:X SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26966 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

F/2002/6117

LOCATION:
Fernwood Warren Lane, Finchampstead Wokingham.

APPLICANT:
Mr B Gates C/O Sunset National Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Phillip Taylor**

68

DO

Application No: F/2002/6117 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Gates
C/O Sunset National Conservatories
Waddington Street
Oldham
Greater Manchester
OL9 6QH

Application Number: F/2002/6117

Parish: **FINCHAMPSTEAD**

Location: **Fernwood, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6117

Applicant : Mr B Gates C/O Sunset National Conservatories.

Location : Fernwood, Warren Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	2/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 2/05/02

Date Registered : 12/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 07/05/2002. 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 :

Finchampstead Parish Council — No objection

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the area.

Policy - ~~HSE~~ SBE1, SBE2
WBE1, WOS3
CD3

Application Number: F/2002/6117

Appraisal :

The application property is a chalet style dwelling located on a private road of Ninemile ride. The property has been extended previously with a garage and a dormer window.

The proposal is for a conservatory located on the North East corner of the dwelling. The conservatory would be 2.5m in depth and 3.0m across with a maximum height of 2.8m to on the monopitch roof.

The levels rise to the rear of the garden and the patio the conservatory would be mounted on is set into the slope. The boundary fence here is in effect 2.0m high because of the level change. As a result the neighbouring properties are unlikely to be adversely affected.

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

Application Number F/2002/6117
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Fernwood Warren Lane Finchampstead Wokingham. APPLICATION NUMBER: F/2002/6117	OFFICER: Phillip Taylor DATE OF SITE VISIT: 1/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS private road
well spaced detached houses

3. DESCRIPTION OF SITE/BUILDING Chalet
Conservatory would be [illegible] slope
high [illegible] on either side.
no constraints

4. RELATIONSHIP TO ADJOINING PROPERTIES Ithaca -
Tregarril -

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6117	Map No : 106
Case Officer : PT	Site Area : 0·07
Valid Date : 12·3·02	Received Date: 12/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : Fernwood, Warren Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIS 25·3·02.

Applicant : Mr B Gates C/O Sunset National Conservatories.

Fee Required: £95 Fee Received: £95 (4)

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 I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 25.3.02 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

Rural Area / Countryside

TPO Area to rear of curtilage

No pre-apps

NEIGHBOURS

S/N+ see map

Organisation_Name	Building_Name	address1	Postcode
	ALLENDALE	ALLENDALEWARREN LANEWOKINGHAM	RG404HR
	GOODWYN	GOODWYNWARREN LANEWOKINGHAM	RG404HR
	HIGH TREES	HIGH TREESWARREN LANEWOKINGHAM	RG404HR
	TREGARRIL	TREGARRILWARREN LANEWOKINGHAM	RG404HR
	FERNWOOD	FERNWOODWARREN LANEWOKINGHAM	RG404HS
	ITHACA	ITHACAWARREN LANEWOKINGHAM	RG404HS

Neighbours Consulted F/2002/6117 25.3.02

FROM: Phillip Taylor

DATE: 25 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6117

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: Fernwood, Warren Lane, Finchampstead, Wokingham.

Applicant: Mr B Gates C/O Sunset National Conservatories.

Your observations are required in respect of this application **by 15/04/2002**.

19 APR 2002

ACK
FILE:

Parish Councillors have no objection to this application

SIGNED: C.S. Clerk

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/6117

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G 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/2002/6117
Fernwood, Warren Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6117**
Fernwood, Warren Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft

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

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

Tel: (0118) 974 6442

Date: 25 March 2002

My ref: F/2002/6117

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2002/6117
Fernwood, Warren Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6117**
Fernwood, Warren Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2002/6117

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
Fernwood, Warren 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 quote application number F/2002/6117 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2002. 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.

Trevor Watson
Development Control Manager

25 March 2002

6117

Environmental Services

For office use only.
Application number: 12 MAR 2002* 6117

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR B GATES
	Address and postcode	FERN WOOD WARREN LANE FINCHAMPSTEAD. BERKSHIRE RG40 4HS
	Phone number	01189 735787.
2	Agent's Name	SUNSET NATIONAL CONSERVATORIES
	Address and postcode	WADDINGTON STREET OLDHAM GREATER MANCHESTER OL9 6QH
	Phone number	0161 624 5962.
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.	FERN WOOD WARREN LANE FINCHAMPSTEAD BERKSHIRE RG40 4HS
4	Give brief details of the proposal for example, two storey side extension.	About the application PROPOSED CONSERVATORY.
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.	WHITE UPVC FRAMES & ROOF CLAD POLYCARBONATE ROOFING SHEETS LONDON BRICK 'HEATHERS' DWARF WALL
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
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. B. GARES.

Date 6.3.02.

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

ADDRESS FERNWOOD WARREN LANE PARISH FINCH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3/73	Mr J Clayson	Extn to exist dwlling	25-1-73	App C/A
C/64	W & A Scott	Chalet bungalow	23.1.64	App C/A
7/64	do	2 Dº	23.1.64	do
0/209/63	A.J. Scott	2 do	5.9.63	do
BR 12985	Mr G.S.W. Nichols	Dormer forming room	31.3.80	App N/A
12781	"	Bedroom porch ramp	10.4.80	N/A C/A
25848	"	New driveway (rear)	11.8.86	N/A
97/0612/F	B. GATES	GARAGE	7.11.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

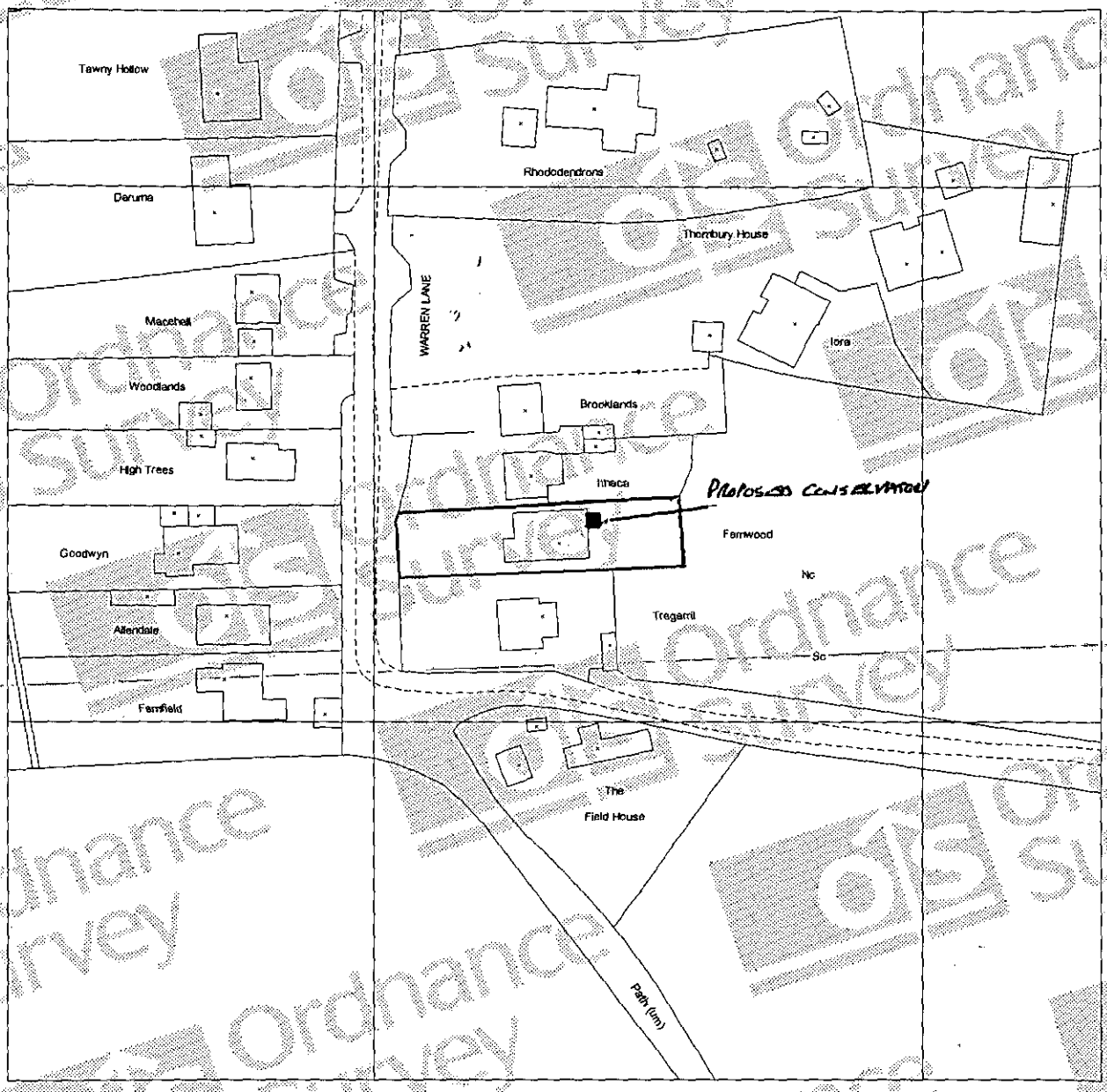
DRAINAGE

Ordnance Survey®

12.MAR2002* 6117

Siteplan®

1:1250 Scale



20 0 20 40 60 80

Metres

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FERNWOOD, WARREN LANE
FINCHAMPSTEAD
WOKINGHAM
RG40 4HS

Centre coordinates : 478933mE 164533mN

National Grid sheet reference at centre of this Siteplan: SU7864NE.

Supplied by : Waterstone's, Manchester
Serial Number : 993950

Ordnance Survey

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Kalamazoo 10378923 m 10/01

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Motte

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo (scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

EO Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... *Centre of Bank*
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... *Side of River*
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot Bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... *Post or Pole*
PC ..... Public Convenience
PH ..... *Public House*
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... *Unmade*
W ..... Well

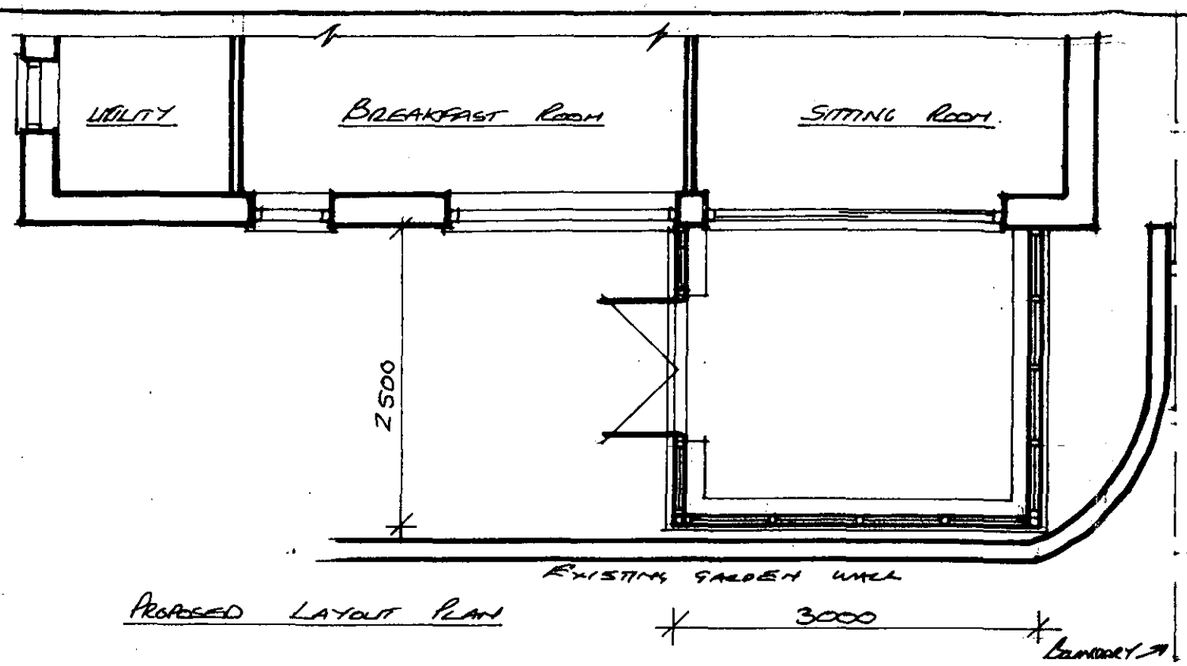
CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

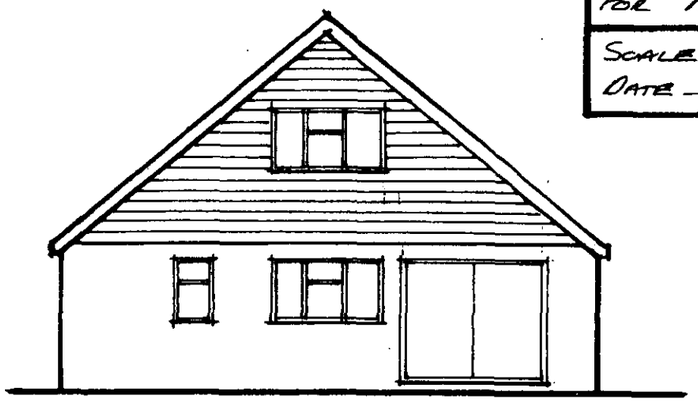
12 MAR 2002 * 6117

PROPOSED CONSERVATORY AT
'FERN WOOD'
WARREN LANE
FINCHAMPSTEAD.
FOR MR B. GATES.

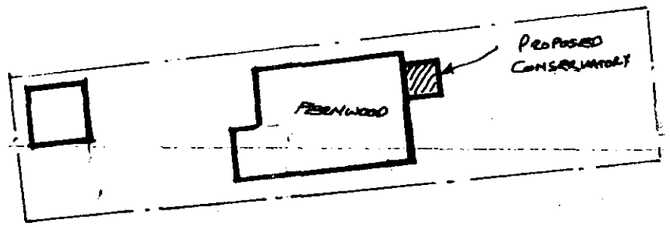
SCALE - 1:50 & 1:100
DATE — FEB 2002.



PROPOSED LAYOUT PLAN



A EXISTING REAR ELEVATION



BLOCK PLAN 1:500

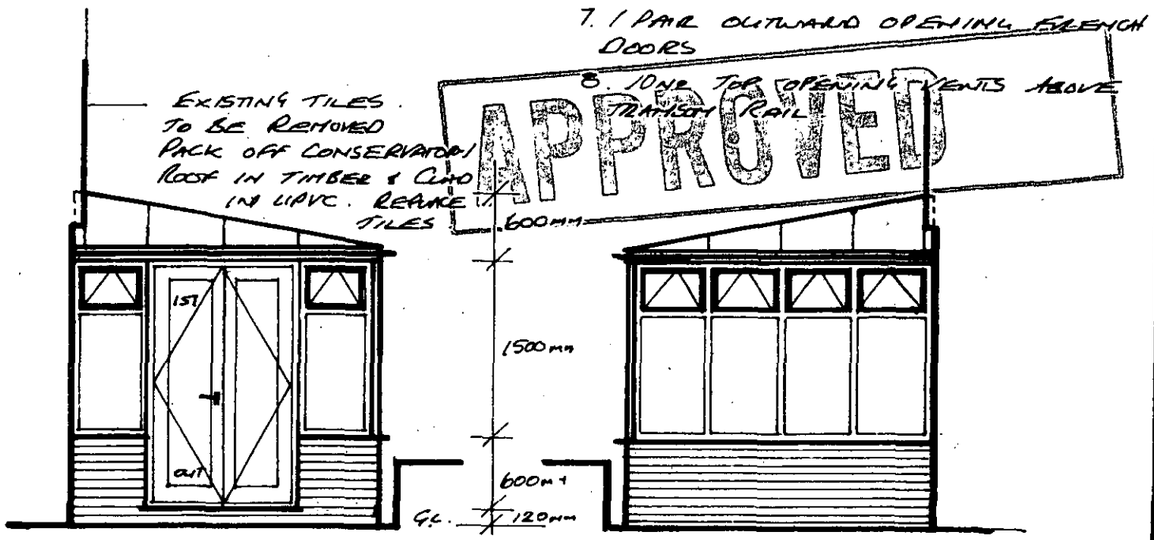
SPECIFICATION

1. WHITE UPVC FRAMES & ROOF SPARS.
2. 'K' GLASS DOUBLE GLAZED SAFETY GLASS
3. 25MM QUAD SKIN CLEAR POLYCARBONATE ROOFING SHEETS.
4. BRICKWORK TO MATCH EXISTING HOUSE — LONDON BRICK 'HEATHERS'
5. CONCRETE FLOOR FINISHED IN 'CHERRY' LAMINATED FLOORING.
6. SURFACE WATER TO DOUBLE WATER BUTTS TO BE PROVIDED BY CUSTOMER.
7. 1 PAIR OUTWARD OPENING FRENCH DOORS
8. 10NO TOP OPENING VENTS ABOVE TRANSOM RAIL



PROPOSED REAR ELEVATION

EXISTING TILES TO BE REMOVED PACK OFF CONSERVATORY ROOF IN TIMBER & CLAD IN UPVC. REPLACE TILES



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.
19 March 2002

Scale: 1 : 1250

N
W E
S