laundry Cottage, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr J Gan C/O Greg Farrell.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122.

Comment.

The highway authority suggest that a turning area be praided at the rear of the property so that vehicles may enter & leave the site in forward gear.

Signed: _____ **Print name:** Adam Coggins 22/11/00

Our ref: SP\2000\2685
Your ref: F/2000/2719

Date: 16th November 2000

ENVIRONMENT AGENCY

PLANNING SERVICES
POL
DC PH
APP
CS
27 NOV 2000
COPIES TO:
ACK:
FILE:

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

Attention: Farah Humayun

Dear Sir/Madam

PROPOSED ERECTION OF 2 STOREY REAR EXTENSION TO DWELLING AT LAUNDRY COTTAGE, PARK LANE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 10th November 2000 which was received on the 14th November 2000. You are asked to quote the following reference in any correspondence: SU76SE/17/6. The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Distance from site	*Landfill name*
60 metres	Bullaways Farm, Farley Hill
120 metres	The Piggery, Mill Lane

In view of the distances involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.
Yours faithfully

Sarah Paxman

Sarah Paxman
Development Planning Officer

Cc.Greg Farrell, 43 Wendover Way, Tilehurst, Reading, RG30 4RU

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

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

Tel: 0118 974 6482

Date: **10 November 2000**

My ref: F/2000/2719

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2719
Laundry Cottage, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2719**
Laundry Cottage, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6482

Date: **10 November 2000**

My ref: F/2000/2719

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2719**
Laundry Cottage, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2000/2719

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Laundry Cottage, Park Lane, Finchampstead, Wokingham.

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

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 01 NOV 2000	
Officer: [redacted] FH	Application No. F/2000/2719

Map No. 91 Site ...OOJ...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: LAUNDRY COTTAGE PARK LANE

Parish: FINCHAMPSTEAD Ward: Finch South.
10.11.2000 B.

Applicant: MR J GAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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			
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 : 10.11.2004 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control ...✓.....
(Landscape) Area of special Landscape Importance
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) 250m Landfill Site consultation ✓

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
Pre-app attached

NEIGHBOURS:

SN + Chives & Park Lane, Finchampstead
Hopesay
130 Reading Road ✓

KAND ADJOIN LAUNDRY COTTAGE

ADDRESS ~~FRANGEAD~~ PARISH FINCH

PLOT No. PARK LANE ORD. SHEET No.

BUILDER 154/65 Morris Devel. Ltd. 2 Det. houses + Garages 30.12/65 C

Plan No.	Applicant	Description of Development	Date of Decision	Decision
343/73	Mr F. Lloyd	outline - chalet Bungalow - garage } SEE CHIMNEY	22.3.73	N/A C/A
887/73	Mr C Burrows	Bungalow & Garage resite existing garage	14.6.73	— C/A
BRA 6648	N. HYNES	27 ST. EXT & GARAGE	19.1.89	APP
32649	"	"	17.4.89	C/A

DATE OF COMPLETION

MINISTRY DECISION PD Enq:- 2/St rear Ext 07.03.00

SPECIAL ORDERS PD Enq. Proposed storm porch. Mr J Gan. 2/6/99.

DRAINAGE

Environmental Services

For office use only.
Application number: 01.NOV.2000* 2719

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	JASON GAN
	Address and postcode	LAUNDRY COTTAGE PARK LANE FINCHAMPSTEAD RG40 4QS
	Phone number	01189735329
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION ~~ON ONE HALF OF HOUSE~~

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK (RECLAIMED) TO MATCH EXISTING BRICKS PLUS MATCHING TILES.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	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.

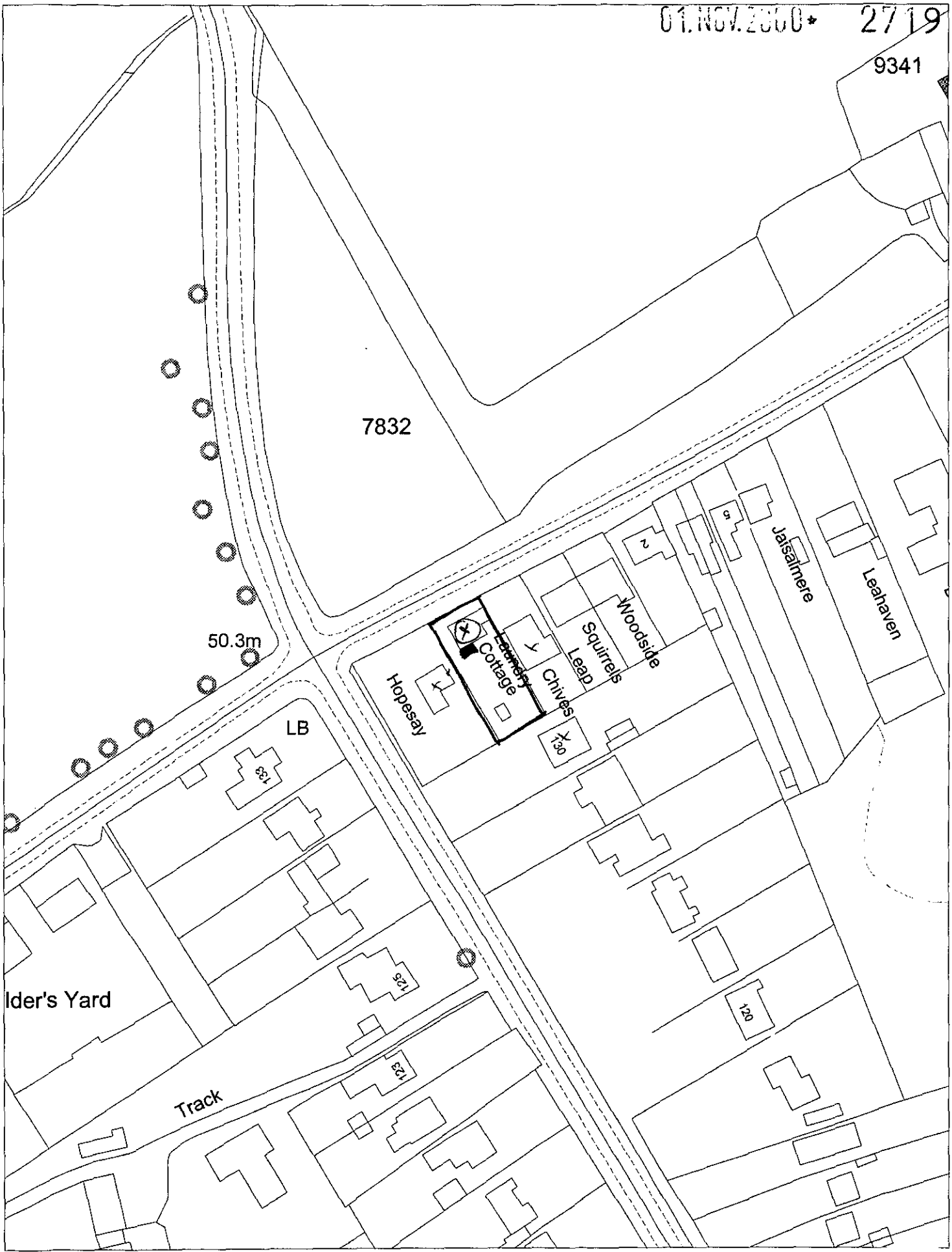
Your signature: [signature]

on behalf of

Date 29/10/05

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

01.NOV.2000*



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Development Control Section, Environmental Services, Wokingham District Council.

8 November 2000

Scale: 1 : 1250

N
W E
S