SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0328

LOCATION:
Rusticot Heath Ride Wokingham.

APPLICANT:
Mr & Mrs G Ewart C/O Roger Pring And Sons

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **12/02/2000**

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

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Ewart
C/O Roger Pring And Sons
278 Nine Mile Ride
Finchampstead
Berkshire
RG40 3NT

Application Number: F/2000/0328

Parish: **FINCHAMPSTEAD**

Location: **Rusticot, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front 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. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 03 March 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.

Application Number F/2000/0328
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'

RECORD OF SITE VISIT

SITE ADDRESS: Rusticot Heath Ride Wokingham.

APPLICATION NUMBER: F/2000/0328

OFFICER: Elaine Connor

DATE OF SITE VISIT: 26.1.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

rural setting
area of sporadic dev.- naturally developed
houses of individual design

3. DESCRIPTION OF SITE/BUILDING

detached bungalow.
set well back from Heath Ride

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS previous extension - % increase?

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0328

Applicant : Mr & Mrs G Ewart C/O Roger Pring And Sons.

Location : Rusticot Heath Ride Finchampstead.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26.1.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 26.1.00

Date Registered : 07/01/2000

Earliest Date for Decision : 12/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 03/03/2000

Consultation Responses :
PARISH COUNCIL: NO OBJECTION

Planning Issues :
* IMPACT UPON CHAR. OF AREA - Green Gap.
* IMPACT " NEIGHB. PROPS.

Application Number: F/2000/0328
PROP: SINGLE STOREY FRONT EXTENSION.
Appraisal :

IMPACT UPON CHARACTER OF AREA:
The area in which the application site is located is designated as a 'green gap.' The application being considered proposes a single storey front extension to form a 'morning room' & conservatory (marked 'Garden Room'). The additional floor area proposed is approx. 51m². Given the scale of the proposed development it is not considered that it will have an adverse negative impact upon the character of the rural area.

IMPACT UPON NEIGHB. PROPS:

The site on which this property is located lies to the rear of nos 'Meadow View' 'Rosslea' & 'Pine Platt' which front 'Heath Rise.' Rusticot is situated more than 20m away from the rear of these properties. Given that the proposed extensions are single storey & of a modest scale & massing it is not considered that they will have an adverse negative impact upon the living conditions of these properties.

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

FROM: Elaine Connor

DATE 19 January 2000

Finchampstead Parish Council Consultation Sheet

NING SERVICES
POL | HPT
DC | TLS
APP | ENF
CS
31 JAN 2000
COPIES TO: | ACK: | FILE:

Application Number: F/2000/0328

Proposal: Proposed single storey front extension to dwelling..

Site Address: Rusticot Heath Ride Finchampstead.

Applicant: Mr & Mrs G Ewart C/O Roger Pring And Sons.

Your observations are required in respect of this application **by 12/02/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.U DATE: 28-1-00

CLERK TO Finchampstead Parish Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 7 JAN 2000	Map No. 1087 Site 0:34
Officer: EC / Application No. F/2000/0328	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: RUSTKOTT HEATH RIDE

Parish: ~~WOKINGHAM W/OUT~~ Finchampstead Ward: Finch North.
19.1.2000

Applicant: MR/MRS EWART

Fee Received 95-00 Required ..... Additional ..... Refund .....
①

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.1.2000 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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KUSTICOTT
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8064 (...

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
531/56	MR. L. WALKER	O/APP. 5 DWELLINGS	23. 7. 56	N/A R...
0/33/67	MR. W. EWART	O/APP. REPL. DWELLING	16. 3. 67	N/A CL...
97/67	MR. W. EWART	REPL. DET. HOUSE & GARAGE	13. 4. 67	APP. C...
169/72	MR. W. EWART	REPL. BUNG. & DBLE. GARAGE	17. 2. 72	APP. C...
BR 17325	" "	S/S extn utility room for Disabled Person	30. 7. 81	app M...

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

74

Environmental Services

For office use only.
Application number:
07. JAN. 2000* 0528

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 G. EWART,
	Address and postcode	RUSTICOTT,
		HEATH RIDE,
		WOKINGHAM,
		BERKSHIRE, RG40 3QJ
	Phone number	0118 973 3023
2	Agent's Name	ROGER PRING & SONS,
	Address and postcode	278, NINE MILE RIDE,
		FINCHAMPSTEAD,
		WOKINGHAM,
		BERKSHIRE, RG40 3NT
	Phone number	0118 973 3502
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	RUSTCOTT HEATH RIDE WOKINGHAM BERKSHIRE RG40 3QJ.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION & LINKED GARDEN ROOM.
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.	BRICKWORK & ROOF TILING TO MATCH EXISTING. GARDEN ROOM TO BE GLAZED CEDAR WOOD ABOVE BRICKWORK TO MATCH EXG.
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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: NIL
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
	c Six copies of each set of plans and drawings listed below.	✓	
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS G EWART.

Date 5th JAN. 2000.

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0328 EC
BUILDING CONTROL NUMBER.	FP2000/0253 Brain
~~APPLICANT~~/AGENT	Roger Ling & Sons.
ADDRESS OF SITE	Rusticott, Heath Ride FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	s/s front ext.

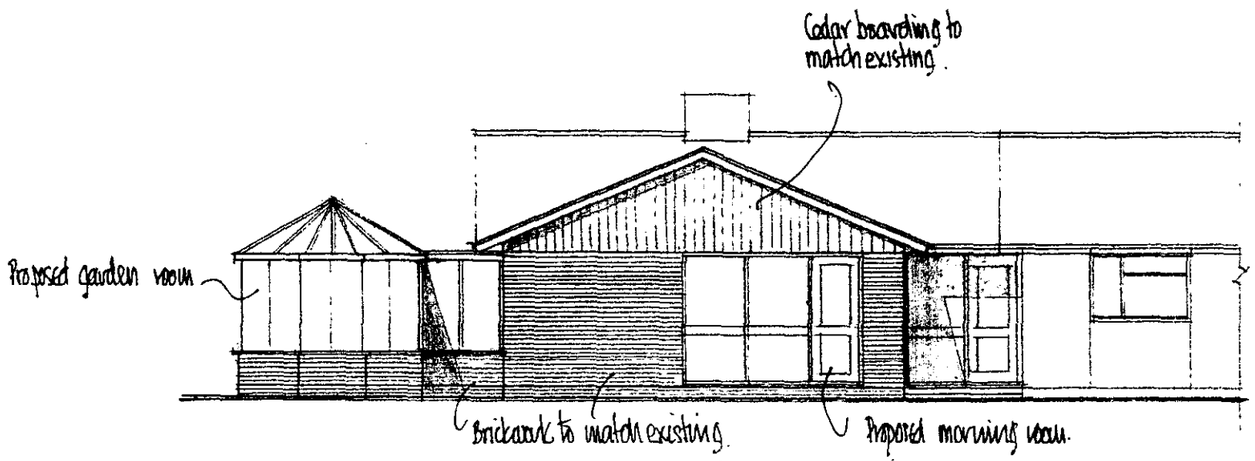
DRAWING NUMBERS	BC	DC
BLOCK PLAN	99/287/1	99/287/1
ELEVATIONS	99/287/5	99/287/5
FLOOR PLANS	99/287/4	99/287/4

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC-front windows	
DATE	7/3/00.	

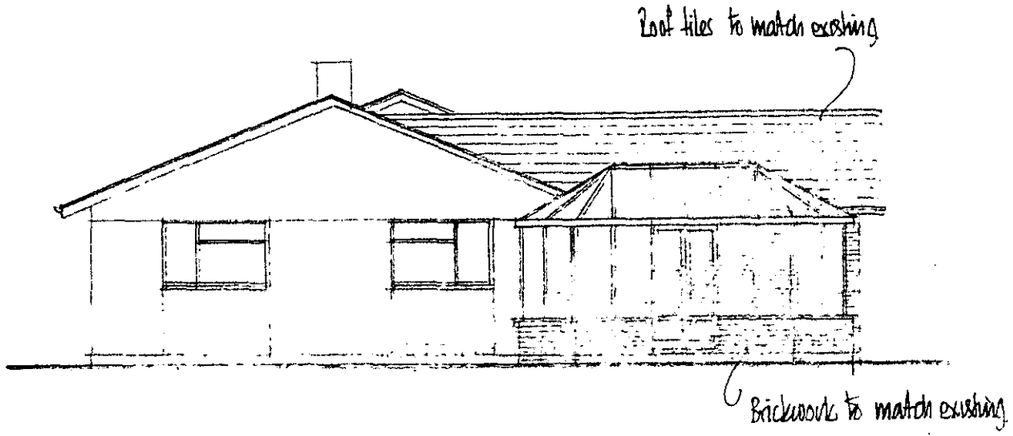
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

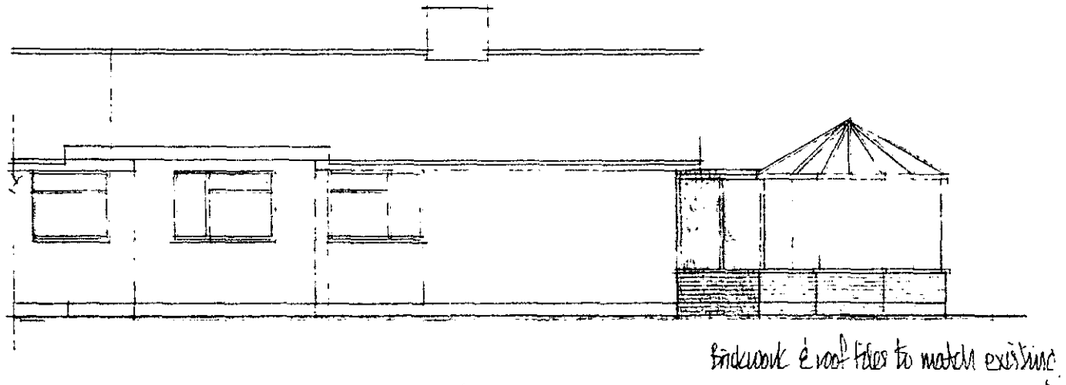
07. JAN. 2000* 0528



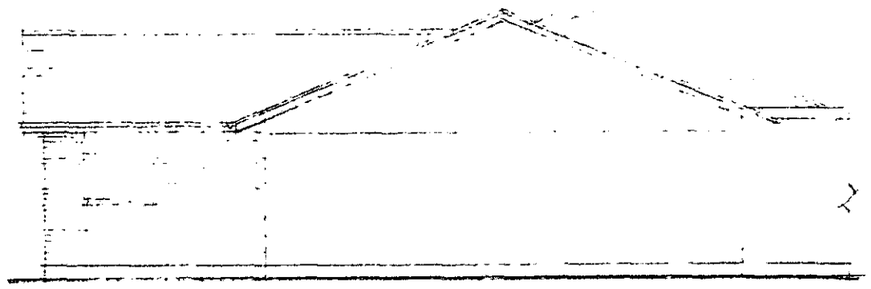
SOUTH ELEVATION (FRONT)



WEST ELEVATION



NORTH ELEVATION (REAR)



EAST ELEVATION

APPRD.

ELEVATIONS : AS PROPOSED

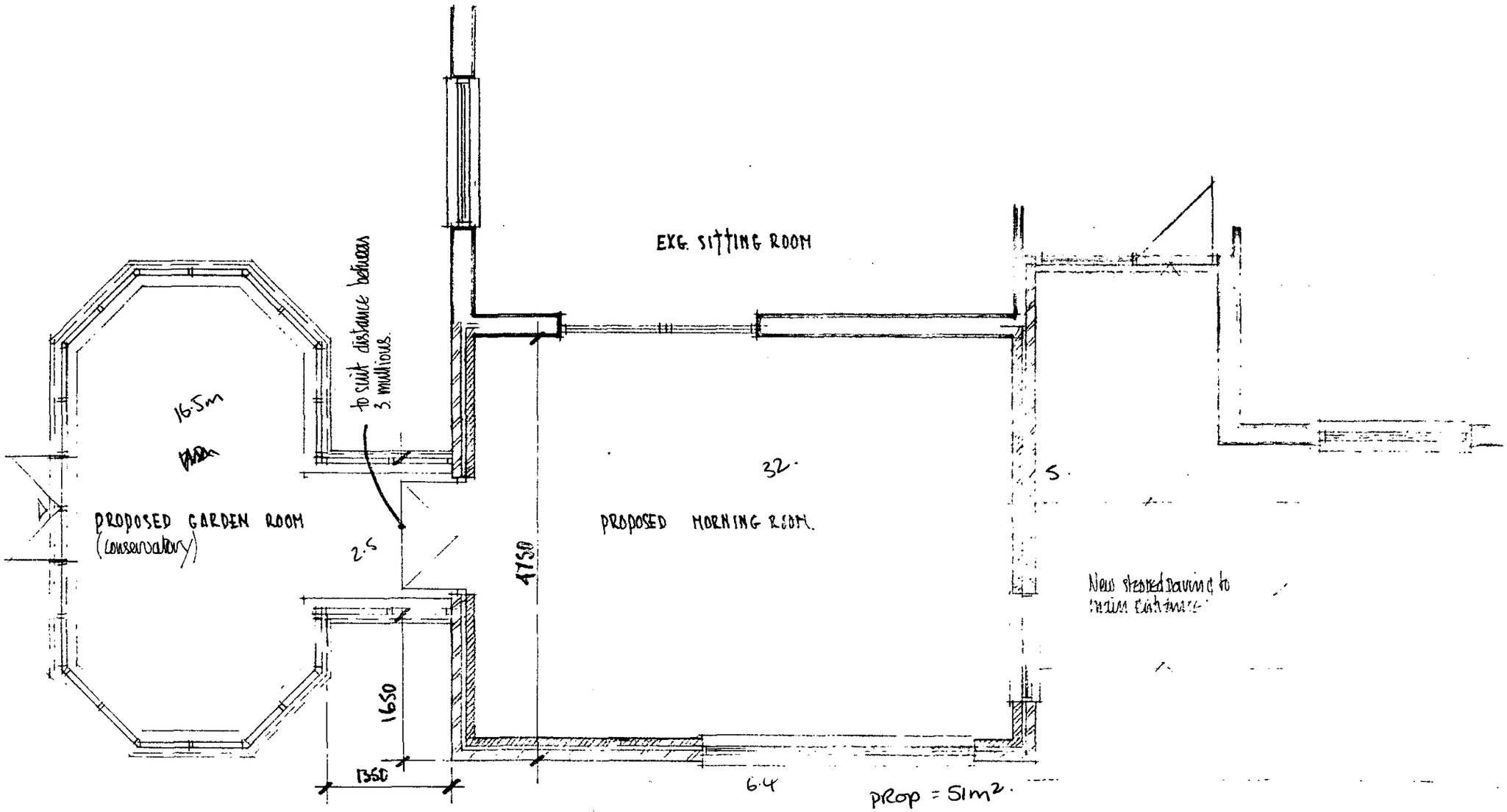
'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ.

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS, RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/5 SCALE: 1:100 DATE: DEC.'99.

REVISIONS: 7/3/00

07 JAN 2000* 0528



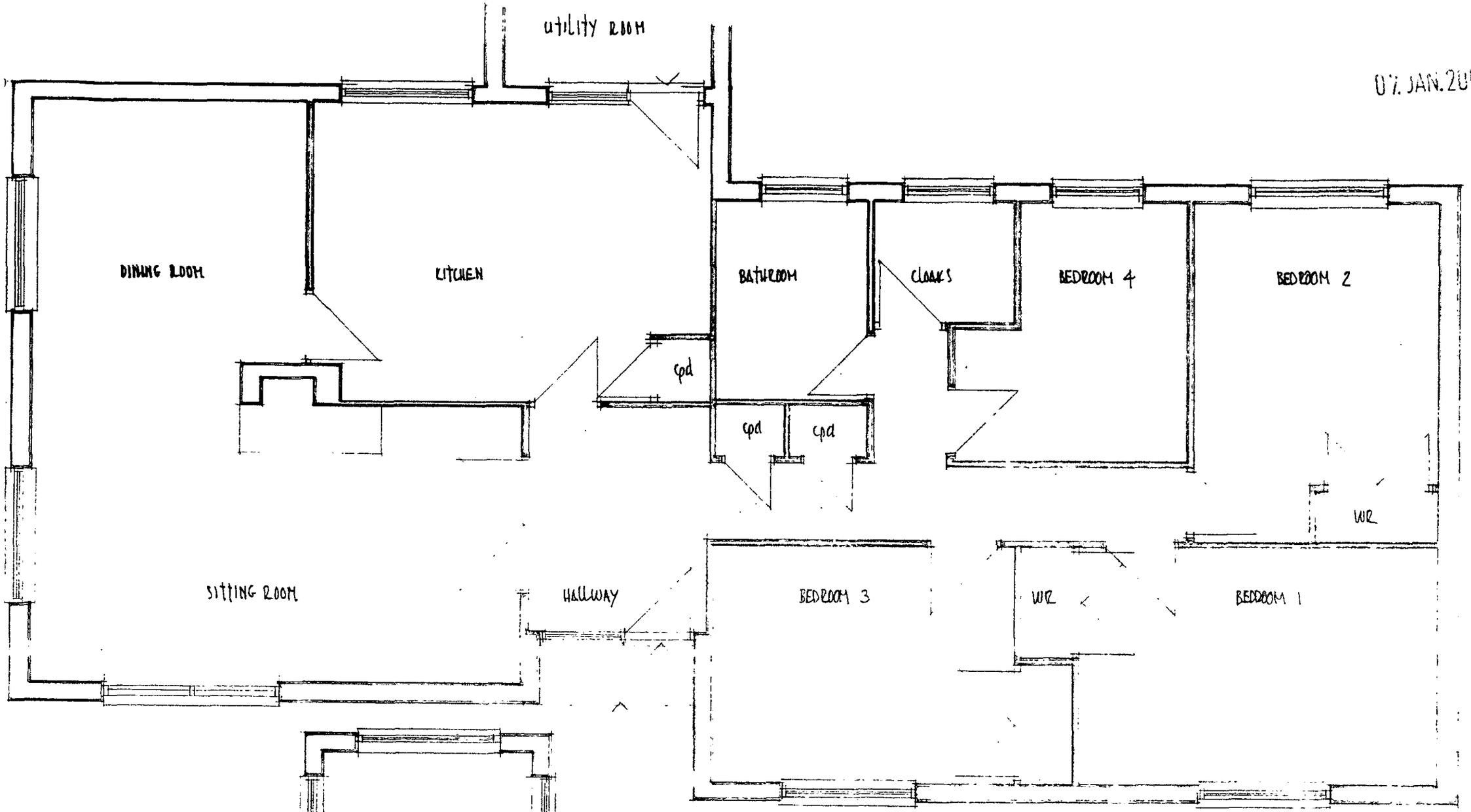
PART PLAN : AS PROPOSED

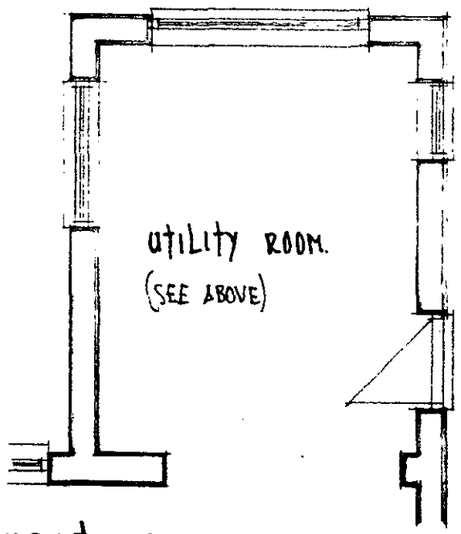
'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS, RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/4 SCALE: 1:50 DATE: DEC 99.
REVISIONS:
D 2/3/00

07. JAN. 2000* 0528





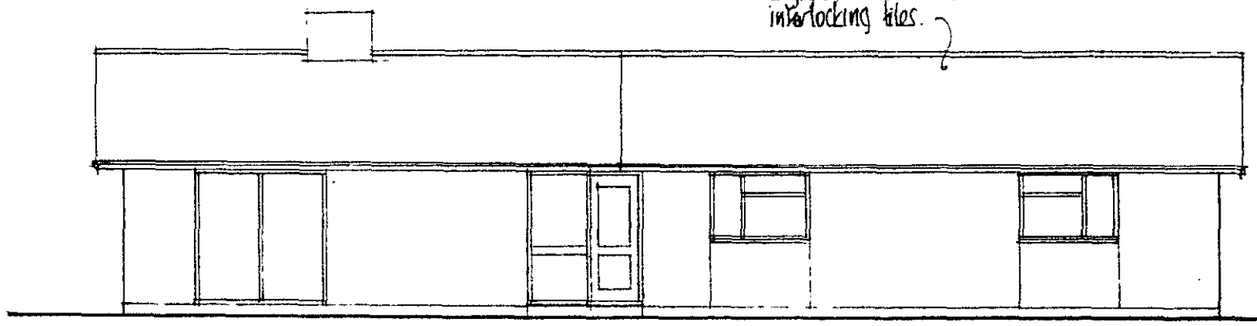
FLOOR PLAN : AS EXISTING.

'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ

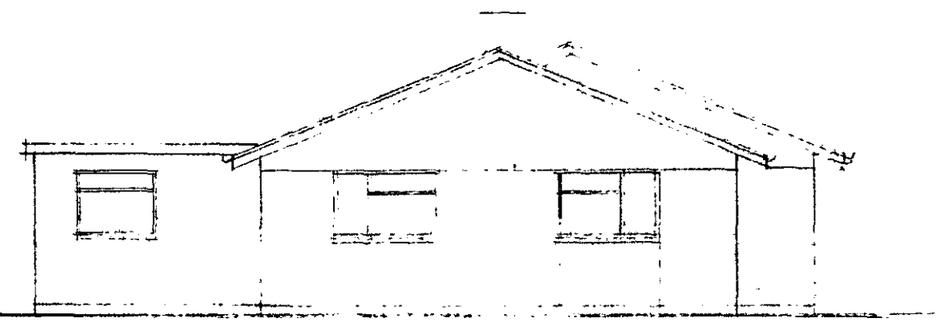
ROGER DRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/2 SCALE: 1:50 DATE: DEC'99.
REVISIONS:

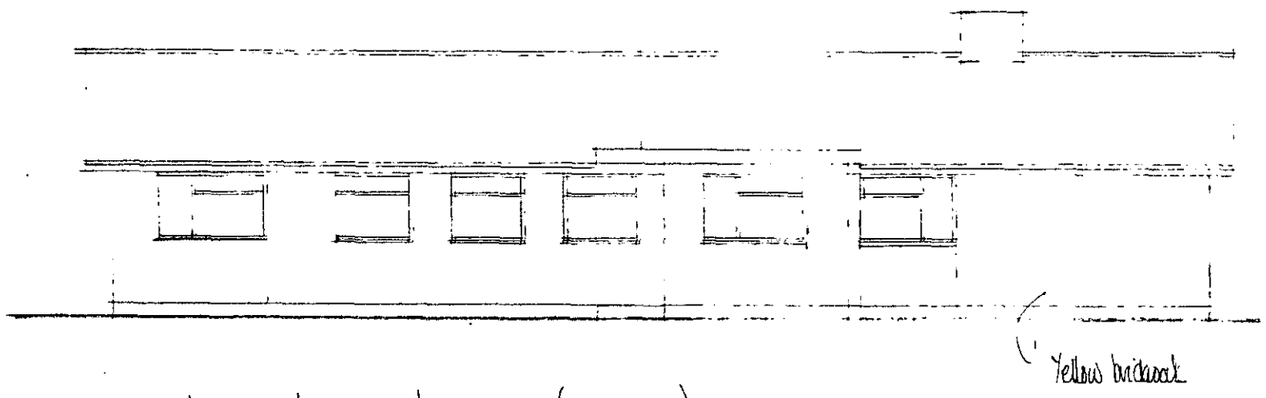
07 JAN 2000* 0328



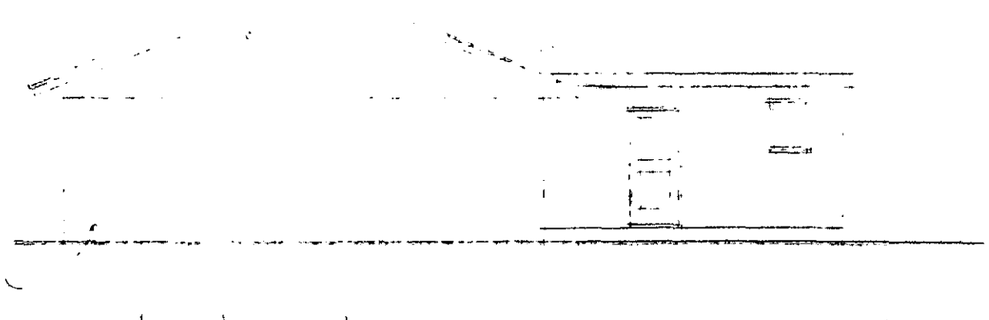
SOUTH ELEVATION (FRONT)



WEST ELEVATION



NORTH ELEVATION (REAR)



EAST ELEVATION

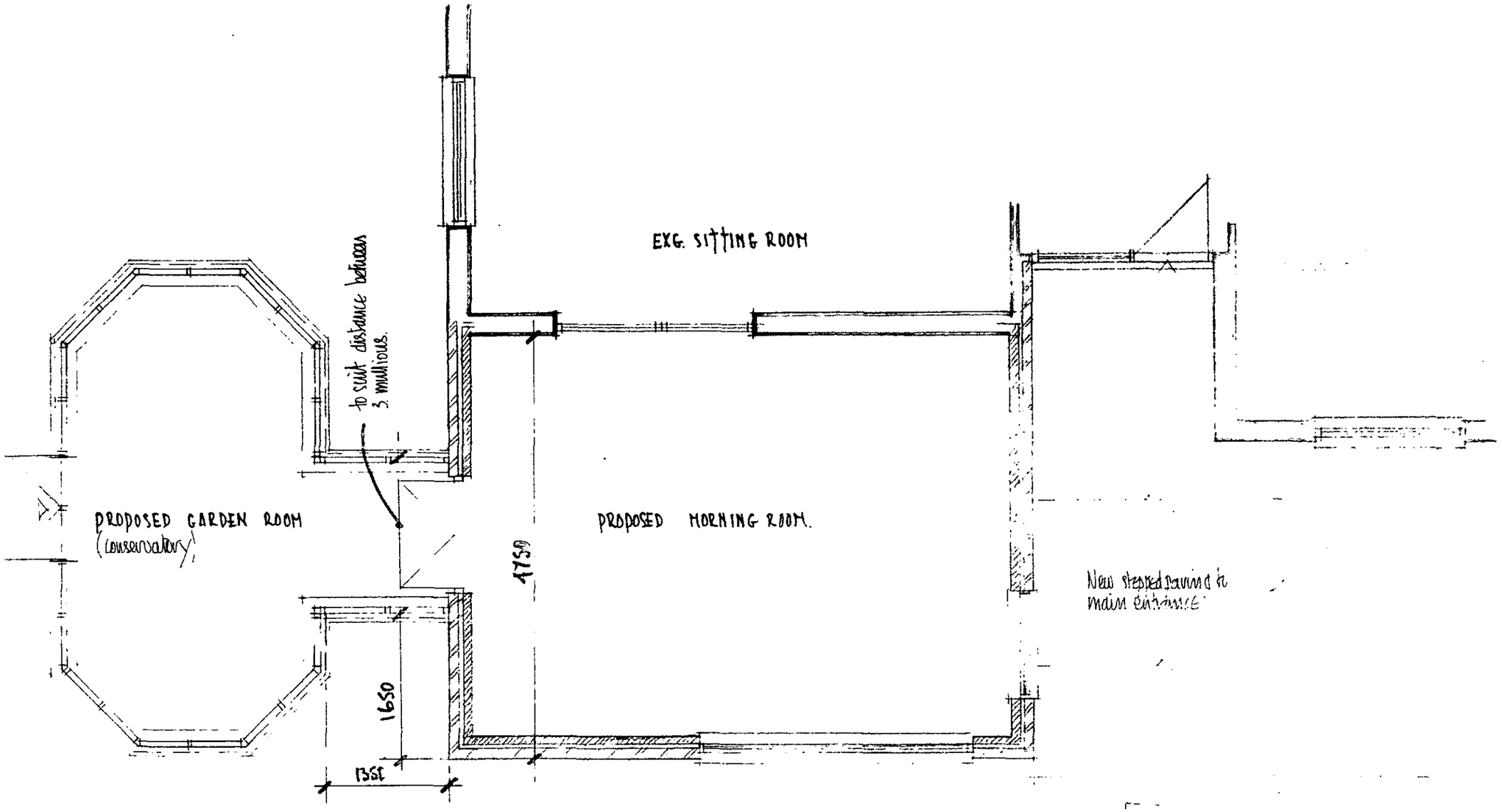
ELEVATIONS : AS EXISTING

'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ.

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/3 SCALE: 1:100 DATE: DEC'99.
REVISIONS:

07. JAN. 2000* 0528



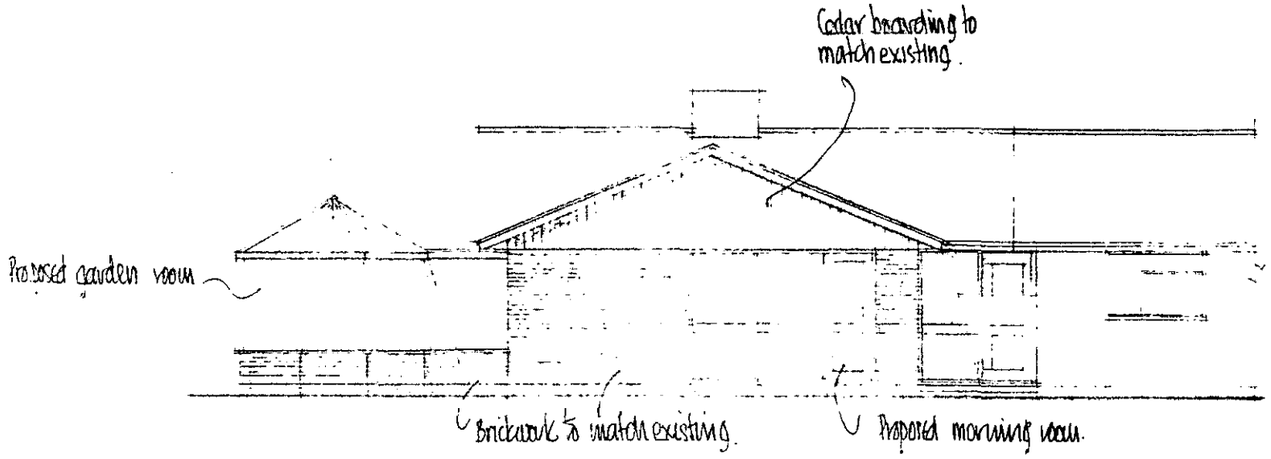
PART PLAN : AS PROPOSED

'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ

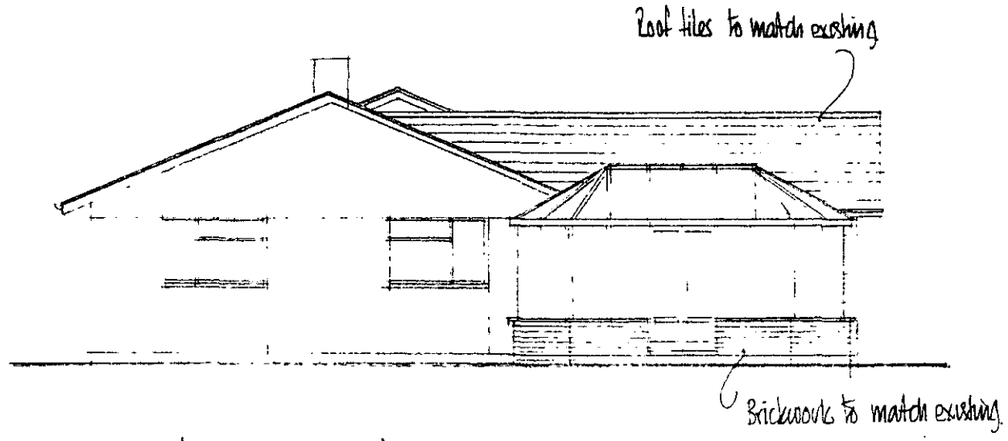
ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG No: 99/287/4 SCALE: 1:50 DATE: DEC. 99.
REVISIONS:

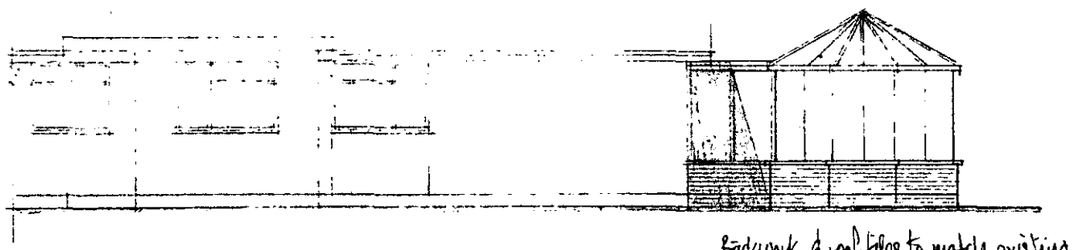
07. JAN. 2000* U528



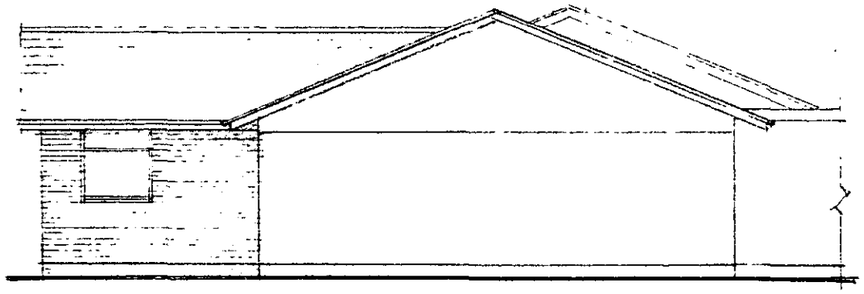
SOUTH ELEVATION (FRONT)



WEST ELEVATION



NORTH ELEVATION (REAR)



EAST ELEVATION

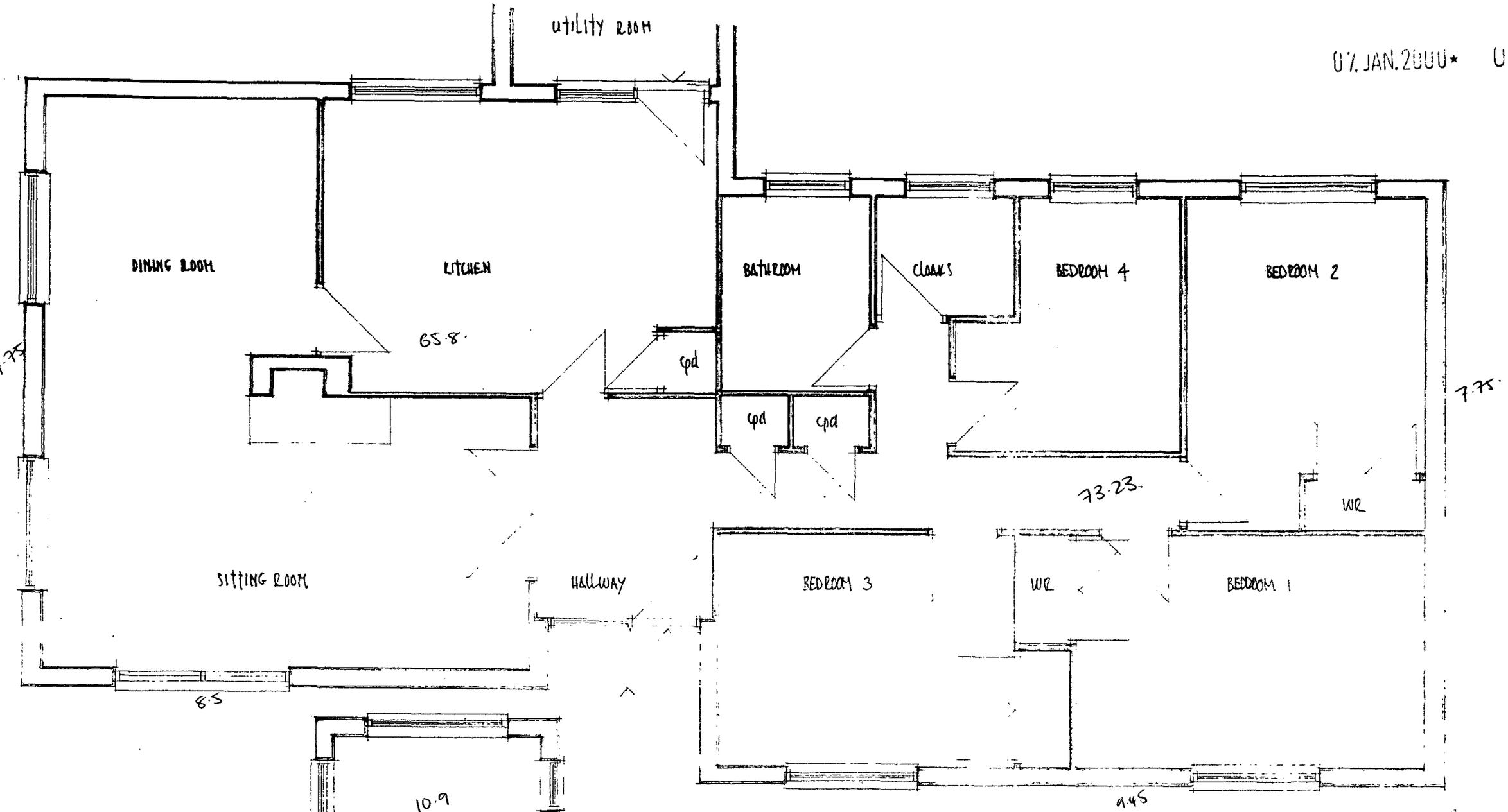
ELEVATIONS : AS PROPOSED

RUSTICOTT, HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ.

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/S SCALE: 1:100 DATE: DEC.'99.
REVISIONS:

07. JAN. 2000* U528



FLOOR PLAN : AS EXISTING

EXIST = 150m².

'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ

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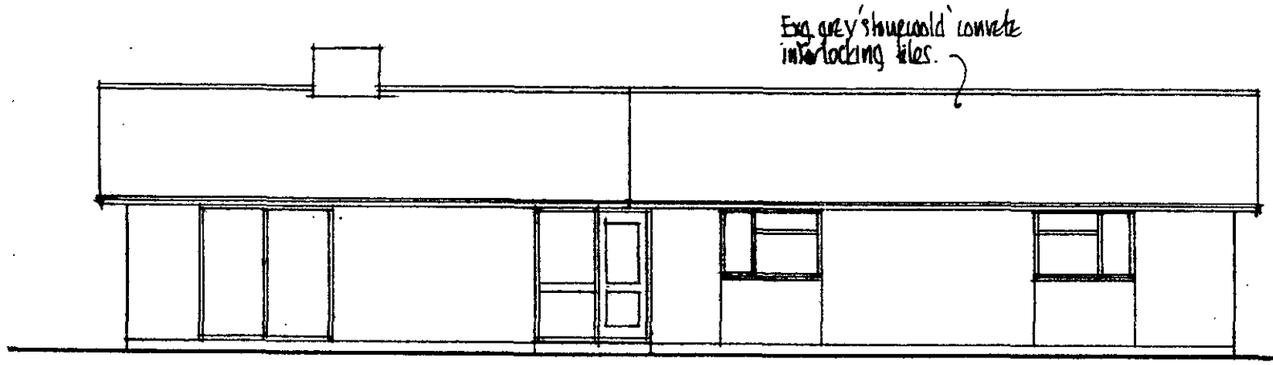
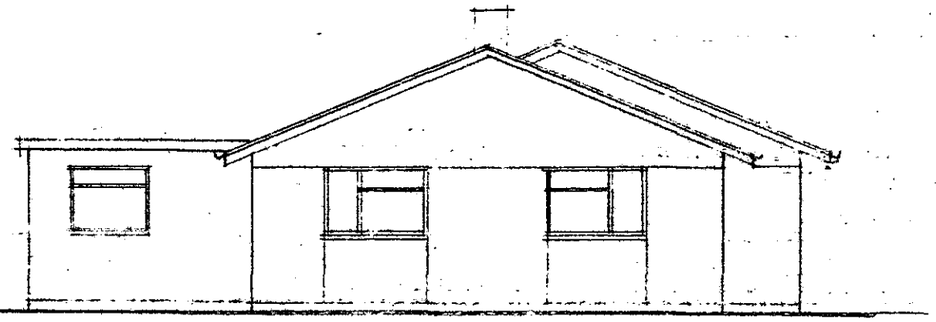
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/2 SCALE: 1:50 DATE: DEC.'99.
REVISIONS:

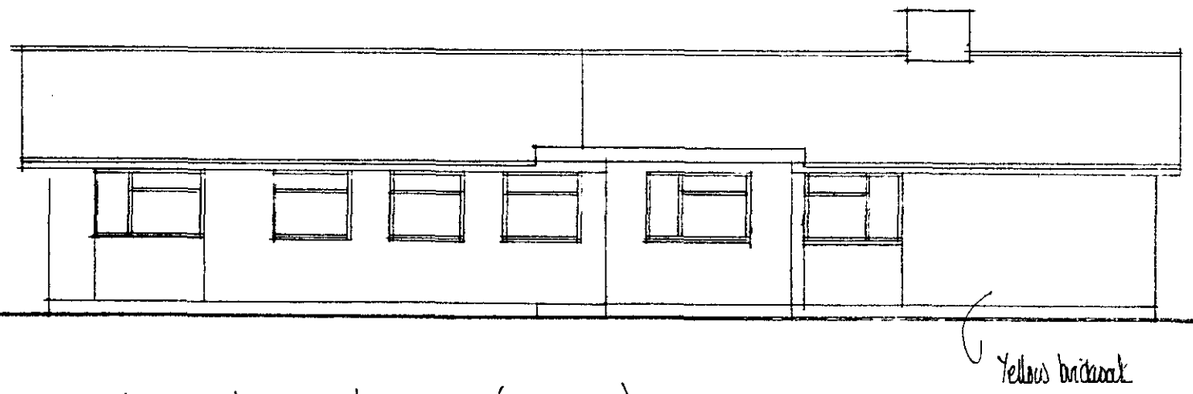
07. JAN. 2000* 0528



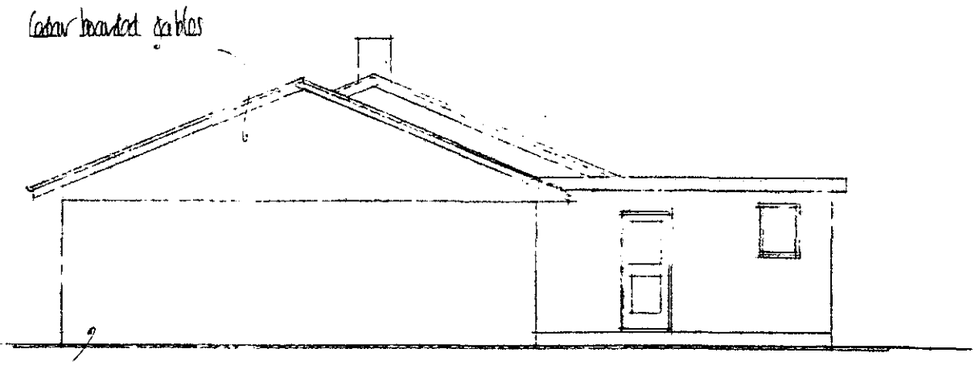
SOUTH ELEVATION (FRONT)



WEST ELEVATION



NORTH ELEVATION (REAR)



EAST ELEVATION

ELEVATIONS : AS EXISTING

'RUSTICOTT', HEATH RIDE, WOKINGHAM, BERKSHIRE, RG40 3QJ.

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKS., RG40 3NT.
☎ 0118 973 3502 FAX 0118 973 6290

DRG. No: 99/287/3 SCALE: 1:100 DATE: DEC'99.
REVISIONS:

Received by Wokingham District Council

Application No: F/2000/0328

Proposal:

Proposed single storey front extension to dwelling.

Location:

Rusticot Heath Ride 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2000. 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

Tel: (0118) 974 6451

Date: 21·2·00

My ref: F/2000/0328

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0328
Rusticot Heath Ride Finchampstead.
Proposed single storey front extension to dwelling.

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 Elaine Connor on **(0118) 974 6451**. 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 2·3·00

Yours faithfully

Chris Lowd
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0328**
Rusticot Heath Ride ~~Wokingham~~. Finchampstead
Proposed single storey front extension to dwelling.

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 6451

Date: 21·2·00

My ref: F/2000/0328

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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