O/B x3. 1x2S
2x S.S

APPLICATION NO:
F/2001/3516

LOCATION:
Lea Farm Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr J Griffiths C/O Mr M Gilbert

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/04/2001**
28 Day exp: 13/04/01
APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

APPROV

CASE OFFICER: **Natalie Brown**

18/4 - chased up revised plans.
23/4 – Revised plans received.

19/6 - chased further revised plans.
2/7 – chased up plans - should be live shortly
13/7 – 2° revised plans received.

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Griffiths
C/O Mr M Gilbert
Thatch Cottage
Farley Green
Albury
Guildford
GU5 9DN

Application Number: F/2001/3516

Parish: **FINCHAMPSTEAD**

Location: **Lea Farm, Park Lane, Finchampstead, Wokingham.**

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

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

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

Condition
2. 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.

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

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and EN4.
South East Area Local Plan Policies STV2, SBE1, SBE2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7, WHE11 and WHE13.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 31/08/2001

Notice checked by: C Hurst

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 20 February, 2002
My ref. BC/DC/F/2001/3516 & LB/2001/3518

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

Mr Griffiths
c/o Osborne and Dormer
4 The Parade
Trumpston Green Road
Virginia Water
GU25 4EH

Dear Sirs

PLANNING PERMISSION F/2001/3516 & LB/2001/3518
SITE: LEA FARM, PARK LANE, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Numbers F/2001/3516 & LB/2001/3518 have condition(s) attached to them. Some of these conditions may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NATALIE BROWN
Planning Assistant

Received by Wokingham District Council

Application No: F/2001/3516

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Lea Farm, Park Lane, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2001. 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

16 March 2001

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

Tel: (0118) 974 6492

Date: **16 March 2001**

My ref: F/2001/3516

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/2001/3516
Lea Farm, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3516**
Lea Farm, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **16 March 2001**

My ref: F/2001/3516

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/2001/3516
Lea Farm, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.

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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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3516**
Lea Farm, Park Lane, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling.

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

_____

_____

Signed: _____ Date: _____
Councillor Cockroft

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3516

Applicant : Mr J Griffiths C/O Mr M Gilbert.

Location : Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [X] DATE [ ] YES

Date of Neighbour Notifications : .....

Date of Site Visit : 22/3

Date Registered : 05/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001

This application will have expired on: 30/04/2001. 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: 30/3: no objection
Cons Officer: 23/3: agreed mat extn to large. detailed comments on internal alts - one revised plans are received.
Highways: 23/3: no objection subject to parking + turning remaining
comments as previous.
Env Agency (landfill): 2/4: no objection subject to informative re/ surface run off
comments as previous
Georgian Soc: 2/4: defer comments to ones societies are building largely or wholly outside of the period in which the group is interested.

Planning Issues : LB + rural/countryside

REVISED PLANS REC: 23/4

Application Number: F/2001/3516

Appraisal :

PREVIOUS HISTORY :
6/58 : new dwelling on adjacent site.
R/93/64 : conv. house into two dwellings with extns.
PD/69/73 : alts.

* ORIGINAL floor AREA - (Historic maps don't appear to have WC/boiler/glazed porch)
x2 sitting/living/ x2 kitchen
= 15.5 x 5.7 = 88.35 } 109.47 m² } 197.82
8.8 x 2.4 = 21.12 }

1st floor = 15.5 x 5.7 = 88.35 m²

Previous extns (gff only) = (5.3 x 1.1) + (2.4 x 2.6) = 12.07 m²

* Proposed gff additions:
(9.25 x 5.5) + (1.7 x 6.8) = 62.44. } 110.29.
1st floor additions: (8.35 x 5.43) = 47.85 }

% increase over original gff footprint = $\frac{62.44}{109.47} \times 100 = 57\%$
over original floorarea = $\frac{110.29}{197.82} \times 100 = 56\%$.

* Revised plans (Rev D)
. proposed gff additions: (6 x 5.3 + 1.6 x 3.6) = 37.56 } 70.14 m².
. proposed 1st floor additions: (5.43 x 6) = 32.58 }

% inc over original gff footprint = $\frac{37.56}{109.47} \times 100 = 34.3\%$.

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

over original floorarea = $\frac{70.14}{197.82} \times 100 = 35.5\%$.

Application Number F/2001/3516
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs.
	C012	R012	Ex materials to be agreed.
	C122	R122	Parking + turning to remain
		Informative :	

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			SE2, SBE1, SBE2, SC19
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WC1, WC7, WHE11, WHE13
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			C2, EN4
MINERALS LOCAL PLAN POLICIES:			

A Cronin

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

Date: ~~16.8.01.~~ 31/8/01

Application Number: F/2001/3516 & LB/2001/3518

Appraisal:

Development
The site is a detached Grade 2 Listed Building located within a rural/countryside area. There are some outbuildings located to the front of the site.

The proposed development is to repair the existing internal fireplaces and to build a two-storey rear extension. The applications have been subject to revisions. The final drawings to be considered are:
00/67/01 – Existing floor plans and elevations
00/67/02 Rev. D – Proposed floor plans and elevations
00/67/03 – Proposed works to fireplace

1) Impact upon neighbouring properties
The site is a detached property set within its own grounds. The nearest property is 'Stones' which is substantially set away from the boundary. It is therefore considered that the proposed development would have no adverse effects upon neighbouring properties in terms of being overshadowing, overbearing and causing overlooking.

2) Impact upon the open character of the area
The property has been subject to some previous applications as follows:
- 61/58 – new dwelling on adjacent site
- R/93/64- Conversion of house into two dwellings
- PD/69/73 – Alterations

The original floor area is assumed as being without the WC/boiler and glazed porch as these no appear to be on the Historic Maps. The original footprint would therefore have been 109.47m^2 with the floor area being 197.82m^2. The previous extensions at ground floor only would have amounted to 12.07m^2.

The proposed ground floor area of the extensions would cover 37.6m^2, which would be a 34.3% increase over the original footprint. The proposed total floor area of the extension would cover 70.14m^2, which would be a 35.5% increase in the original floor area. This is considered to be an acceptable increase given the designation of the site as a rural/countryside area.

The proposed two-storey rear extension would be 6m in length but be set inside the side building line of the original dwelling. It would have a reduced ridge height compared to the original dwelling, and have a hipped roof. The proposed extension, despite extending 6m from the rear building line of the dwelling, by it being set inside the side building line a with reduced ridge height, would help reduce its impact upon the wider area. The hipped roof would help reduce the bulk and mass of the extension.

3) Impact upon the character of the Listed Building
The building is a Grade 2 Listed, and the works are internal - to restore the fireplaces and external – a two-storey rear extension.
Compared to the original scheme which showed the extension as being over 9m in length, the proposed length of the extension is now considered acceptable. The setting down of the ridge height would help the extension to be both subservient and sympathetic to the character of the Listed Building.

Details of the materials, window, door, porch and dormer would need to be provided, plus details of the making good to the building where the glazed area is to be removed.

4) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms from 3 to 5. 4 off-road parking spaces are therefore required in order to comply with Council parking standards. There is an existing parking and turning area on site which would remain unchanged. Provided that parking and turning remains, the highway department would have no objection to the proposed development.

Approval: ✓ **~~Refusal:~~**

pre-app No's 1519, 1386, 1301

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 MAR 2001	
Officer: NAB	Application No. F/2001/3516

Map No. 113.. Site ...029.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: LEA FARM PARK LANE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH

16-03-01

Applicant: MR J GRIFFITHS

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

(2)

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	show Parking Layout	16-03-0	
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) ..... see appropriate Listed building Application

---

Date Site Notice Sent : 16-03-01 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) Landfill cons. ✓

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

HERITAGE BODIES

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

OTHERS:

..... pre-apps attached .....

NEIGHBOURS:

..... site notice + see map for neighbour notices .....

RECORD OF SITE VISIT

SITE ADDRESS: Lea Farm Park Lane Finchampstead Wokingham. APPLICATION NUMBER: F/2001/3516	OFFICER: Natalie Brown DATE OF SITE VISIT: 22/3 -

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at (front)

2. DESCRIPTION OF SURROUNDINGS LB - out buildings at front.
fields surrounding - out countryside/rural

timber / corrug. iron roof concrete block with corrug roof.

3. DESCRIPTION OF SITE/BUILDING Brick - part painted cream/white - black wooden beams blue painted window frames. clay tiles.
outbuildings @ front.
lawn raised above g/f level of dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Rd, to Arborfield - cars sometimes visible through trees.
Detached - see plan.
Stones visible + property at rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT some hedging along boundary.

OTHERS

13 AUG 2001

Date: 03 August 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, ~~Wokingham~~

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Plans corrected to show proposed extension set 300mm from existing. Plan now matches elevations. Drawing no 00/67/02 Rev D.

Comments are required by 13/08/2001.

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

Correction as discussed with applicant.

No further comment

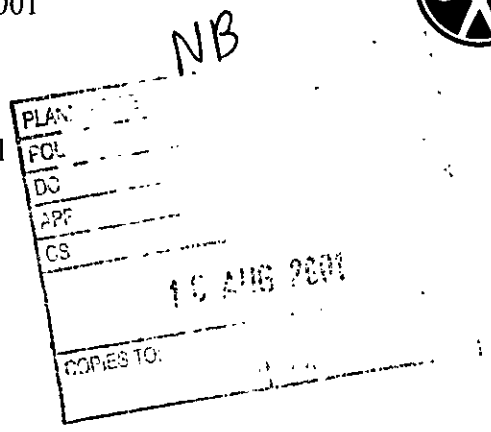
Harold Sanders

15.08.01.

Our ref: SP\2001\004139\001
Your ref: F/2001/3516
Date: 7th August 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG40 1WR



Dear Madam

PROPOSAL: Proposed Two Storey Rear Extension To Dwelling
LOCATION: Lea Farm, Park Lane, Finchampstead, Wokingham

Thank you for your letter dated 23rd July 2001, which was received on 26th July 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:

- they should not be culverted; and
- a buffer zone is left on either side of any watercourse, and
- culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

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

Grid reference	Distance from site	Landfill name	Details
SU 767 633	245m	Bullaways Farm	Inert Waste

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: Premier Design, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

Date: 03 August 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Plans corrected to show proposed extension set 300mm from existing. Plan now matches elevations. Drawing no 00/67/02 Rev D.

Comments are required by 13/08/2001.

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. 3516 T 3518 (Planaps) / (Ludhouse) Date Rec. 31/7/01

Location: LEA FARM, PARK LANE

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans PLANS CORRECTED TO SHOW PROPOSED EXTENSION SET 300mm FROM EXISTING PLAN – NOW MATCHES ELEVATIONS.

Drawing No's: 00/67/02 REV D.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. 1 copy of plan for each file please

Please tick which of the following you wish consulted.

OTHERS: As consulted on previous revised plan – Env. Agency, English Heritage & The Society for the Protection of Ancient Buildings only.

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)	H.S	☑
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: As consulted on previous revised plans

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 03.08.RS

Yellow - Part One Copy
Green - Officer's Copy

Premier Design

architectural & structural

REVISED PLAN

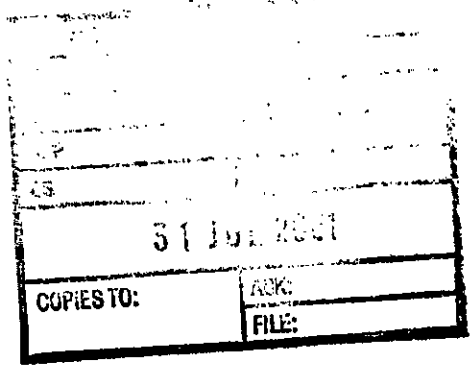
3516

3518

30 July 2001

NB

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



For the attention of Natalie Brown.

Dear Sir

Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516

Please find enclosed 6 copies from our drawing 00/67/02 Rev D showing the proposed extension set over 300mm from the existing wall.

Yours sincerely

Premier Design

Premier Design.

Thatch Cottage
Farley Green, Albury,
Guildford, GU5 9DN.
Tel 01483 202274. Fax 01483 205274.
e-mail. Buildings@compuserve.com
Premier Design is owned by Keybat Ltd
Registered No. 1750316

for plans see Part One or Officer file

Date: 18 July 2001 19 JUL 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516 + 06/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02. Proposed works to fireplace, drawing no 00/67/03.

Comments are required by 01/08/2001.

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

THE REVISED PROPOSALS ARE NOW ACCEPTABLE TO ME INCLUDING THE RESTORATION WORKS TO THE FIRE PLACES.

Phoned agent 25/7 9.05am he will correct plan & send in

HOWEVER, THE PLAN DOES NOT SHOW THE SET BACK BETWEEN THE EXISTING BUILDING AND EXTENSION — AS SHOWN ON THE REAR ELEVATION, PLAN SHOULD BE CORRECTED.

DETAILS OF MATERIALS, WINDOWS, DOOR AND PORCH AND DORMER PLUS MAKING GOOD TO BUILDING WHERE GLAZED AREA REMOVED.

Harold Sanders 24.07.01.

Date: 18 July 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02. Proposed works to fireplace, drawing no 00/67/03.

Comments are required by 01/08/2001.

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

No further observations.

AC 20/07/01

Date: 18 July 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02. Proposed works to fireplace, drawing no 00/67/03.

Comments are required by 01/08/2001.

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. LB/2001/3518 (Planaps) / F/2001/3516 (Ludhouse) Date Rec. 13 JULY 2001

Location: LEA FARM, PARK LANE

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans

00/67/02 Rev C: Proposed extension reduced to 6m length.
00/67/03 Proposed works to fireplace

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. one copy of plans for each file please.

Please tick which of the following you wish consulted.

OTHERS: Env. Agency (commented previously)
Georgian ~~Society~~ Group
Soc. for protection Ancient Buildings
English Heritage

plus others as on original applications.

	Drawing No's	
1. NK (Landscape & Trees)		☐
2. NK (Env. Design)	H.S	✓
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: As on original application.

Date for Responses 14 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.

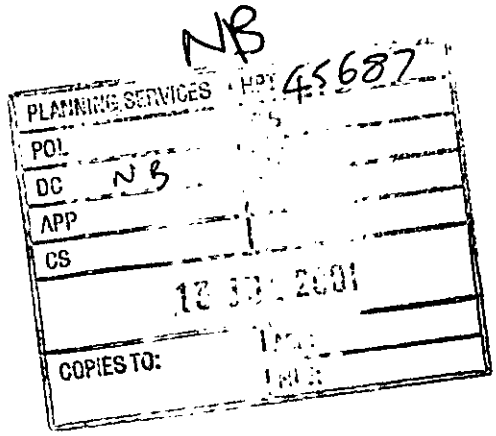
Consultations Sent by Admin. on 18.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

Premier Design

architectural & structural

REVISED PLAN 3516 3518



11 July 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Natalie Brown.

Dear Sir

Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516

Please find enclosed 6 copies from our drawing 00/67/02 Rev C showing the proposed extension reduced to 6000mm as requested. We also enclose 4 copes from drawing 00/67/03 showing the proposed works to the fireplaces.

We can confirm that there is parking on site in excess of 8 spaces. The applicants do not normally garage their cars but have space within the buildings surrounding the front turning area.

Yours sincerely

Premier Design

Premier Design.

Thatch Cottage
Farley Green, Albury,
Guildford, GU5 9DN.
Tel 01483 202274. Fax 01483 205274.
e-mail. Buildings@compuserve.com
Premier Design is owned by Keybat Ltd
Registered No. 1750516

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 Fax 020 7247 5296

Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

44208

PLANNING SERVICES	HPT
POL	TLS
DC MRB	ENF
APP	
CS	
07 JUN 2001	
COPIES TO:	

Our ref: MS/PQ/61/SPAB/01
Your ref: LB/2001/3518 + F/2001/3516

6th June 2001

Dear Sir,

LEA FARM, PARK LANE, FINCHAMPSTEAD

Thank you for referring this application to us for comment.

We note that the size of the proposed extension has already been reduced but we still consider it large in relation to the existing building. It might be advantageous for the side wall to be set back from the existing end wall of the sitting room and the width of the extension reduced. It might also make for a better relationship with the existing building if the proposed lean-to with porch, lobby and lavatory could be omitted, simplifying the extension's form.

We hope these comments will be of assistance.

Yours faithfully,

Matthew Slocombe
Deputy Secretary

For plan see Part One or Officer file

Date: 30 April 2001 01 MAY 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516 + LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

Comments are required by 14/05/2001.

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

I STILL CONSIDER THE EXTENSION TOO LARGE WHEN COMPARED TO THE ORIGINAL STRUCTURE.

THE PROPOSED KITCHEN/BREAKFAST ROOM CLEARLY REFLECTS THIS PROBLEM OF SCALE WHEN RELATED TO OTHER ROOMS IN THE FARMHOUSE.
THE WINDOW TO THE UPPER LANDING NOW APPEARS ACCEPTABLE.
IF THE FAMILY BATHROOM IS REPLANNED WITHIN THE EXISTING STRUCTURE, WITH ONLY TWO EXTRA ROOMS AT FIRST FLOOR LEVEL THIS COULD RESULT IN AN EXTENSION OF ACCEPTABLE MASS WHEN COMPARED TO THE HISTORIC STRUCTURE.

Harold Sanders 29.05.01.

Date: 30 April 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

Comments are required by 14/05/2001.

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

Premier Design

architectural & structural

REVISED PLAN

3516 1

3518 1

19 April 2001

PLANNING SERVICES	HPT 4-24-52
POL	TLS
DC NB	ENF
APP	
CS	
23 APR 2001	
COPIES TO:	ACK:
	FILE:

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Natalie Brown.

Dear Sir

Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516

Please find enclosed 4 copies from our revised drawing 00/67/02 Rev B. We have reduced the proposal in size, lowered the proposed ridge height and incorperated the items picked up during our site meeting.

Our Client has confirmed that a depth of 7500mm is the minimum that can provide the accomodation required. We hope this revised proposal may be acceptable.

Yours sincerely

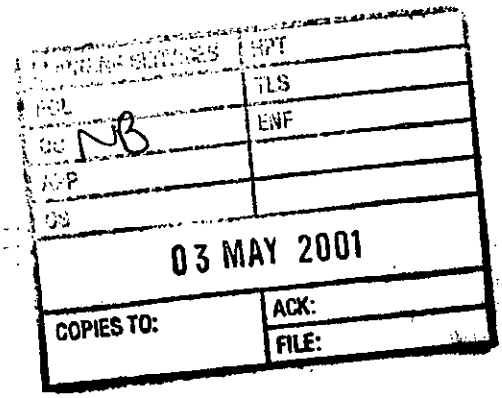
Premier Design.

Thatch Cottage
Farley Green, Albury,
Guildford, GU5 9DN.
Tel 01483 202274. Fax 01483 205274.
e-mail. Buildings@compuserve.com
Premier Design is owned by Keybat Ltd
Registered No. 1750516

Our ref: SP\2001\003633\001
Your ref: LB/2001/3518 + F/2001/3516
Date: 1st May 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: 2 Storey Rear Extension, Reduced In Height And Length
LOCATION; Lea Farm, Park Lane, Finchampstead

Thank you for your letter dated 30 April 2001, which was received on 01 May 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7.**

I have no further comments to add to my previous letter dated 27 March 2001 regarding your consultation reference F/2001/3518, of which a copy is enclosed.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE

Matt Rose
Development Planning Team

CC: Mr. M. Gilbert, Premier Design, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Date: 30 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

Comments are required by 14/05/2001.

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

Comments as previous dated 23/03/01

Adam C 4/5/01

Date: 30 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

Comments are required by 14/05/2001.

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. F/2001/3516 (Planaps) / LB/2001/3518 (Ludhouse) Date Rec. 23 April 2001

Location: LEA FARM, PARK LANE

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans TWO STOREY REAR EXTENSION REDUCED IN LENGTH TO 7.5m, AND RIDGE HEIGHT REDUCED.

Drawing No's: 00/67/02 REV B.

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: ~~Env Agency~~ ~~Georgian Group~~ ~~Ancient Monuments Soc~~ RCHME Victorian Society ~~Soc for protection ancient buildings~~ English Heritage

As applicant

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	H.S	✓
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: As applications.

Date for Responses 14 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 30.04.B5

Yellow - Part One Copy
Green - Officer's Copy

Premier Design
architectural & structural

REVISED PLAN

3516
3518

19 April 2001

PLANNING SERVICES	HPT 42452
POL	TLS
DC NB	ENF
APP	
CS	
23 APR 2001	
COPIES TO:	ACK:
	FILE:

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Natalie Brown.

Dear Sir

Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516

Please find enclosed 4 copies from our revised drawing 00/67/02 Rev B. We have reduced the proposal in size, lowered the proposed ridge height and incorperated the items picked up during our site meeting.

Our Client has confirmed that a depth of 7500mm is the minimum that can provide the accomodation required. We hope this revised proposal may be acceptable.

Yours sincerely

Premier Design.

Thatch Cottage
Farley Green, Albury,
Guildford, GU5 9DN.
Tel 01483 202274. Fax 01483 205274.
e-mail. Buildings@compuserve.com
Premier Design is owned by Keybat Ltd
Registered No. 1750516

ENGLISH HERITAGE

SOUTH EAST REGION

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR
FAO: Natalie Brown

PLANNING SERVICES | HPT 42580
TLS
POL | ENF
DC NB
APP
CS
26 APR 2001
COPIES TO: | ACK:
FILE:

Direct dial: 01483 252030

Your ref: NB/LB/2001/3518

24th April 2001

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Lea Farm, Park Lane, Finchampstead, Wokingham

Thank you for notifying English Heritage of the application for listed building consent for the above building.

On the basis of the submitted documentation, which we have listed below, English Heritage has no objection to the application.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: 00/67/02; 00/67/01

Yours sincerely

p S. Angell

Graham Steaggles
Historic Areas Advisor
South East Region

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

F/2001/3516 + LB/2001/3518.

18/4 11.35am.

- Phoned up agent chasing revised plans
- original depth extn at ≈ 9m
  H.S wanted 6m
  ~~Agent~~ revised at 7m, but client wants 7.5m
- He will send in plans at 7.5m & if we have any probs, get back to him
- has lowered the ridge height + done other changes requested by H.S.
- He will try + send plans in by the end of the week.

23/4 - Revised plans received.

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HFT 41864
SOL	TLS
DC NB	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:

Date 28.3.01

Our ref. AM

Your ref. LB/2001/3518 + fb2001/3516

Your letter of 15.3.01

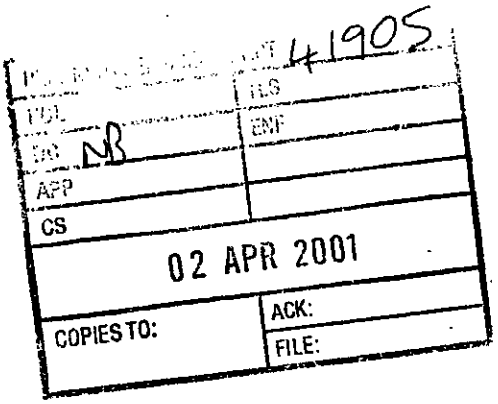
Lea Farm, Finchampstead

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

Our ref: SP\2001\003392\001
Your ref: F/2001/3516 & F/2001/3518
Date: 27th March 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: 2 Storey Rear Extension (Also Listed Building Consent For Internal Fireplace Repairs LB/2001/3518)
CONSENT: Lea Farm, Park Lane, Finchampstead

Thank you for your letter dated 16 March 2001, which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**. The Environment Agency has no objection to the proposed development.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 767 633	190m	Bullaways Farm, Farley Hill	Inert Waste

In view of distance, and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M ROSE

Matt Rose
Development Planning Team

CC: Mr. M. Gilbert, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

FROM: Natalie Brown

DATE: 16 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PART 1 REGISTER

Application Number: F/2001/3516

Proposal: Proposed two storey rear extension to dwelling..

Site Address: Lea Farm, Park Lane, Finchampstead, Wokingham.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Your observations are required in respect of this application **by 09/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 30 - 3 - 01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 15 March 2001

Application Number: LB/2001/3518

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Lea Farm, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr J Griffiths C/O Mr M Gilbert.

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

✓ below as applicable;

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

C122, R122 (INSERT: '...vehicle parking and turning space for 4 vehicles herein approved...')

C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 23/03/01

To:
Harold Sanders
Urban Design And Conservation Officer Please see Part 1 for plans.

From: Natalie Brown

Date: 16 March 2001 20 MAR 2001

Application Number: F/2001/3516

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
Lea Farm, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr J Griffiths C/O Mr M Gilbert.

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

FOLLOWING A SITE VISIT ON 22. MARCH WITH THE CASE OFFICER IT WAS GENERALLY AGREED THAT THE PROPOSED EXTENSION WAS TOO LARGE IN RELATION TO THE PRESENT LISTED STRUCTURE.

A REVISED SCHEME IS TO BE PREPARED WHICH WILL ALSO REDUCE THE RIDGE LINE OF THE PROPOSED EXTENSION.

DETAILED COMMENTS ON THE INTERNAL ALTERATIONS TO THE EXISTING STRUCTURE WILL BE WILL BE CONFIRMED ONCE THE REVISED DRAWINGS ARE SUBMITTED; INCLUDING THE RENOVATION WORKS TO THE TWO PRINCIPAL FIREPLACES

ACK:

Harold Sanders

23.03.01.

runs through 2 brick arches. To the right of this adjoining, and on the further bank of the mill stream is a higher section of painted weather boarding with a half-hipped old tile roof. Adjoining, further to the right is a C20 L-plan single storey dining room extension of no special interest. Interior:- many members of the timber frame exposed, a large inglenook fireplace, and the mill wheel, gears and machinery fully restored and in working order enclosed behind a glass screen.

SU 76 SE — FINCHAMPSTEAD — PARK LANE (North side)

12/15 — Lea Farmhouse

II

Farmhouse. Late C16, altered C20. Park brick and part roughcast, part timber framed with painted brick infill, old tile roof half hipped on right. Rectangular plan of 2 framed bays with brick extension on west. 2 storeys. Chimney with 4 square shafts to right of centre. Entrance front:- 2 bays of C19 3-light casement windows. C19 extension on left, painted roughcast with hipped old tile roof; ledged door with a 2-light casement to left on ground floor. Interior:- most of the timber frame is visible and there is an inglenook fireplace.

Environmental Services

For office use only.
Application number: 05.MAR2001 * 3516

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. J. GRIFFITHS
	Address and postcode	LEA FARM PARK LANE FINCHAMPSTEAD RG40 4QR.
	Phone number	01189 732176.
2	Agent's Name	MR M. GILBERT
	Address and postcode	THATCH COTTAGE FARLEY GREEN ALBURY, GUILDFORD GU5 9DN.
	Phone number	01483 202274
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.	LEA FARM PARK LANE FINCHAMPSTEAD RG40 4QR.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR 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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL TO MATCH THE 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: 3.	Proposed: 5.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

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: M. Griffiths on behalf of J. GRIFFITHS.

Date 26/2/01

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

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LEA FARM /Stones.

ADDRESS PARK LANE NE PARISH ~~FINCH~~

PLOT No. LISTED ORD. SHEET No.

BUILDER 0.90/59 Excors of V.W. Sayer O/C - Res Dev 25.4.59 REF - Refused

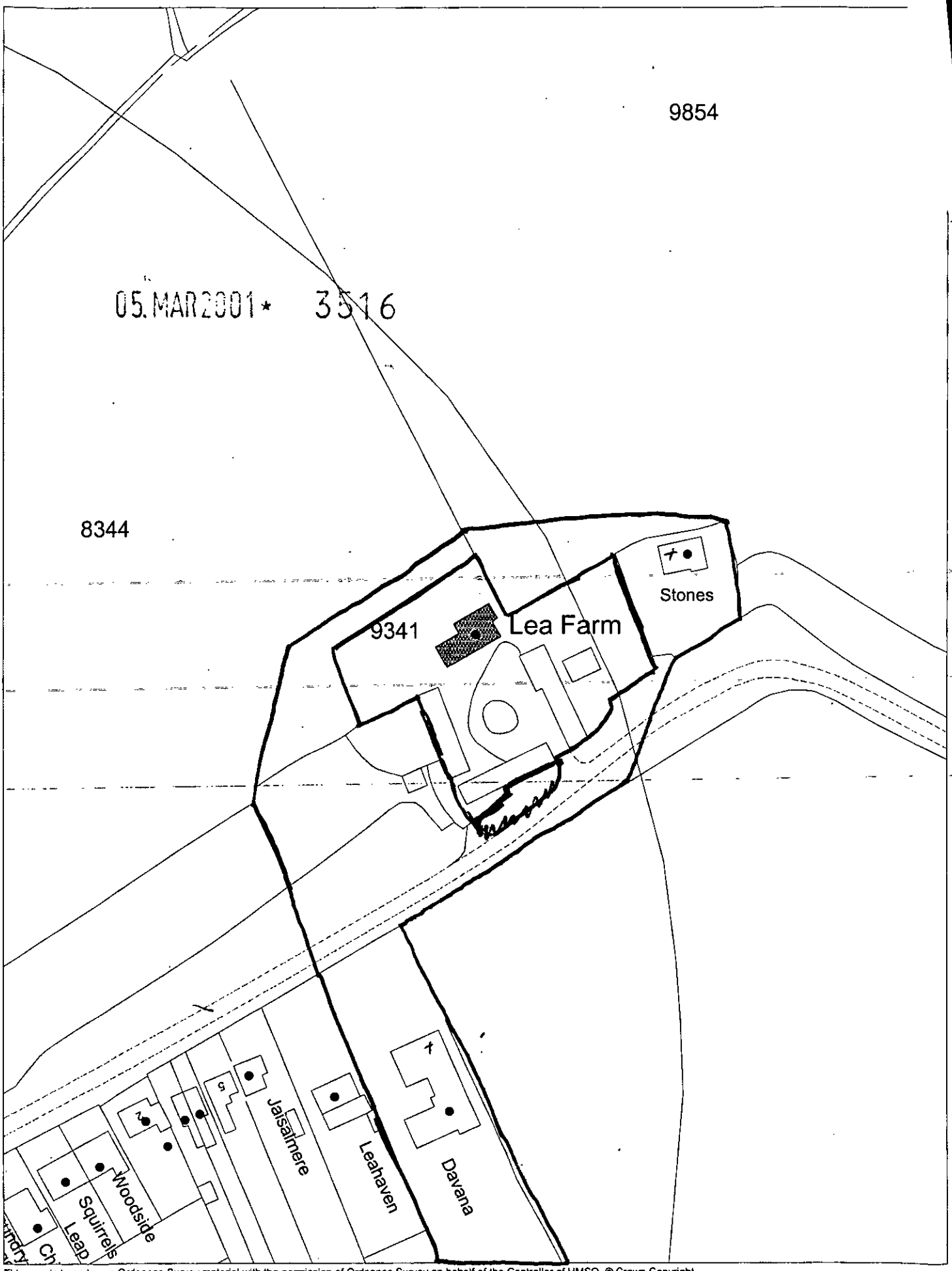
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 69/73	Exor VW Sayell	ALTERS TO HOUSE	25-1-73	App N/A
99/69183/F Stones	Mr. V W Sayer	2 St/S + S/St/S - Conserv.	13.4.99	REF - Stones
R/93/64	Exor. of late V.W. Sayers	Convert house into	3.9.64	C/A
61/58	Mrs. C.J. Sayers	Farm 2 dwellings	13.5.58	C/A
99/70696/F Stones	"	Cottage S/St & 2 St/S Extn	13.12.99	C/A - Stones

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Refusal of Plan. Permis. - Mr. Sayer - 10/8/99

DRAINAGE



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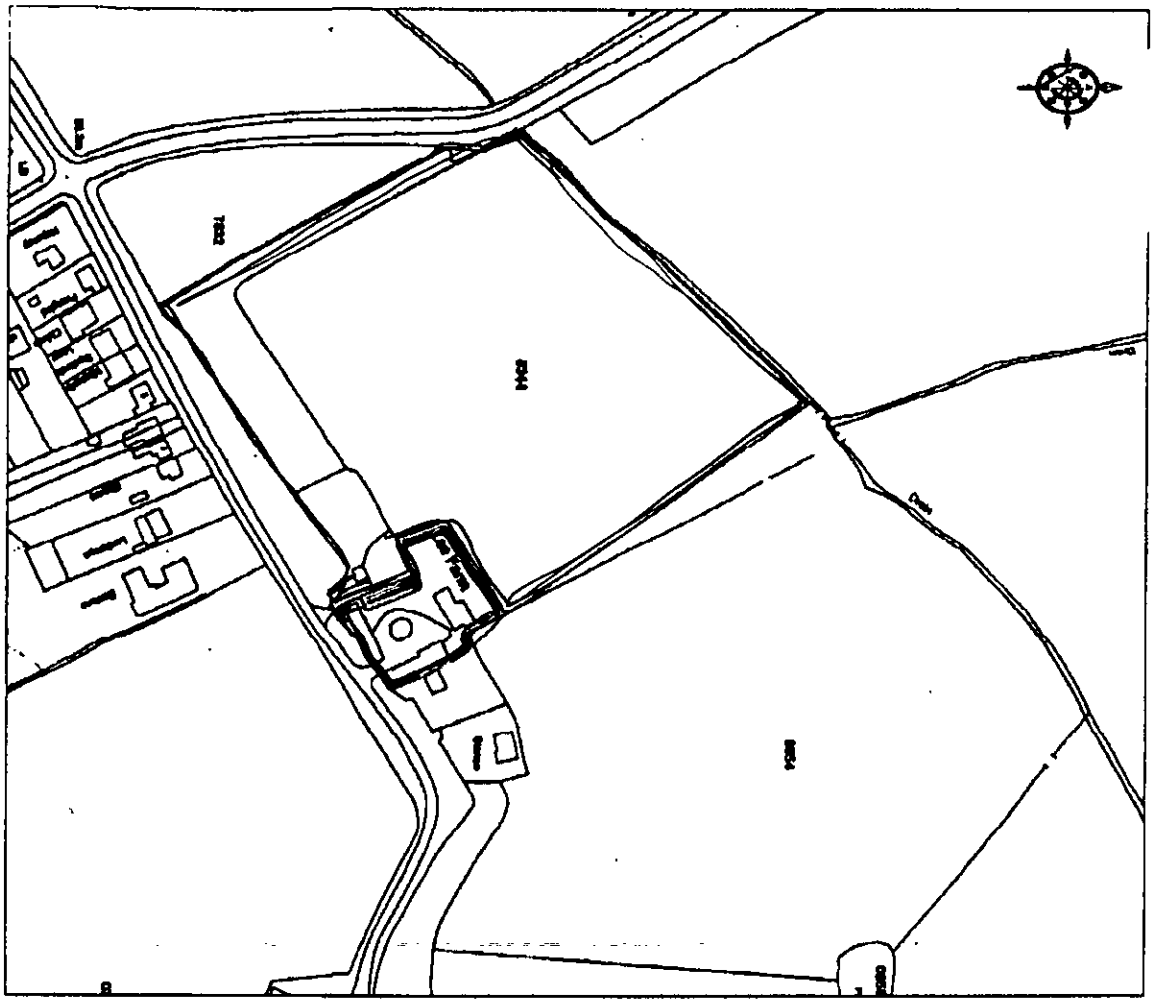
Development Control Section, Environmental Services, Wokingham District Council.
9 March 2001 Scale: 1 : 1250



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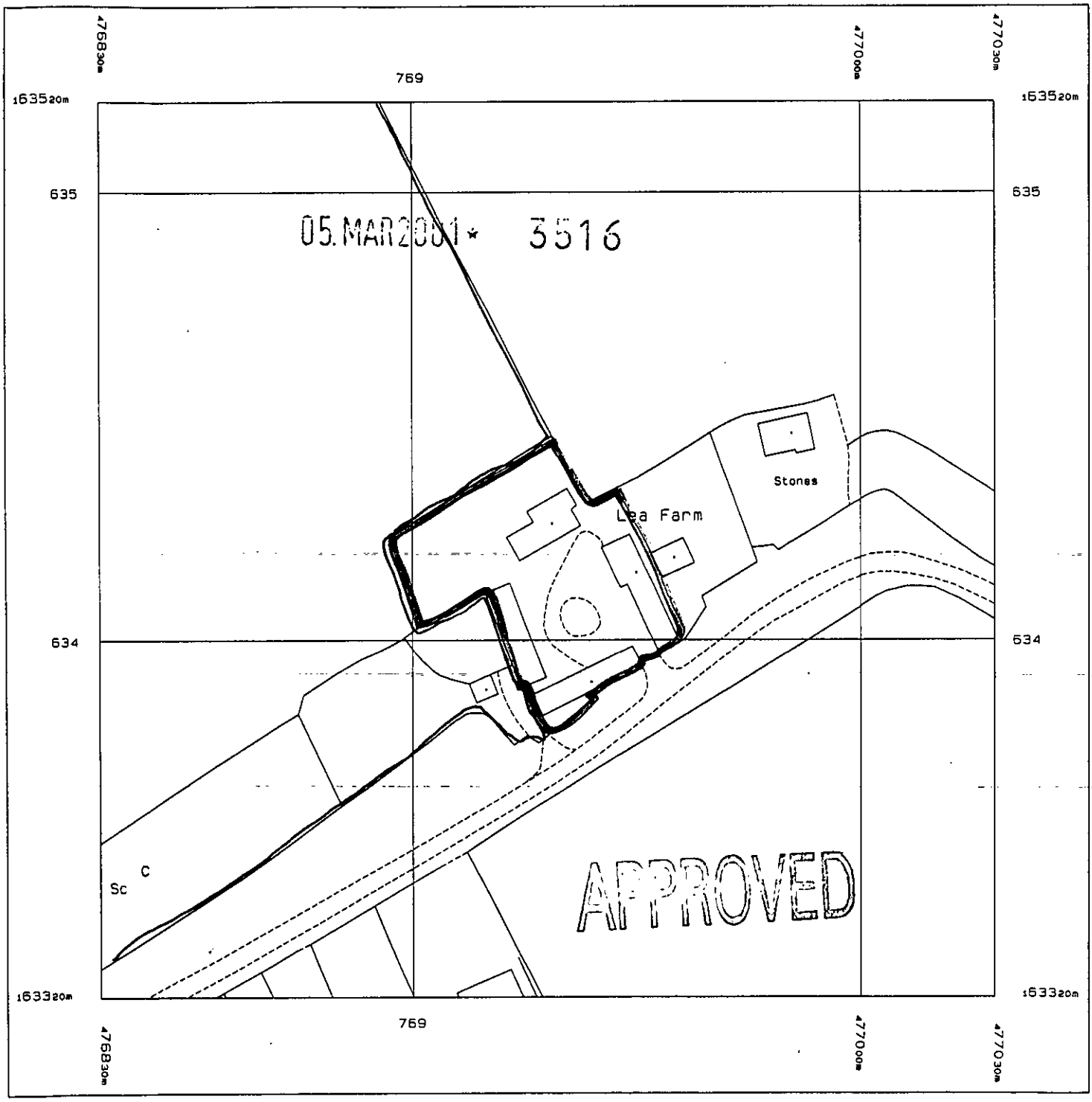
Planning Extract - 1

Site-centred



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Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU7663

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 476930 163420

Supplied by: Pams Guildford