SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0348

LOCATION:
114 Reading Road Wokingham.

APPLICANT:
Mr & Mrs M Winchester C/O H Tawney Jones Architects

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **17/02/2000**

APPLICATION EXPIRY DATE: **07/03/2000**

CASE OFFICER: **Angela Odell**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Winchester
C/O H Tawney Jones Architects
1 Carrick Lane
Yateley
Hants
GU46 6XN

Application Number: F/2000/0348

Parish: **FINCHAMPSTEAD**

Location: **114, Reading Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of detached garage.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Head of Planning and Transportation
Date: 28 February 2000

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 May, 2000
My ref. AO/F/2000/0348

Mr H Tawney Jones
1 Carrick Lane
Yateley
Hants
GU46 6XN

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

Dear Mr Tawney Jones

PLANNING APPLICATION F/2000/0348
PROPOSED ERECTION OF DETACHED GARAGE AT 114 READING ROAD, FINCHAMPSTEAD

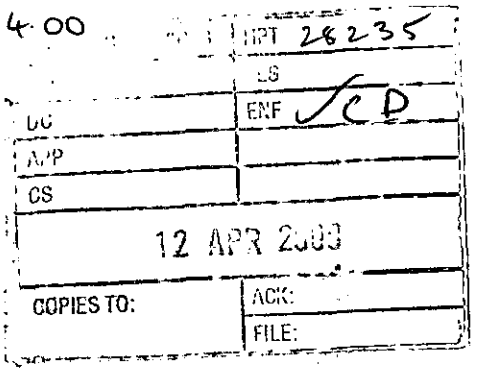
Thank you for the revised plans (drawing No. 1245/7) showing a door and window in the east elevation (facing the house). I confirm this proposed alteration is accepted as a minor amendment to the above permission.

Yours sincerely

JOHN MITCHELL
Development Control Manager

114 Reading Road,
Finchampstead,
Berkshire. RG40 4RA

10.4.00



Your ref: CD/FP2000/0428 (0348)

Mrs. C. Dodsworth,
Development Control/Building Control
Liaison Officer,
Wokingham District Council,
DX 33506 WOKINGHAM

Dear Mrs. Dodsworth,

re: 114 Reading Road, Finchampstead : Detached Double Garage.

I refer to your letter of the 30th March and to my telephone conversation with Mrs. Odell.

As agreed, I enclose herewith letter signed by Mr. A. Taylor on behalf of himself and Mrs. Anna Taylor (112 Reading Road) confirming that they will have no objection to the insertion of a door and window in the east elevation of the above proposed double garage. Anna Taylor is away on a course and does not return to this country until the 11th April.

I trust this meets with your approval.

Yours sincerely,

Christine Winchester

Angi
I rang agent who will send me 2 plans.
F/2000/0348.
CD 27/4/00.

112 Reading Road,
Finchampstead,
Berkshire.

6th April 2000

Mrs. C. Dodsworth,
Wokingham District Council.

re: 114 Reading Road, Finchampstead, Berks - Detached double garage.
Ref: CD/FP2000/0428 (0348)

This is to confirm that we have no objection to the insertion of a door and window in the East elevation of the above proposed double garage.

Mr. & Mrs. A. Taylor

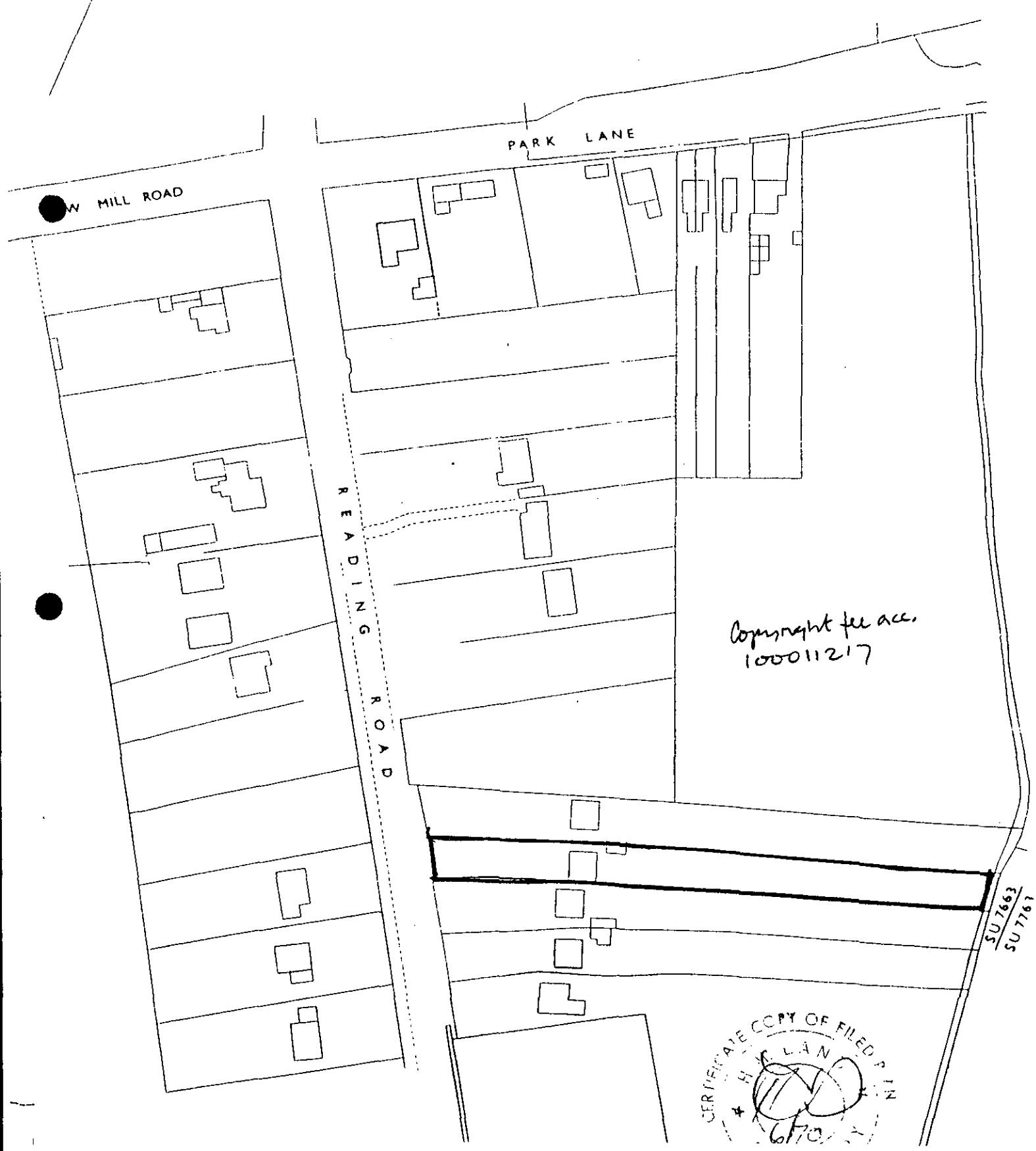
NATIONAL GRID PLAN SU 7663 SECTION A

BERKSHIRE

Scale 1/1250
Enlarged from 1/2500

FINCHAMPSTEAD PARISH

APPROVED



Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 April, 2000
My ref. BC/DC/2000/0348
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs M Winchester
C/o H Tawney Jones Architect
No. 1 Carrick Lane
YATELEY
Hants GU46 6XH

Dear Sirs

PLANNING PERMISSION 2000/0348
SITE: 114 READING ROAD, FINCHAMPSTEAD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0348 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 30 March, 2000

My ref. CD/FP2000/0428(0348)

Mr & Mrs Winchester
C/o H Tawney Jones Architect
No.1 Carrick Lane
YATELEY
Hants GU46 6XN

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

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir/Madam,

114 READING ROAD, FINCHAMPSTEAD
DETACHED DOUBLE GARAGE

Thank you for your Building Regulations Application Number FP2000/0428 received on 15 March.

I note that there are discrepancies between this application and the approved Planning Application Number F2000/0348:

- Insertion of door and window in east elevation

The Planning Officer, Angi Odell, says that if the door and window were to be repositioned in the north elevation, it would be more likely to be accepted as a minor amendment.

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 13 April.

If this is approved by planning, then two revised plans should be sent to Building Control so that the plans correspond.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact Angi Odell on 0118 974 6445, or myself on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

See also Planning 0115

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	0348 PO
BUILDING CONTROL NUMBER	FP2000/0428 Brian
APPLICANT/AGENT	H. Tawney-Jones
ADDRESS OF SITE	114 Reading Road FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	(2 storey front + rear ext + detached double garage. See 0115 Planning

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1245/6	1245/6
ELEVATIONS	1245/5	1245/7
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES? BC - personal door and windows inserted - rear elevation. See Engi		
DATE	30/3/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	30/3/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0348
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	⊠ work
3	SC23	SR06	⊠ garaging

N14. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and
LN14 details of any to be retained, together with measures for their protection in the course of development.

N13R REASON In the interests of visual amenity.

N15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a
LN15 period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, ~~unless the Local Planning Authority gives written consent to any variation.~~

N13R REASON In the interests of visual amenity.

RECORD OF SITE VISIT

SITE ADDRESS: 114 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/0348

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0348

Applicant : Mr & Mrs M Winchester C/O H Tawney Jones Architects.

Location : 114 Reading Road Finchampstead.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.2.00

Date of Neighbour Notifications : .....

Date of Site Visit : 7.2.00

Date Registered : 11/01/2000

Earliest Date for Decision : 17/02/2000

Latest Consultation Date/Site Notice Expiry Date : 17/02/2000

Application Expiry Date: 07/03/2000

Consultation Responses : P.C. No objection.
HW: No objection subject to condition.
Landscaping: No objection - subject to planting.

Planning Issues :

Application Number: F/2000/0348

Appraisal : Site in countryside & ASLI, in ribbon of dart along this side of Reading Rd.

History: previous refusal 99/70424/F for ext^ns & garage. (garage ~~[illegible]~~ refused due to forward projection). Then subsequently smaller ext^ns approved.

Current proposal for garage now sets it so not further forward than that of adjacent dwelling. As trees & vegetation on road frontage, consider effect in context of adjacent garage acceptable on street scene as will be 15 m. from front boundary.

Effect on neighbours. Some effect on outlook from No. 112, but will not be directly in front, will be on N. side & will be min of 7.5m away. ∴ consider effect acceptable.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0348**

114 Reading Road ~~Wokingham~~. Finchampstead

Proposed erection of detached garage.

Transfer: Yes ☐ No ☑

Reason for Transfer:

N/A

Signed: _____ Date: 22/02/00

Print Name: G.A. COCKCROFT

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
TCL	TEC
DC	ENF
APP	
CS	
CCTS	TC

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0348**

114 Reading Road ~~Wokingham~~. Finchampstead

Proposed erection of detached garage.

Transfer: Yes ☑ No ☐

Reason for Transfer:

Signed: M Long Date: 19.2.00

Print Name: M. LONG

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 18. 2.00

My ref: F/2000/0348

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: 33505 - Wokingham

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/0348
114 Reading Road Finchampstead.
Proposed erection of detached garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.2.00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/0348**
114 Reading Road ~~Wokingham~~. Finchampstead
Proposed erection of detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 18.2.00

My ref: F/2000/0348

CONFIDENTIAL

Councillor M 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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0348
114 Reading Road Finchampstead.
Proposed erection of detached garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Angela Odell on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.2.00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/0348**
114 Reading Road ~~Wokingham~~. Finchampstead
Proposed erection of detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 31 January 2000

Location:	114 Reading Road, Finchampstead
Proposal:	PROPOSED OF DETACHED GARAGE
Application Number:	F/2000/0348

In response to your consultation dated 24 January 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals. The visually important trees are shown to be retained and including the conifers at the front of the site. However to reduce views of the garage and proposed extension, from Reading Road, the applicant should show additional planting within the front garden and to the side of the garage adjacent to the drive, in addition to new planting shown adjacent to the house. Full details of the proposed planting needs to be submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Highways

From: Angela Odell

Date: 24 January 2000

Application Number: F/2000/0348

Proposal: Proposed erection of detached garage..

Site Address:
114, Reading Road, Finchampstead.

Applicant:
Mr & Mrs M Winchester C/O H Tawney Jones Architects.

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

CONDITIONAL APPROVAL

Sc 23- GARAGING (SR06)

N.S. Trotter
7-2-00

FROM: Angela Odell

DATE 24 January 2000

DELEGATED

Finchampstead Parish Council Consultation Sheet

Application Number: F/2000/0348

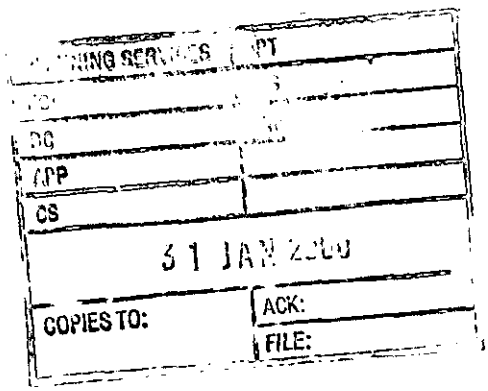
Proposal: Proposed erection of detached garage..

Site Address: 114 Reading Road Finchampstead.

Applicant: Mr & Mrs M Winchester C/O H Tawney Jones Architects.

Your observations are required in respect of this application **by 17/02/2000** .

The Parish Council has no objections to this application.



SIGNED C.S. [signature]

DATE: 28 - 1 - 00

CLERK TO Finchampstead Parish Council

Received by Wokingham District Council

Application No: F/2000/0348

Proposal:

Proposed erection of detached garage.

Location:

114 Reading Road Finchampstead.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2.000/0348 relates.

Address of site 114 READING ROAD,
FINCHAMPSTEAD, BERKS. RG40 4PA.

Signed Chris T. Winchester

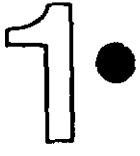
Date 29.1.00.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 DEC 1999~~ VALID 11-01-00	Map No. 113 Site 0:14
Officer: AO | Application No. F/2000/0348	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE

Location: 114 READING ROAD

Parish: FINCHAMPSTEAD Ward: Finch South. 24-1-2000.

Applicant: MR/MRS WINCHESTER phoned 7/1/00 to follow

Fee Received 00-00 Required ~~95-00~~ No fee Additional 95-00 Refund .....

Enforcement Section to be notified ☐ tick if required

paid on F/1999/0115 Still active received 11/1/00

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.1.2000 *Parish Council Informed -* YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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AO

01.JAN.2000 22 DEC 1999 ~~F/8 999/0115~~

H. Tawney Jones Dipl Arch RIBA
Chartered Architect • N° 1 Carrick Lane • Yateley • Hants • GU46 6XN • tel: 01252 874498

20th December 1999
1245/A/HTJ/DM

your ref: AO/99/70424/F.

Dear Mrs Odell,

re: 114 Reading Road, double garage, planning application.

Thank you for your letter dated 15th December.

I now enclose the revised planning application for the garage. I have attached drawing no 1245/6 and /7. Also the OS plan.

Would you please arrange for these to be considered with the application for the house extension.

Yours sincerely,

H Tawney Jones

H Tawney Jones.

Mrs A Odell
Senior Planner
Wokingham District Council
P O Box 157
Shute End Wokingham RG40 1WR

cc: Mr & Mrs M Winchester.

A0

PLANNING
POL
CS
APP
CS
11 JAN 2000
COPIES TO:
ACK:
FILE:

114 Reading Road,
Finchampstead,
Berkshire. RG40 4RA

8th January 2000

F.A.O. Mrs. Hurst,
Environmental Services Dept.,
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

Dear Mrs. Hurst,

re: Site Address: 114 Reading Road, Finchampstead.
Application for double garage.

I understand from our Architect, Mr. Tawney Jones, that you require fees in the sum of £95.00 to accompany our above application.

I enclose herewith cheque for that amount.

Yours sincerely,

Christine J. Winchester

Imphey

ADDRESS 114 Reading Road PARISH Finch

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6365	Mr M Robertson	Ext to form Porch & shower room	14.4.77	APP
06361	"	Storage ext	9.6.77	N/A
38292	MR & MRS. M. WINCHESTER	2/St. Ext.	17.10.91	
99/70424/F	Mr & Mrs M Winchester	2/St/Side Ext, Erection of Det garage	01.11.99	
F/1999/0115	Mr & Mrs Winchester	2/St Front & Rear Ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 01.JAN.2000* 0548

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 & MRS M WINCHESTER
	Address	114 READING ROAD
	and postcode	FINCHAMPSTEAD
		BERKS RG40 4RA.
	Phone number	0118. 973 . 2152
2	Agent's Name	H. TANNEY JONES ARCHITECT
	Address	N°1 CARRICK LANE
	and postcode	YATELEY HANTS
		GU46 6XN
	Phone number	01256 ~~area~~ 874498
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.	114 READING ROAD
		FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED DOUBLE GARAGE
		~ To be considered with Planning
		Application F/1999/0115
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 ☐ refer to dwg 1245/6 and 7
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	CONCRETE TILES DARK RED
		RED BROWN FACING BRICK
		ALL TO MATCH EXISTING HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.		
	revised application		
	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.

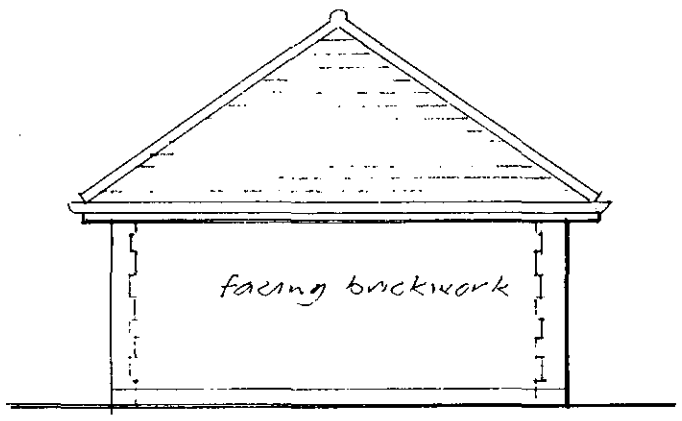
Your signature: H Tawney Jnr Architect.

on behalf of Mr & Mrs M Winchester

Date 20 December 99

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

APPROVED



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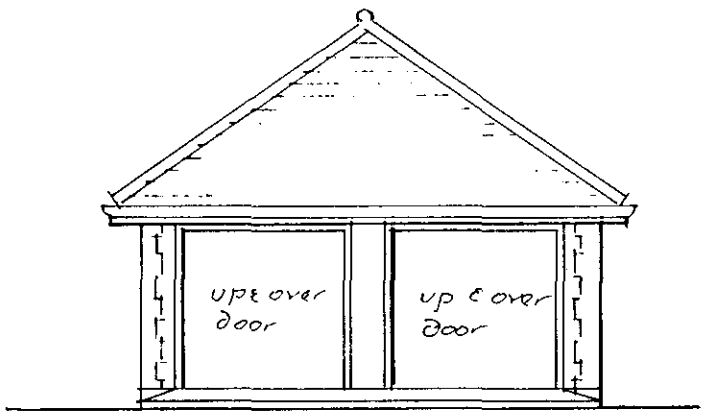
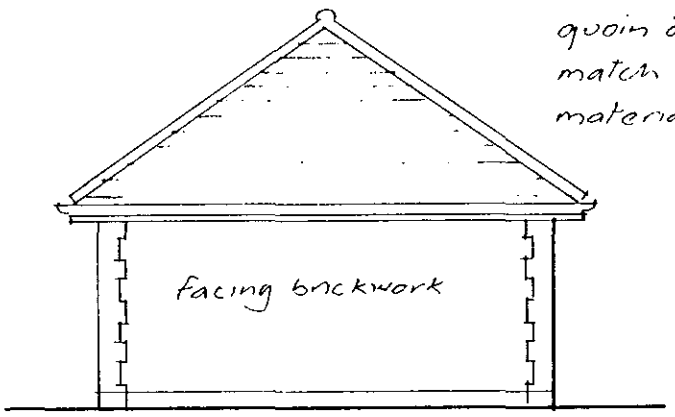
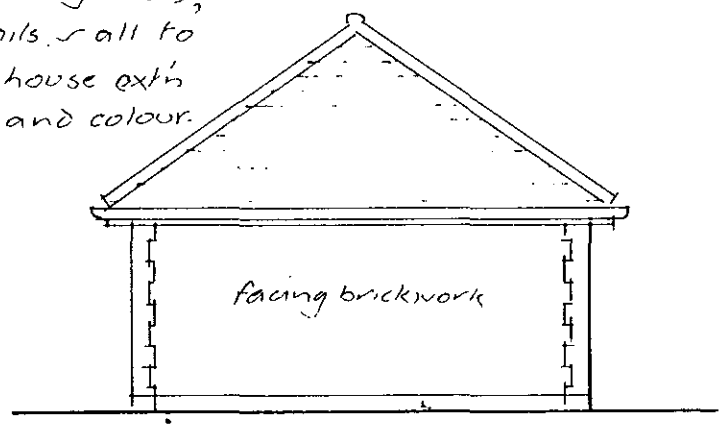


WEST facing the Reading road

roof tiles, facing bricks, quoin details & all to match to house extn materials and colour.

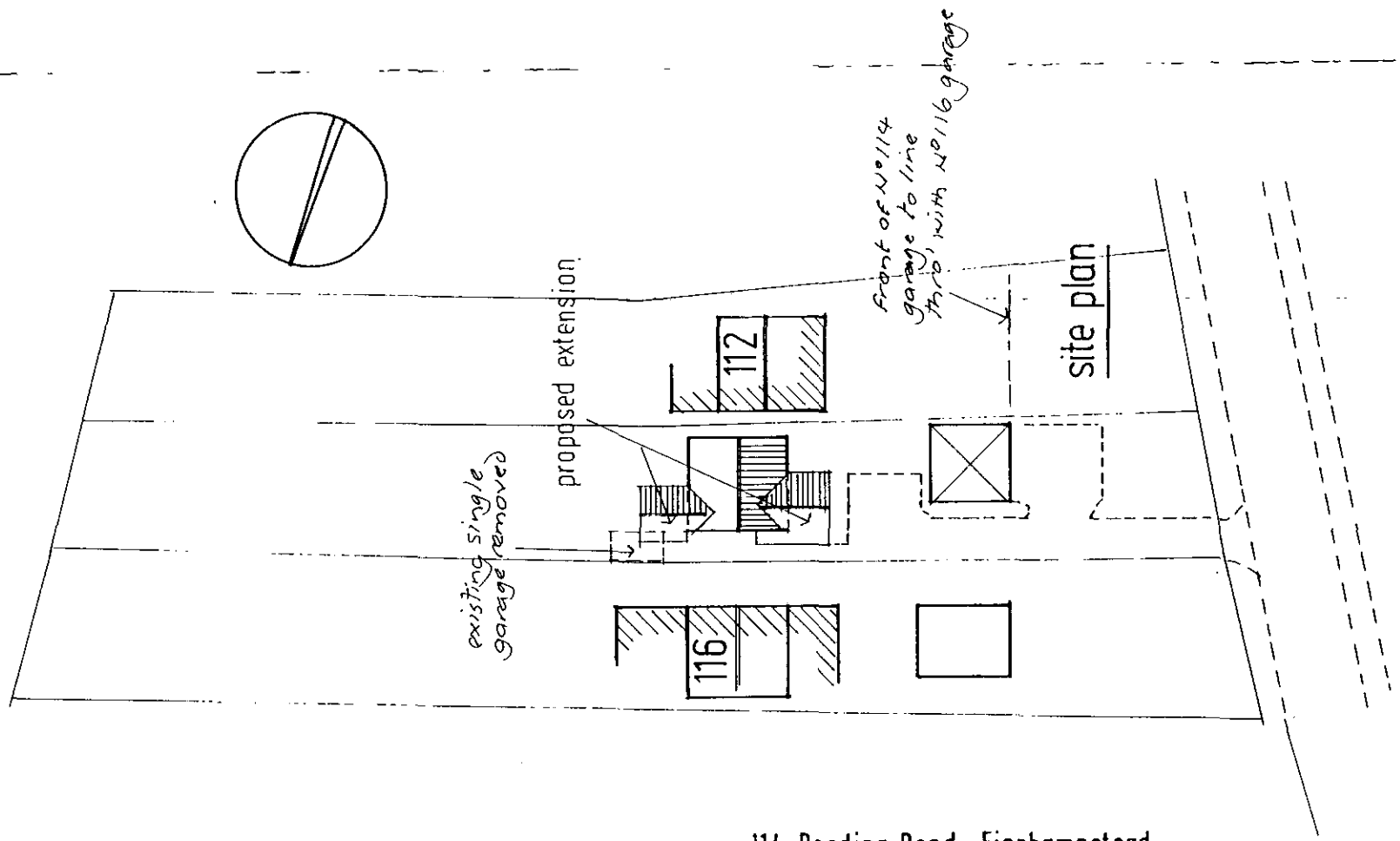


SOUTH facing no 112



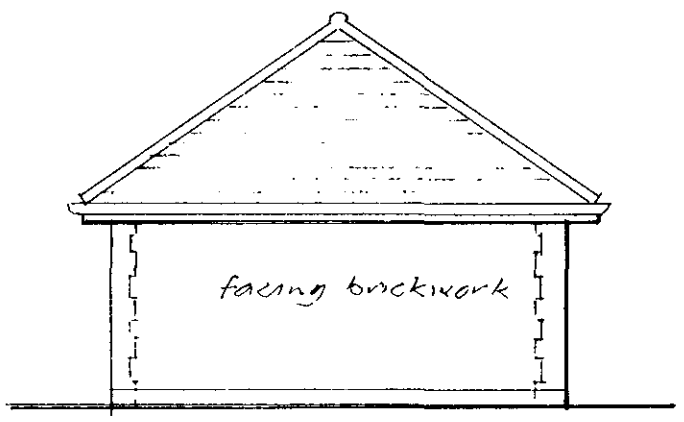
EAST facing the house no 114.

Mr & Mrs M. Winchester,
114, Reading Road, Finchampstead.
Garage elevations 1245/ garage.



114, Reading Road, Finchampstead.
dwg no 1245/7.
submitted with
Planning Application 20th December '99

GD 30/3/00.



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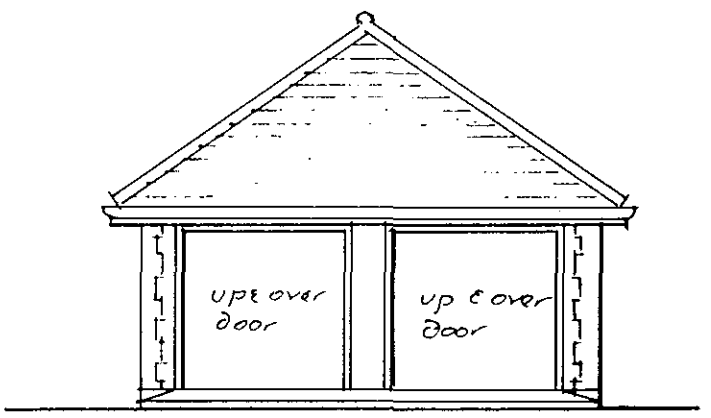
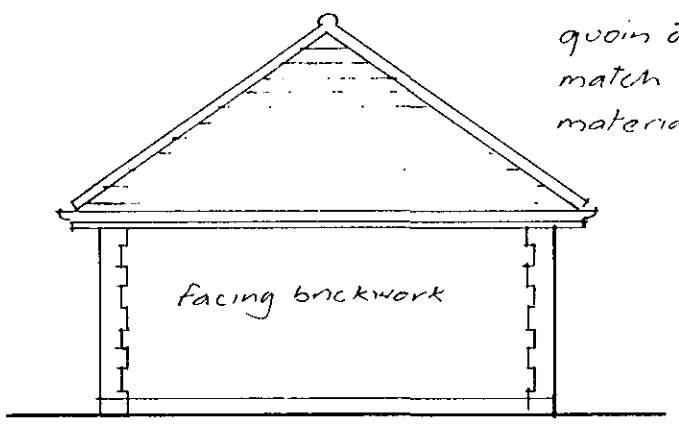


WEST facing the Reading road.

roof tiles, facing bricks, quoin details & all to match to house ext'n materials and colour.



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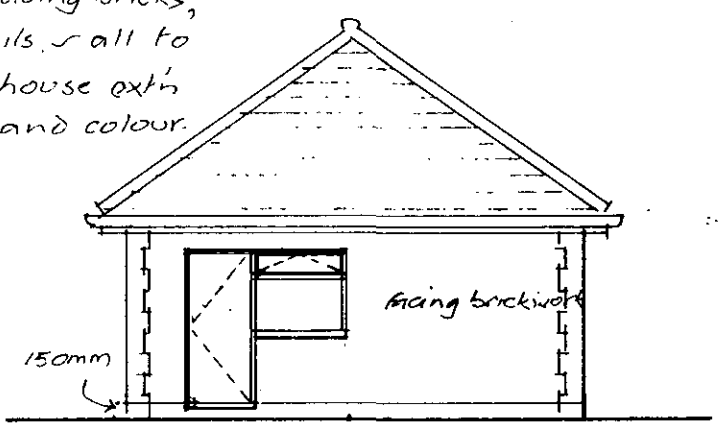

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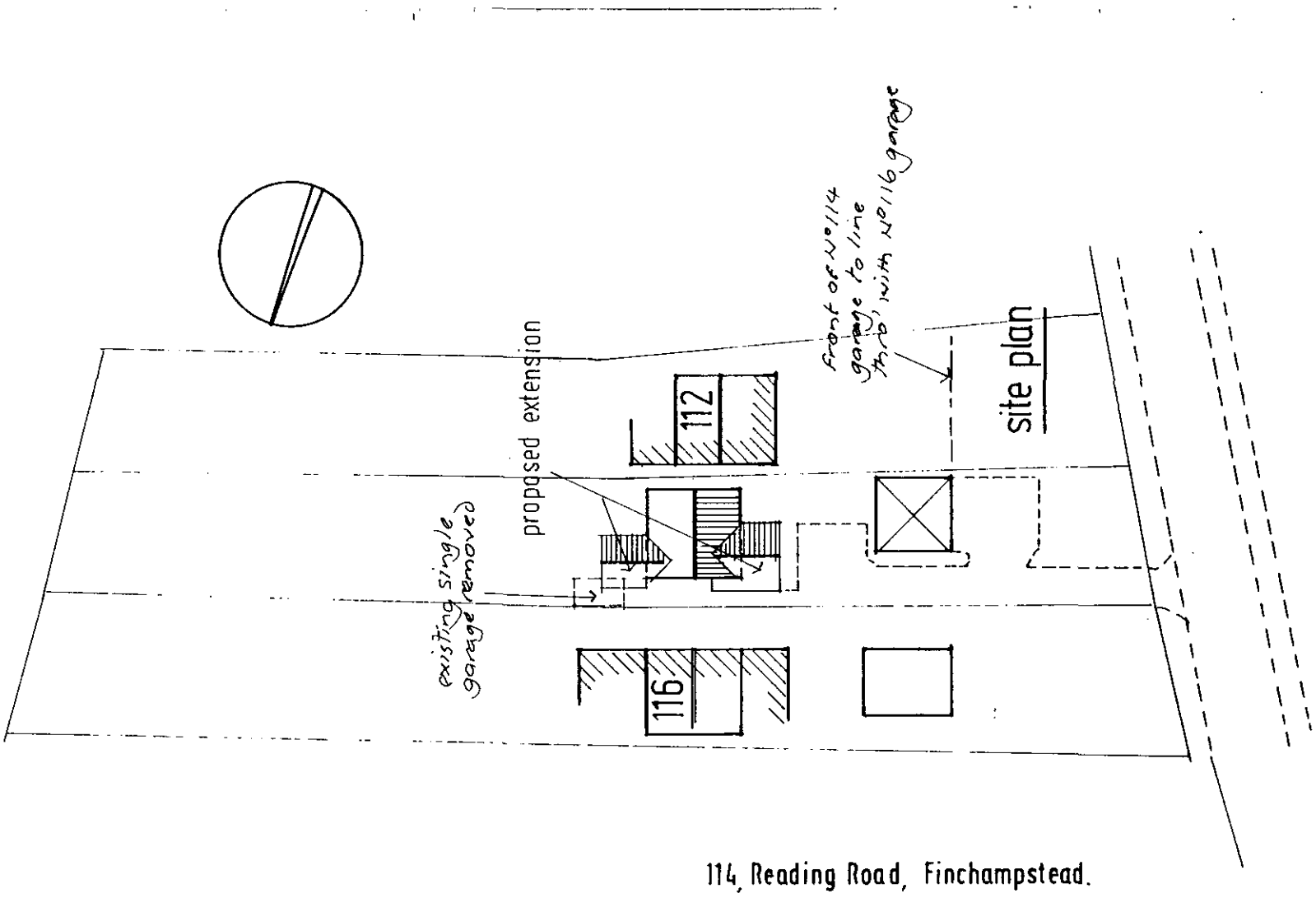

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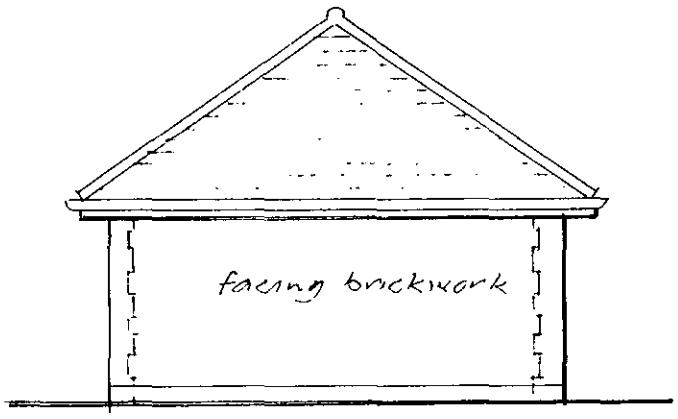
submitted with
Planning Application 20th December '99

Revised East Elevation to show door & window 27 Apr 2000.

4/4/00



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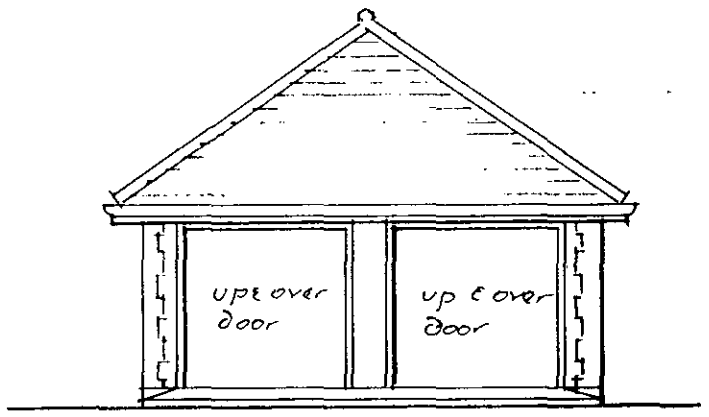

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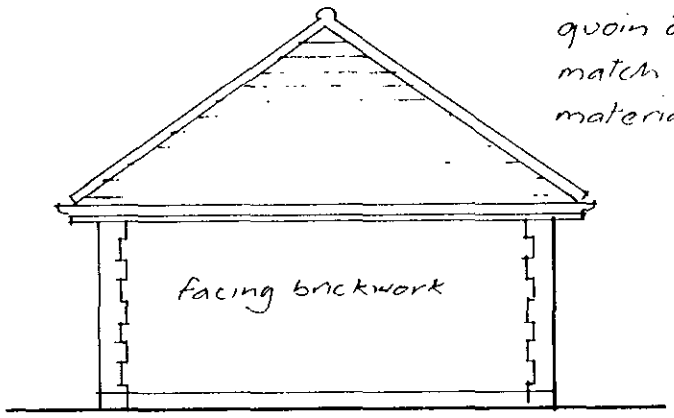

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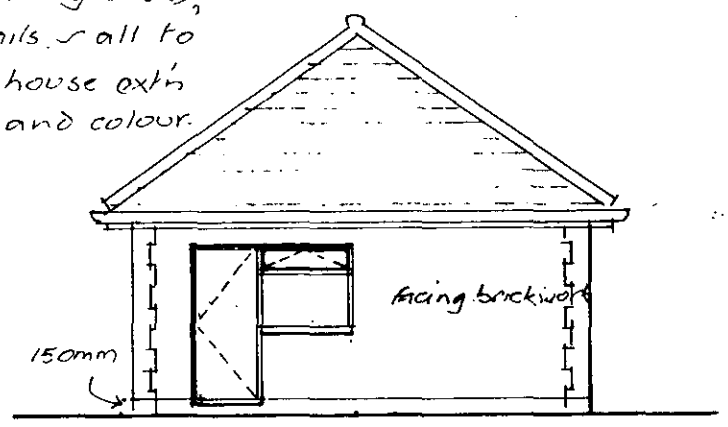

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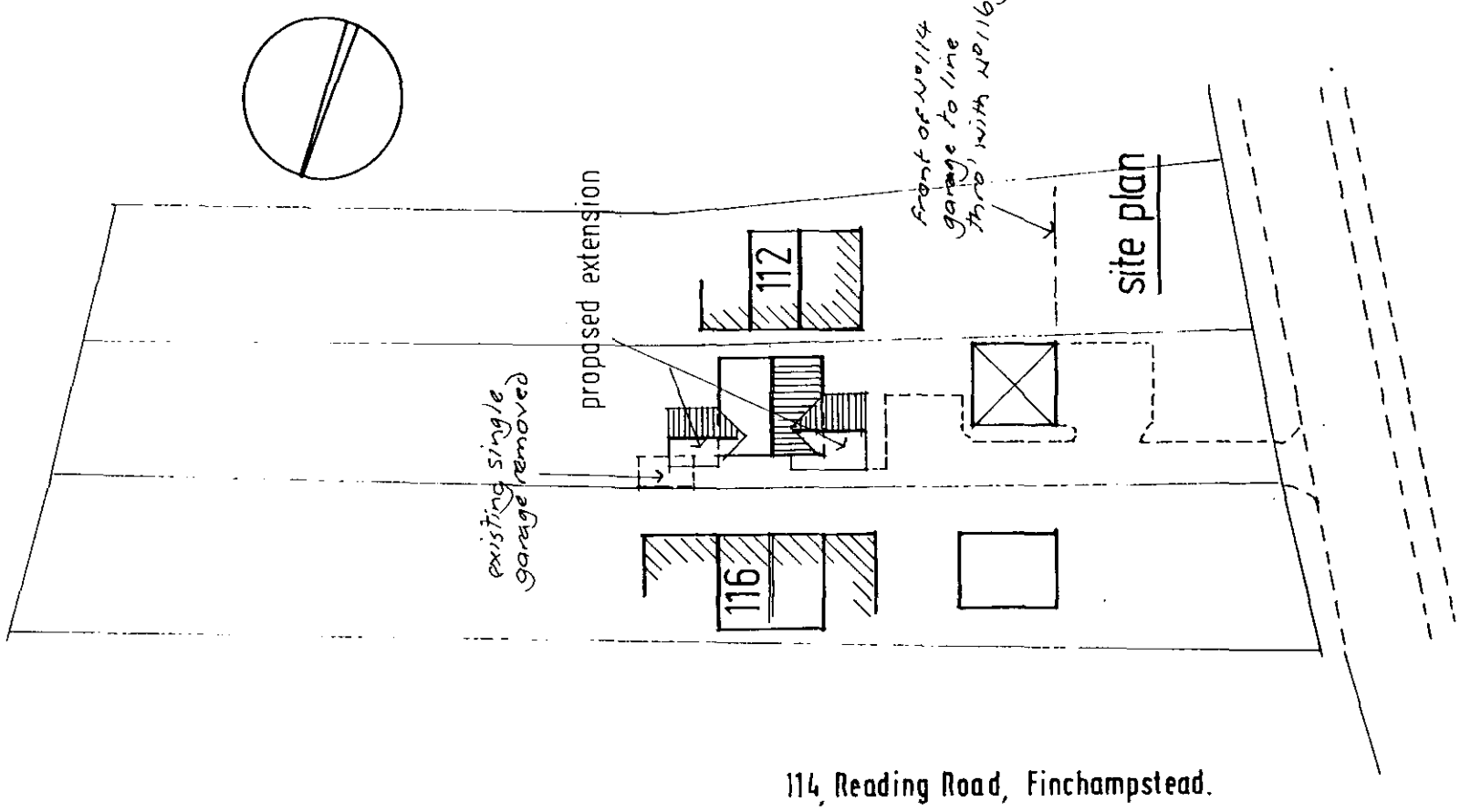

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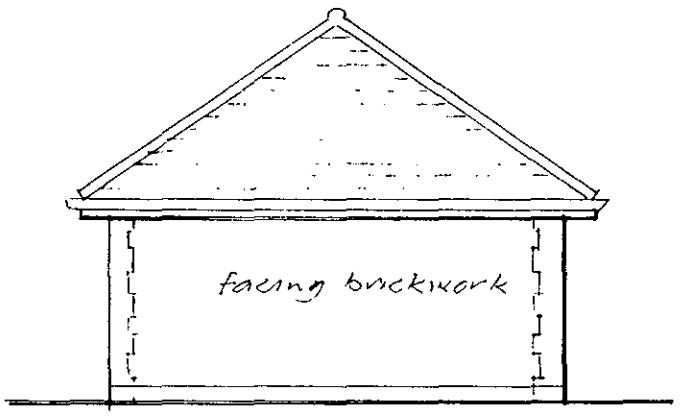

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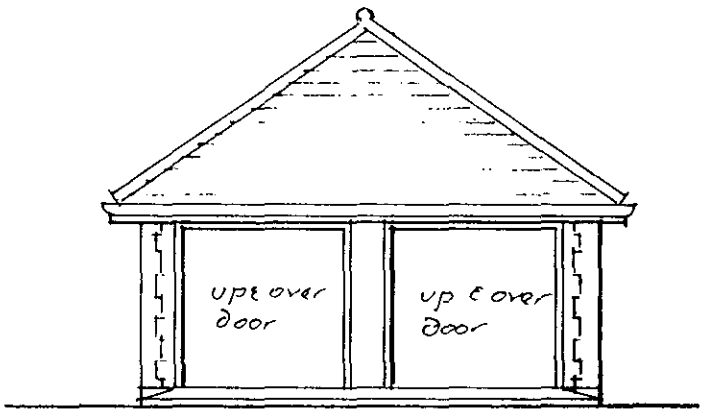

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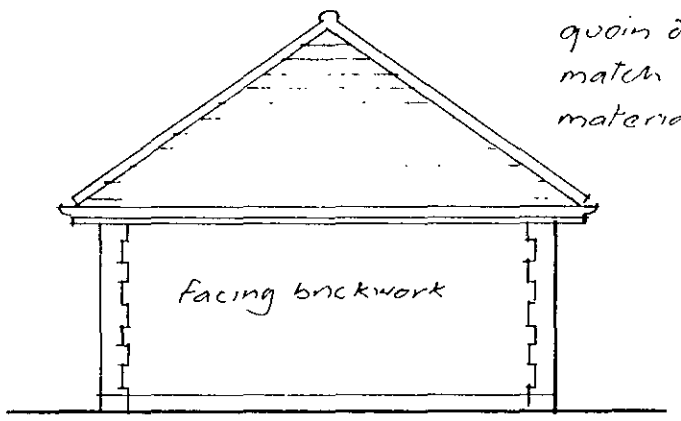

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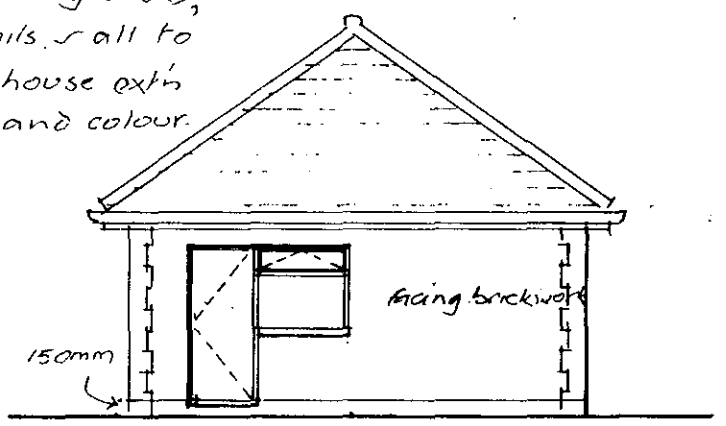

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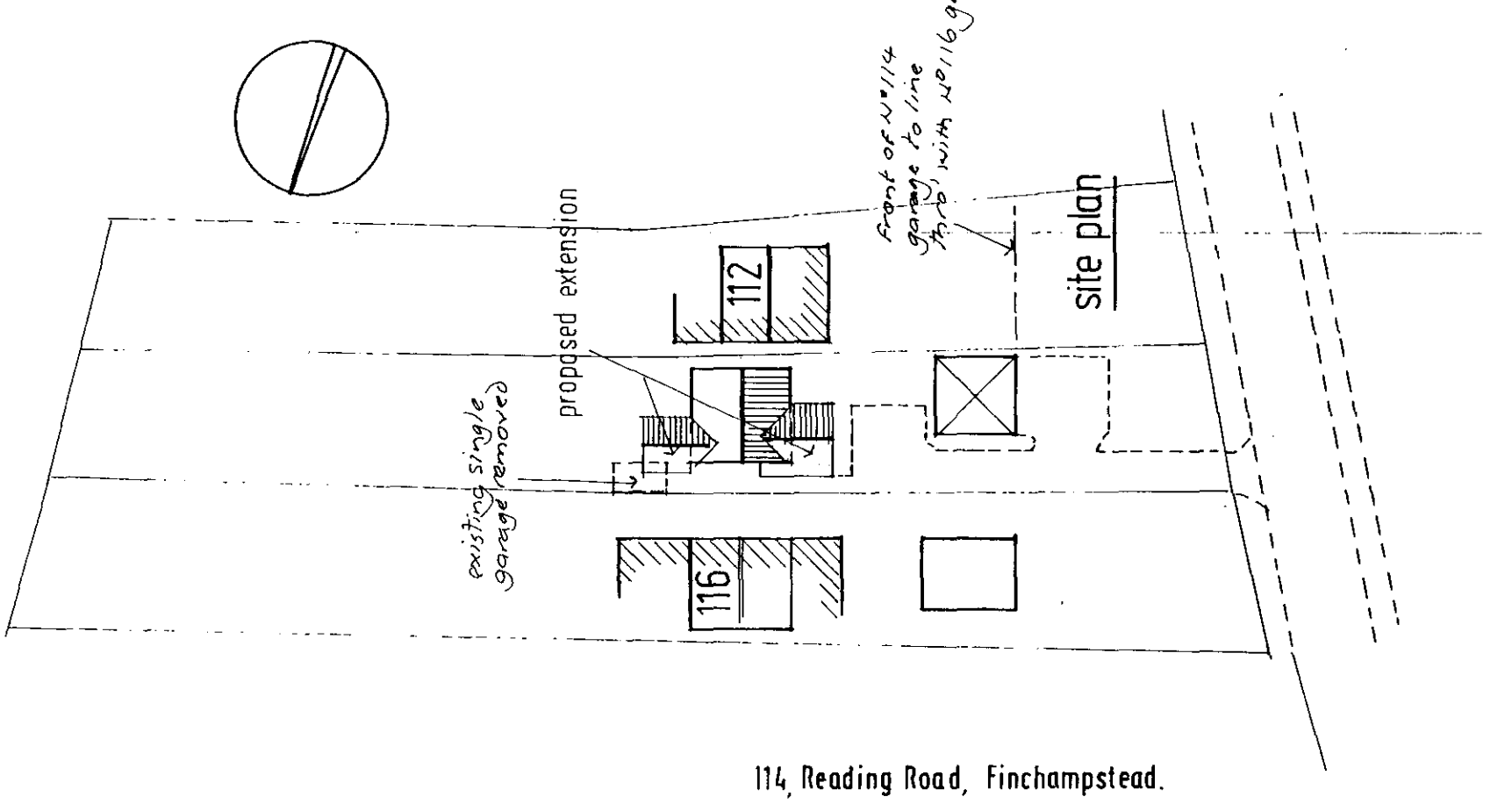

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dwg no 1245/7.
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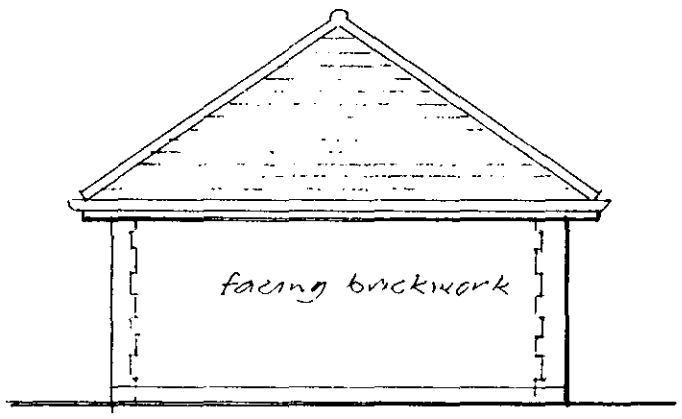
Planning Application 20th December '99

Revised East Elevation to show doors & window 27 Apr 2000.



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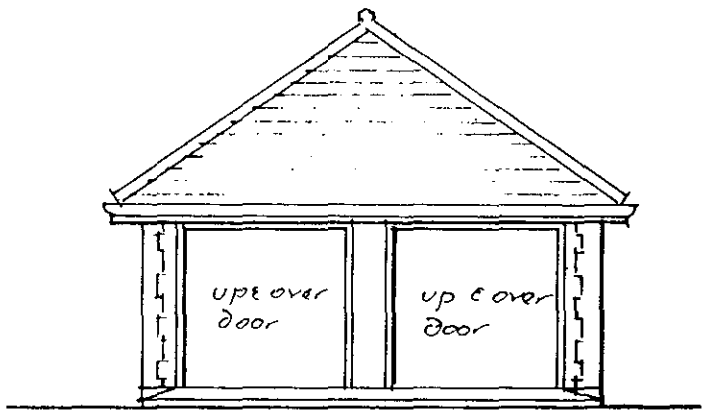

WEST facing the Reading road

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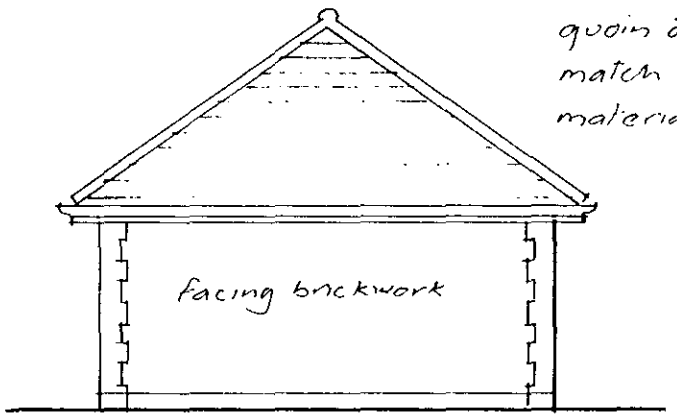

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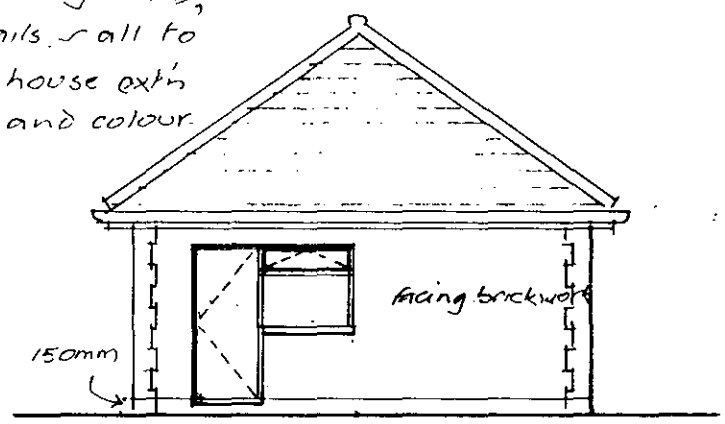

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Mr & Mrs M. Winchester,
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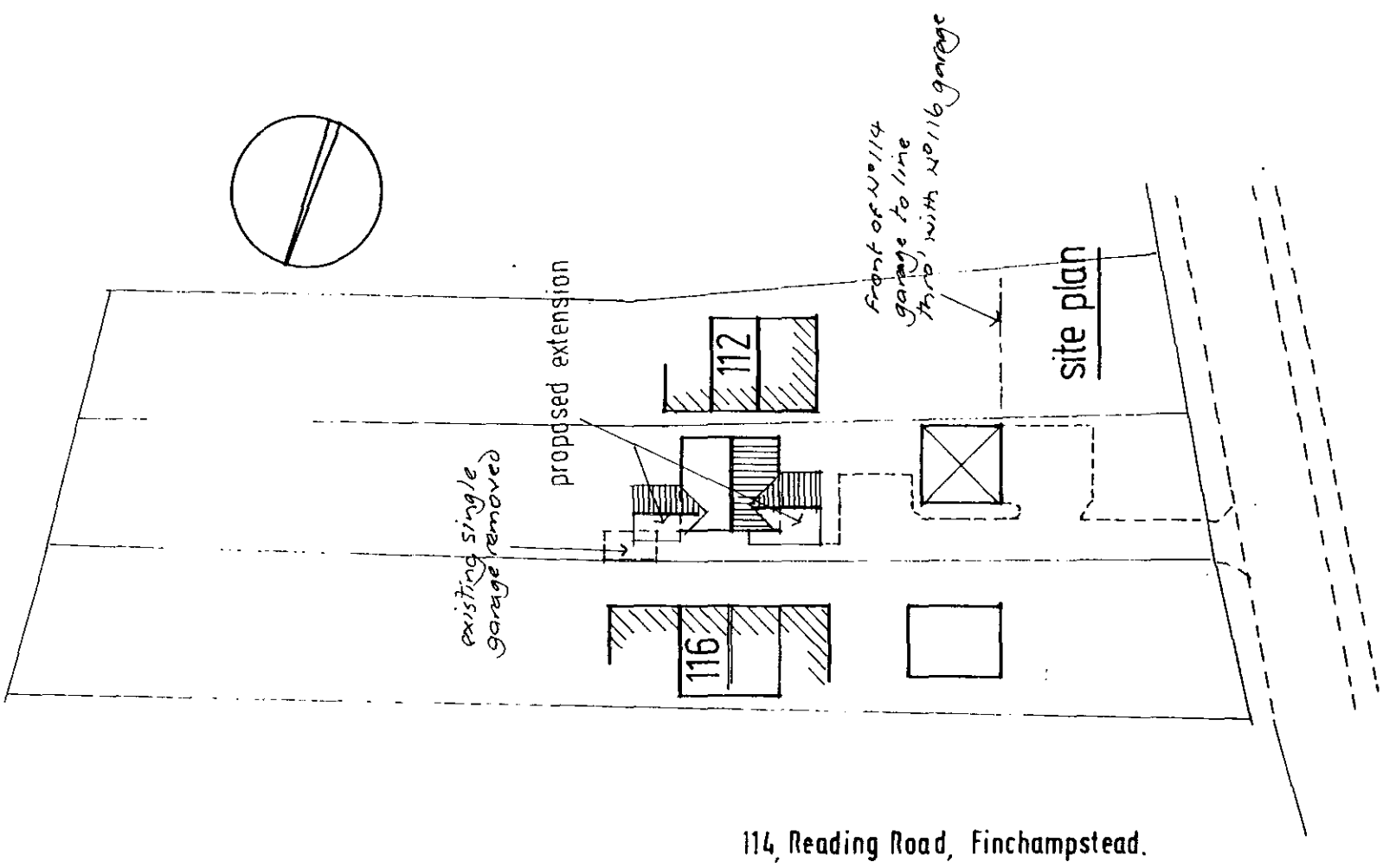
Garage elevations 1245/ garage.



114, Reading Road, Finchampstead.
dwg no 1245/7.
submitted with
Planning Application 20th December '99

Revised East Elevation to show door & window 27 Apr 2000.

do not scale from this drawing
Contractors must verify all dimensions at site before setting out, commencing work, or making any shop drawings

no.	revision	date

North

No 112

plant evergreen shrubs e.g. laural or eleagnus hedge to attain height of 2m.

consider complete removal of the dead tree stump the seedling cherry to be retained

existing silver birch pollarded

mature maple approx 20m high x 12m dia to be retained

mature beech approx 20m high x 12m dia to be retained

existing boundary fence line

herbaceous shrubs

gravel boarding

existing gravel reshaped.

7m garage gravel apron

garage

retain entrance driveway and form entrance to garage forecourt

retain grass area as a 'woodland' space.

No 112

No 114

verge

pavement

READING ROAD

No 114 house

proposed no 114 garage to be on same line as front on no 116 garage.

mature cupressus existing as a group over 30m high

existing brick gate posts

existing boundary board fence with continuous laural hedging

No 114

No 116

No 116

Mr & Mrs M Winchester
114 Reading Road
Finchampstead
~~November 1999~~ scale 1:100

dwg no 1245/6.
submitted with
Planning Application 20th December 99

1245/ garage & planting

~~Refer to letter dated 30th November 99~~
to Mrs Odell ~~Wokingham~~ District Council
~~Ref: 99/70434/F~~

29/3/00