APPLICATION NO:
F/2000/2758

LOCATION:
83 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Field C/O R G Butler & Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Field
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Berkshire
RG10 9QT

Application Number: F/2000/2758

Parish: **FINCHAMPSTEAD**

Location: **83, Nash Grove Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition

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

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

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

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

Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1/2 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WOS2/3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/12/2000

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2758

Applicant : Mr & Mrs Field C/O R G Butler & Associates.

Location : 83, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 14/12/2000

Date Registered : 07/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

This application will have expired on: 02/01/2001. 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 :

Highways : Approval with conditions
Finchampstead PC : No objection.
Neighbours :
bo

Planning Issues : (identified settlement)

1) Neighbours
2) Sheer scale
3) Highways.

Application Number: F/2000/2758

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey side extension to a 2 storey, extended detached house to form a single garage it will replace an existing carport.

The proposed single garage will be located on the south elevation of the existing house. It will be 3 metres wide by 8 metres deep, and will project 2 metres beyond the front elevation of the existing house. To be constructed in brick with a hipped, pitched tiled roof.
The eaves height will be 2.9 metres with a ridge height of 5.6 metres, which will match the existing roof slope of the house.

No.81, to the south a single storey detached extended bungalow is located 3 metres away from the proposed garage. Secondary windows on flank elevation consist of a small porch window and a small study window. The attached double garage is located forward and at right angles, it faces No. 83. Due to the orientation and distance away, it is considered that the occupants of this property will not be affected.

No. 85, to the north, 2 storey detached house. Due to the distance away and orientation of the proposal, it is considered that the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The garage will be visible from Nash Grove Lane, however the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

3) Highways

Approval with conditions

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

Application Number F/2000/2758
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	Full Permission – 5 years
2	C014	R014	External finishes to Match
3	C049	R049	Garage to be retained for vehicle Parking
4	C122	R122	Parking + Turning area before occupation
	N04		Planning Permission only (NOT BR approval)
	N06		Within Curtilage

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/2 STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2/3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
~~MINERALS LOCAL PLAN POLICIES:~~	

29/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 83 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2758

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS
Residential area, quiet road. No 81, single st' detached, extended bungalow. Double garage at front faces at right angles to No 83, Secondary windows on side elev consist of a porch window + sec study window.

3. DESCRIPTION OF SITE/BUILDING
A detached
2 storey recently extended / rebuilt house, Red brick with a swept front pitched roof with red hung clay tiles at first floor + two dormers.
White UPVC windows + doors. Red clay tiled roof. 1.2

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan, has been extended to the rear, footprint ~~slightly~~ now in line with No 85 rear building line.

5. SITE CONSTRAINTS

TREES — None

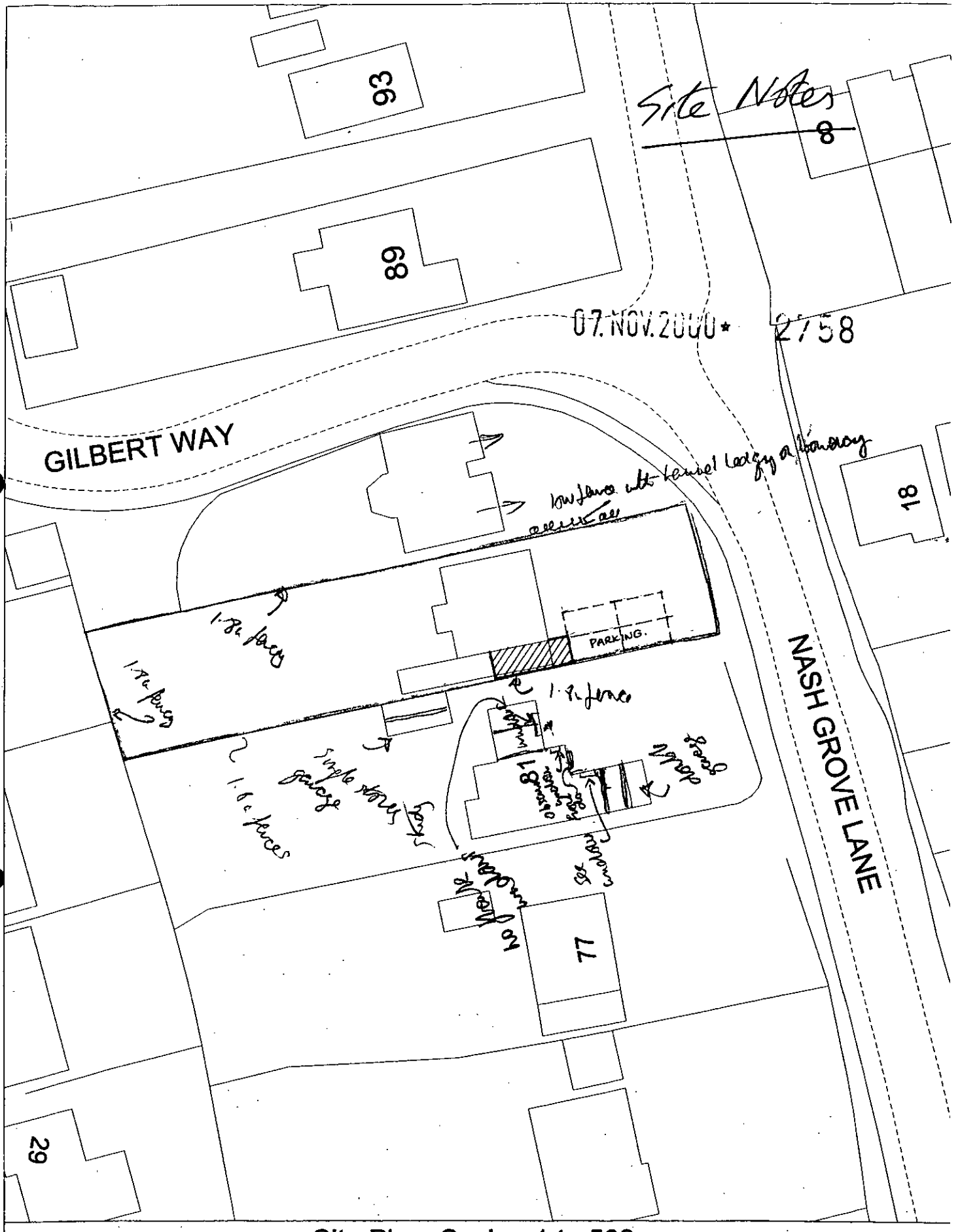
ACCESS/PARKING — as existing, space on drive for for 3 No cars, plus

LEVELS — N/C

BOUNDARY TREATMENT — No. 81, 1.8m fence at side, steps down to a 1.2m.
— No. 85. 1.8m fence at rear + 1m fence + laurel shrubs on front boundary.

OTHERS

No Proposal will replace a single storey flat roofed car port which runs the whole length of width of house.



Site Plan, Scale: 1 to 500

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Date: 7 October 1999

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

Tel: 0118 974 6441

Date: **16 November 2000**

My ref: F/2000/2758

CONFIDENTIAL

Councillor 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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2758
83, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2758**
83, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2758
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2000/2758

Proposal:
Proposed single storey side extension to dwelling.

Location:
83, Nash Grove 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2000	
Officer: AT	Application No. F/2000/2758

Map No. 98.. Site ..0:05.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 83 NASHGROVE LANE

Parish: ~~WOKINGHAM~~ FINCH Ward: FINCHAMPSTEAD NORTH
16.11.00

Applicant: MR/MRS FIELD

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : 16.11.00. 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓...

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 81 + 85 NASH GROVE LANE
25 + 25 Springdale
17 + 18 Charlton Close ✓

FROM: Andrew Thorley

17 NOV 2000

DATE: 16 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2758

Proposal: Proposed single storey side extension to dwelling..

Site Address: 83, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs Field C/O R G Butler & Associates.

Your observations are required in respect of this application **by 10/12/2000** .

DELEGATED

The Parish Council have no objection to this application

PLANNING SERVICES	TPT
POL	TLS
DC	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: CSC&C PP RW

DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 16 November 2000

Application Number: F/2000/2758

Proposal: Proposed single storey side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
83, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Field C/O R G Butler & Associates.

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

✓ below as applicable;

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

C049, R049
C122, R122

Signed: _____ **Print name:** Adam Coggins.

22/11/00

Environmental Services

For office use only.
Application number: 07.NOV.2000* 1305A 2758

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS S FIELD 83 NASHGROVE LANE WOKINGHAM
2	Agent's Name Address and postcode Phone number	RG BUTLER + ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040.
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.	83 NASHGROVE LANE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension About the application	SIDE GARAGE
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.	TO MATCH 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 5	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.		
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

STET

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
Mr A. Windiate	81 Nashgrove Lane Wokingham	6.11.00

None of the land forms part of an agricultural holding.

Your signature: R G Baker

on behalf of Mr & Mrs S. Field

Date 6-11-00

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

1933

LINCHAMPSTEAD 1.4.86

ADDRESS 83 NASH GROVE LANE PARISH ~~BARKHAM~~

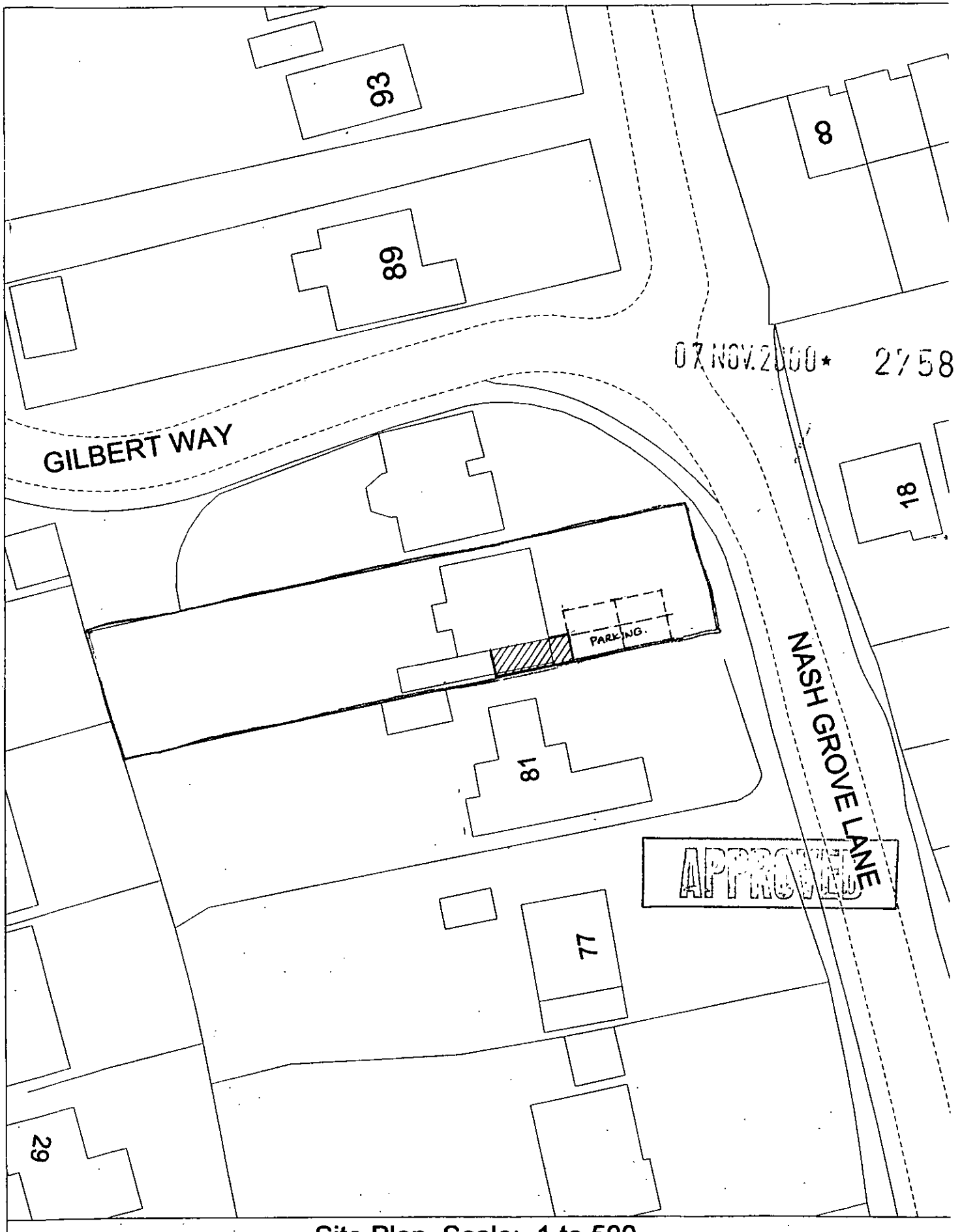
PLOT No. ORD. SHEET No. CU. 7969 (68)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1010/57	MR. L. GALE	ATTACHED HOUSE & GARAGE	18.12.57	APP C/A
262/68	"	CARPORT	8.8.68	APP APP
BR 12953	"	GARAGE TO RES	14.3.80	APP
42969	MR & MRS S. FIELD	2/ST. EXTENSION	22.7.94	C/A
99/69384/F	Mr S. Field.	2/st r ext'n (ren. app 42969)	2/6/99	C/A
99/70643/F	Mr & Mrs S. Field	Erect Det. Garage.	17.12.99	REF
F/1999/0090	Mr & Mrs Field	2/st Rear Extension amend to 69384.	11.1.00	C/A
F/2000/2316				

MINISTRY DECISION Appeal - 99/70643/F - Dismissed - 20.06.00

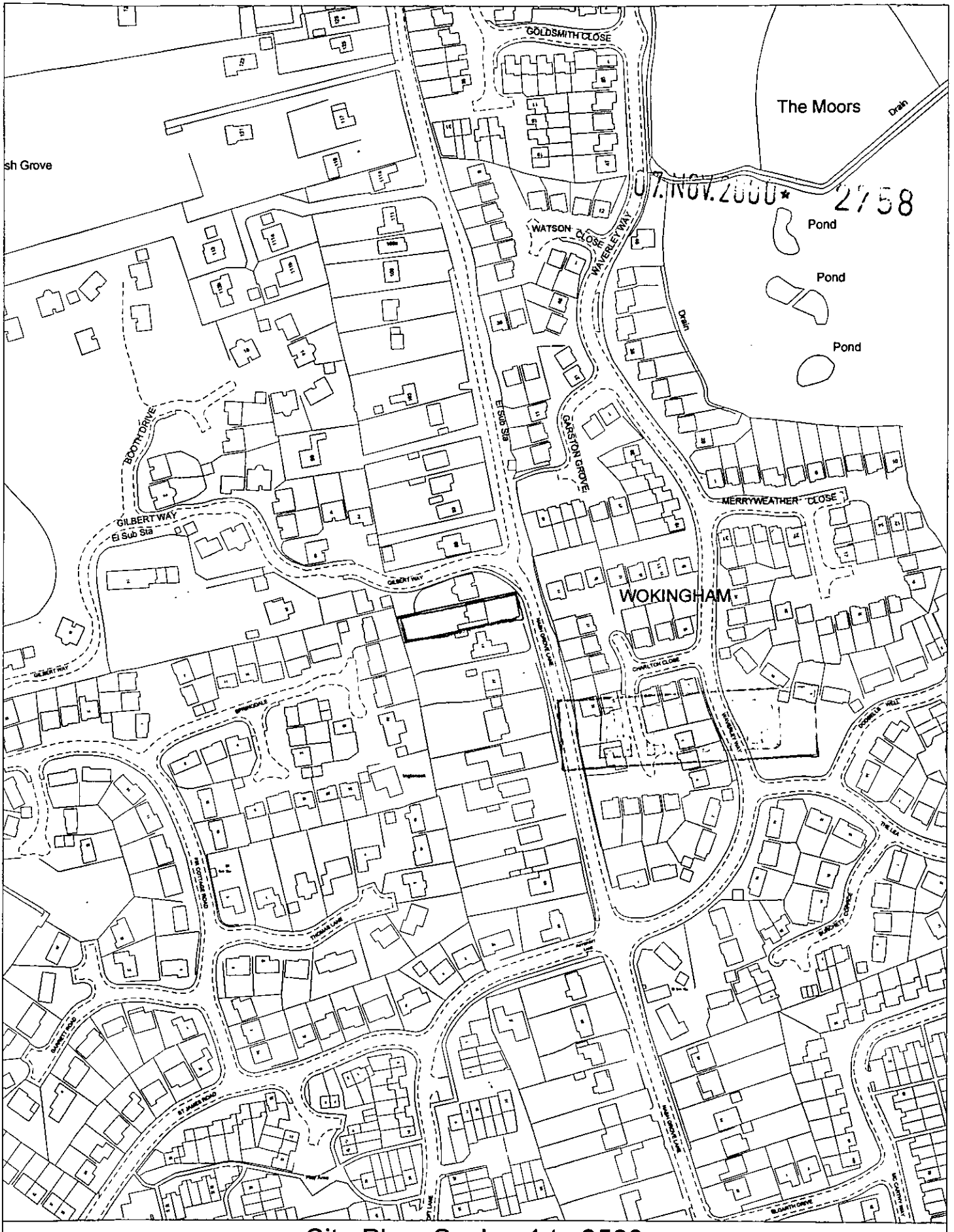
SPECIAL ORDERS PD Enq - Roof changes - Mr. Butler - 27/10/99



Site Plan, Scale: 1 to 500

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Date: 7 October 1999

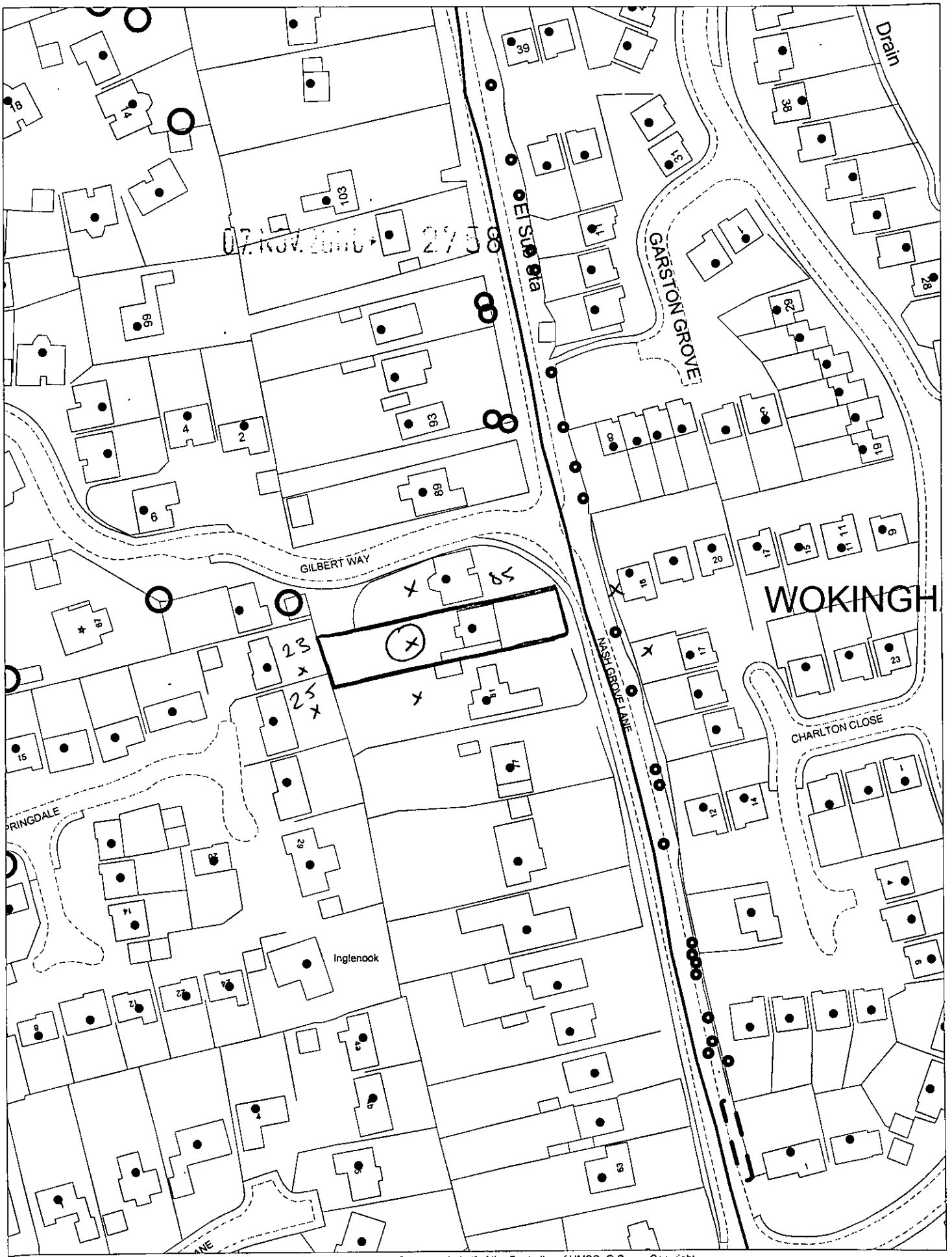


Site Plan, Scale: 1 to 2500

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Date: 7 October 1999

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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000

Scale: 1 : 1250

N
W E
S

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

6th November 2000

07.NOV.2000* 2758

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

For the attention of Elaine Connor

Dear Miss Connor

Re: 83 Nashgrove Lane, Wokingham

Please find enclosed a planning application for an attached garage at the above address. The covenants that previously dictated that nothing could be built within 3 m of the southern boundary have been recinded. It is now possible for the owner to build the garage as now proposed.

We have developed this proposal in conjunction with the owner of Nº 81 Nashgrove Lane. We started with a roof pitching front to rear but the owner of Nº 81 preferred the hipped roof and is happy to accept that the eaves/gutter will project over the boundary. We have served notice on Nº 81, but if neccessary we could obtain a letter from the owner accepting the eaves overhang.

Yours sincerely

R G Butler

R. G. Butler

enc.