APPLICATION NO:
F/2002/5787

LOCATION:
11 Maryland, Finchampstead Wokingham.

APPLICANT:
MR/MRS Loades-Bannon C/O E D Hollway Architectural Services

PROPOSAL:
Proposed two storey side extension tc dwelling

EARLIEST DATE FOR DECISION: **25/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2002
Listing Exp 1/3/2

CASE OFFICER: **Louise Smith**

908
DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Loades-Bannon
C/O E D Hollway Architectural Services
Cobblestones
Berne Lane
Charmouth
Bridport
Dorset
DT6 6RD

Application Number: F/2002/5787

Parish: **FINCHAMPSTEAD**

Location: **11, Maryland, Finchampstead, Wokingham.**

Proposal: **Proposed two 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. The driveway shall be widened to a minimum of 7.2 metres, surfaced with a hard bound material and the associated crossing extended to accommodate this.

Condition
4. 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
5. 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. In the interests of highway safety and convenience.

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

Reason
5. 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 Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5787	LS
BUILDING CONTROL NUMBER	FP 2002/2951/South.	
APPLICANT/~~AGENT~~	Mr + Mrs R. Loades-Bannon.	
ADDRESS OF SITE	11 Maryland, FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ED 38 08A	ED 38 08A.
ELEVATIONS	ED 38 06	ED 38 06.
FLOOR PLANS	ED 38 04A ED 38 05	ED 38 04A. ED 38 05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/4/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5787

Applicant : MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

Location : 11, Maryland, Finchampstead, Wokingham.
Proposal : *Proposed two storey side extension to dwelling*

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/2.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/2.

Date Registered : 30/01/2002

Earliest Date for Decision : 25/02/2002

Latest Consultation Date/Site Notice Expiry Date : 25/02/2002

This application will have expired on: 27/03/2002. 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 :

Parish Council - no objections
Highways - conditional approval.

Planning Issues :

Identified settlement
Impact on Neighbours + Street scene
Parking.

Application Number: F/2002/5787 – 11 Maryland

Appraisal:
Development

The site is a two storey detached dwelling, situated within the identified settlement of Finchampstead.

The application proposes a two storey side extension to the NNW facing elevation of the dwelling. It is proposed to stretch the depth of the dwelling, set 1.8m back from the front building line. The roofline would correspond to that existing (with fractionally lower eaves and ridge height) and a gable end in the side elevation. A dormer window is proposed in the front elevation.

1. Impact upon neighbouring properties
   The angle of the extension relative to the neighbour at No 10 is such that the proposed windows would not exert any adverse effects. Furthermore, they would exert a similar relationship to those existing.
   There are no windows in the E facing elevation of No 15, and the distance to the neighbours behind on Oregon Walk exceeds 30m, as such no overlooking would result from the rear windows.
   The development would not exert any overshadowing onto No 15. As explained, a blind wall faces the proposed extension and with regard to front windows the 45° overshadowing angle would not be breached.

   No 11 lies at an angle of 45° to No 15. Given that at the closest point the extension would be 2.4m from the single storey integral garage of No 15 and 5.4m from the actual dwelling itself, it is not considered that the extension would be overbearing.

2. Impact upon the character of the area
   The applicant has set the extension back from the front of the dwelling (as advised in the pre-app) and as such it does not project nearer to the road than the original dwelling. This reduces the impact of the development on the street scene. The design of the extension would be in keeping with the dwelling itself, and the character of the houses along this residential culdersac. The proposed front dormer would be symmetrical to the existing dormer, and all materials would match those existing.

3. Impact upon highway safety (parking provision)
   The extension would increase this 4-bedroom property to that of a 5. An additional car parking space would be required to facilitate this. Highways feel this would be sufficiently met by widening the driveway and have no objections, on the condition that parking and turning spaces are retained.

Approval: ✓ **Refusal:**

Application Number F/2002/5787
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
3			Driveway to be widened to a minimum
			of 7.2 metres, surfaced with a hard
			bound material and the associated
			crossing extended to accommodate
			this.
			R: 1HS+C.
4	C049	R049	
5	C122	R122	

Need new parking layout

look at Pre-app advice.

RECORD OF SITE VISIT

Overbearing?

SITE ADDRESS: 11 Maryland Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/5787

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - ~~Front~~ Side Boundary fence.

2. DESCRIPTION OF SURROUNDINGS
Offset, reasonably close. - Modern properties
Several uniform housing types
2 storey detached units - Integral gges.
Red brick, sandstone brick - grey roof tiles concrete

open plan fronts grass

3. DESCRIPTION OF SITE/BUILDING
Red brick -
Set forward of neighbour at 15 + back from No 9.
eg.
visible plot on Street-scene

4. RELATIONSHIP TO ADJOINING PROPERTIES
2m c/b fence boundary.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING currently 3.

LEVELS Same

BOUNDARY TREATMENT as above

OTHERS - similar extensions ? No.

No 15 has no side elevation windows
(- single storey integral gge on this side of dwelling)

front windows only.

SET IT BACK FURTHER THAN PROPOSED - Talk to Natalie

Date: 01 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5787

Location: 11, Maryland, Finchampstead, Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

Case Officer: Louise Smith

The new plans show the following: Revised car parking layout. Drawing no:ED38 04 A. ~ 08A

Comments are required by 08/03/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2602 (Planaps) / 5787 (Ludhouse) Date Rec. 25/2/2.

Location: 11 Maryland

Parish Finchampstead.

Applicant: Mr/Mrs Loades-Bannon.

Description of attached plans Revised car parking layout.

Drawing No's: ED38 09 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ (ASAP!) ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 7 DAYS.

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From _____

New Site Notice ~~Y~~/N

New Description _____

CASE OFFICER LS.

Consultations Sent by Admin. on 01.03.05

Yellow - Part One Copy
Green - Officer's Copy

New Site Marks

New Description

Date: 01 March 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5787

Location: 11, Maryland, Finchampstead, Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

Case Officer: Louise Smith

The new plans show the following: Revised car parking layout. Drawing no:ED38 04 A.

Comments are required by 08/03/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

Conditional Approval.

1/ Driveway to be widened to a minimum of 7.2 metres, surfaced with a hard bound material and the associated crossing extended to accommodate this R:1H5RC.

2/ C049, R049

3, C122, R122

NO7

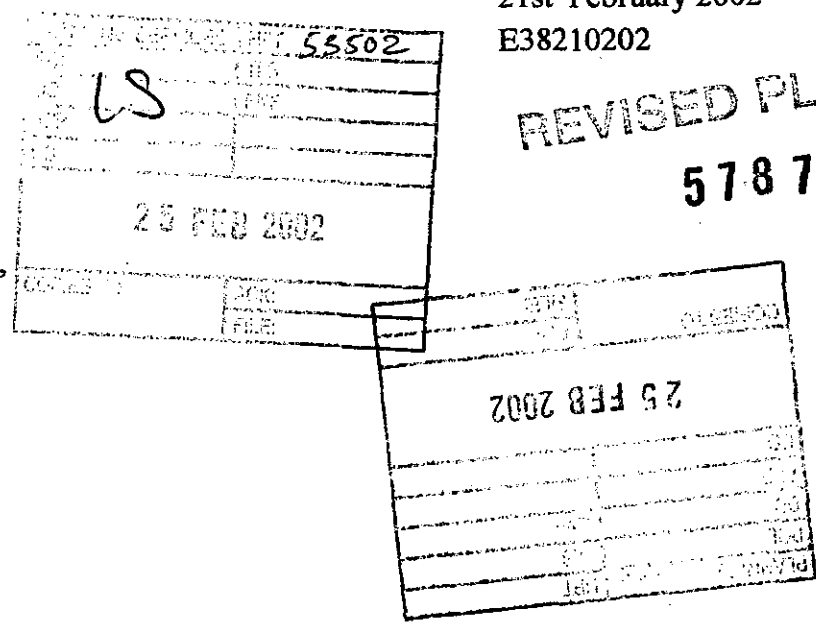
AC 1/3/02.

ED HOLLWAY ARCHITECTURAL SERVICES

Cobblestones, Berne Lane, Charmouth, Bridport, Dorset, DT6 6RD.

Tel 01297 560751 Fax 01297 560844

21st February 2002
E38210202



Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End, Wokingham,
Berkshire, RG40 1WR.

Dear Sirs,

Re: Proposed extension at 11 Maryland, Finchamstead.
Planning Application Number : F / 2002 / 5787

Further to our Planning Application for the above and our subsequent telephone conversation I enclose 4 copies of revised drawing numbers ED38-04A and ED38-08A. These now show a parking arrangement that does not encroach on the service strip in front of the property.

yours faithfully,

Ed Hollway
ED HOLLWAY ARCHITECTURAL SERVICES
enc.

FROM: Louise Smith

DATE: 01 February 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

15 FEB 2002

18 FEB 2002

Application Number: F/2002/5787

Proposal: Proposed two storey side extension to dwelling.

Site Address: 11, Maryland, Finchampstead, Wokingham.

Applicant: MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

Your observations are required in respect of this application **by 25/02/2002**.

Parish Council has no objections

SIGNED: _____ DATE: 15.2.02

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 01 February 2002

Application Number: F/2002/5787

Proposal: Proposed two storey side extension to dwelling

Parish: FINCHAMPSTEAD PARISH

Site Address:
11, Maryland, Finchampstead, Wokingham.

Applicant:
MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

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).

Comment.

The proposed parking layout is unacceptable as it encroaches onto the adopted public highway.

3 no. spaces are required to the front of the dwelling and a revised plan is requested showing these within the curtilage of the property.

spoke to agent 14/2/2 to discuss.

Signed: _____ **Print name:** ADAM 6/2/02

1764

ADDRESS 11, MARYLAND PARISH FINCHAMPSTEAD

PLOT No. 21 ORD. SHEET No. SU 7965 (98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16941	Mr J.S. Dunne	O/APP Res Dev (10 Acres)	13-3-81	N/A Re[illegible]
19857	"	"	20-10-83	U/A A[illegible]
21520	Pelham Homes	Det House + Garage	31-5-84	N/A C/[illegible]
BR 23512	"		10-10-86	App N/[illegible]
97/64997/F	H. Loades - Bannon	Boundary Fence	11.03.97	C/[illegible]
F/2002/5787	Mr/Mrs. Loades-Bannon	2 St/S Ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Holloway - 2St/S - 6/2/01

DRAINAGE

South of [illegible]

Environmental Services

For office use only. Application number:

30.JAN.2062 * 5787

WOKINGHAM DISTRICT COUNCIL

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 Loades-Bannon
	Address and postcode	11 MARYLAND, FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG11 4PB
	Phone number	0118 9730020
2	Agent's Name	ED HOLLWAY ARCHITECTURAL SERVICES
	Address and postcode	COBBLESTONES, BERNE LANE, CHARMOUTH, BRIDPORT, DORSET. DT6 6RD.
	Phone number	01297 560751
3	Site	11 MARYLAND, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG11 4PB.
	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	TWO STOREY SIDE EXTENSION. CONCRETE ROOF
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.	RED BRICKS TO MATCH EXISTING CONCRETE ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr+Mrs Loads-Bannon

Date 28.1.02

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

Received by Wokingham District Council

Application No: F/2002/5787

Proposal:
Proposed two storey side extension to dwelling

Location:
11, Maryland, 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 quote application number F/2002/5787 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2002. 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

01 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5787
CASE OFFICER: Louise Smith

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

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

Tel: (0118) 974 6463

Date: **01 February 2002**

My ref: F/2002/5787

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5787
11, Maryland, Finchampstead, Wokingham.
Proposed two 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5787**
11, Maryland, Finchampstead, Wokingham.
Proposed two 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 Cockroft

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

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

Tel: (0118) 974 6463

Date: **01 February 2002**

My ref: F/2002/5787

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5787**
11, Maryland, Finchampstead, Wokingham.
Proposed two 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 Long

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

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/5787	Map No : 98
Case Officer : LS	Site Area : 0.04
Valid Date : 30 JAN 2002.	Received Date: 30/01/2002

Level : ~~Delegated Application~~ Sub-comm. (employed by WDC.)

Description : Proposed two storey side extension to dwelling

Location : 11, Maryland, Finchampstead, Wokingham.

Parish : FI Ward : FIS 1.2.02 23

Applicant : MR/MRS Loades-Bannon C/O E D Hollway Architectural Services.

Fee Required: £95 Fee Received: £95 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 1.2.02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

Pre-app attached.

5787

Environmental Services

For office use only.
Application number:

30.JAN.2002* 5787

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 Loades-Bannon
	Address and postcode	11 MARYLAND, FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG11 4PB
	Phone number	0118 9730020
2	Agent's Name	ED HOLLWAY ARCHITECTURAL SERVICES
	Address and postcode	COBBLESTONES, BERNE LANE, CHARMOUTH, BRIDPORT, DORSET. DT6 6RD.
	Phone number	01297 560751
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.	11 MARYLAND, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG11 4PB.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION. CONCRETE ROOF

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.	RED BRICKS TO MATCH EXISTING CONCRETE ROOF TILES TO MATCH EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☑	No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr+Mrs Coads-Bannon

Date 28.1.02

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

1764

ADDRESS 11, MARYLAND

PARISH FINCHAMPSTEAD

PLOT No. 21

ORD. SHEET No. SU 7965 (9

BUILDER

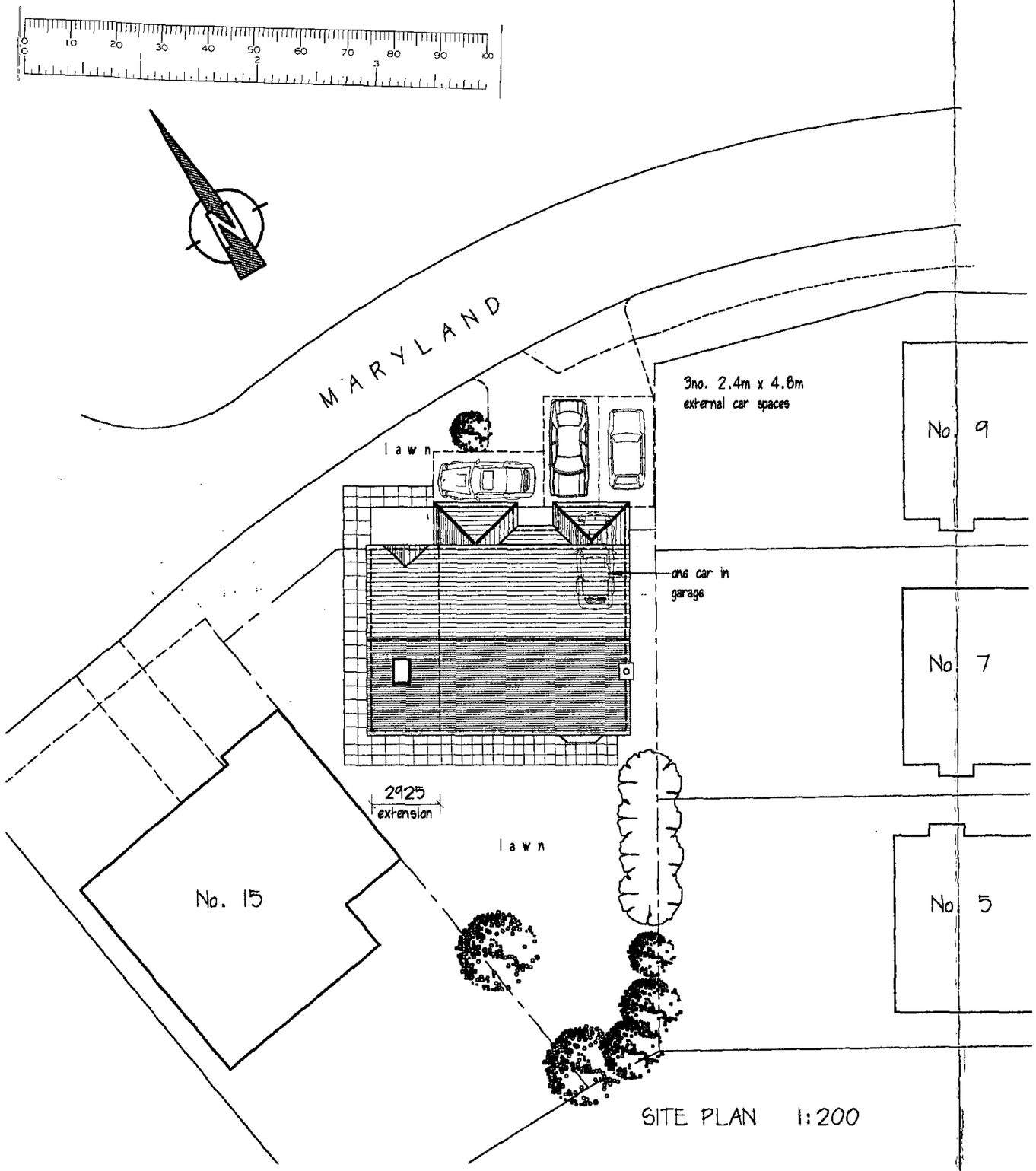
Plan No.	Applicant	Description of Development	Date of Decision	Decision
16941	Mr J.S. Dunne	O/APP Res Dev (10 Acres)	13.3.81	N/A RC Su
19857	"	"	26.10.83	W/D A
21520	Pelham Homes	Det House + Garage	31.5.84	N/A W
BR23512	"		10.10.86	App N
97/64997/F	H. Loades - Bannon	Boundary Fence	11.03.97	C
F/2002/5787	Mr/Mrs. Loades-Bannon	2.5t/S Post		

DATE OF COMPLETION

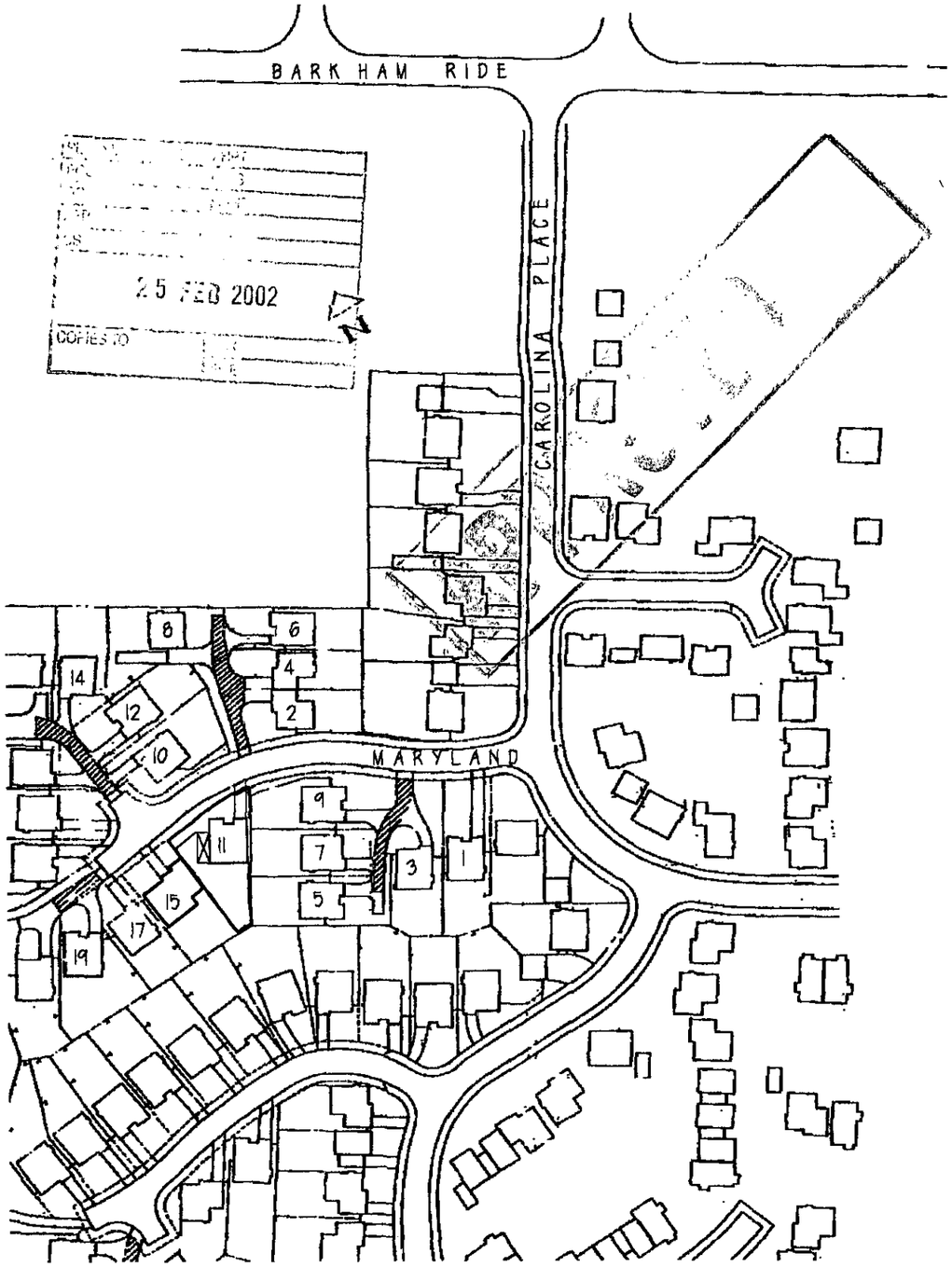
MINISTRY DECISION

SPECIAL ORDERS PD Enq - Holloway - 2.5t/S - 6/2/01

DRAINAGE



SITE PLAN 1:200



LOCATION PLAN 1:1250

REVISED PLAN

5787

Car spaces altered.	ed.	20.02.02.	A.
Revisions	in	date	rev

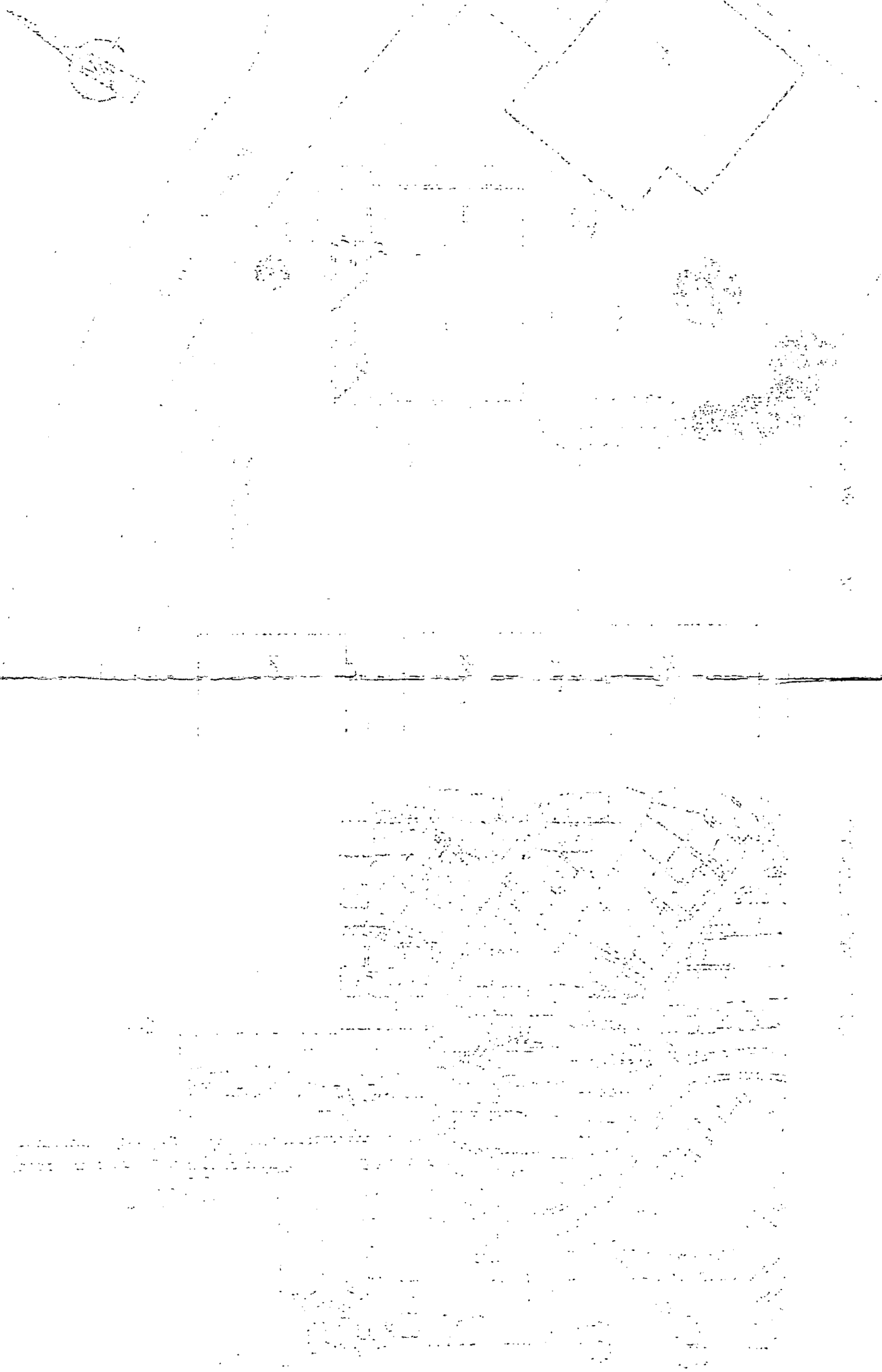
Job Title
EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title
SITE PLAN and
LOCATION PLAN

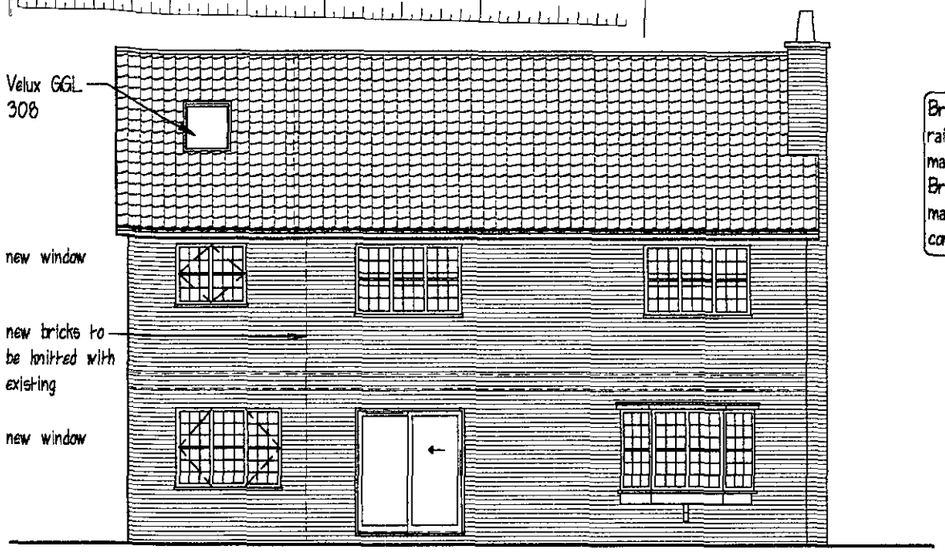
Scale	Drawn	Date
1:200, 1:1250	ED	Dec 2000
Job No	Drg No	Rev No
ED38	08	A.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

9/4/02

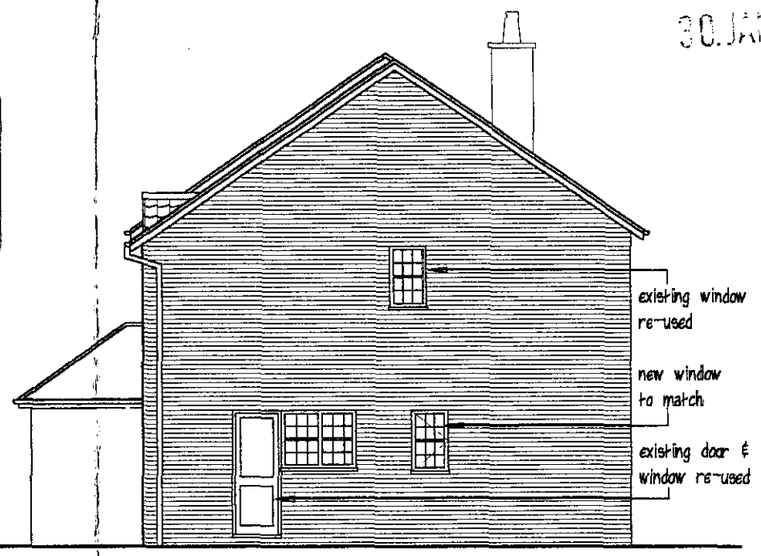


30 JAN 2002 5787



SOUTH ELEVATION

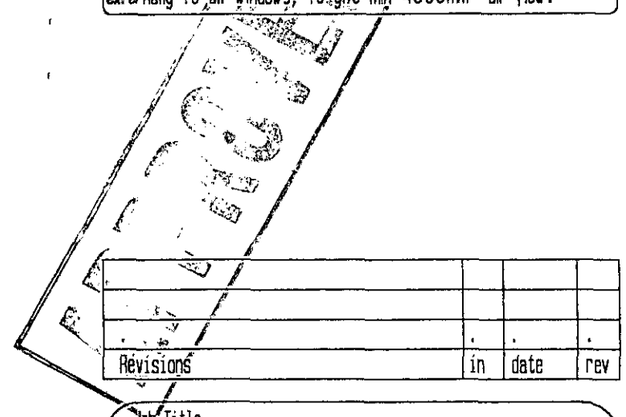
Bricks, tiles, windows and rainwater goods all to match existing.
Brickwork to have matching mortar to tie in completely.

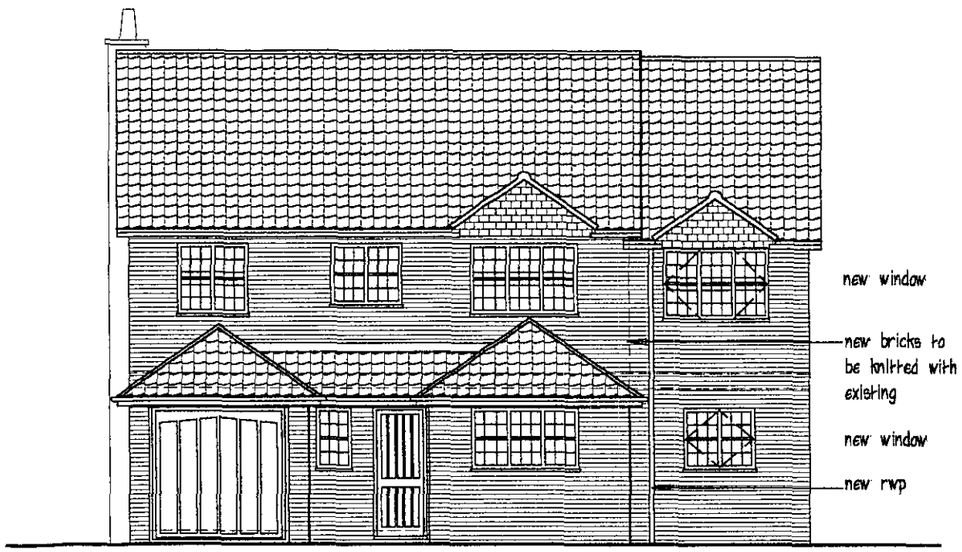


WEST ELEVATION

New windows shall be selected SOFTWOOD generally to BS 1186 Pt 1 1991, after machining to be double vacuum preservative treated with an organic solvent preservative to BWPA schedule V1 or V2. Window to be primed and base coated prior to installation, and to be protected prior to finishing.
Windows are to be of a high performance standard. Tested to BS 6375 Pt 1 1989. Windows to be detailed to match existing. Windows to be glazed with 14mm hermetically sealed double glazing units with a min 6mm air gap and to be BS 5713, dual seal system. All glazing to be in accordance with the Glass and Glazing Federations recommendations, with a min 18mm rebated upstand using the 'drained and ventilated system, with a 'drained' bottom bead or a moisture vapour permenand seal. All opening casements, fanlights etc shall be fully weather stripped and draught proofed with factory fitted neoprene seals. Ironmongery shall comprise non-corrodible easy-clean friction stay hinges, restrictor stays to be fitted to all windows. All handels to match existing as close as practical. Adjustable trickle vents weathered externally to all windows, to give min 4000mm² air flow.

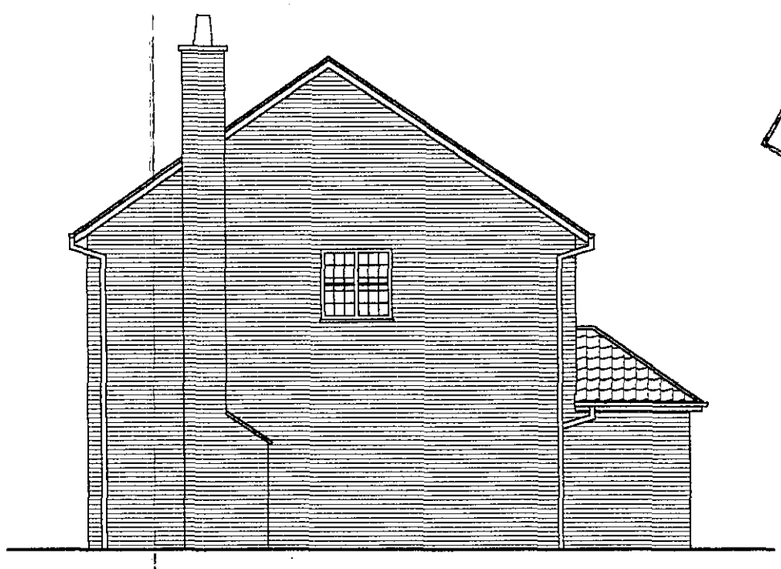
2925
extension





NORTH ELEVATION

2925
extension



EAST ELEVATION

Revisions	in	date	rev
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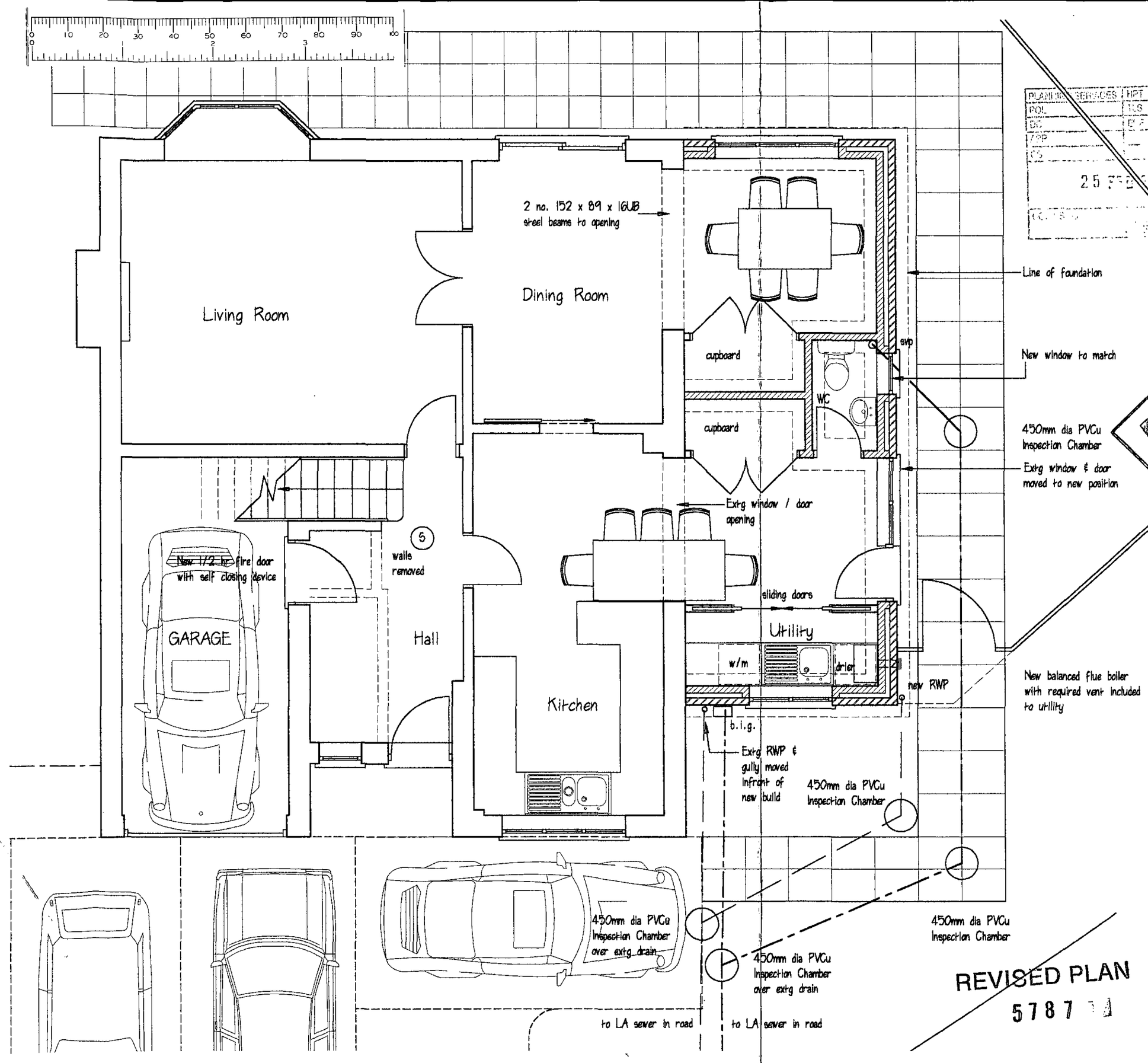
Job Title
EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title
ELEVATIONS
PROPOSED

Scale	Drawn	Date
1:100	ED	December 2000
Job No	Drg No	Rev No
ED38	06	.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

9/4/02



NEW FOUL DRAIN
From new SVP position via easy bend to 110mm dia PVCu drain at max 1:80 fall. Encased in 150mm pea shingle except under building - 150mm concrete. Allow for lintels where passing through foundation walls. Contractor to check depth of extg drain to ensure adequate depth.
Where existing drains are under new floor they are to be encased in min 150mm concrete,

NEW STORM WATER DRAIN
68mm roddable downpipes with easy-bend connectors to 100mm PVCu drain laid at min 1:80 falls with 150mm pea shingle surround. Connected to existing storm drain

PLUMBING:
To recommendations in BS 5572:1978 with PVCu wastes - min 32mm to basins 38mm to baths, sinks & showers and 100mm to WC. Connected to new 100mm SVP with bird-proof terminal min 900mm above window heads. All fittings to have min. 75mm deep traps, rodding access provided at all junctions.

MECHANICAL VENTILATION
Provided to new bathroom and toilet to give min.15 litres per sec, & to new utility to give min. 30 litres per sec.

S New mains operated and linked smoke detector alarms to BS 5446: Part 1

Car parking altered.	ed.	20.02.02.	A.
Revisions	in	date	rev

Job Title
EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title
GROUND FLOOR PLAN
PROPOSED

Scale	Drawn	Date
1:50	ED	November 2000
Job No	Drg No	Rev No
ED38	04	A.

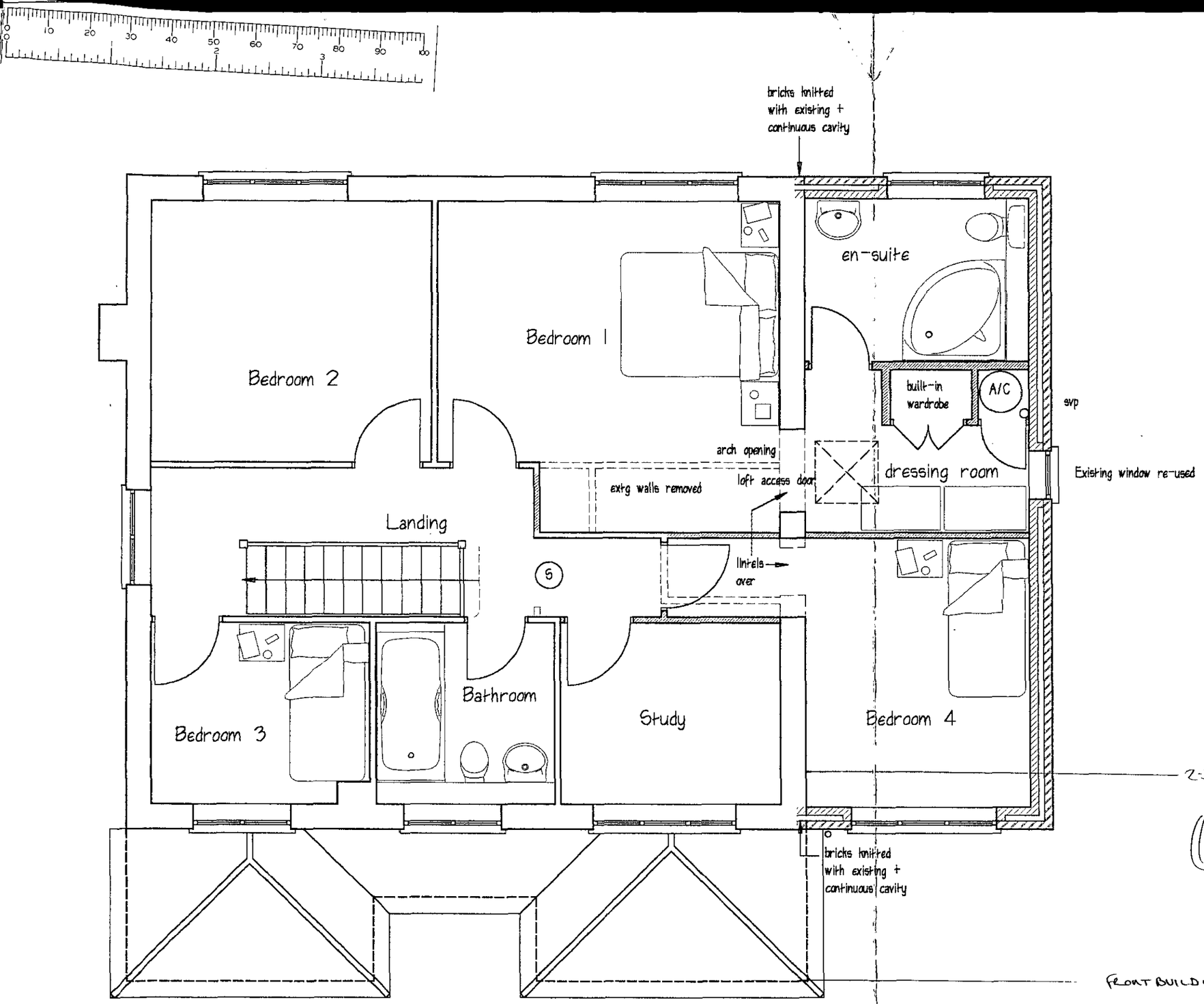
ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

REVISED PLAN
5787

APPROVED



30.JAN.2002* 5787



External cavity wall :
15mm 2 coat render on 100mm light-weight block inner skin, 65mm cavity fill insulation batts, and 103mm matching brickwork outer skin. Stainless steel wall ties at 900mm horizontal and 450mm vertical centres. Cavity closed at head with TAC or similar board. DPC at min 150mm above GL. Insulating vertical DPC's provided at window and door jambs.

PLUMBING:
To recommendations in BS 5572:1978 with PVCu wastes - min 32mm to basins 38mm to baths, sinks & showers and 100mm to WC. Connected to new 100mm SVP with bird-proof terminal min 900mm above window heads. All fittings to have min. 75mm deep traps, rodding access provided at all junctions.

MECHANICAL VENTILATION
Provided to new bathroom and toilet to give min. 15 litres per sec, & to new utility to give min. 30 litres per sec.

(S) New mains operated and linked smoke detector alarms to BS 5446: Part 1

Revisions	in	date	rev
	.	.	.

Job Title
EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title
FIRST FLOOR PLAN
PROPOSED

Scale	Drawn	Date
1:50	ED	December 2000
Job No	Drg No	Rev No
ED38	05	.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

9/1/02

30.JAN.2002*

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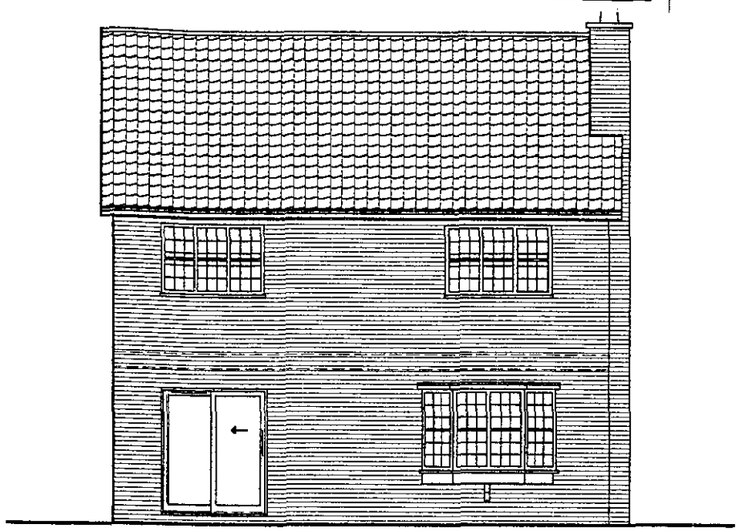
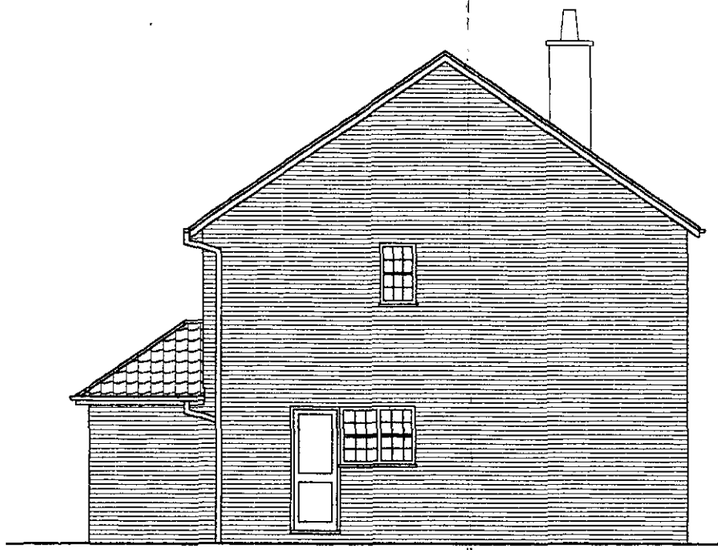
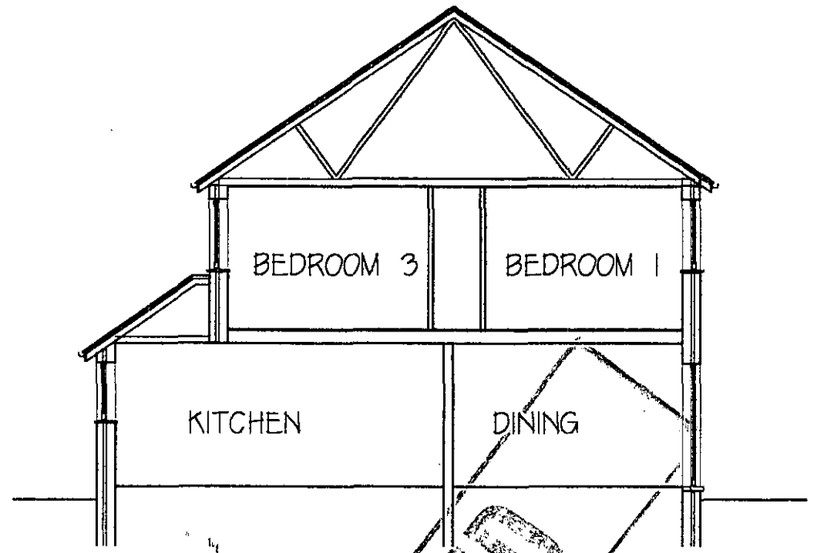


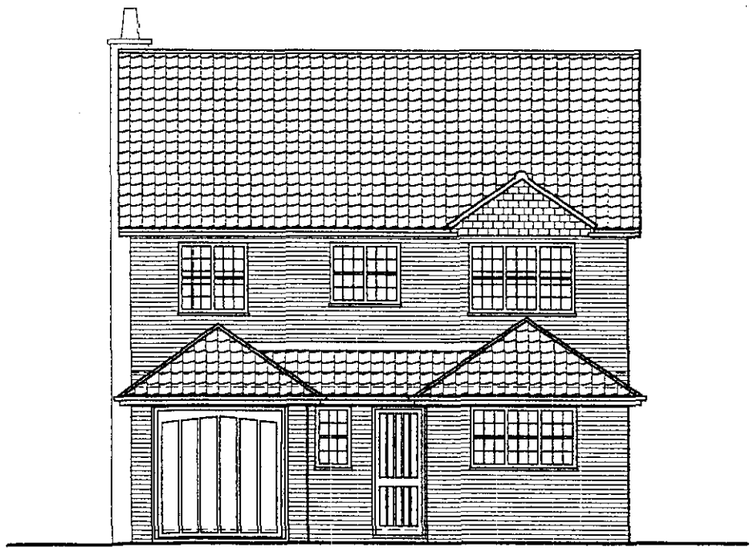
SOUTH ELEVATION



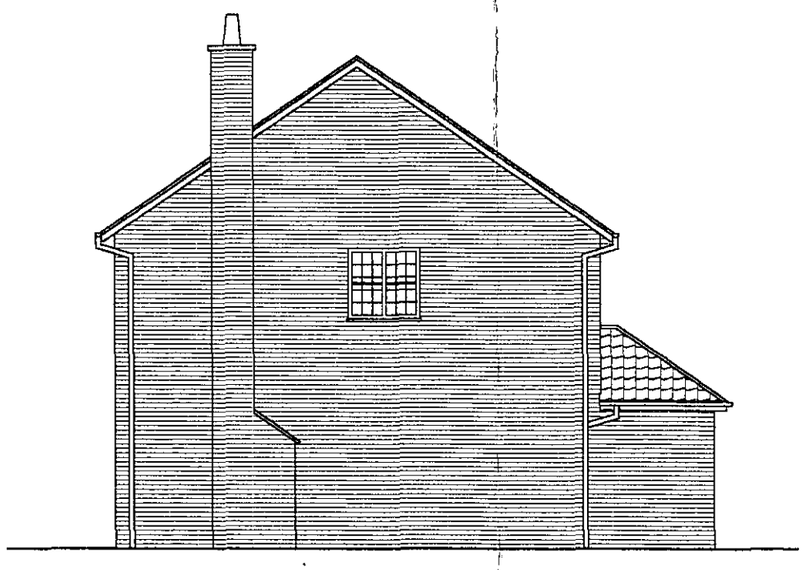
WEST ELEVATION



SECTION



NORTH ELEVATION



EAST ELEVATION

Revisions	in	date	rev
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Job Title

EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

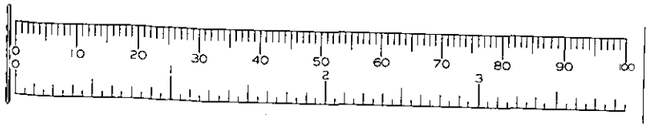
Drg Title

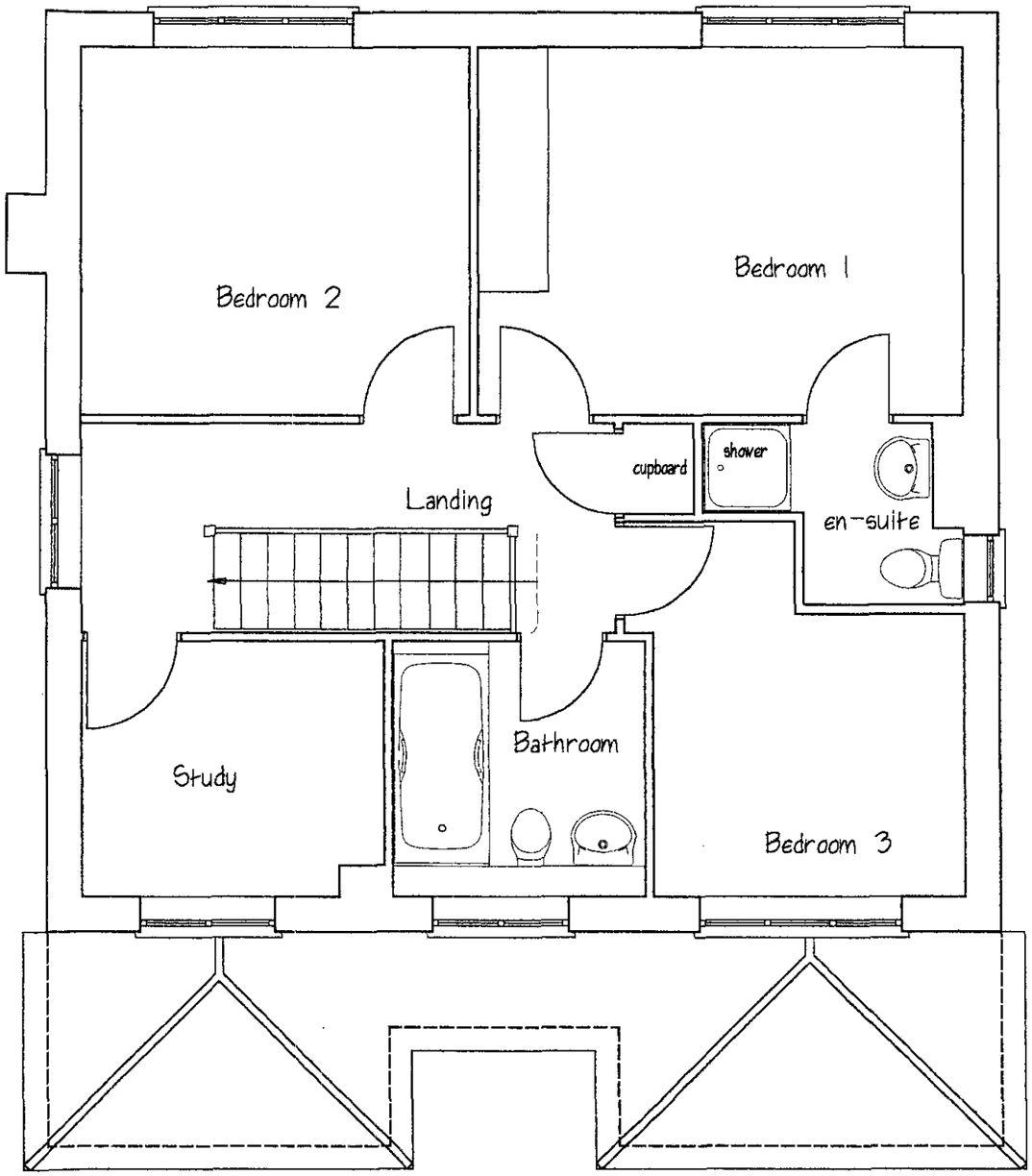
ELEVATIONS
EXISTING

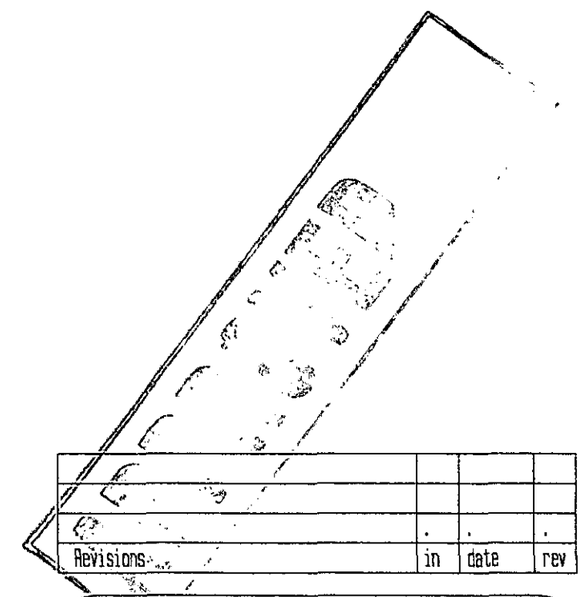
Scale	Drawn	Date
1:100	ED	November 2000
Job No	Drg No	Rev No
ED38	03	.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

30.JAN.2002* 5787







Revisions	in	date	rev
	.	.	.

Job Title

EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title

FIRST FLOOR PLAN
EXISTING

Scale	Drawn	Date
1:50	ED	September 2000
Job No	Drg No	Rev No
ED38	02	.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

30.JAN.2002* 5787

ROOF INSULATION
ceilings = 2 layers 50mm celotex RR, 1 below rafters and 1 between rafters
eaves space = 2 layers 100mm quilt insulation
eaves walls = 100mm quilt insulation

ventilating ridge tiles

ROOF
Concrete roof tiles to match on 25 x 32mm treated battens on untearable roofing felt to BS 747 on 50 x 100mm SC4 rafters at 400mm ccs,

Velux GGL 308

Provide 3 x 50mm galv straps (built into inner leaf of wall) between 1st 3 floor joists and front and back walls and 1st 3 roof rafters and gable wall, at max 2.0m ccs - joists/rafters screw fixed with timber blocking between joists/rafters.

50 x 100mm SC3 ceiling joists at 400mm centres

12.5mm plasterboard & skim ceiling

Loft Storage Space

50 x 147mm SC3 floor joists at 600mm centres

19mm flooring grade chipboard floor

Loft access door

Eaves walls 100 x 50mm studs at 400mm centres with 12.5mm plasterboard and skim finish

Eaves detail to match existing with PVCu gutter, painted SW fascia and soffite. To include proprietary roof vent system to give equivalent of 25mm air flow and to prevent insulation blocking air path.

75 x 100mm treated wall plate strapped 900mm down wall at 2.0m ccs with 3 x 50mm galv MS straps

Double glazed windows to match existing, with opening trickle vents with min 4000mm² air flow

BEDROOM 4

EN-SUITE

19mm flooring grade chipboard floor

External cavity wall :
15mm 2 coat render on 100mm light-weight block inner skin, 65mm cavity fill insulation batts, and 103mm matching brickwork outer skin. Stainless steel wall ties at 900mm horizontal and 450mm vertical centres. Cavity closed at head with TAC or similar board. DPC at min 150mm above GL. Insulating vertical DPC's provided at window and door jambs.

12.5mm plasterboard & skim ceiling

50 x 147mm SC3 floor joists at 600mm centres

UTILITY

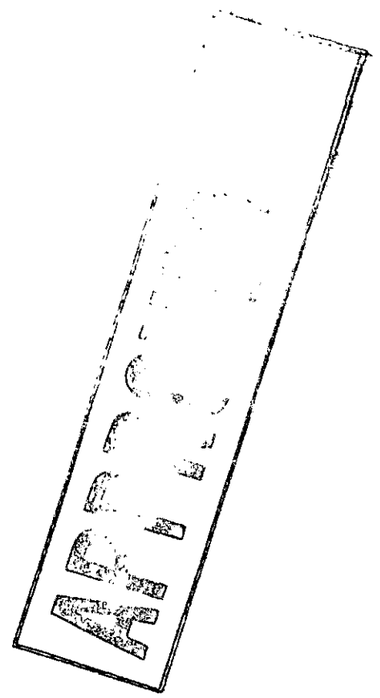
KITCHEN

DINING

Foundation wall in two skins of foundation quality blocks, with cavity backfilled with concrete to GL. Strip foundation 600mm wide by 200mm deep, base at min 1000mm below ground level. All as agreed with the Building Inspector.

450 X 200mm strip foundation to internal walls

65mm sand/cement screed on 50mm floor insulation, on 125mm concrete slab on 1200g polythene DPM (lapped with dpc) on min 150mm sand blinded and compacted hardcore



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Revisions	in	date	rev

Job Title
EXTENSION to
11 Maryland, Finchampstead.
For Mr & Mrs Loades-Bannon

Drg Title
SECTION
PROPOSED

Scale	Drawn	Date
1:50	ED	December 2000
Job No	Drg No	Rev No
ED38	07	.

ED HOLLWAY ARCHITECTURAL SERVICES
Cobblestones, Berne Lane, Charmouth,
Bridport, Dorset, DT6 6RD.
Tel: 01297 560751 Fax: 01297 560844

30 JAN 2002 5787



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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2002

Scale: 1 : 1250

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