APPLICATION NO:
F/2001/4696

LOCATION:
51 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
J Bennett

PROPOSAL:
Proposed single storey rear extensions to dwelling. (Retrospective)

EARLIEST DATE FOR DECISION: **29/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/10/2001

CASE OFFICER: **Elaine Vashi**

APP

No 088 30/11/01 SV

RAILEX
Marbleboard

EASIFILE EP7

1287

00

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Bennett
51 Nash Grove Lane
Finchampstead
Wokingham
Berks
RG40 4HE

Application Number: F/2001/4696

Parish:	**FINCHAMPSTEAD**
Location:	**51, Nash Grove Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extensions to dwelling. (Retrospective)**

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.

Informative

1. 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 OS1 and EN1.
South East Area Local Plan Policies STV1, SBE and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/11/2001

Notice checked by: _____

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

Enlarged

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	4696 EV
BUILDING CONTROL NUMBER.	RG2002/0108 South
APPLICANT/~~AGENT~~	Mr J. Bennett
ADDRESS OF SITE	Stillwaters. 51 Nashgrove Lane FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	S/S pavements (retrospective)

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	no plan	recd 28/8/01
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	13/8/02	

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	

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

Tel: (0118) 974 6451

Date: **29 August 2001**

My ref: F/2001/4696

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/2001/4696
51, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extensions 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 **Elaine Vashi** on **(0118) 974 6451**.

Yours faithfully,

Elaine Vashi

Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/4696**
51, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extensions 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**********

Received by Wokingham District Council

Application No: F/2001/4696

Proposal:
Proposed single storey rear extensions to dwelling.

Location:
51, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4696 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/09/2001. 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 be possible for an individual reply to be issued 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

29 August 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4696
CASE OFFICER: Elaine Vashi

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

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

Tel: (0118) 974 6451

Date: **29 August 2001**

My ref: F/2001/4696

CONFIDENTIAL

Councillor 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: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4696
51, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling.

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If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**.

Yours faithfully,

Elaine Vashi

Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/4696**
51, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/4696

Applicant : J Bennett .

Location : 51, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5·10·01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/08/2001

Earliest Date for Decision : 29/09/2001

Latest Consultation Date/Site Notice Expiry Date : 29/09/2001

This application will have expired on: 23/10/2001. 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 :

P. COUNCIL: no objection

Planning Issues :

IMPACT UPON NEIGHB. DWELLINGS.

Application no. F/2001/4696

Appraisal:

The application being considered is a retrospective application for the single storey flat roof extensions at no.51 Nashgrove Lane. The extension on the left hand side of the dwelling was built some 15 years ago and has a volume of approximately $38m^3$. This extension would have been permitted development, as the rights were not removed in the original consent for the dwelling. The most recent extension to the dwelling requires planning permission because its size (approx.$54m^3$) when added to the size of the previous extension comes to approximately $92m^3$.

Impact upon neighbouring dwellings

The single storey rear extension has a gently sloping mono pitch roof construction which stands approximately 2.52m at its highest point. The extension is set in slightly from the flank wall of the house (approximately 250mm) and projects approximately 3.65m from the rear of the dwelling. The extension is approximately 3.9m away from the flank wall of the neighbouring dwelling to the south, no.49 Nashgrove Lane.

No.49 has one window in its side elevation, which will have an oblique view of the extension. This view is broken by the planting along the side boundary of no.49. It is not considered however that the extension will adversely affect the outlook of no.49. Given the distance of the extension from no.49, along with its scale and bulk it is not considered that the extension will have a negative impact upon the daylighting to no.49.

Conclusion

It is not considered that the existing flat roof rear extension at no.51 Nashgrove Lane will have an adverse impact upon the living conditions of the residents of no. 49.

RECOMMENDATION: approval

Application Number F/2001/4696
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
4			
	CHANGE		DESCRIPTION OF
	D'MENT		TO READ
			"(RETROSPECTIVE)"
			AT END
	No		conditions reqd

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.
MINERALS LOCAL PLAN POLICIES:

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

Date: 28.11.01

RECORD OF SITE VISIT

SITE ADDRESS: 51 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4696

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 5.10.01.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
residential area
mixture of housing types.
maturely developed.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow set back from main road.
shared drive with no.49.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Same screening along boundary with no.49.
part of

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Elaine Vashi

DATE: 29 August 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4696

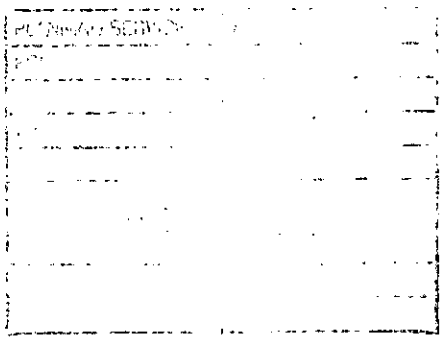
Proposal: Proposed single storey rear extensions to dwelling..

Site Address: 51, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: J Bennett .

Your observations are required in respect of this application **by 29/09/2001** .

Parish Council has no objections



SIGNED: C.S. Clk

DATE: 28-9-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 JUN 2001~~ 28 AUG 2001

Officer: EC Application No. F|2001|4696

Map No. 98 Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

28.AUG.2001 * 4696

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 51 NASHGROVE LANE

Parish: FINCHAMPSTEAD Ward: Finchampstead North

29/8/01. T.W.

Applicant: J BENNETT

received 28/8 requested 4/7

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

Enforcement Section to be notified ☑ tick if required PW

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	Q3? Q4 ~~Rebres redraw?~~	4/7	✓ 28/8
4	Correct S 66 certificate	delete A or B.	4/7	✓
5	Elevation plans	Scale elevations *	4/7	✓
6	Floor plans	Scale ?. label rooms.	4/7	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	* Sizes on elevations are different from those on floorplans. Also new windows/doors not shown accurately.	4/7	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.8.01 T.W.

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 .....

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 + See Map .....
.....
.....
.....
.....
.....
.....
.....
.....

1933

ADDRESS 51 NASH GROVE LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 7969 (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
162/59	MESSRS. POXFORD + JAMES	PRT. HOUSE & GARAGE	12.11.59	CIA

MINISTRY DECISION

SPECIAL ORDERS

28 AUG 2001 * 4696

Environmental Services

For office use only.
Application number: 28 AUG 2001 * 4696

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	J S & J A BENNETT 51 WASHGROVE LANE FINCHAMSTEAD BERKS RG40 4HE 01189328569
	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	
4	Give brief details of the proposal for example, two storey side extension. About the application	
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 ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED TIMBER
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: 2	Proposed: 2
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

Date 19 - 04 - 2021

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

1789/a

SECTION 66 CERTIFICATE

Application No.

28.AUG.2001* 4696

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

CERTIFICATE A

I certify that: J. S & J. A BENNETT

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

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

on (d) . . . . . .

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

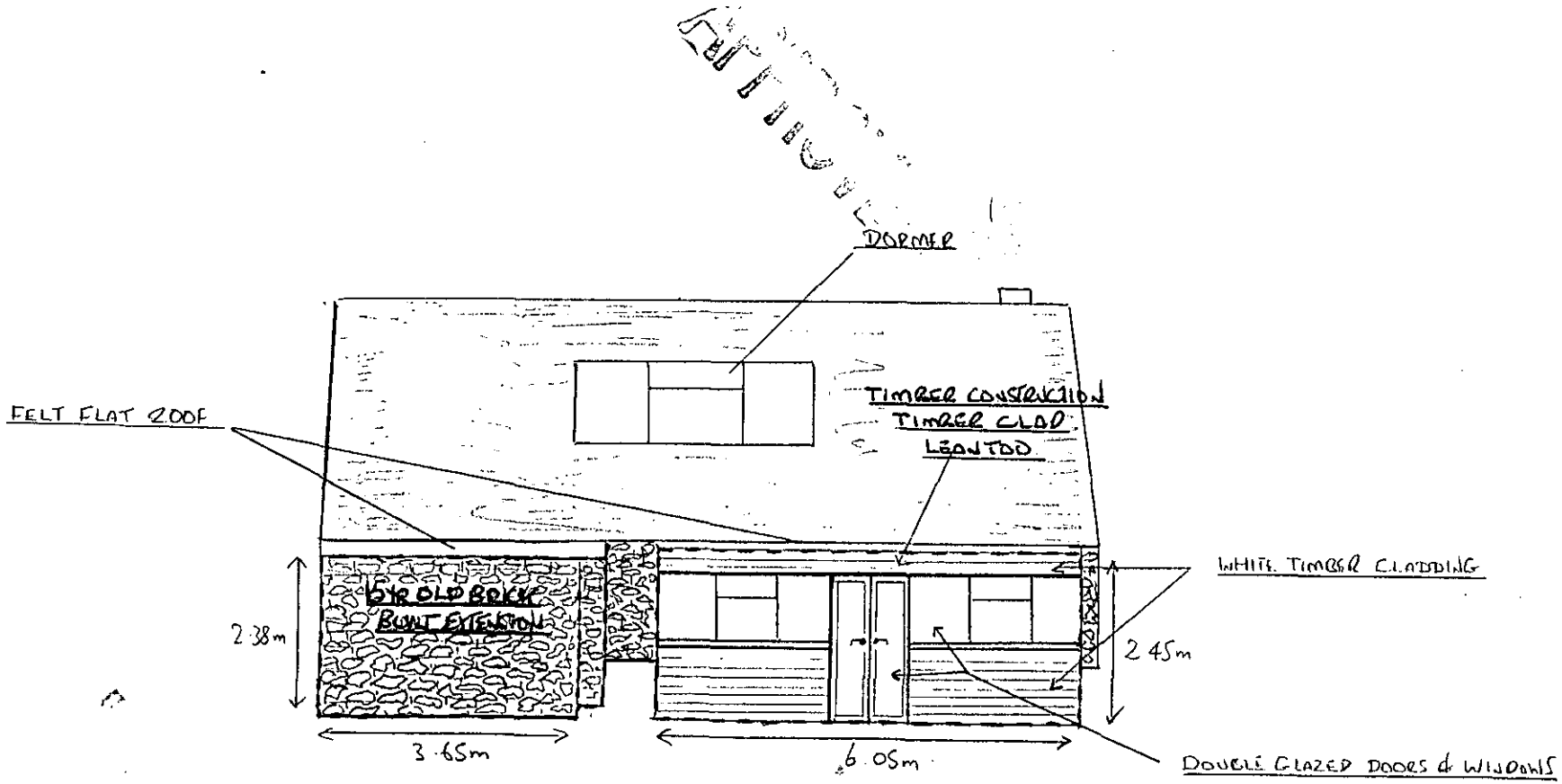
Signed . . . . . .

On behalf of . . . . . .

Date 18-6-2001

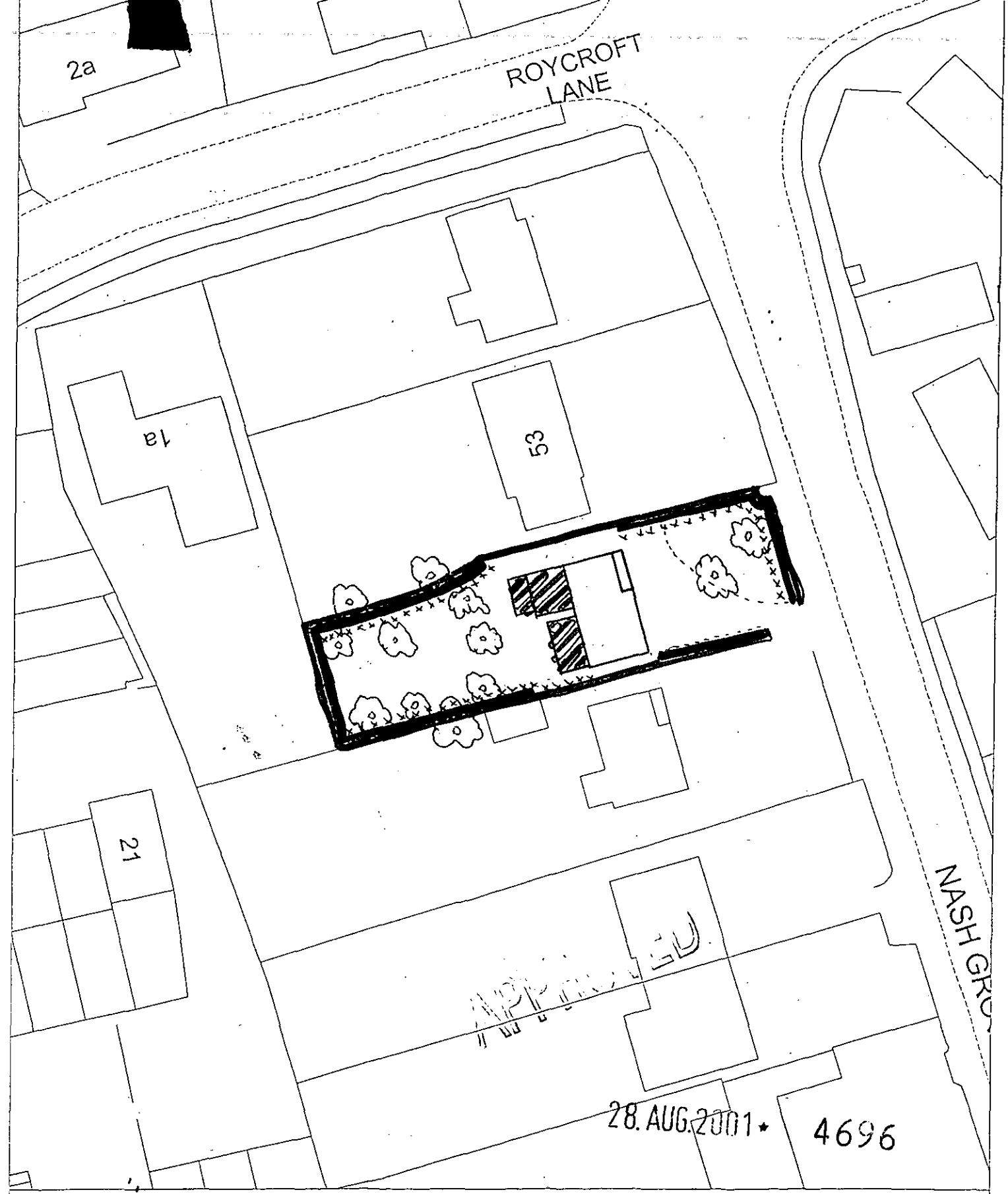
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

51. Nashgrove Lane. Finchampstead RG40 4HE



REAR ELEVATION

28 AUG 2001 • 4696 Scale 1:100



Site Plan, Scale: 1 to 500

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Date: 14 June 2001

N
W E
S

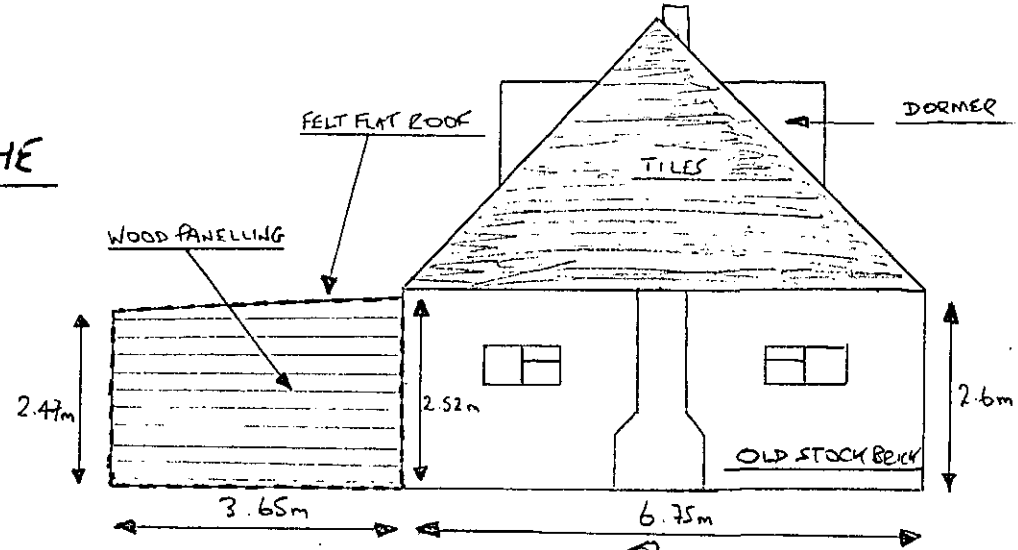
1.8m Post & Panel fence

ACCESS, DRIVE WAY & PARKING

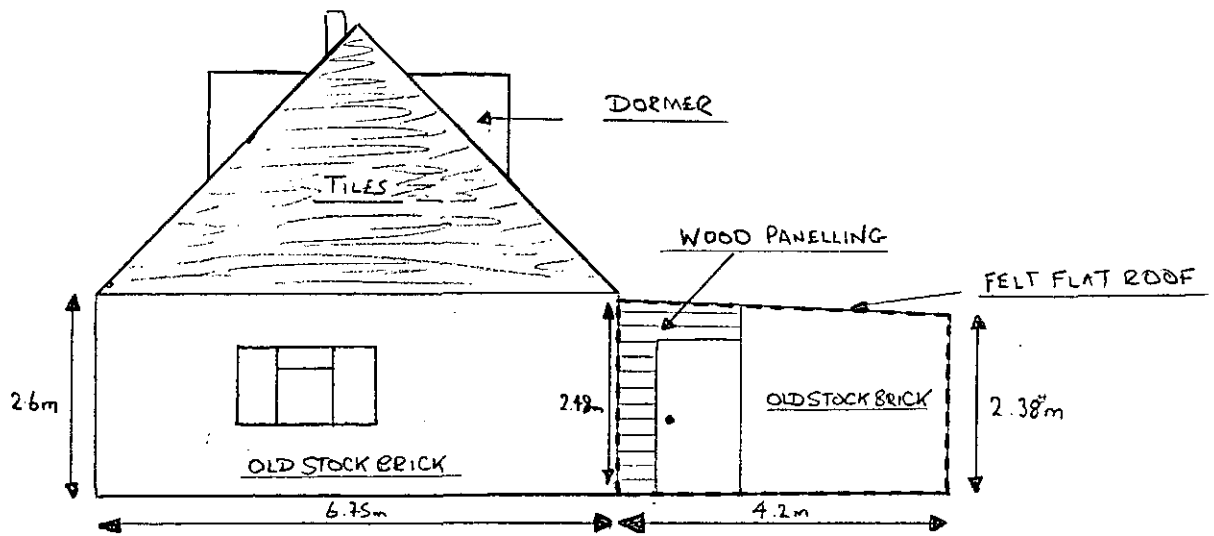
ESTABLISHED 2.5m (min) BEECH & RHODODENDRON HEDGE

TREES 15m + (Maiden Birch)

51, Nashgrove Lane, Finchampstead. RG40 4HE



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)

Scale 1:100

28. AUG. 2001 * 4696