SYSTEMS LTD

APPLICATION NO:
F/2000/1587

LOCATION:
Linwood The Ridges, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs N Hopes C/O Day Tanner Partnership

PROPOSAL:
Proposed conversion of existing garage to family room.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **20/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Hopes
C/O Day Tanner Partnership
11- 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/1587

Parish: **FINCHAMPSTEAD**

Location: **Linwood, The Ridges, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of existing garage to family room.**

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.

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

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

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1587	EC
BUILDING CONTROL NUMBER	CR2000/0927	Bna
~~APPLICANT~~/AGENT	Day Tanner.	
ADDRESS OF SITE	Linwood. The Ridges FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1346 01D	1346 01C
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1587

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 N Hopes
c/o Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Dear Sirs

PLANNING PERMISSION F/2000/1587
SITE: LINWOOD, THE RIDGES, FINCHAMPSTEAD, WOKINGHAM

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 F/2000/1587 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

Elaine Connor
Planning Assistant

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 06 June 2000

Application Number: F/2000/1587

Proposal: Proposed conversion of existing garage to family room.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Linwood, The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs N Hopes C/O Day Tanner Partnership.

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).

SC23 (parking & turning)
SR06

Signed: A. Linnell **Print name:** A. LINNELL

FROM: Elaine Connor

DATE: 06 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1587

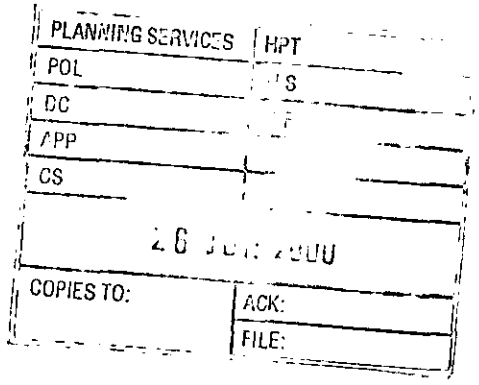
Proposal: Proposed conversion of existing garage to family room..

Site Address: Linwood, The Ridges, Finchampstead, Wokingham.

Applicant: Mr & Mrs N Hopes C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 30/06/2000** .

The Parish Council has no objections to this application.



SIGNED: C.S.C

DATE: 23 JUN 2000

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1587

Proposal:
Proposed conversion of existing garage to family room.

Location:
Linwood, The Ridges, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

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

Tel: (0118) 974 6451

Date: **06 June 2000**

My ref: F/2000/1587

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/2000/1587
Linwood, The Ridges, Finchampstead, Wokingham.
Proposed conversion of existing garage to family room.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1587**
Linwood, The Ridges, Finchampstead, Wokingham.
Proposed conversion of existing garage to family room.
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 6451

Date: **06 June 2000**

My ref: F/2000/1587

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
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Yours faithfully,

John Mitchell

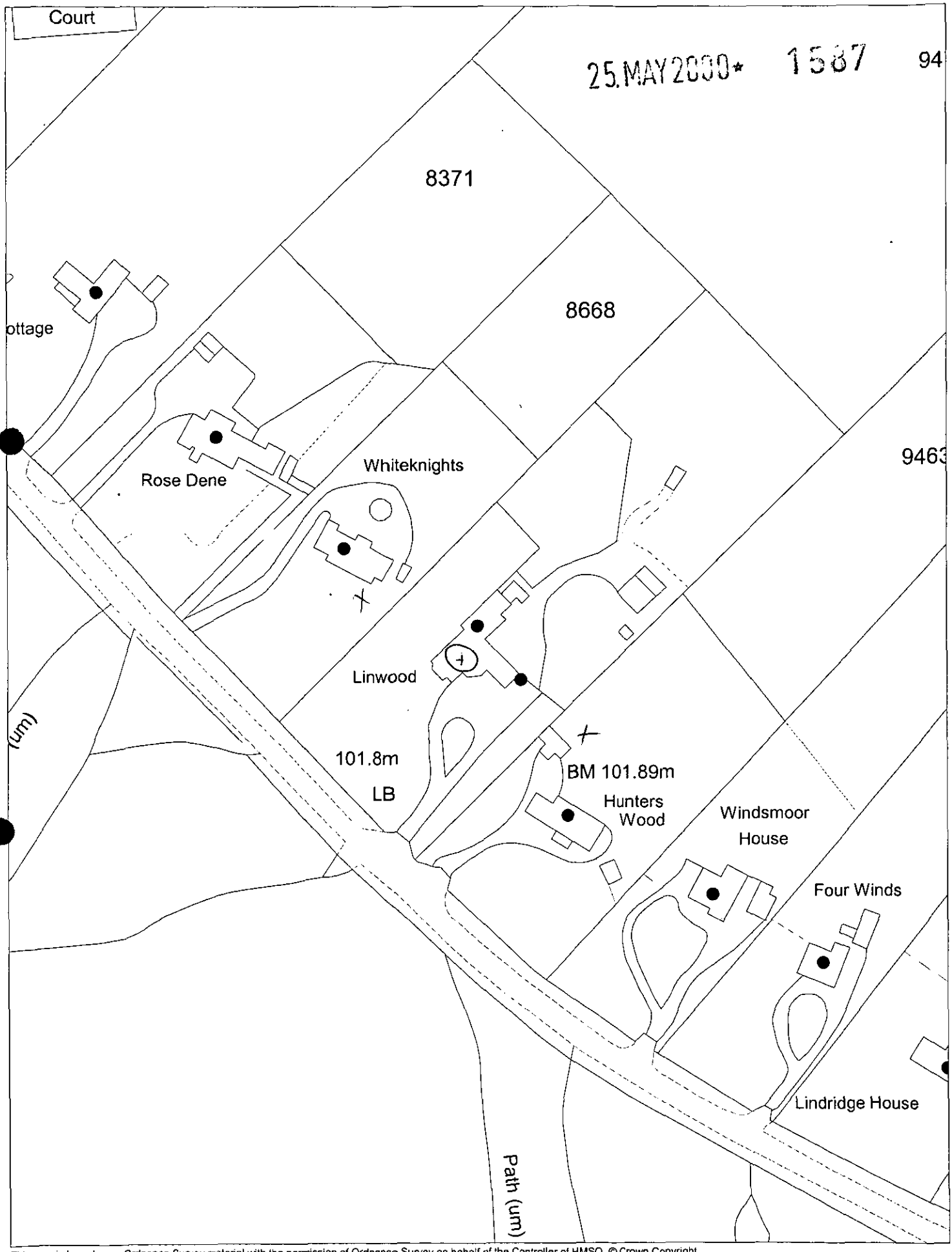
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1587**
Linwood, The Ridges, Finchampstead, Wokingham.
Proposed conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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



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Development Control Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 1250

N W E S

Linwood
ADDRESS THE RIDGES

PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8063(115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR17841	MR. C. VILLSINGA	REMOVAL BACK STAIRCASE & SERVICE YARD ROOF, ENLARGE KITCHEN WINDOWS & MINOR ALTS.	13.11.81	APP. N/A
25155	"	ENLARGE GARAGE	24.3.86	C/A
BRA 861	"	GARAGE & ALTS.	29.4.86	APP
98/67821/F	Mr. & Mrs. Hopes	Erect Ent. Wall & Gates	12.10.98	C/A.
99/69424/F	"	F/8/1 extn + re-roofing existing ext'n.	7/7/99	C/A
C/67821/02	"	Details to comply with cond. 02 of 98/67821 for app. of materials.	1/7/99	App
F/2000/0423	" " "	Conv. garage to family room Erect new garage	20.04.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Application Number F/2000/1587
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	

19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Linwood The Ridges Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1587

OFFICER: Elaine Connor

DATE OF SITE VISIT: 21.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

rural, countryside area
area of private dev.

3. DESCRIPTION OF SITE/BUILDING

lge 2 st. detached dwelling set on ext. site
ext integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1587

Applicant : Mr & Mrs N Hopes C/O Day Tanner Partnership.

Location : Linwood, The Ridges, Finchampstead, Wokingham.

Proposal : Proposed conversion of existing garage to family room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 20/07/2000

Consultation Responses :

P. Council : No objection.

Planning Issues : * Countryside
Impact upon Character of Area.

Application Number: F/2000/1587
PROP: CONVERSION OF EXISTING GARAGE.
Appraisal :

PLANNING HISTORY:

In 1999 planning permission was granted for a 1st floor rear extension over the existing integral garage ~~thereto~~. A further application was submitted earlier this year to convert the existing integral garage & build a detached garage with living accommodation over. This application was refused on the basis of the detached garage, as it was considered unsuitable development in the c'side.

IMPACT UPON CHARACTER OF AREA:

The current application being considered proposes conversion only of the existing garage to create additional living accommodation. Given that the development does not involve any additional built form, it is considered that conversion of the garage would not be out of character with the surrounding area.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 MAY 2000

Officer: EC | Application No. F/2000/1587

Map No. 115 Site 0052

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF EXISTING GARAGE TO FAMILY ROOM

Location: LINWOOD THE RIDGES

Parish: FINCHAMPSTEAD Ward: Finch South

6.6.2000.

Applicant: MR/MRS HOPES F/2000/0423

fee paid on

Fee Received 95-00 (10) Required 00-00 Additional ..... Refund 95-00

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			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

25.MAY2000 * APPL NO 1587

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (AREA OF SPECIAL LANDSCAPE)	NK: ✓
Trees	NK: Consulted with Previous app.
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

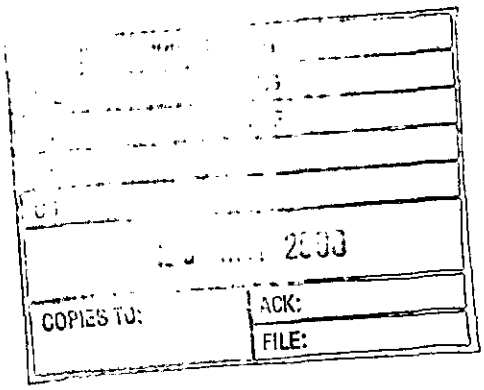
The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

- RURAL AREA

NEIGHBOURS:

S/N + Whiteknights ✓
Hunters Wood & The Ridges
Springdale



DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1346

23 May 2000

25.MAY2000* 1587

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

FAMILY ROOM CONVERSION LINWOOD, THE RIDGES, FINCHAMPSTEAD

You recently refused planning permission (F2000/0423) for the proposed conversion of the existing garage to a family room and the erection of a new garage on the site. The reason for refusal was linked to the erection of a new garage with the first floor living accommodation over and we believe therefore that the family room conversion was not contentious.

Please therefore find enclosed a new application for the latter conversion only for your further consideration, together with the following documents:

Six copies of drawing number 1346/01C together with location plan
Six copies of Householder application form
Deposit cheque in the sum of £95.00

As a matter of courtesy our client has asked us to inform you that he will be constructing a garage less than 4m high to the ridge and more than 5m from the existing building under permitted development rights.

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Lnwood
ADDRESS THE RIDGES PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8063(115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 1784	MR. C. WILLSINGA	REMOVAL BACK STAIRCASE & SERVICE YARD ROOF, ENLARGE KITCHEN WINDOWS - MINOR ALTS.	13.11.81	APP. N/A
25153	"	ENLARGE GARAGE	24.3.86	C/A
BR 7861	"	GARAGE & ALTS.	29.4.86	APP
98/67821/F	Mr. & Mrs. Hopes	Erect Ext. Wall & Gates	12.10.98	C/A.
99/69424/F	"	H&B/r extn + re-roofing existing ext'n.	7/7/99	C/A
C/67821/02	"	Details to comply with cond. 02 of 98/67821/F for app. of materials.	1/7/99	App
F/2000/0423	" " "	Conv. garage to family room Erect new garage	20.04.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENTAL SERVICES

25.MAY2000 5587

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:			
1	YOUR NAME	**MR & MRS N HOPES**			
	ADDRESS	**LINWOOD**			
		THE RIDGES			
		FINCHAMPSTEAD			
		BERKSHIRE			
	POST CODE	TEL.NO			
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**			
	ADDRESS	**11-13 DUKES RIDE**			
		CROWTHORNE			
		BERKSHIRE			
	POST CODE	**RG45 6LZ**	TEL.NO	**01344 777143**	
3	SITE LOCATION	**LINWOOD**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**THE RIDGES**			
		FINCHAMPSTEAD			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**CONVERSION OF EXISTING GARAGE TO FAMILY ROOM**			
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**YES**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**ALL TO MATCH EXISTING**			
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	**NO**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**YES**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **6**	Proposed: **8**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

~~I certify that:~~

~~*~~ ~~I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.~~

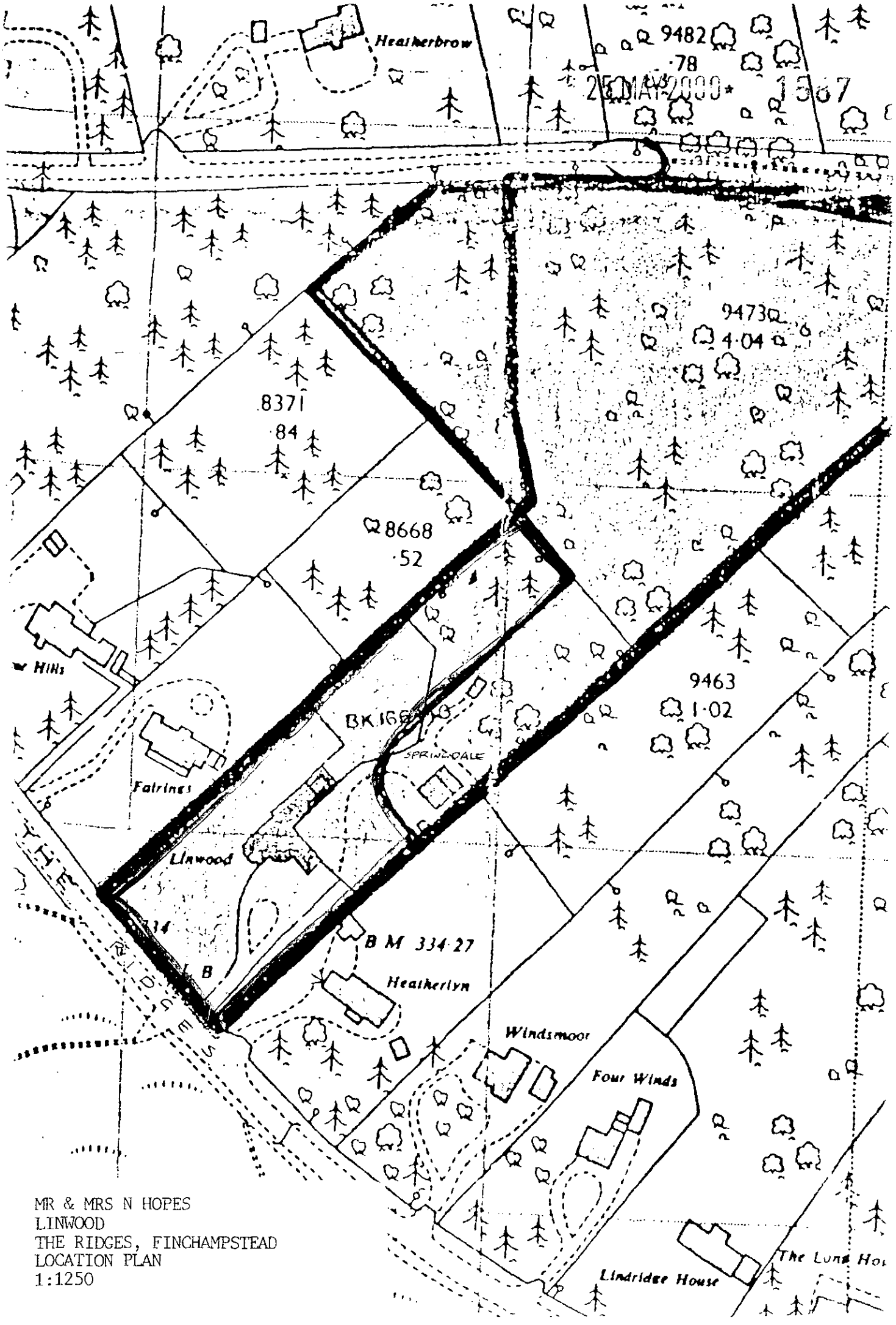
Owner's (a) name	Address at which notice was served	Date on which notice was served

~~* None of the land forms part of an agricultural holding.~~

SIGNED [signature] ON BEHALF OF **MR & MRS N HOPES**

DATE 23 MAY 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



MR & MRS N HOPES
LINWOOD
THE RIDGES, FINCHAMPSTEAD
LOCATION PLAN
1:1250