APPLICATION NO:
F/2001/4850 ✓

LOCATION:
144 Nine Mile Ride, Finchampstead Wokingham.

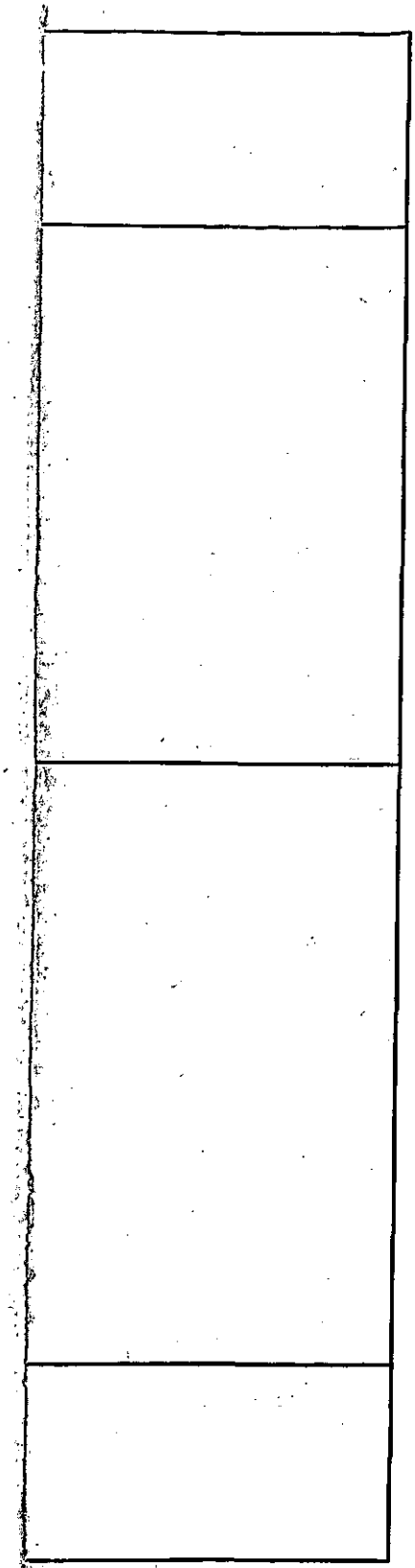
APPLICANT:
Mr & Mrs Beasley C/O Roger Pring & Sons

PROPOSAL:
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

EARLIEST DATE FOR DECISION: **11/10/2001**
28 Day Exp 16/10
APPLICATION WILL HAVE EXPIRED ON:
05/11/2001

CASE OFFICER: **Natalie Brown**

REFUSED



RAILEX
Marbleboard

EASIFILE EP7

DO 1125

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Beasley
C/O Roger Pring & Sons
278, Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 3NT

Application Number: F/2001/4850

Parish: **FINCHAMPSTEAD**

Location: **144, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its bulk and massing would be overbearing to the occupiers of 142 Nine Mile Ride. As such, the development would be contrary to the Berkshire Structure Plan policies EN1 and LD3, the South East Area Local Plan policies SBE1 and SBE2 and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE12, WT6 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 22/10/2001

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.

Applicationo	Name & Address
F/2001/4850	Mrs S & Mr J R Hughes 142 Nine Mile Ride FINCHAMPSTEAD RG40 4JA
Application Refused	Letter sent 25/10/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4850

Applicant : Mr & Mrs Beasley C/O Roger Pring & Sons.

Location : 144, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/9

Date of Neighbour Notifications : .....

Date of Site Visit : 24/9

Date Registered : 10/09/2001

Earliest Date for Decision : 11/10/2001

Latest Consultation Date/Site Notice Expiry Date : 11/10/2001

This application will have expired on: 05/11/2001. 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 :

F'stead PC : no objections

N°142 : no objection to bungalow to house however concerns re overlooking & affecting their privacy

Planning Issues : 10'd set

Application Number: F/2001/4850

Appraisal :

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

Application Number F/2001/4850
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of
			its bulk + massing would be overbearing
			to the occupiers of 142 Nine Mile Ride
			As such, the development would be contrary
			to the following policies:
			BSP : ENV, LD3
			WDLP : WOS3, WBE1
			SEPLP : SRE1, SRE2

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	~~NRM~~ ST1, SRE1, SRE2, ST3, ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2, WOS3, WBE1, WBE12, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV, LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 22.10.01

RECORD OF SITE VISIT

SITE ADDRESS: 144 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4850

OFFICER: Natalie Brown

DATE OF SITE VISIT: 24/9

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - tree at front

2. DESCRIPTION OF SURROUNDINGS
Detached dwellings in ID'd sett.

3. DESCRIPTION OF SITE/BUILDING
bungalow at present.
Patio area directly at rear. lawn beyond. flower bed & shrubs along boundary
out buildings along boundary with Nº 142 (brick + glass, playroom & storage.
2s rear extn & 1st floor above main part of dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
Nº 142 is 2s ~~at~~ at angle to Nº 144
(fwd) ↳ has none ob. glazed windows g/f, 1st fl & 2nd floor.
also windows in rear elev.
Nº 146 - ~~se~~ chalet style 2s
(behind)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING double garage pms driveway.

LEVELS appears to be no significant changes.

BOUNDARY TREATMENT open boundary (& o/bldgs) with Nº 142.

OTHERS

o/bldgs of Nº 146 along Nº 144 boundary.

- bathroom window to face Nº 142.
Nº 144 would be willing to have ob. glazed + fixed shut, would have to have extractor fan
↳ also with landing type window.

Application Number: F/2001/4850 – 144 Nine Mile Ride

Appraisal:

Development
The proposed development is for a first floor extension to the existing bungalow to provide rooms in the roof space and for a two-storey rear extension.

The current height of the bungalow is 3.9m and has been subject to extensions, including extension to the dwelling and double garage. I also noted from the site visit that there was a detached summerhouse style outbuilding along the boundary with No. 142 which was used a playroom.

The proposed 1st floor extension would raise the height of the bungalow to 6.9m, whilst the two-storey element would be 7.6m., an increase of between 3m and 3.7m over the original dwelling. There would be two windows in the west elevation facing No. 142 which would be for a bathroom and landing. There would be a velux in the east elevation facing No. 146 which would be for an en-suite bathroom.

1) Impact upon neighbouring properties
A letter of objection was received from No. 142 with regard to potential overlooking of their amenity area, and would like to see the bathroom and landing window obscurely glazed and preferably fixed shut.

Whilst this would overcome concerns of overlooking, it is considered that the proposed development would be overbearing to the occupiers of No. 142. No. 142 is a 2-storey detached dwelling and is not parallel to No. 144, and the proposed extension would be 10m from the rear building line of No. 142.

It is not considered that there would be any significant effects in terms of overlooking, overshadowing and overbearing to No. 146. No. 146 is set behind the rear building line of No. 144 with its main amenity area to the rear of the house. There are also outbuildings belonging to No. 146 along the boundary with Nos. 144/146.

2) Impact upon the character of the streetscene
There is a mix of variety of styles and designs of dwellings along Nine Mile Ride. The dwelling is set back from the highway with some screening to the front. Whilst the proposed development would lead to an unbalanced appearance of the dwelling, it is not felt that the proposed development could be refused on this basis, given the variety that has already been established within the streetscene.

3) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms from 3 to 4. There is therefore a requirement to provide 3 off-road parking spaces in order to comply with Council parking standards. Provided that the garaging and parking/turning space is retained, the Highway department would have no objection to the proposed development.

Approval: **Refusal: ✓**

Received by Wokingham District Council

Application No: F/2001/4850

Proposal:
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

Location:
144, Nine Mile 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 take this letter with you or quote application number F/2001/4850 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/10/2001. 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

18 September 2001

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

Tel: (0118) 974 6492

Date: **18 September 2001**

My ref: F/2001/4850

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4850
144, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4850**
144, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **18 September 2001**

My ref: F/2001/4850

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/2001/4850
144, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

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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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4850**
144, Nine Mile Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 SEP 2001
Officer: NAB	Application No. F/2001/4850

Map No. 106 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND PART FIRST FLOOR EXTENSION PLUS RAISING OF ROOF

Location: 1144 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH 18/9

Applicant: MR/MRS BEASLEY

Fee Received 95-00 (1) 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	Parking layout needed for 3 cars. ✓	18/9	
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 : 18/9 SK ..... 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:

2 x pre apps 1931 & 702 attached.
.....
.....

Not relevant to this app

NEIGHBOURS:

S/N & see map ✓

Date: 04 October 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/4850

Location: 144, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

Applicant: Mr & Mrs Beasley C/O Roger Pring & Sons.

Case Officer: Natalie Brown

The new plans show the following: Vehicle parking spaces shown on site plan. Drawing no 01/388/1A.

Comments are required by 14/10/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

As previous plus: C137 (INSERT: extension), R137.

AC 9/10/01

Date: 04 October 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4850

Location: 144, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

Applicant: Mr & Mrs Beasley C/O Roger Pring & Sons.

Case Officer: Natalie Brown

The new plans show the following: Vehicle parking spaces shown on site plan. Drawing no 01/388/1A.

Comments are required by 14/10/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. 4880 (Planaps) / (Ludhouse) Date Rec. 24 Sept 2001

Location: 194 Nine Mile Ride

Parish Finchampstead.

Applicant:

Description of attached plans Vehicle parking spaces shown on site plan

Drawing No's: 01/388/1A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 04.10.PS

Yellow - Part One Copy
Green - Officer's Copy

NB

PLANNING SERVICES 48025
POL
DC NAB
24 SEP 2001
COPIES TO.
FILE:

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Natalie Brown,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref F/2001/4850
My Ref RP/338

REVISED PLAN
4850

21 September 2001

Dear Ms. Brown,

Re Planning application for proposed part first floor with rationalisation of surrounding roofs at no. 144, Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA

Enclosed herewith, as requested are 6 copies of drawing no. 01/338/1A which now shows the vehicle parking spaces on the Site Plan rather than just being noted. Please append these to the application.

Yours faithfully,

Roger Pring.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 September 2001

Application Number: F/2001/4850

Proposal: Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof.

Parish: FINCHAMPSTEAD PARISH

Site Address:
144, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Beasley C/O Roger Pring & Sons.

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

✓ below as applicable;

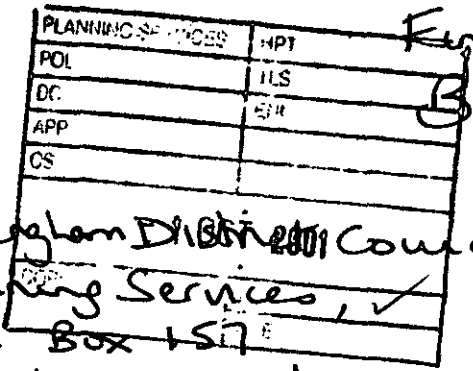
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 20/9.

NAB

142 Nine Mile Ride
Finchampstead,
Berkshire. RG40 4SA



Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire. RG40 1WR.

Application F/2001/4850.

27th September '01

Dear Ms Brown,

Thank you for your communication r.e proposed extension to 144 Nine Mile Ride.

In principal we have no objection to the bungalow being turned into a house. Our only concern was whether our patio area would be overlooked, thus affecting our privacy. We notice that there will be two windows on the side

of the proposed dwelling. Both of these will overlook our patio area; one of which will be opposite the patio door of our lounge. We would therefore ask that both these windows be of frosted / opaque glass so that our privacy is not jeopardised. We would prefer both windows to be fixed windows, but certainly the ensuite window that will be opposite our patio doors, therefore making it possible to see into the lounge.

We have spoken to Mrs Beasley and she does not see this as a problem; to have both windows fixed and of frosted glass.

We would be grateful if this could be enforced as part of the planning permission.

Thank you.

Yours sincerely,

Mrs S + Mr J.R Hughes

FROM: Natalie Brown

DELEGATED

DATE: 18 September 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4850

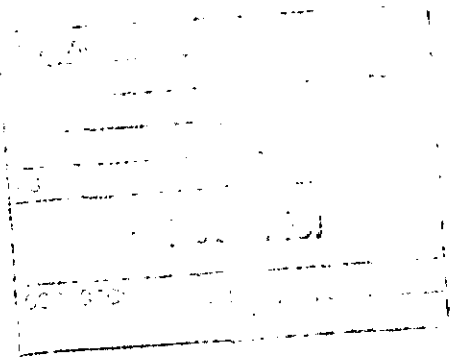
Proposal: Proposed two storey rear extension to dwelling and part first floor extension plus raising of roof..

Site Address: 144, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Beasley C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 11/10/2001** .

Parish Council has no objections



SIGNED: C.S.C.

DATE: 28-9-01

Clerk To Finchampstead Parish/Town Council.

10.SEP.2001* 4850

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My Ref RP/338

7 September 2001

Dear Sir/Madam,

Re Planning application for proposed part first floor with rationalisation of surrounding roofs at no. 144, Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/338/1 to 8 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

In support of the application I would make the following statements:-

1/ the existing bungalow is presently dwarfed by the adjacent properties in particular by no. 142. It could, therefore, be considered as out of keeping with the neighbouring properties with regard to the scale and massing. No. 142 could even be considered overbearing to no.144.

2/ the site is lower than both the road and no. 142 so causing less impact on the street scene and no. 142.

3/ the owner/occupiers at no. 142 have an existing, substantial, Cupressus hedge which will screen the proposed extension from view.

Continued

10.SEP.2001 4350

4/ daylight, etc. to no 142 should not be affected to any greater extent than at present due to the above mentioned Cupressus hedge.

5/ the ground floor room of no 142 adjacent to no. 144 is a kitchen and therefore is not afforded the same considerations as a 'habitable room'.

6/ the nearest part of the proposed two storey section is in excess of in excess of 2.5 metres from the boundary between 142 and 144 and 7.5 metres from the dwelling at 142.

7/ the windows shown in the flank wall facing no. 142 could be obscure glazed and fixed shut if so desired although the existing Cupressus hedge should provide adequate screening. The proposals should, therefore, not cause any loss of amenity to this property.

8/ the proposals should not cause any loss of amenity or light etc. or be overbearing to no 146 as it is set well behind and to the south west of no. 144.

9/ 144 currently has a very low roof. The proposed extension would not be significantly higher than if the existing, troublesome roof were replaced with a standard 40 degree pitched roof spanning the whole property.

10/ The proposals would create less mass and have less impact on the street scene than the numerous new properties recently built along this section of Nine Mile Ride.

In view of the foregoing it is hoped that this application will be viewed favourably.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. M. Beasley.

Environmental Services

For office use only
Application number 10.SEP.2001* 4850

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS. M. BEASLEY 144, NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM, BERKS RG40 4JA 0118 973 4288
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 278, NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM, BERKS RG40 3NT 0118 973 3502
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.	144, NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 4JA.
4	Give brief details of the proposal for example, two storey side extension. About the application	PART FIRST FLOOR WITH RATIONALISATION OF SURROUNDING ROOFS
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.	POINTED RENDER TO MATCH EXISTING WALLS. CONCRETE INTERLOCKING ROOF TILES TO BE APPROVED
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: 3	Proposed: 1 EXTRA
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 MR & MRS M. BEASLEY

Date 7th SEPT 01

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

ADDRESS 144 Nine Mile Ride PARISH Lincoln

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31602	MR. M. BEASLEY	PITCHED ROOF & S/ST. EXT.	6.11.88	CA
BRA 6362	"	S/ST. EXT.	16.10.88	APP
37414			21.6.91	CA
BRA 10115	"	GARAGE	27.3.91	APP

DATE OF COMPLETION

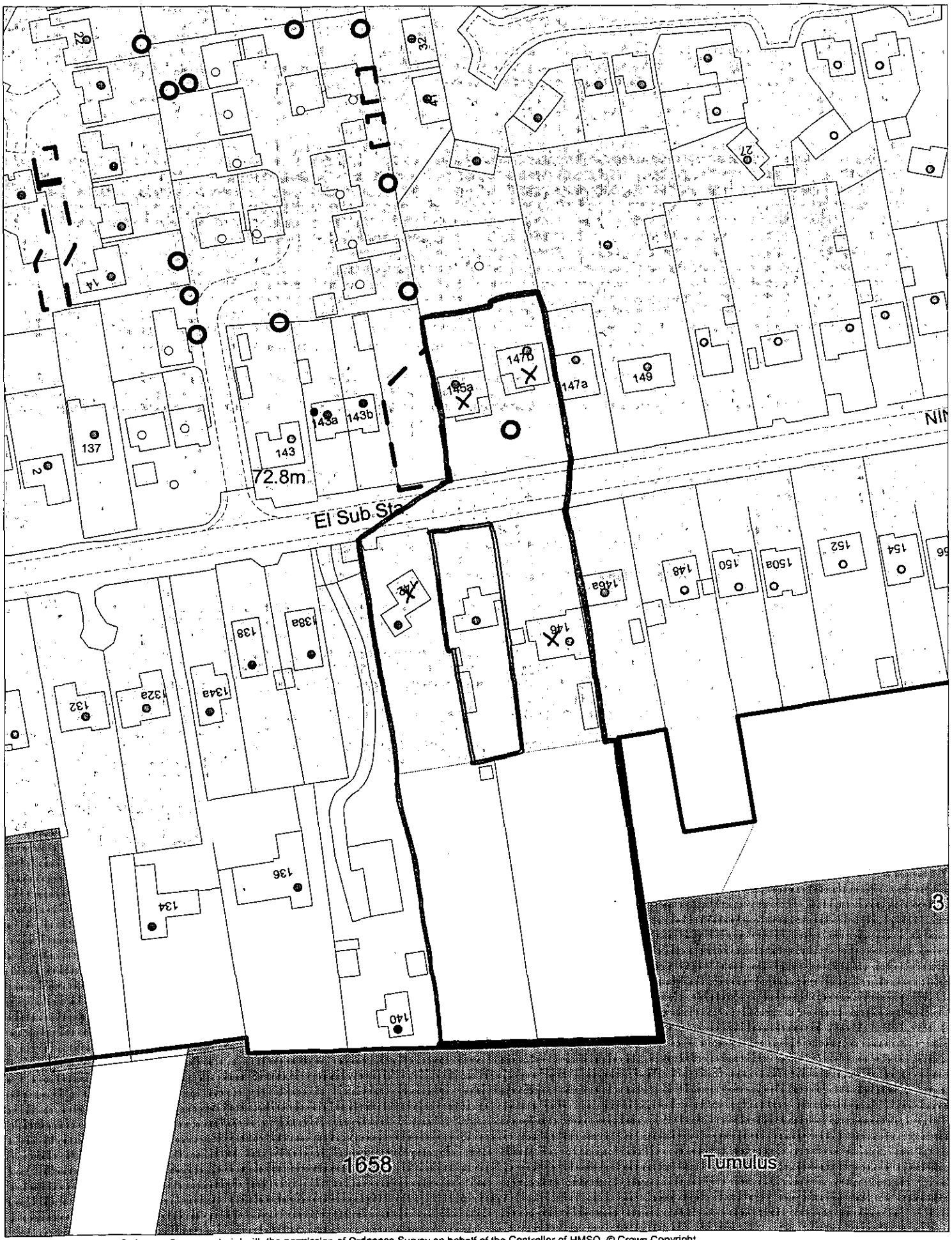
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10.SEP.2001 4850



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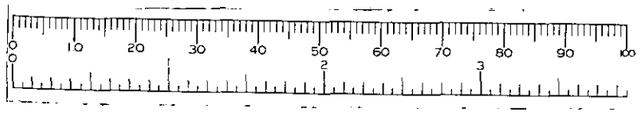
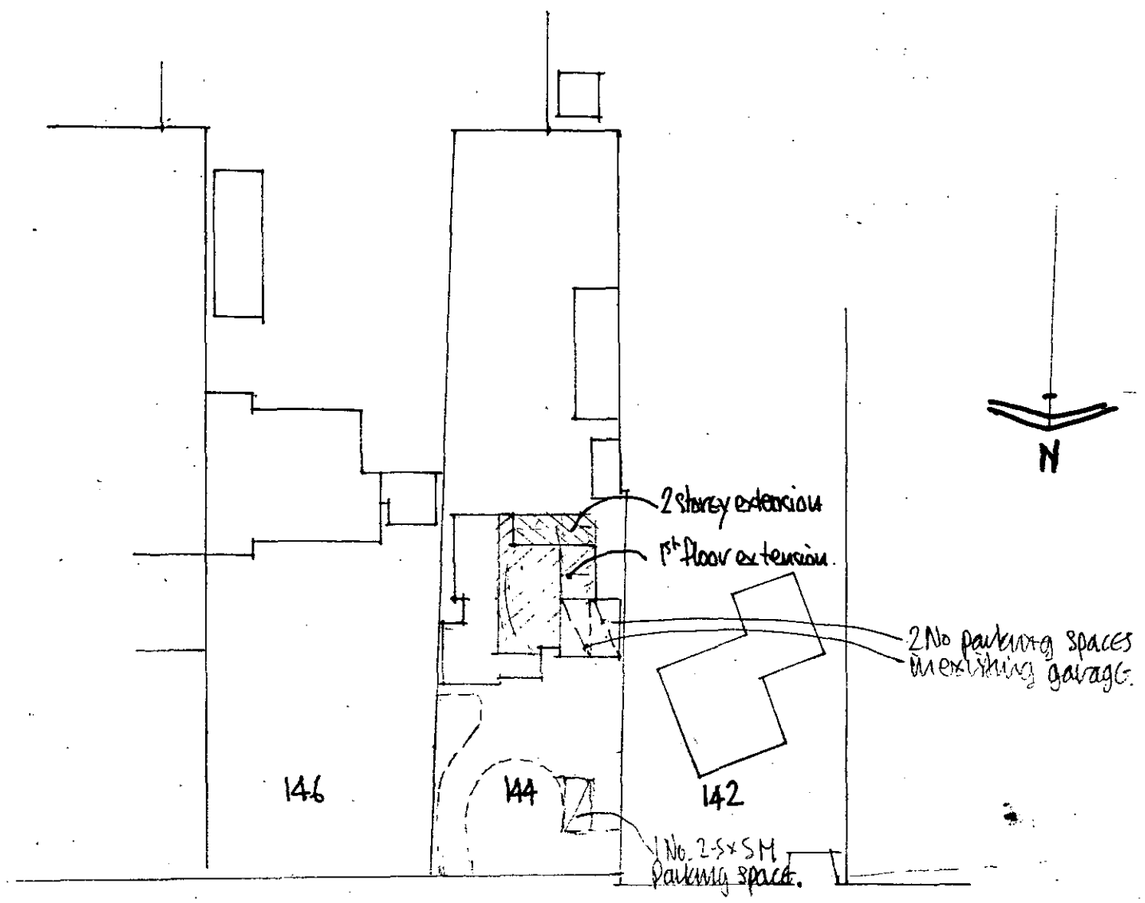
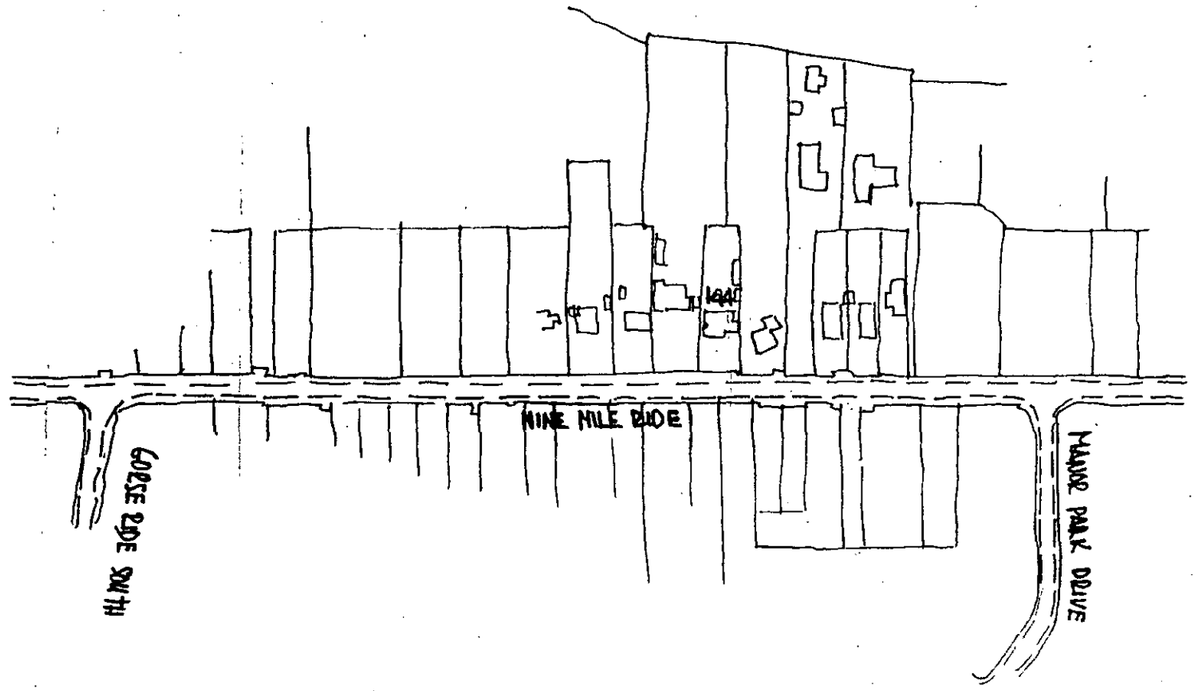
Development Control Section, Environmental Services, Wokingham District Council.
12 September 2001

Scale: 1 : 1250

N
W E
S







LOCATION PLAN 1:2500

SITE PLAN 1:500

Parking required for 3 vehicles this is achieved by providing one space on the drive & 2 in the existing garage.
Additional spaces already exist through the rear of the double garage.

REFUSED REVISED PLAN

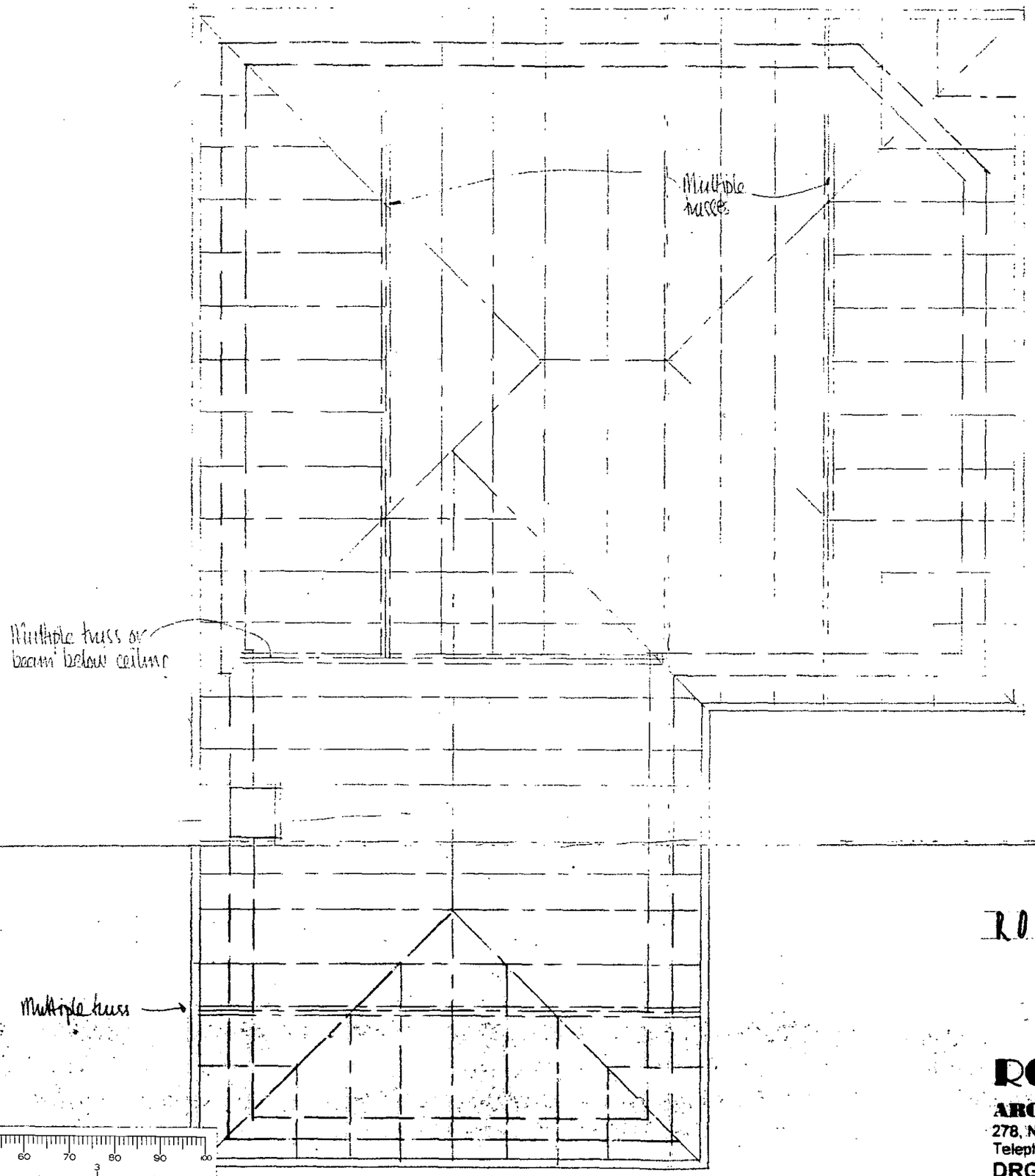
4850

144, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4JA

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/338/1A. SCALE: As shown. DATE: 15/01/01.
Revisions: A Parking clarified 21/09/01

10.SEP.2001 * 4850



ROOF PLAN : AS PROPOSED

REFUSED

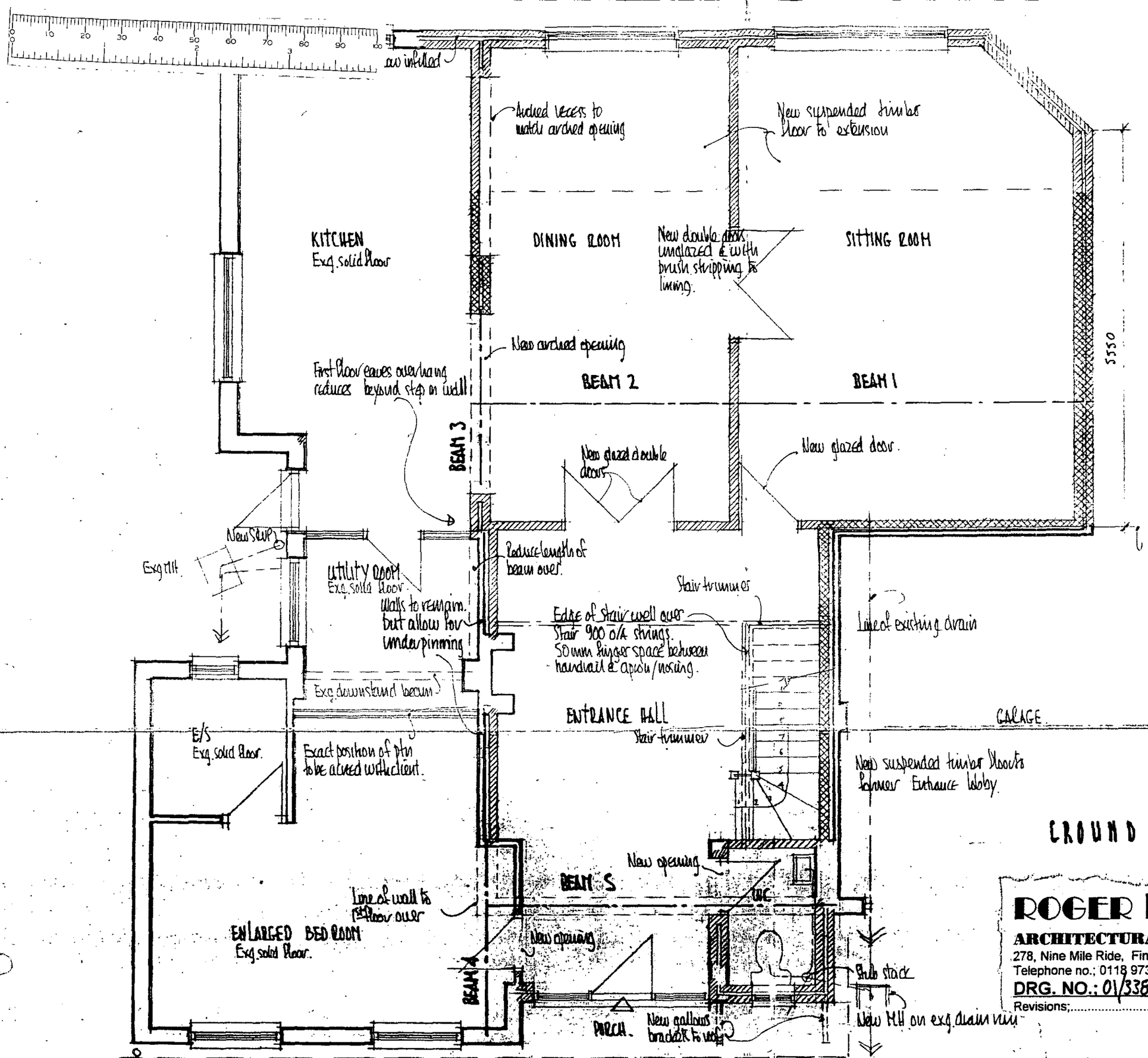
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/338/7 .SCALE.: 1:50 . DATE: 02/04/01

Revisions:

Eileen 2A

10.SEP.2001 4850



NOTES

1/ Walls shown thus: to be replaced on new foundations.

2/ New walls on new foundations shown thus: or

3/ Existing walls to be retained shown thus:

4/ New 100 mm block walls raised of new or existing slabs shown thus:

5/ Exg. suspendended floors to be retained & extended.

PHASING

Phase 1 would be to construct shell of first floor trimming & weatherproof roofs.

Phase 2 would be to reconfigure/extend existing roofs.

Phases 1 & 2 to be priced as being continuous.

REFUSED

GROUND FLOOR PLAN: AS PROPOSED

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/338/5 .SCALE.: 1:50 . DATE: MAY '01

Revisions;

144, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4SA

Solid/cavity walls shown shaded.

SINGLE GARAGE WITH GARDEN ROOM BEYOND.

10 SEP 2001 4850

GROUND FLOOR PLAN : AS EXISTING.

RWP

RWP

Rating ceiling

SVP RWP

DINING ROOM

BEDROOM 3

BATHROOM

BEDROOM 2
Vaulted ceiling

Joists

ENTRANCE HALL

Rating soffit

Downstand beams

Boundary

MH.

KITCHEN

GULLEY

RWP & GULLEY

Downstand beams

False tie at plate level

Glass roof over

Arched recesses to ext. lobby.

SITTING ROOM

ENTRANCE LOBBY

GARAGE

Level ceiling

tie at plate level

Arch

E/S

LINEN

BEDROOM 1

RWP

Boundary

RWP.

RELEASED

ROGER PRING & SONS.

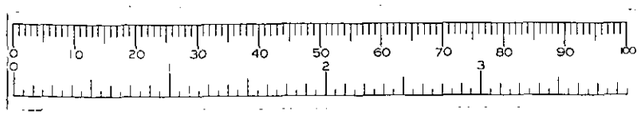
ARCHITECTURAL & SURVEYING CONSULTANTS

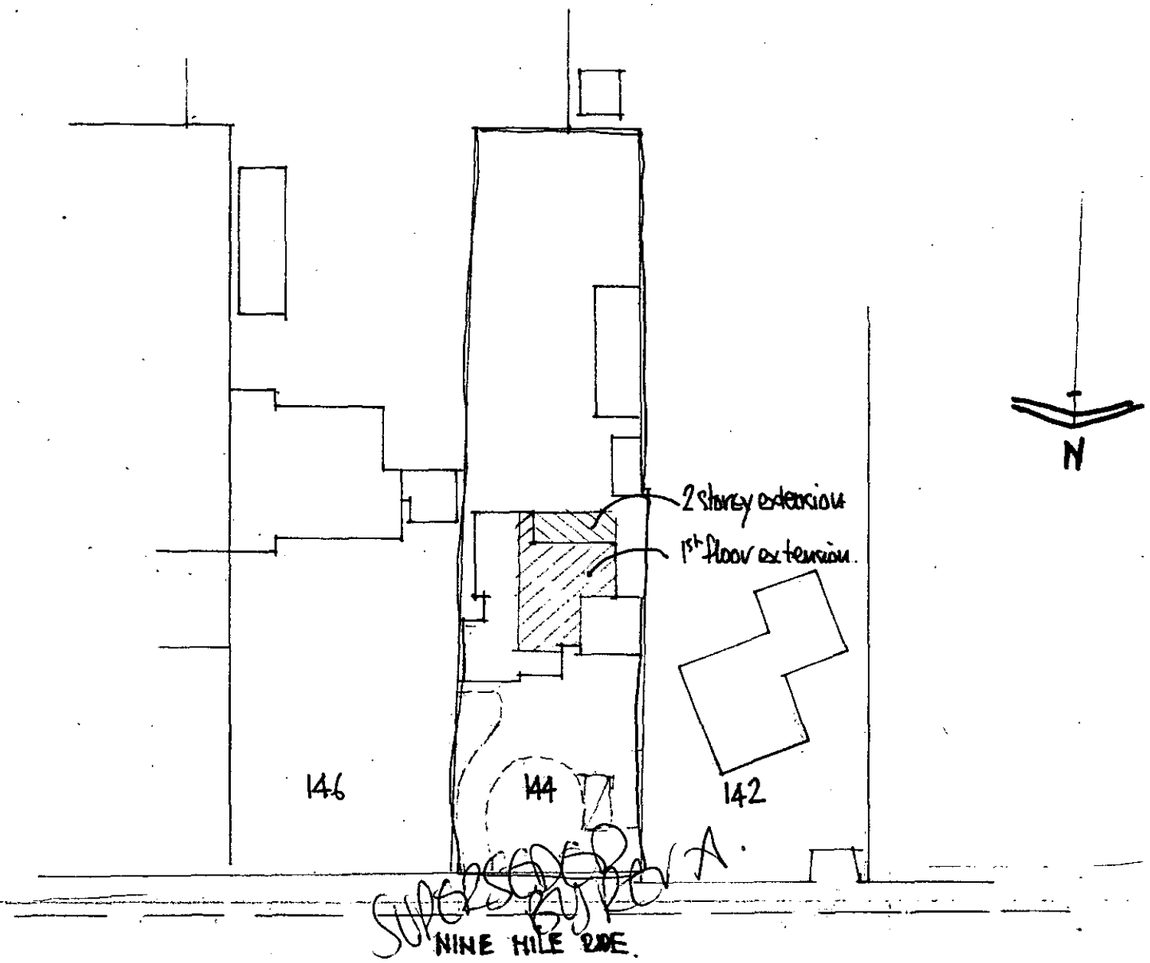
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 0/38/2 SCALE.: 1:50 . DATE: 24/03/01

Revisions;.....

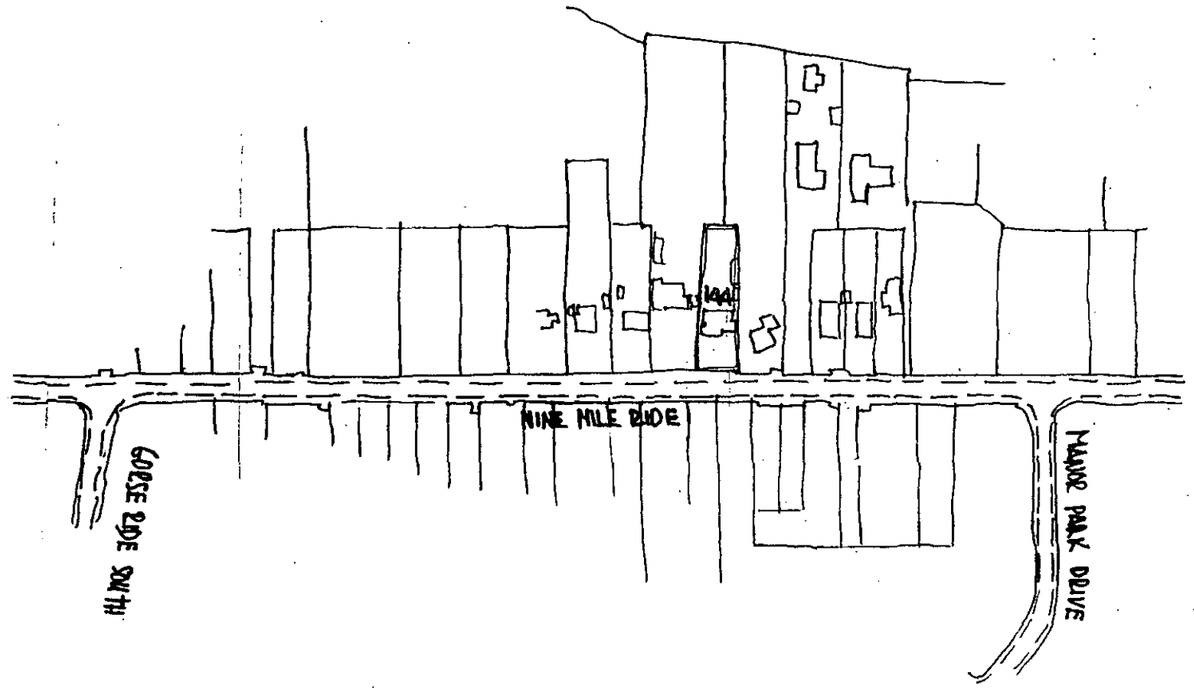
10.SEP.2001* 4850





SITE PLAN 1:500

Parking required for 3 vehicles
this is achieved by providing
one space on the drive & 2 in the
existing garage.
Additional spaces already exist
through the rear of the double
garage.



LOCATION PLAN 1:2500

SUPERSEDED

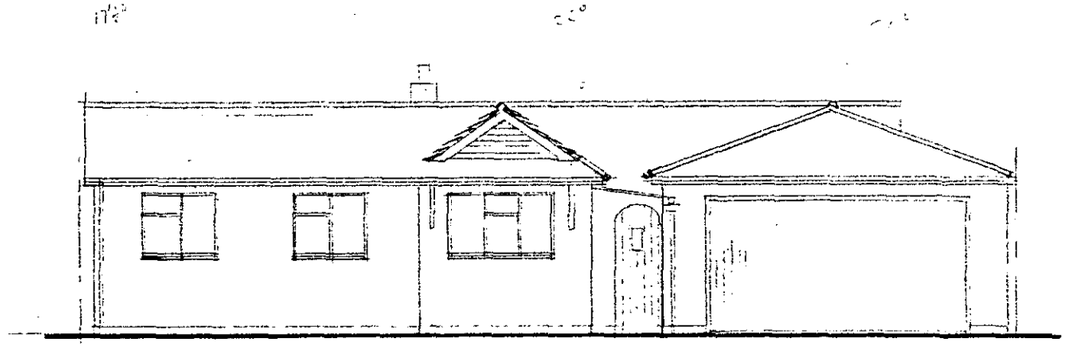
REFUSED

144, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4JA

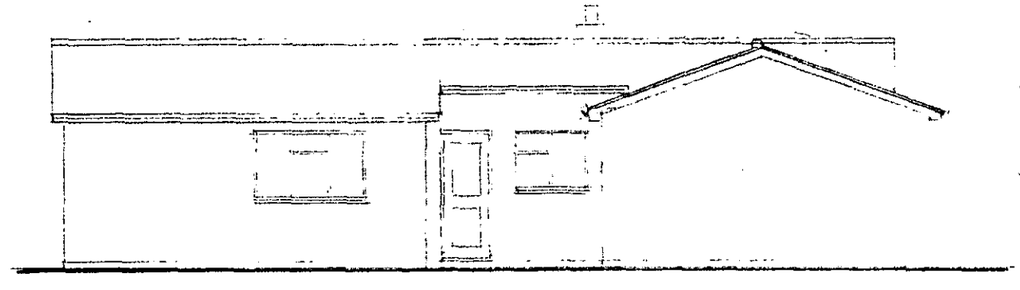
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290

DRG. NO.: 01/338/1 SCALE: As shown DATE: 15/08/01.
Revisions:

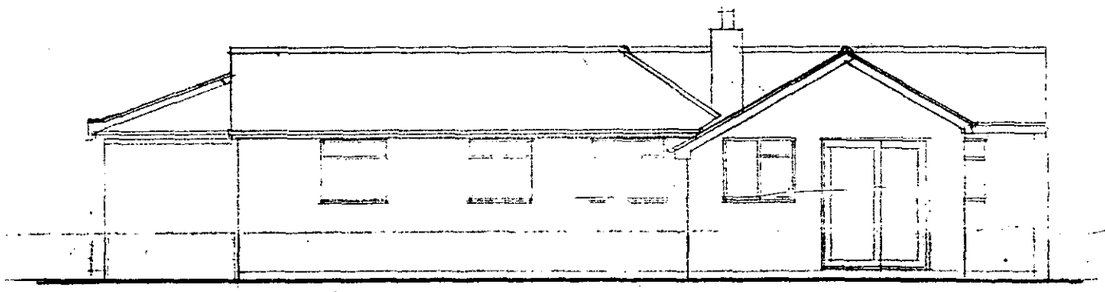
10.SEP.2001 4850



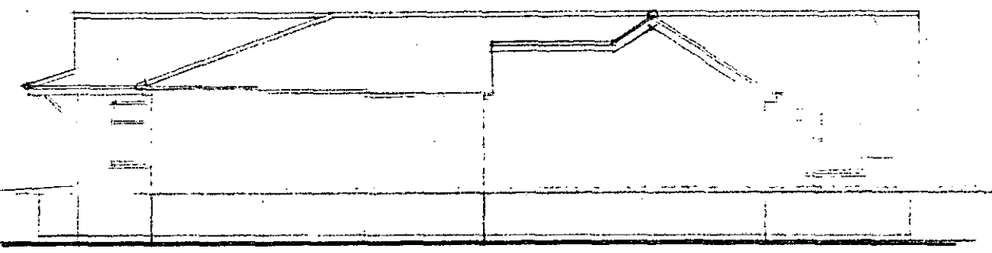
FRONT ELEVATION (N)



SIDE ELEVATION (E)



REAR ELEVATION (S)



SIDE ELEVATION (W)

REFUSED

ELEVATIONS: AS EXISTING



144, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4JA.

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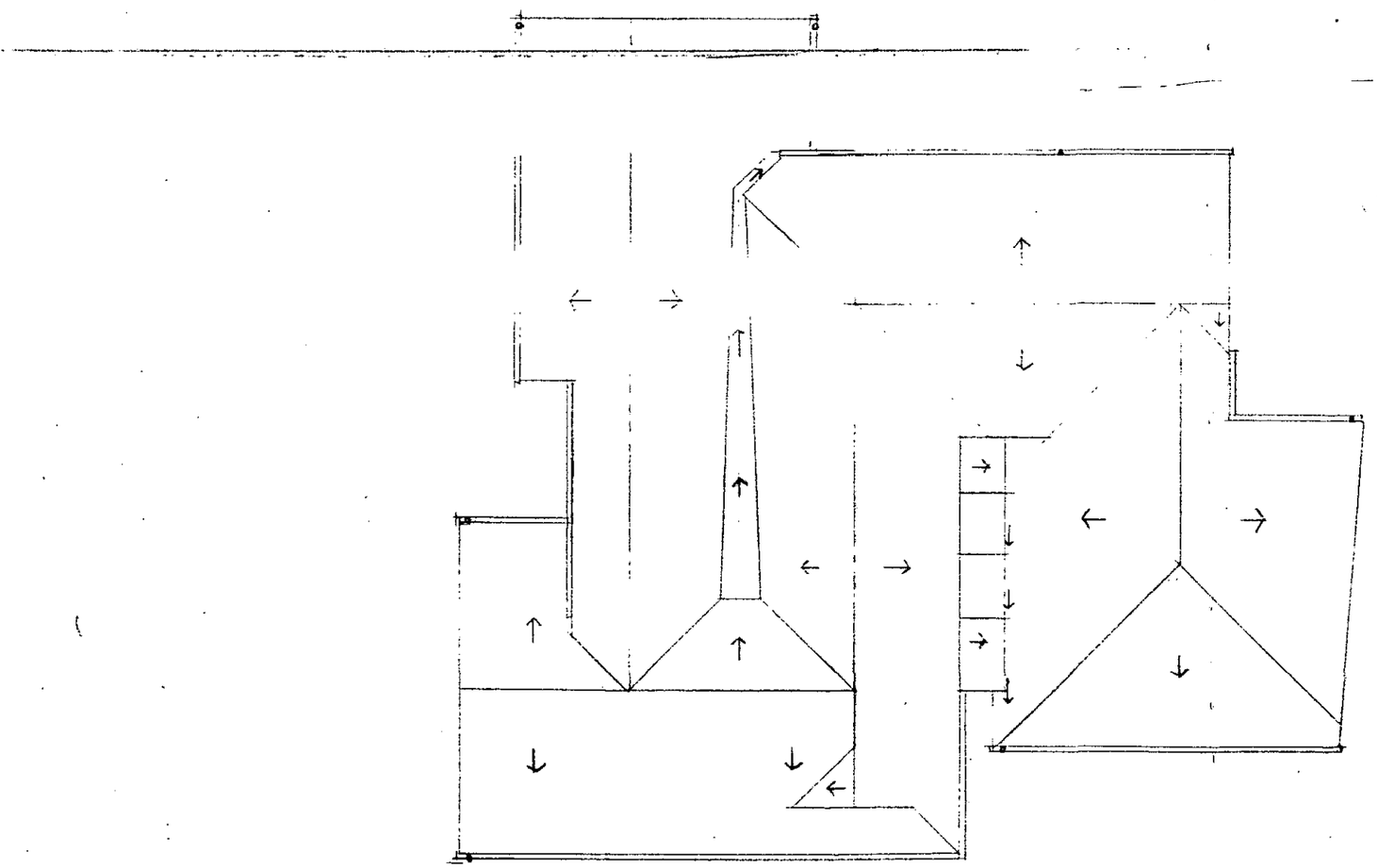
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

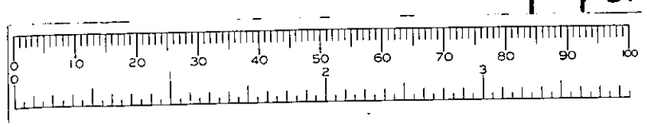
DRG. NO.: 01/3314 SCALE: 1:100 DATE: 21/03/01

Revisions;

10.SEP.2001 4850



ROOF PLAN : AS EXISTING



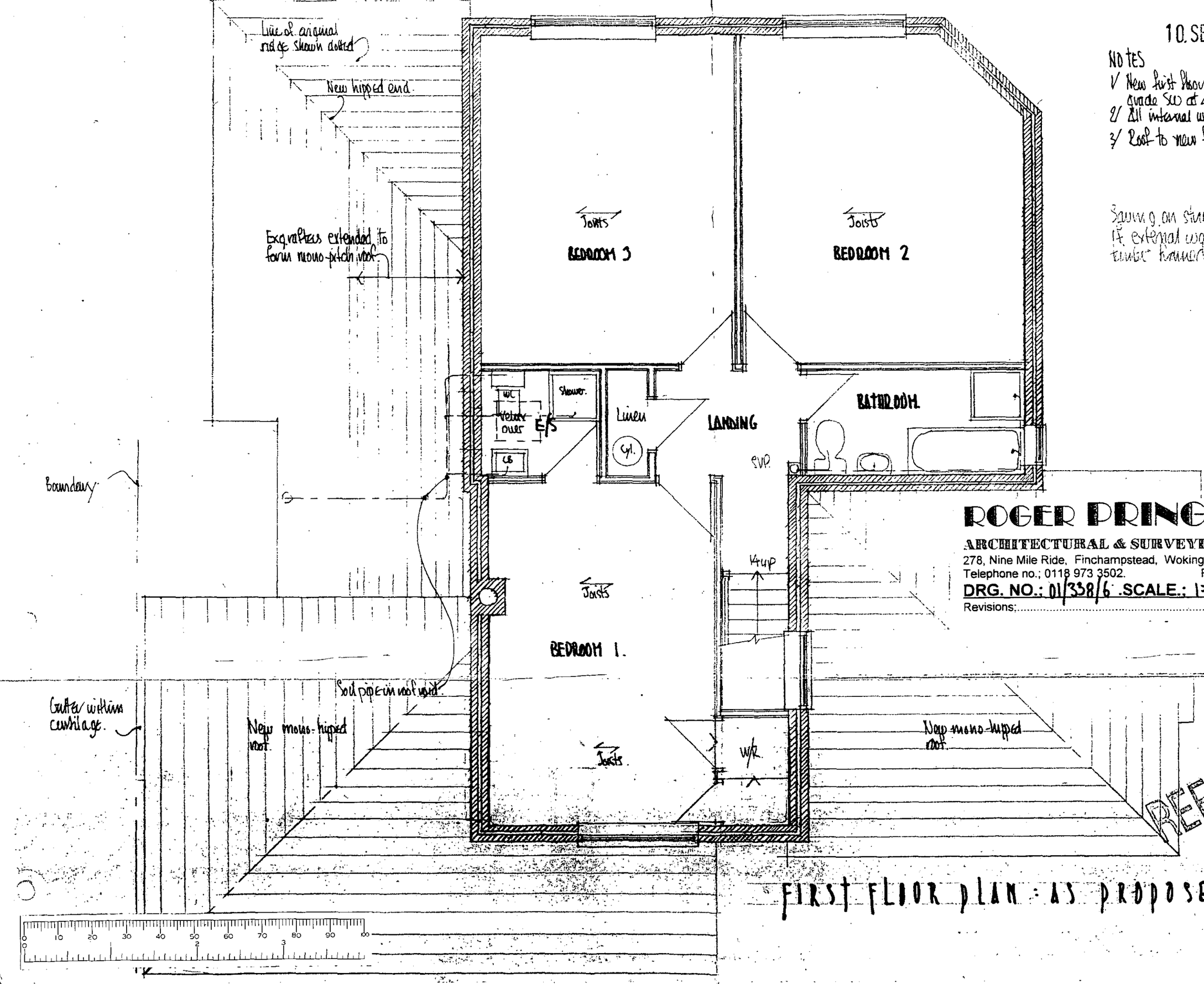
144 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4JA.

REFUSED
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.; 01/338/3 .SCALE.; 1:100 . DATE; 10/3/01
Revisions:

10.SEP.2001* 4850

NOTES
1/ New first floor joists to be 50×220 sc4 grade SW at 400 mm centres.
2/ All internal walls are non-load bearing.
3/ Roof to new first floor to be trussed.

Saving on structure & construction if external walls to first floor are timber framed.



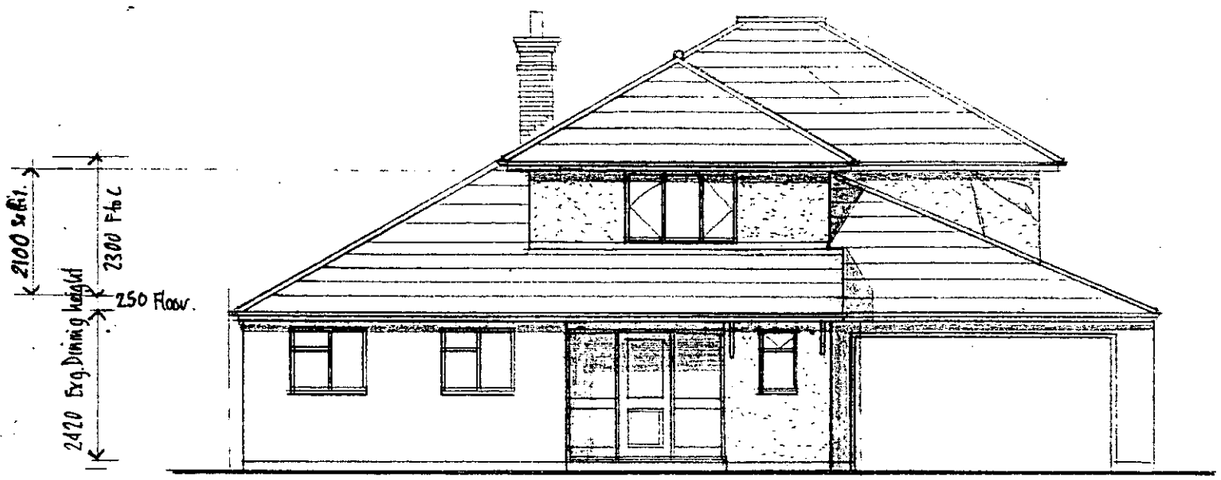
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/338/6 .SCALE.: 1:50 . DATE: MAY '01.
Revisions:

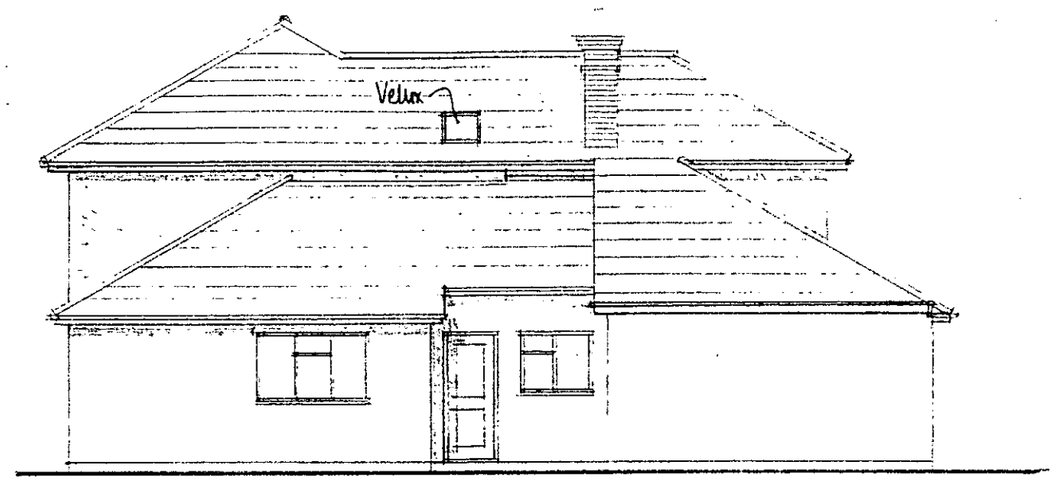
REFUSED

FIRST FLOOR PLAN : AS PROPOSED

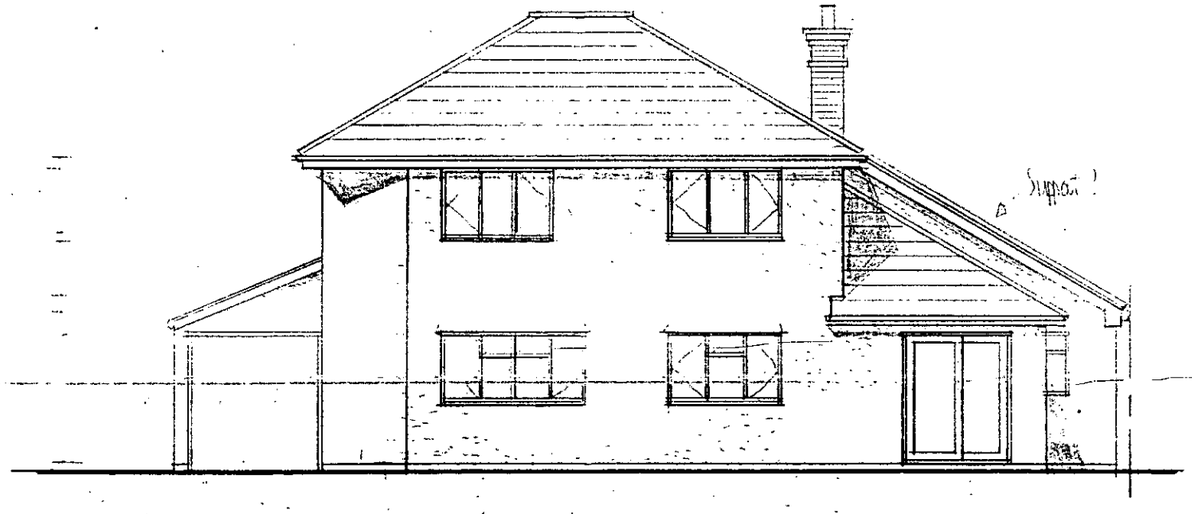
10.SEP.2001* 4850



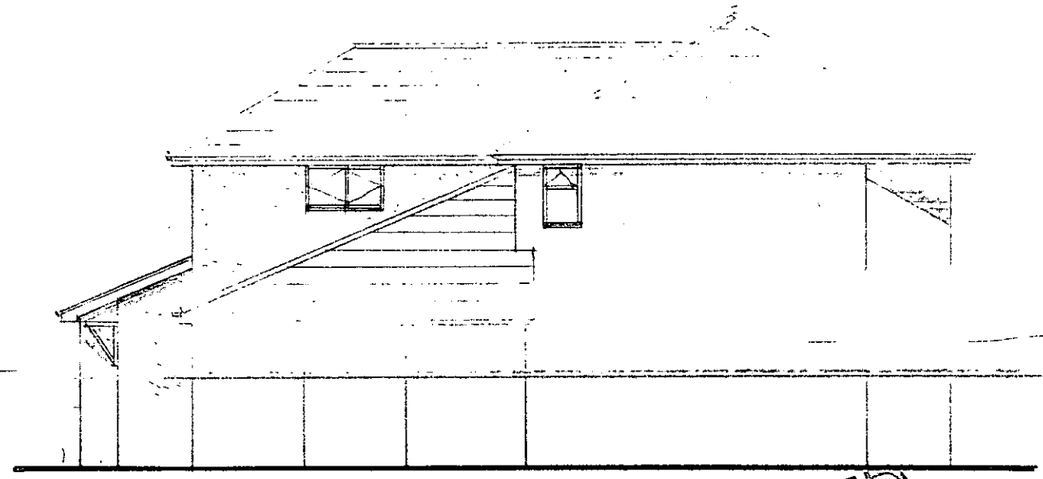
FRONT ELEVATION (N)



SIDE ELEVATION (E)

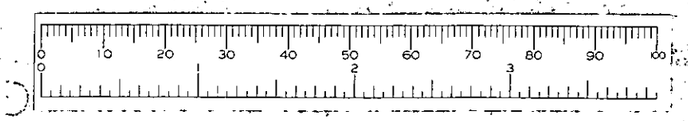


REAR ELEVATION (S)



SIDE ELEVATION (W)

REFUSED



144, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 4JA

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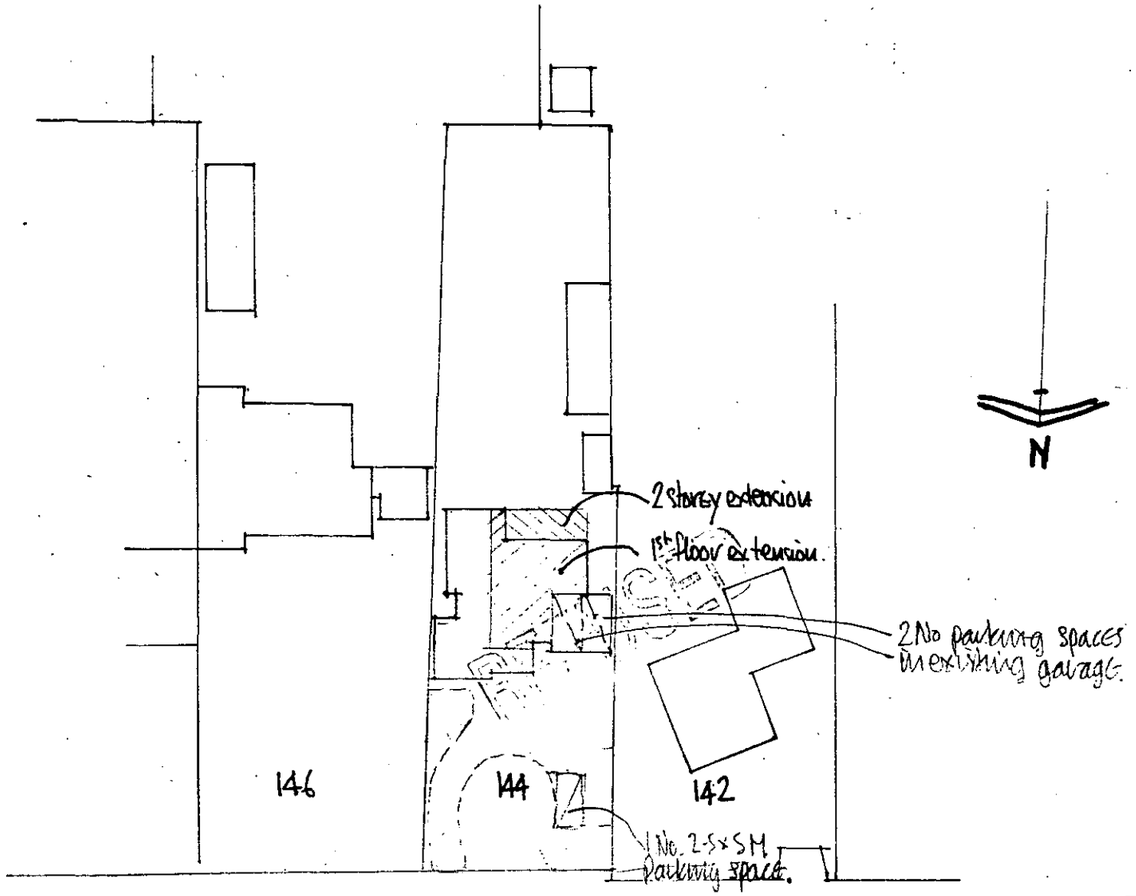
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.

Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/338/8 .SCALE.: 1:100 . DATE: 02/05/01

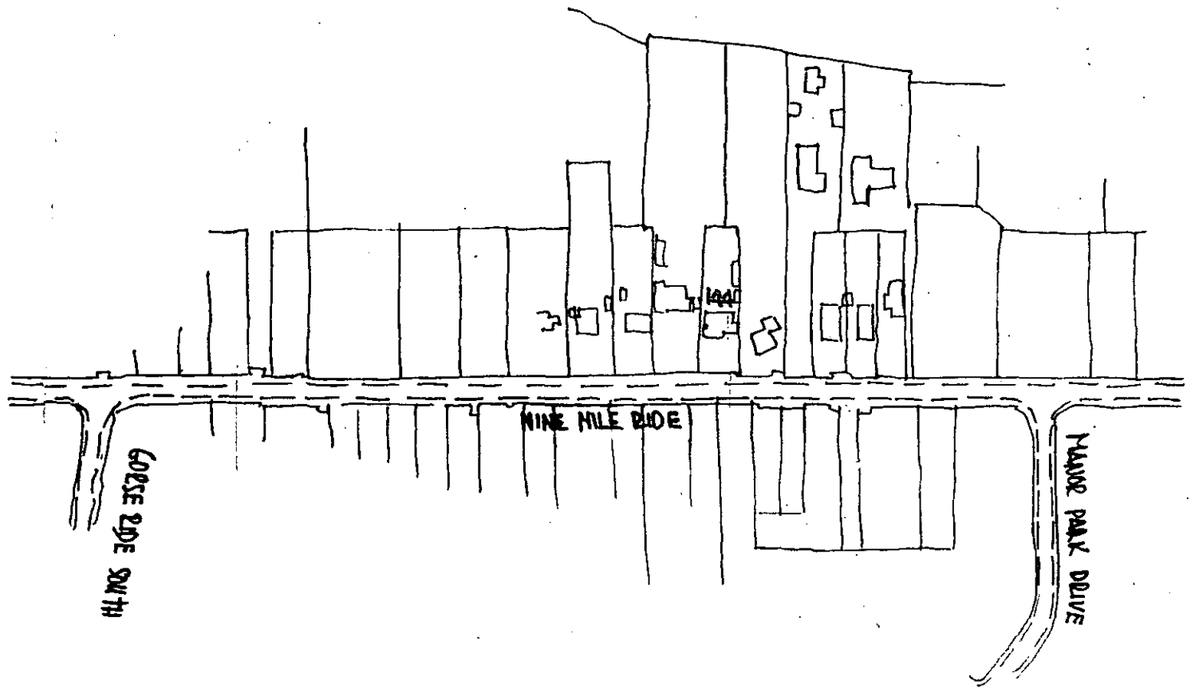
Revisions:



NINE MILE RIDE.

SITE PLAN 1:500

Parking required for 3 vehicles. This is achieved by providing one space on the drive & 2 in the existing garage.
Additional spaces already exist through the rear of the double garage.



LOCATION PLAN 1:2500

REVISED PLAN

48:50

REFUSED

144, NINE MILE RIDE FINCHAMPSTEAD, WOKINGHAM, RG40 4JA

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO.: 01/338/1A SCALE: As shown DATE: 15/08/01.

Revisions: A Parking clarified 21/09/01