SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3192

LOCATION:
4 The Rise, Reading Road, Finchampstead Wokingham.

APPLICANT:
Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew)

PROPOSAL:
Proposed single storey side and rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Austin
C/O Romans Architectural (Mr L A McAndrew)
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Application Number: F/2001/3192

Parish:	**FINCHAMPSTEAD**
Location:	**4, The Rise, Reading Road, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey side and 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 flank wall on the east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. 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.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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. This permission relates to the application as amended with revised plan number A00-100 03/A submitted to the Local Planing Authority on 08 February 2001 showing the enlargement of bedroom 3, additional roof lights and ground floor w.c., ground floor layout re-arranged and garage projected forward to be flush with front elevation and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
4. 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 Policies STV2, SC19 and SBE1.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC7.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/03/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3192

Applicant : Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Location : 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal : Proposed single storey side and rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/02/01

Date Registered : 15/01/2001

Earliest Date for Decision : 16/02/2001

Latest Consultation Date/Site Notice Expiry Date : 16/02/2001

This application will have expired on: 12/03/2001. 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 :

Archaeologist : No Archaeological implications.
Highways: Approval with condition
Landscape: No Objections
Neighbours: No comments received.
Finchampstead PC: No objections.

Planning Issues : (Rural Area, P' Policies) WDLP: WCC1, WCC7

SEALP: STV2, SC19

1) Impact on neighbours
2) Impact on rural settlement area
3) Highways.

original floor area
= 108.40m²
Proposal plus existing
exts = 125m²
Total = 233m².

Application Number: F/2001/3192
Appraisal:

1) Impact on neighbouring properties

The proposed single storey extensions will be "L" shaped in design and will wrap around the side and rear elevation of the existing dormer bungalow. The side extension will be located immediately adjacent to the boundary line with No.3, The Rise. It is proposed that the garage will be projected forward by 2.5 metres so to be line with the front elevation. It will be 3.9 metres wide at the front and 12.8 metres overall at the rear. To project 5.3 metres overall from the rear elevation (which includes a 2.5 metre projection for the new family room)

To be constructed in brick with a combination of a flat and pitched roofs. The eaves height of the flat felted roof over the garage and the additional bedroom will be 2.7 metres. The tiled, pitched roof over the family room will have an eaves height of 2.2 metres and a ridge height of 4 metres. The ground level drops away by 0.9 metres to the rear.

No. 5, to the west, detached dormer bungalow, positioned 3 metres away from adjoining boundary. Extended to the rear with a single storey extension, projects a further 3 metres than the proposed family room. Located 15.5 metres away from proposal behind a combination of 1.9 metre fencing, with trellis above and planting on boundary. Main windows at ground floor and at first floor face the rear garden, no windows on flank elevation of the main part of the bungalow, only on the projected extension, which faces No. 4. However due to the orientation and distance away the occupants of this property will not be affected by the proposal.

No. 3, to the east, detached dormer bungalow, attached single storey flat roofed garage located on adjacent boundary, nearest to proposal. The footprint of the bungalow has a 0.8 metre set back from the front elevation of No. 4. The main windows at ground floor level face the front garden. No windows on the flank wall adjacent. Open plan front boundary between No.3, & No. 4. Also this property has been extended to the rear with a single storey extension. Located 5 metres away from proposal behind 1.8 metre high fencing and 2 metre high shrubs on boundary. Main windows at ground floor and at first floor face the rear garden. There is a small kitchen window and door on the projected extension, which faces No. 4. However due to the orientation and boundary treatments it is considered that the occupants of this property will not be affected by the proposals.

2) Impact on rural settlement area /visual impact.

The design of the side and rear extensions are in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on visual amenity of the area - considered acceptable.

The proposed development site is identified within a rural settlement area. Given that the proposed single storey extensions represent an increase of over 100% of the existing (original floor area) and contrary to Policy SC19 of the SEALP. It is to be located in a predominantly residential frontage of Finchampstead and therefore considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2001/3192
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C012	R012	External Materials to be agreed
~~2.~~	~~C01~~	~~R01~~	~~External~~
~~3.~~	~~C041~~	~~R041~~	~~Informatives - Extensions - Alterations to buildings~~
4.	C044	R044	"Flank Wall" on the
			"East Elevation of the Extension"
5.	C049	R049	
6.	C122	R122	
			Informatives

NO2 Revised Plans

This permission relates to the application as amended with revised plan number A00-100 03/A submitted to the Local Planning Authority on 08 February 2001 showing the enlargement of bedroom 3, additional roof lights and ground floor w.c. Ground floor layout re-arranged and garage projected forward to be flush with front elevation.

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES~~:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC19 SBE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC4, WCC7
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 9/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 4 The Rise, Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3192

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door

2. DESCRIPTION OF SURROUNDINGS Residential / Rural Area along unadopted road. No 6, Extended dormer bungalow to the rear with a single storey extension which projects similar distance as proposed (with extra 2m for a conservatory) No. 5 extended dormer bungalow, extended to rear single storey kitchen ad

3. DESCRIPTION OF SITE/BUILDING Single storey dormer bungalow extended upwards to first floor with box dormer in roof and to the side with a single storey extension/garage Red/black brick, brown hung tiles around box dormers Brown concrete tiled roof white UPVC windows

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / properties in line with each other along road frontage.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — There is existing room for 3 cars on drive at present, quite tight though.

LEVELS — Rear garden drops away to rear by 1m.

BOUNDARY TREATMENT

OTHERS — No 5, 1.9m high fence + up to 2.5m open trellis above
— No. 3, 1.8 to 2m high shrubs, 1.8m fence and adjacent single storey garage.

NB concern about projection of garage at front. forming a precedent.

— Rear boundary extends down to river frontage.
— open plan boundary with No. 3. at front

Calculation

Existing Bungalow + Porch + Garage

8 × 11 = 88

5.1 × 4 = 20.4

108.40 (50% = 54 m²)

Bed Dormers

4 × 11 = 44

1.4 × 8.3 = 11.62

55.62 m²

Proposals / Extensions

4.8 × 5.35 = 25.68

8 × 2.9 = 23.20

3.9 × 11 = 42.90

-1.4 × 1.4 = -0.98

-1.4 × 1.4 = -0.98

89.82 m² — 20.4 m² = 69.42 m²

+ 55.62 m²

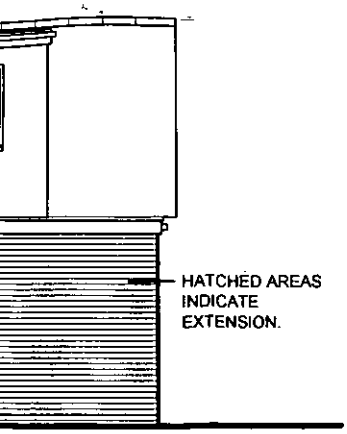
125.04 m²

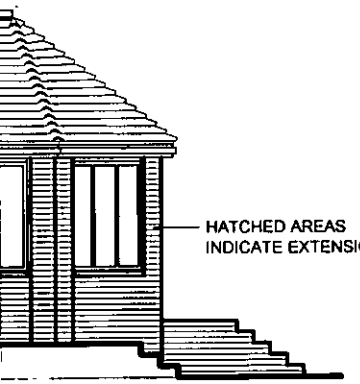
Existing Bungalow = 108.40 m² = 116%

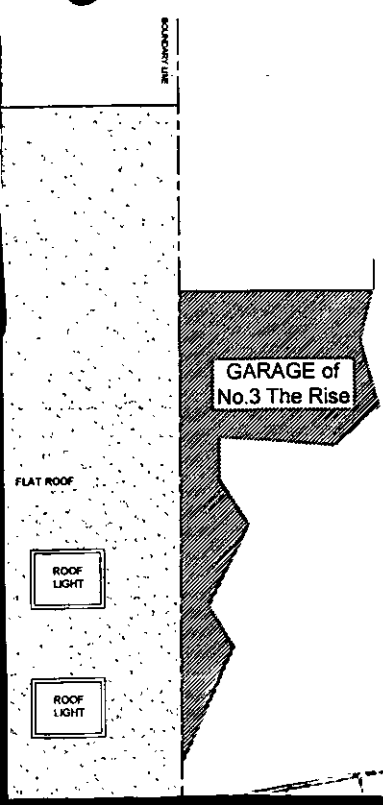
Accumulative Ext = 125.04 m²

Total inc 233 m².

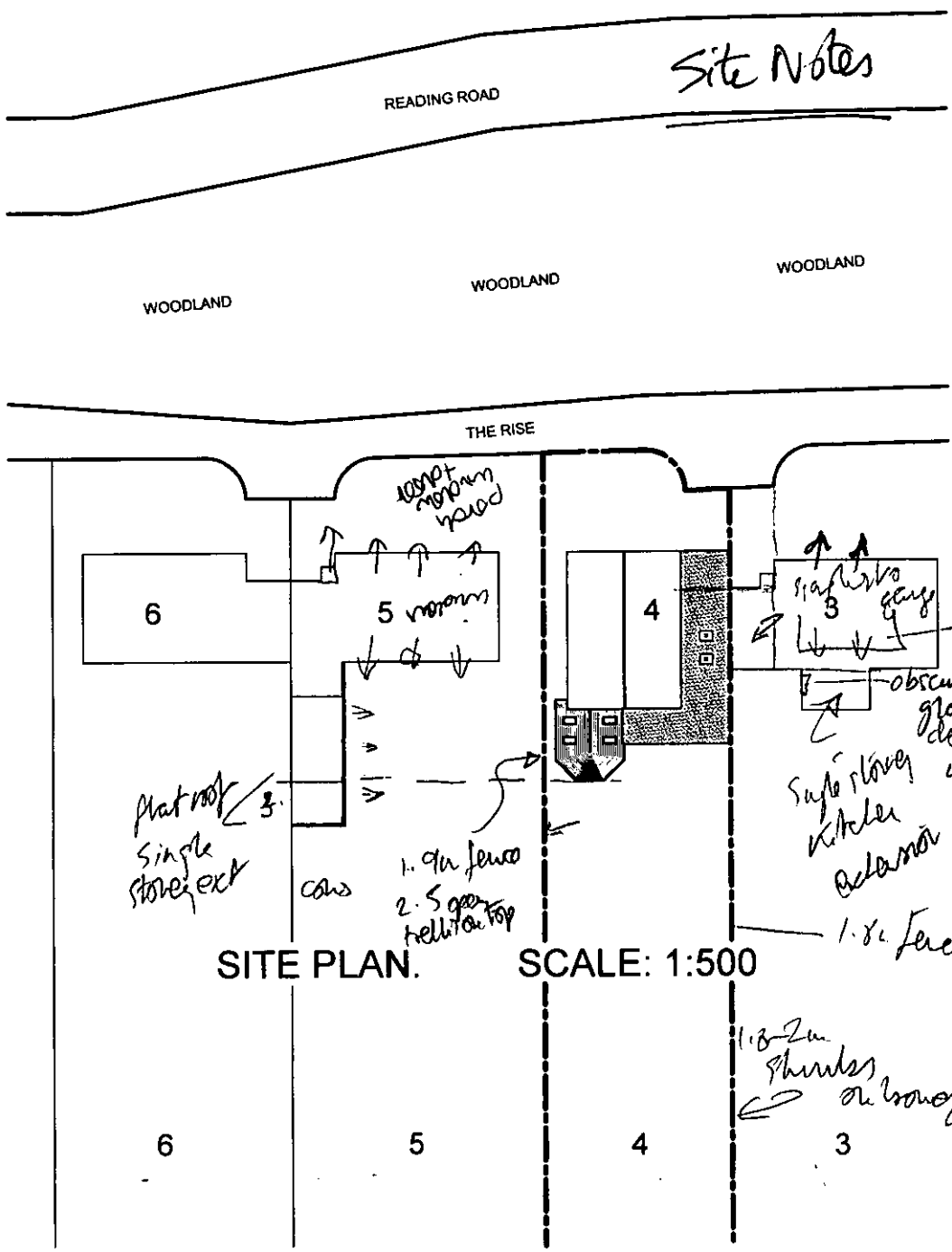
P8.P1.P.S







Site Notes



SITE PLAN. SCALE: 1:500

client			
MR.C.AUSTIN & MISS.D.CURTIS			
A	05.02.01	ALTERED TO CLIENTS COMMENTS	LAM
rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project

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

Tel: 0118 974 6441

Date: **23 January 2001**

My ref: F/2001/3192

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/2001/3192
4, The Rise, Reading Road, Finchampstead, Wokingham.
Proposed single storey side and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3192**
4, The Rise, Reading Road, Finchampstead, Wokingham.
Proposed single storey side and 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 6441

Date: **23 January 2001**

My ref: F/2001/3192

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/2001/3192
4, The Rise, Reading Road, Finchampstead, Wokingham.
Proposed single storey side and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3192**
4, The Rise, Reading Road, Finchampstead, Wokingham.
Proposed single storey side and 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3192
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3192

Proposal:
Proposed single storey side and rear extension to dwelling.

Location:
4, The Rise, Reading Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2001. 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 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.

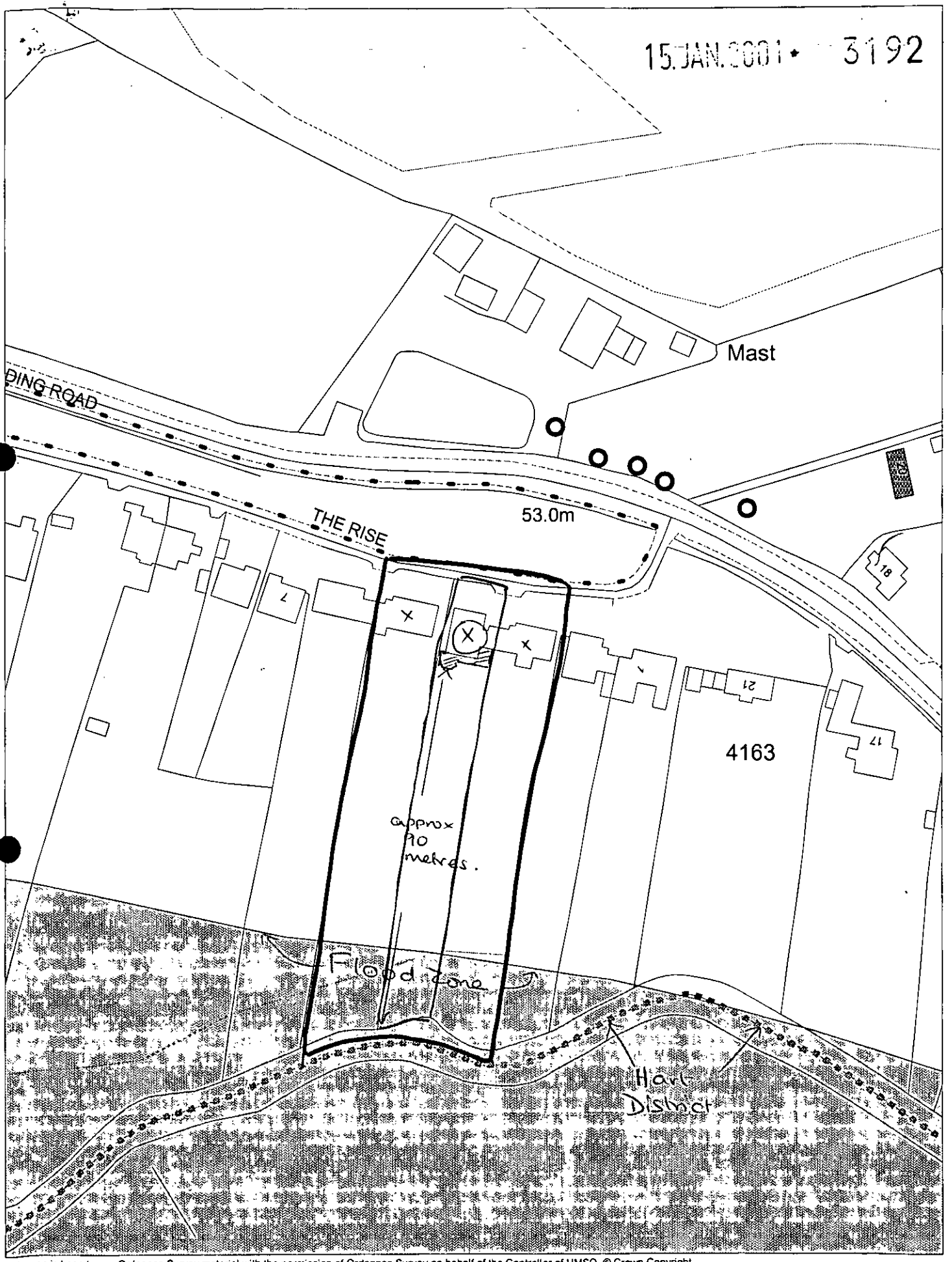
Head Planning and Transportation

23 January 2001

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3192**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
18 January 2001 Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: AT	Application No. F/2001/3192

Map No. 20 Site ...015.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 4 THE RISE READING ROAD

Parish: FINCHAMPSTEAD Ward: Finch South.

Applicant: MR C AUSTIN

Fee Received 95-00 (5) 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	Trees not shown on plan	23.1. None affected	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Extension comes right up to boundary line. Either need to send letter to confirm no encroachment, or change to Cert B & serve notice.	23/1	✓ 8/02/01
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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) .....

Encroachment.

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: (Rural Area)

.....
.....
..... No relevant Pre-apps.

NEIGHBOURS:

..... S/N + See map. .....

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 5/2 Time 10.35

WHILE YOU WERE OUT

Name Luke

Of Romans

Phone No. 0118 936 6691 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 4 The Rise

/3192

Signed Jan

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 5/2 Time 9.05

WHILE YOU WERE OUT

Name Luke McAndrew

Of

Phone No. 0118 9366 691 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2007/3192

Signed Jan

FROM: Andrew Thorley

DATE: 23 January 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

21 FEB 2001
COPIES TO:
ACK:
FILE:

Application Number: F/2001/3192

Proposal: Proposed single storey side and rear extension to dwelling..

Site Address: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Applicant: Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Your observations are required in respect of this application **by 16/02/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.

Date: 19 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3192

Location: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling.

Applicant: Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Case Officer: Andrew Thorley

The new plans show the following: Parking and turning layout as requested by highways. Drawing no A00-100/03/B.

Comments are required by 01/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL.

C049, R049

C122, R122.

Adam Coggins 19/02/01

Date: 09 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3192

Location: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling.

Applicant: Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Case Officer: Andrew Thorley

The new plans show the following: Enlargement of bedroom 3, additional rooflights and additional ground floor w.c. Ground floor layout re-arranged and garage projected forward to be flush with front elevation. Drawing no AOO/100/03 - A.

Comments are required by 19/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comment

Highways now require an additional/revised plan showing the parking layout for 2 vehicles within the curtilage of the property.

The extent of the driveway must be clearly marked and ~~with~~ an outline of the proposed spaces included with minimum dimensions of 4.8m x 2.4m (standard) and 5.5m x 2.4m in front of the garage.

Adam Coggins.

14/2/01

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 19 February 2001

Location:	4 The Rise, Reading Road, Finchampstead, Reading
Proposal:	Proposed single storey side and rear extension to dwelling.
Application Number:	F/2001/3192

In response to your consultation dated 9 February 2001 for the above application, the landscape comments are as follows:

I have no further comments to make regarding details shown on the revised drawing.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 7 February 2001

Location:	4 The Rise, Reading Road, Finchampstead, Reading
Proposal:	Proposed single storey side and rear extension to dwelling.
Application Number:	F/2001/3192

In response to your consultation dated 23 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposal as it will have very little impact on the wider countryside due to an extensive amount of vegetation to the rear of the site and within the woodland adjacent to the Reading Road. No significant trees will be affected by the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3192

Location: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling.

Applicant: Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Case Officer: Andrew Thorley

The new plans show the following: Parking and turning layout as requested by highways. Drawing no A00-100/03/B.

Comments are required by 01/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS F/2001 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3192 (Planaps) / (Ludhouse) Date Rec. 16/02/01

Location: 4, The Rize, Reading Road

Parish Finchampstead

Applicant: Mr. C. Austin

Description of attached plans Parking and turning layout as requested by Highways

Drawing No's: A00-100 / 03 / B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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 AT

Consultations Sent by Admin. on 19.02.PS

Yellow - Part One Copy
Green - Officer's Copy

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

PLANNING SERVICES	HPT 40018
POL	TLS
DC AT	ENF
APP	
CS	
16 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mr.Andrew.Thorpley
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL ~~REVISED~~ PLAN

3192 1

Our Ref.: LM/A00/100

15th February 2001

Dear Andrew

Re: Proposed Extension at 4 The rise, Finchampstead, Berkshire

Further to our telephone conversation yesterday, please find enclosed 6 copies of the modified drawings as requested.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement.

Should you require any further information please do not hesitate to contact me

Yours sincerely

LUKE McANDREW BSc

Direct Line: (0118) 936 6691
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN

Tel
0121 434 3128

Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN

Tel
02380 820110

Fax
02380 820119

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered In England 2606388
VAT 757 2161 27

ROMANS

Date: 09 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3192

Location: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling.

Applicant: Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

Case Officer: Andrew Thorley

The new plans show the following: Enlargement of bedroom 3, additional rooflights and additional ground floor w.c. Ground floor layout re-arranged and garage projected forward to be flush with front elevation. Drawing no AOO/100/03 - A.

Comments are required by 19/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

1970

(RING ONE)

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

App No. 3192 (Planaps) / (Ludhouse) Date Rec. 08/02/01

Location: 4, The Rize Reading Road

Parish Finchampstead

Applicant: Mr. C. Austin

Description of attached plans Enlargement of bedroom 3, additional roof lights, additional ground floor W.C., rearrangement of ground floor layout and the projection of the garage forward so to be flush with front elevation.

Drawing No's: A00/100/03-A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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: No 5, The Rize No 3, The Rize Finchampstead

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 _____

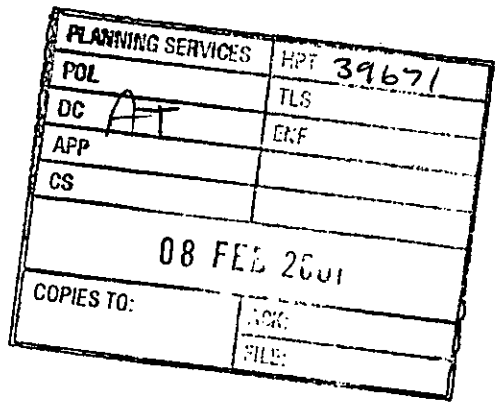
CASE OFFICER AT

Consultations Sent by Admin. on 09.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office



Mr.Andrew.Thornley
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
3192

Our Ref.: LM/A00/100

5th February 2001

Dear Sir

Re: Proposed Extension at 4 The rise, Finchampstead, Berkshire

Further to our telephone conversation this morning, please find enclosed a fully completed section 66 certificate, for the above property. Notice has now been served on the owner of 3 The Rise, under Article 6 of the application for planning permission.

I have also enclosed 6 revised copies of drawing No.A00/100/03.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement for this package.

Should you require any further information please do not hesitate to contact me

Yours sincerely

LUKE McANDREW BSc

Direct Line: (0118) 936 6691
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office
4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6699
Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel
0121 434 3128
Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel
02380 820110
Fax
02380 820119

www.romans.co.uk

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 8 February, 2000
My ref: EC/DC/MLT/FINCHAMPSTEAD/PREAPP
Your ref:

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

Miss D Curtis
4 The Rise
Reading Road
Finchampstead
Berkshire
RG40 4RH

Dear Miss Curtis

RE: PROPOSED GARAGE AT 4, THE RISE, READING ROAD, FINCHAMPSTEAD

I refer to your letter and sketch of the 26th January 2000 regarding the above proposal. I write to inform you that a garage in the position shown on your plan, forward of the main building line, would be considered inappropriate development. It is considered that such a development would have an adverse negative impact upon the street scene, and also upon the rural character of the area.

I hope this information is of assistance to you. Should you have any further queries regarding this matter you should contact Miss Elaine Connor on the above number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

1933

ADDRESS 4 THE RISE, READING RD PARISH FINCHAMPSTEAD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/3192	Mr. C. Austin			

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Miss Curtis - Garage - 8/2/00

ADDRESS 4 THE RISE PARISH FINCHAMPST

PLOT No. 354/86 CVA 652/86 A ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
BR 10581	MR. ROSS	LOFT CONVERSION	9.4.79	APP
10457	"	"	12.4.79	P.D.
21222 ?	MR. A. RUSSELL	S/S. EXT.; BEDROOM/STORM TO KITCHEN/ DINING/WC.	31-5-84	NA
BRA 7003	MR. CHURCHILL	NON ROOF CONV	14.6.89	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 540/91 PD Enq - Mr. & Mrs. Churchill - Garage - Liv. acc 25/

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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
Mr. Colin. Austin	3 The Rise, Finchampstead, Berkshire.	05.02.01.

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Mr. Colin Austin - . . . . . .

Date . . 05TH FEBRUARY 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 4 THE RISE, FINCHAMPSTEAD, BERKSHIRE.

I give notice that *(b)* MR. COLIN AUSTIN & MISS DEBBIE CURTIS

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL. Council

for planning permission to *(d)* EXTEND THEIR HOUSE AT GROUND FLOOR LEVEL TO THE FRONT / SIDE & REAR OF THE PROPERTY.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* ENVIRONMENTAL SERVICES, P.O.BOX 157, SHUTE END, WOKINGHAM, RG40 1WR

by *(f)* MONDAY 26TH FEBRUARY 2001.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of MR. COLIN AUSTIN.

Date 5TH FEBRUARY 2001.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority).
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 23 January 2001

Application Number: F/2001/3192

Proposal: Proposed single storey side and rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
4, The Rise, Reading Road, Finchampstead, Wokingham.

Applicant:
Mr C Austin C/O Mr Romans Architectural (Mr L A McAndrew).

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 26/01/01

PLANNING SERVICES | HPT 39281
POL | TLS
DC | ENF
CS |
30 JAN 2001
COPIES TO: | ACK: | FILE:

Babtie Environmental
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb001

Your ref As below

29th December 2001

Mr A Thorley
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

A member of Babtie Group

Dear Andrew,

PLANNING APPLICATION F/2001/3192
4, The Rise, Reading Road, Finchampstead, Wokingham

After careful consideration I have concluded that the above planning application carries no archaeological implications.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Tel. 0118 974 6441

Date: 23 January 2001

Your Ref:

My Ref: Andrew Thorley / F/2001/3192

Contract	Standard Reply	Reply Handler
		PT

BABTIE PSD	25 JAN 2001	CUSTO 1st

Reference	Reply Due Date	Actual Reply

BABTIE - Archaeological
FAO. Archaeological Officer
School Green
Shinfield
Berks
RG2 9HL

WOKINGHAM DISTRICT COUNCIL
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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3192

Site Address: 4, The Rise, Reading Road, Finchampstead, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3192** in all communications and any response should be addressed to **Andrew Thorley** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

no impact
26/01/01

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to the Winnersh Office

15 JAN 2001 * 3192

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref.: LM/dlw/A00/100

10th January 2000

Dear Sir

Re: Proposed Extension at 4 The rise, Finchampstead, Berkshire

Please find enclosed the following documentation in support of our detailed planning application for a single storey side/rear extension to the above property:

1. Six completed householder planning application forms.
2. Six copies of drawing numbers A00/100/01 and A00/100/03.
3. Six copies of a site location plan with the site outlined in red.
4. A cheque to the sum of £95.00 for the application.

I trust the enclosed is satisfactory and look forward to receiving an acknowledgement with regards this application. If you require any further information please do not hesitate to contact me on my direct telephone line below.

Yours faithfully

LUKE McANDREW BSc

Direct Line: (0118) 936 6691
DX: 92952 LOWER EARLEY
E-Mail: lmcandrew@romans.co.uk

Enc.

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 725

Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

ROMANS

Environmental Services

For office use only.
Application number: 15 JAN 2001 * 3192

Householder planning application form

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

1	Your name	MR. C. AUSTIN & MISS. D. CURTIS
	Address and postcode	4 THE RISE. READING ROAD. FINCHAMPSTEAD BERKSHIRE.
	Phone number	
2	Agent's Name	MR. L.A. McANDREW
	Address and postcode	ROMANS ARCHITECTURAL 4 KING STREET LANE. READING (WINNERSH). RG41 5AS
	Phone number	
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.	4 THE RISE READING ROAD FINCHAMPSTEAD BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE & REAR SINGLE STOREY EXTENSION
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 ☐ WE DO NOT PLAN TO CUT DOWN ANY TREE'S.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL BRICK/TIMBER/TILE/WINDOWS AND DOORS 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.	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: 2	Proposed: 3
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

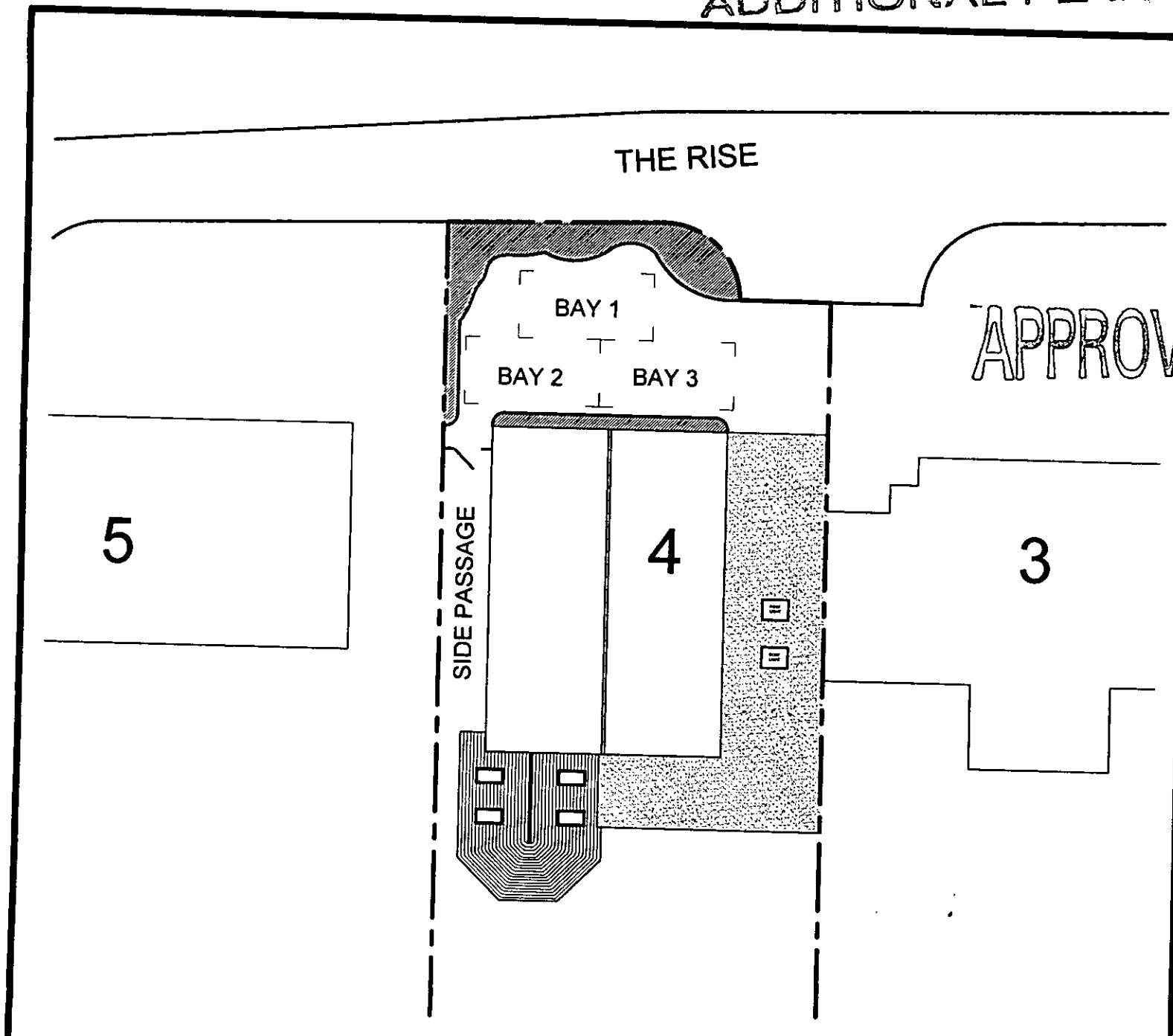
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR. C. AUSTIN & MISS. D. CURTIS

Date 10.01.01

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

ADDITIONAL PLAN 3192



APPROVED

COPIES TO:
FILE:
ACK:
CS
AFT
DE
PO

client
MR.C.AUSTIN & MISS.D.CURTIS

rev	date	details	drawn

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project
4 THE RISE
FINCHAMPSTEAD, BERKSHIRE

drawing title
SITE PLAN

scales
1:200

date
DEC 2000

drawn
LAM

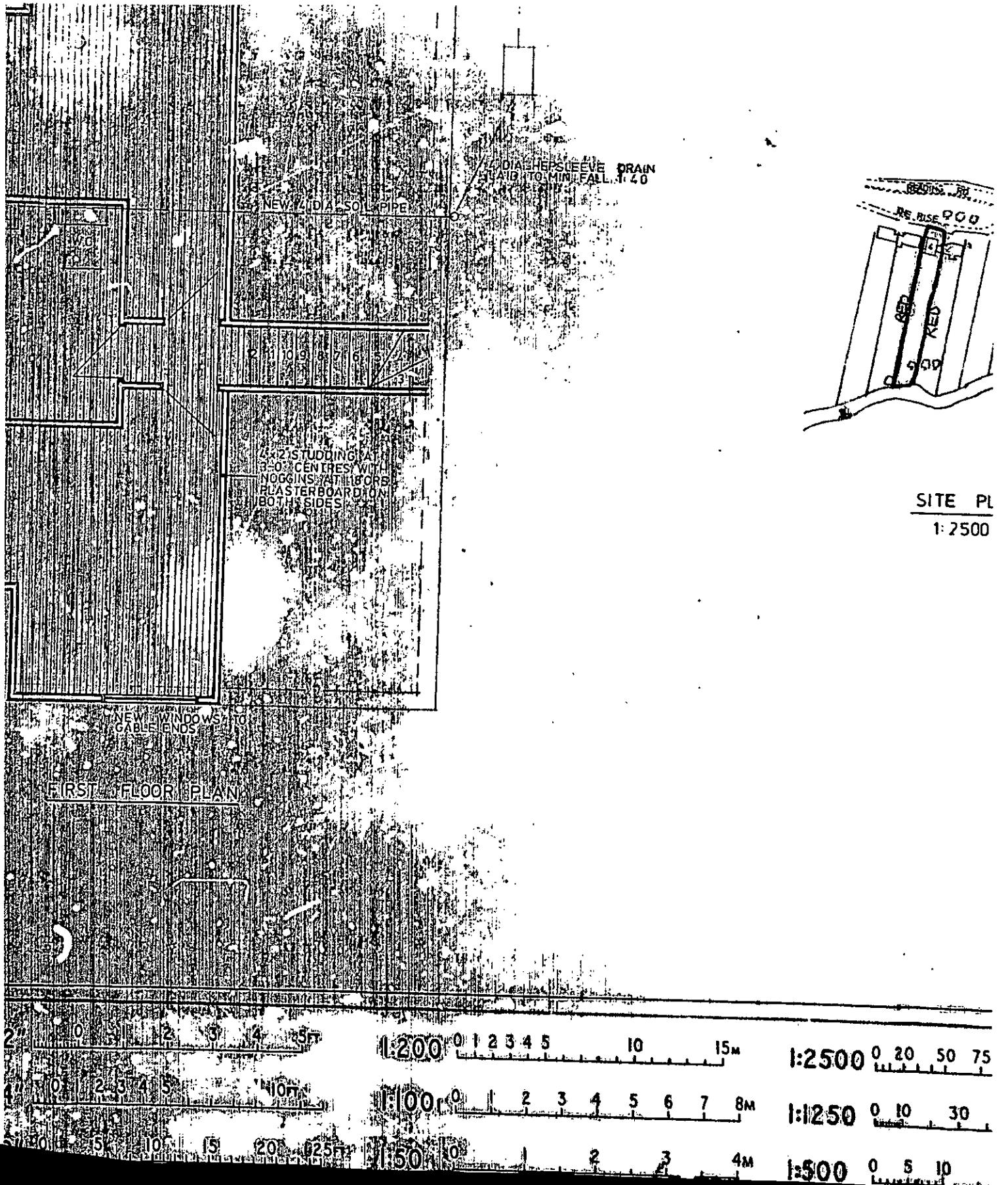
checked

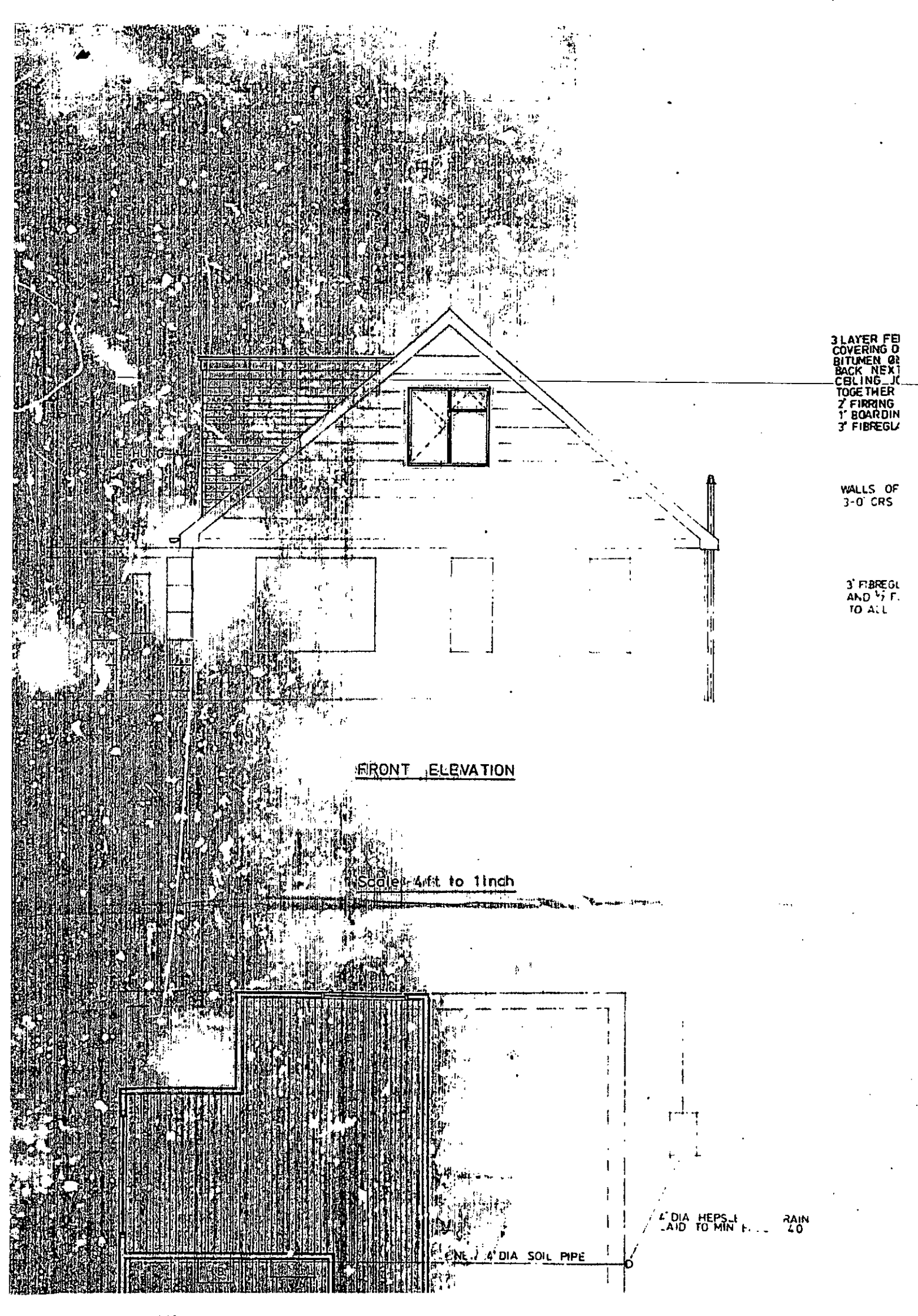
ref
A00-100 04

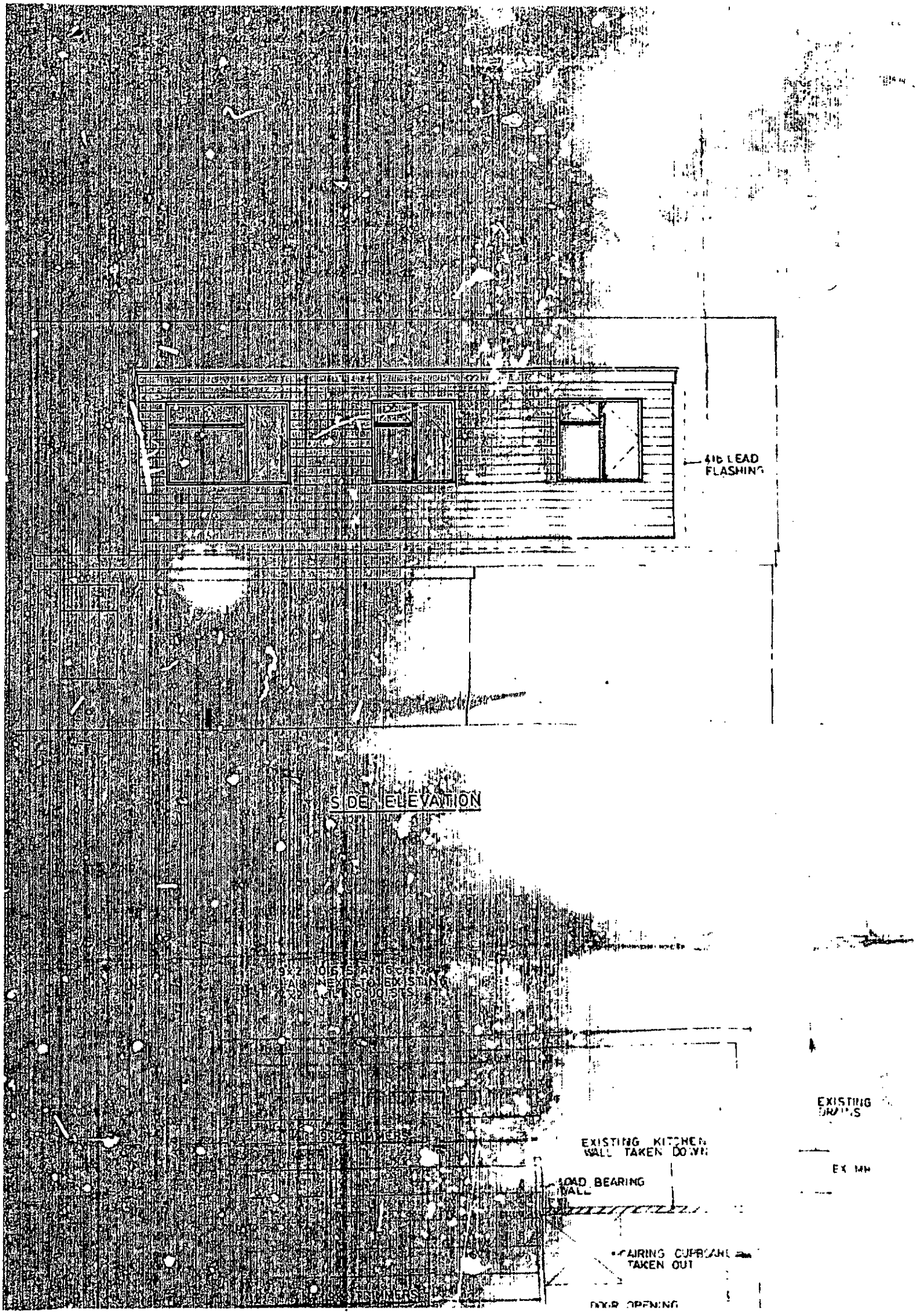
rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

The copyright in this document and design is confidential to and the property of Romans Professional Services Limited
Romans Professional Services is a division of Romans Group


4 DIA HEPSLEEVE DRAIN
LAID TO MIN FALL 1:40
NEW 4 DIA SOIL PIPE
W.C.
4x2 STUDDING AT
3-0 CENTRES WITH
NOGGINS AT 18 CRS
PLASTERBOARD ON
BOTH SIDES
NEW WINDOWS TO
GABLE ENDS
FIRST FLOOR PLAN
SITE PL
1:2500
1:200
1:100
1:50
1:2500
1:1250
1:500

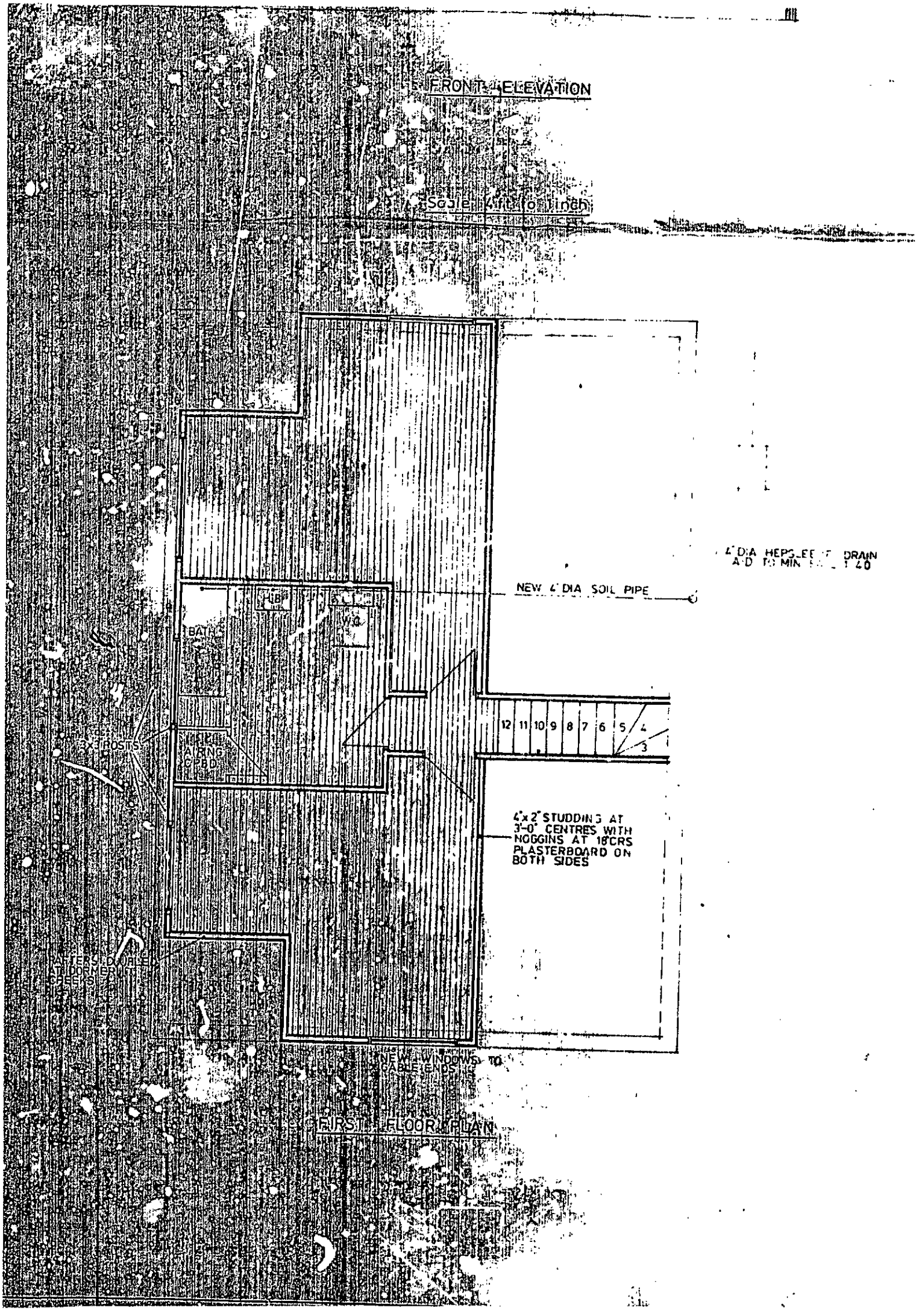

3 LAYER FEL
COVERING O
BITUMEN @
BACK NEX
CEILING_JC
TOGETHER
2" FIRRING
1" BOARDIN
3" FIBREGL
WALLS OF
3-0" CRS
3" FIBREGL
AND ½ F.
TO ALL
FRONT ELEVATION
Scale:- 4ft to 1inch
4" DIA HEPS
LAID TO MIN
RAIN
4.0
4" DIA SOIL PIPE



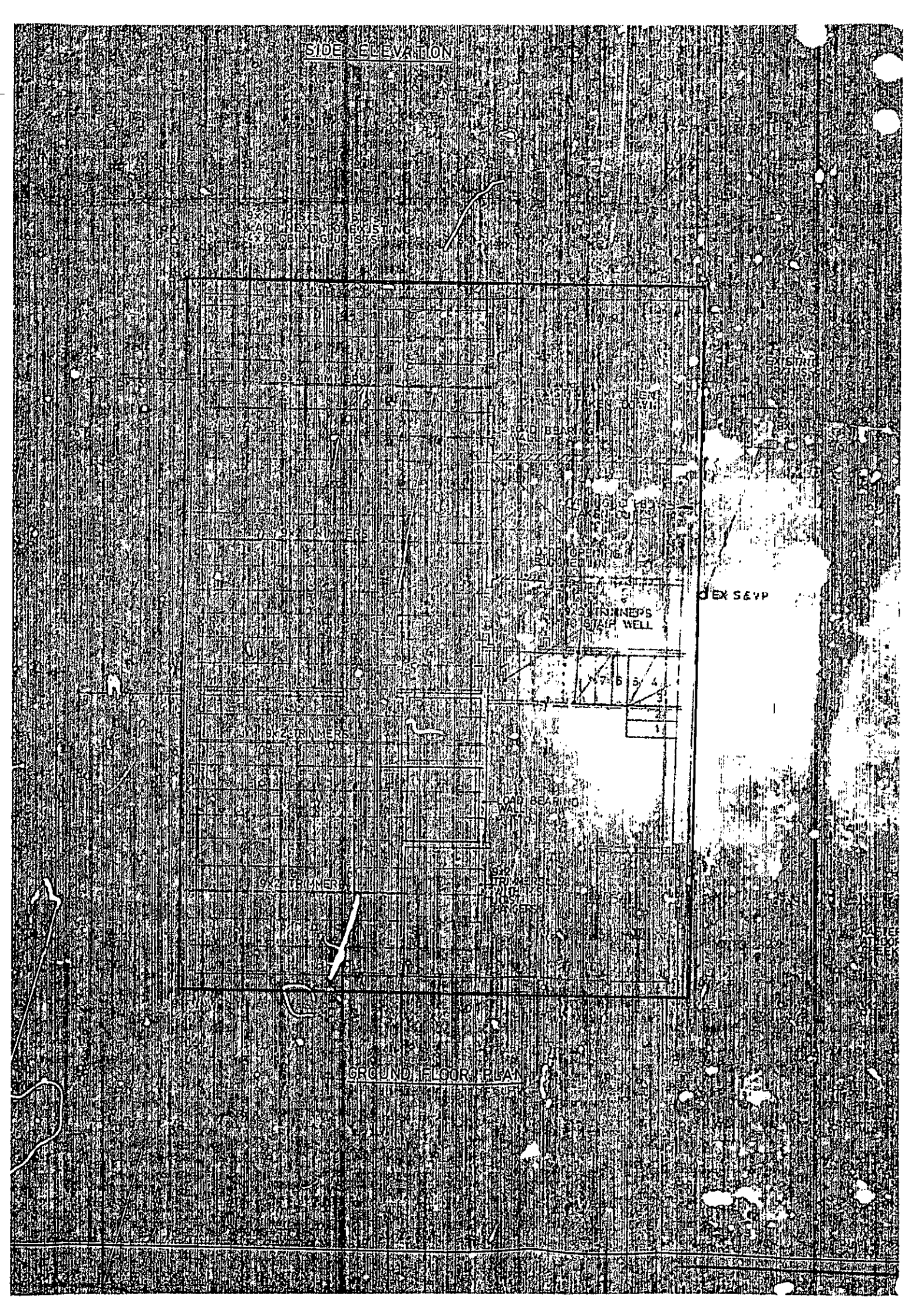
416 LEAD FLASHING
SIDE ELEVATION
EXISTING KITCHEN WALL TAKEN DOWN
LOAD BEARING WALL
TAKEN OUT
DOOR OPENING
EXISTING

FRONT ELEVATION

Scale 4 ft to 1 inch



FIRST FLOOR PLAN


SIDE ELEVATION
9x2 TRIMMERS
9x2 TRIMMERS
9x2 TRIMMERS
9x2 TRIMMERS
LOAD BEARING WALL
EX S&VP
GROUND FLOOR PLAN