~~LISTING EXP~~ 27/5

APPLICATION NO:

F/2002/6068

APPROVED

LOCATION:
The Forge , Finchampstead Wokingham.

APPLICANT:
N B Doody

PROPOSAL:
Proposed conversion of existing garage to study.

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON: 01/05/2002

CASE OFFICER: **Louise Smith**

1168

D3

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N B Doody
The Forge
The Village
Finchampstead
Berks
RG40 4JN

Application Number: F/2002/6068

Parish: **FINCHAMPSTEAD**

Location: **The Forge, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of existing garage to study with pitched roof extension.**

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. 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

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, EN1 and C8.
South East Area Local Plan Policies SBE1, SBE2, STV5, STV1, SC3 and SC4.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WOS2, WLL2 and WLL3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/06/2002

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.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	6068 LS.
BUILDING CONTROL NUMBER.	BN/2002/1439
APPLICANT/~~AGENT~~	W N. Doody
ADDRESS OF SITE	The Forge, The Village. FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	garage conversion with pitched roof ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		NBD 01A
ELEVATIONS	no plans	"
FLOOR PLANS		"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	1/11/02.	

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	

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6068
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Please re-consult Neighbours as	standard 21 Days	
originally advised		
(to advise them that application		
includes pitched roof to the garage		
↓		
Description		
"Proposed conversion of existing garage		
to study and pitched roof extension"		
	29.4.02.	

Please can we also re-consult:
① Environmental Design L+T.
② Parish Council
Part One.

DESCRIPTION NEEDS AMENDING.

FROM: Louise Smith

DATE: 14 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6068

Proposal: *Proposed conversion of existing garage to study..*

Site Address: The Forge, , Finchampstead, Wokingham.

Applicant: N B Doody .

Your observations are required in respect of this application **by 06/04/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 APR 2002	
COPIES TO	ACK:
	FILE:

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 28 - 3 - 02

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 26 March 2002

Location:	The Forge, Finchampstead
Proposal:	Proposed conversion of existing garage to study.
Application Number:	F/2002/6068

In response to your consultation dated 14 March 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposal as it will not have a detrimantal visual impact on the wider countryside designated as an ASLI.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number: 06.MAR2002* 6068

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 Address and postcode Phone number	N.B. DUDDY THE FORGE THE VILLAGE FINCHAMPSTEAD BERKS RG40 4JN
	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.	THE FORGE as above
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE TO STUDY
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.	CLAY ROOF TILES RENDERED ELEVATIONS TO MATCH EXISTING DWELLING
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 ☑

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.		
	£95.		
	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: MBDoody

on behalf of

Date 4.03-02

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

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6068

Applicant : N B Doody .

Location : The Forge, , Finchampstead, Wokingham.
Proposal : Proposed conversion of existing garage to study and pitched roof extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/3.

Date of Neighbour Notifications : .....

Date of Site Visit : 18/3

Date Registered : 06/03/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

This application will have expired on: 01/05/2002. 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 :

Highways - approval
Environmental Design - no objection
Parish Council - no objection

Planning Issues :
Identified Settlement
Area of special landscape importance
Impact on Character of Street Scene
" " Neighbouring Properties
Parking Provision

Application Number: F/2002/6068 - The Forge
Appraisal

Development
The site is a detached bungalow, situated in an Area of Special Landscape Importance within the identified settlement of Finchampstead.

The application proposes the conversion of the existing garage to a study. A pitched roof would be added to the existing structure, with gable ends in the side elevations, measuring 2.2m to the eaves and 4.3m to the ridge.

1) Impact upon Neighbouring Properties
A small proportion of overlooking would result from the front high level window into the rear kitchen windows of the adjacent neighbour, The Thatched Cottage. However, the boundary treatment provided by the 1.5m fence and shrubs, and the oblique angle between the study and the neighbour, would reduce the degree of overlooking. The neighbour has no objections to the proposed development.

It is considered that there may be a degree of overshadowing presented by the new pitched roof into the neighbour's rear kitchen windows. However, the height of the roof would only just exceed 4 metres and as it is a non-habitable room being considered in the neighbouring property, it is not sufficient to warrant a refusal on this basis. The impact of the development would be further reduced by the positioning of the development to the North of the neighbour and the North facing aspect of the windows being considered in the neighbouring property.

Due to the scale and siting of the development, it is not felt that it would be overbearing.

2) Impact upon the Character of the Area
The Thatched Cottage has a large double garage with pitched roof, as does the new dwelling on the other side of this neighbouring property. It is therefore not considered that this development would be out of keeping with this Area of Special Landscape Importance. Furthermore, part of the development would be screened behind the dwelling itself. It is felt that the pitched roof would be an improvement on the existing flat roof, and compliment the style of dwellings along the road. Environmental Design do not consider the proposal to have a detrimental visual impact on the wider countryside designated as an ASLI.

3) Highways and Parking
As the parking requirement for this 2-bedroom property would be sufficiently met by the existing driveway, Highways are minded to approve this application.

Approved ✓ **Refused**

* Admin - please note amended description

Application Number F/2002/6068
Conditions/Reasons for Refusal

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

Area of special landscape importance

RECORD OF SITE VISIT

SITE ADDRESS: The Forge
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6068

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Y. – front gate.

2. DESCRIPTION OF SURROUNDINGS
Residential Rd
Houses with character front this road, detached.
larger plots.

3. DESCRIPTION OF SITE/BUILDING – bungalow + detached gge.
Set between The Thatched Cottage + Little Orchard
Set to similar front level
Hedge to front boundary
yellow render, grey roof tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

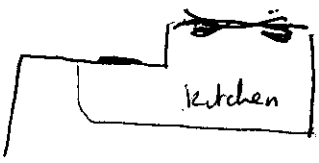
ACCESS/PARKING

LEVELS ~~[illegible]~~ gardens to gentle incline to rear.

BOUNDARY TREATMENT – side 1.5m open pàl fence + ~~hedge~~ shrubs behind

OTHERS

Neighbours to left – double garages steep pitch.



CHECK ASPECT
FOR O/S IMPACT.

NEIL DOODY

THE FORGE
THE VILLAGE
FINCHAMPSTEAD
BERKSHIRE
RG40 4JN

TEL: 0118 973 4236
FAX: 0118 973 0910

PLANNING SERVICES | HPT 54380
POL | TLS
DC LS | ENF
APP |
CS |
18 MAR 2002
COPIES TO | ACK:
FILE:

Louise Smith
Development Control Officer
Wokingham Unitary

F/2002/6068

18th March 2002

Dear Louise Smith,

Proposed conversion of garage to study

Thank you for your letter of 14th March 2002.

I have carefully noted the contents. The notice of planning has been prominently displayed at the property entrance.

I am able to confirm that there will be no encroachment whatsoever to the neighbour's property i.e. The Thatched Cottage. The roof of the garage will slope towards my house i.e. will not overhang the neighbour's side.

The block plan showing parking layout will follow.

Yours sincerely,

Neil Doody

Neil Doody

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 14 March 2002

Application Number: F/2002/6068

Proposal: Proposed conversion of existing garage to study.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Forge, , Finchampstead, Wokingham.

Applicant:
N B Doody .

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).

Signed: _____ **Print name:** Adam 15/03/02.

ADDRESS THE OLD FORGE, THE VILLAGE. PARISH Finchampstead

PLOT No. Now 'The Forge' ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00211	Mrs. N. Bird.	Change of use from shop to resid.	14.3.74	N/A C/
BR692	Mr. J. C. Milner	Conv. of shop to dwelling.	29.4.74	Refused N/
BR 761	" "	" "	20.5.74	App N/
00747	" "	" "	13.6.74	N/A C/
17935	Mr. & Cox	ACCESS & GATE	26.8.82	N/A Re
19184	"	"	6.5.83	N/A C/
99/70309/0	Greenfields Constr. Ltd.	O/L - Erect 1 Dwelling	29.10.99	R
F/2002/6068	N B Doody	Conversion of garage to study		

DATE OF COMPLETION

MINISTRY DECISION 70309 - APPEAL DISMISSED - 15/2/00

SPECIAL ORDERS TPO 880/97

DRAINAGE

Environmental Services

For office use only.
Application number: LC/APP/2002/6068

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 Address and postcode Phone number	N.B. ODDY THE FORGE THE VILLAGE FINCHAMPSTEAD BERKS RG40 4JN
2	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.	THE FORGE AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE TO STUDY
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.	CLAY ROOF TILES RENDERED ELEVATIONS TO MATCH EXISTING DWELLING
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:
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.		
	£95		
	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: N B Doody on behalf of

Date 4-03-02

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

Application Number : F/2002/6068	Map No : 114
Case Officer : LS	Site Area : 0·09
Valid Date : 06 March 2002	Received Date: 06/03/2002

Level : Delegated Application

Description : Proposed conversion of existing garage to study.

Location : The Forge, , Finchampstead, Wokingham.

Parish : FI Ward : FIS 14.3.02

Applicant : N B Doody .

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	PARKING LAYOUT.	14.3	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK NO ENCROACHMENT BY PITCHED ROOF.	14.3	
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 14.3.02

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

NEIGHBOURS

S/N + see map

+ addresses list attached

OTHERS

Area of Special Character

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
MASWELL MARKETING LTD	MILAM HOUSE	MILAM HOUSELONGWATER LANEWOKINGHAM	RG404NZ
SHIELD NATIONWIDE LTD	MILAM HOUSE	MILAM HOUSELONGWATER LANEWOKINGHAM	RG404NZ
ROCON PLASTICS LTD	MILAM HOUSE	MILAM HOUSELONGWATER LANEWOKINGHAM	RG404NZ
		2LONGWATER LANEWOKINGHAM	RG404NZ
		6LONGWATER LANEWOKINGHAM	RG404NZ
	CHATTERINGS HOUSE	CHATTERINGS HOUSELONGWATER LANEWOKINGH	RG404NR
		4LONGWATER LANEWOKINGHAM	RG404NZ
	ORCHARD COTTAGE	ORCHARD COTTAGETHE VILLAGEWOKINGHAM	RG404JN
	LITTLE ORCHARD	LITTLE ORCHARDTHE VILLAGEWOKINGHAM	RG404JN
	THE FORGE	THE FORGETHE VILLAGEWOKINGHAM	RG404JN
THATCHED COTTAGE STORES			RG404JN
ORCHARD COTTAGE			RG404JN
	FINCHAMPSTEAD BAPTIS	FINCHAMPSTEAD BAPTIST CHURCHTHE VILLAGEW	

Neighbours Consulted 14.3.02 on 6068

06 MAR 2002* 6068

applicationo	Name and address
99/70309/O	Mr & Mrs A Cooper 'Miravista' Longwater Road Finchampstead Berks RG40 3TR
99/70309/O	Mr & Mrs Whitehead The Verge The Village Finchampstead RG40 4JR

APP REFUSED,
LETTER SENT
01/11/99

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/6068

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/2002/6068
The Forge, , Finchampstead, Wokingham.
Proposed conversion of existing garage to study.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6068**
The Forge, , Finchampstead, Wokingham.
Proposed conversion of existing garage to study.
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**********

Received by Wokingham District Council

Application No: F/2002/6068

Proposal:
Proposed conversion of existing garage to study.

Location:
The Forge, , 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/2002/6068 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 06/04/2002. 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

14 March 2002

6068

Environmental Services

For office use only.
Application number: 06.MAR2002* 6068

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.
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WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	N. B. DOODY THE FORGE THE VILLAGE FINCHAMPSTEAD BERKS RG40 4JN
2	Agent's Name Address and postcode Phone number	
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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:
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.		
	£95		
	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

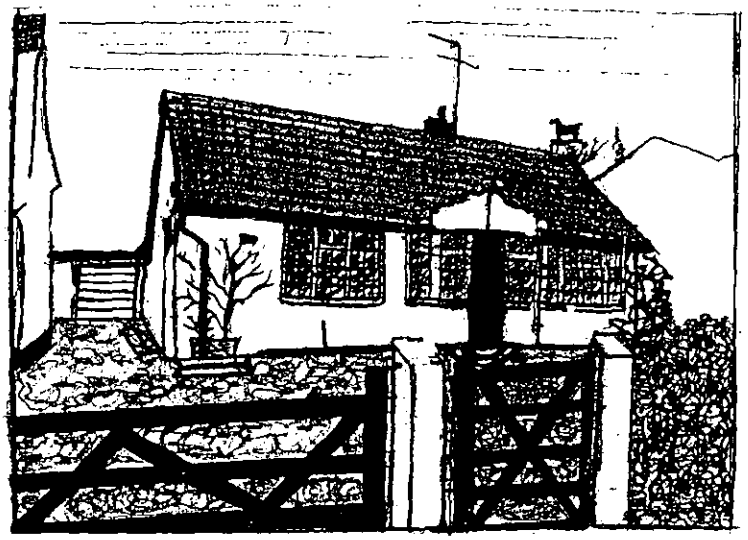
None of the land forms part of an agricultural holding.

Your signature: N B Doody on behalf of

Date 4-03-02

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

6068



NEIL DOODY

THE FORGE
THE VILLAGE
FINCHAMPSTEAD
BERKSHIRE
RG40 4JN

TEL: 0118 973 4236
FAX: 0118 973 0910

The 16th Century property was originally the village forge and is situated at the heart of Finchampstead in Berkshire.

PLANNING SERVICES	HPT 57643
POL	TLS
DC	ENF
APP	
CS LO	
19 JUN 2002	
COPIES TO	ACK:
	FILE:

File on 2002/6068

Trevor Watson Esq.
Development Control Manager
Wokingham District Council
P O Box 157, Shute End
Wokingham, Berks
RG40 1WR

17th June 2002

Dear Mr Watson,

Planning Permission F/2002/6068
Conversion of garage to study

This acknowledges your communication, although undated, received 15th June 2002.

Thank you for confirming the planning permission as above. I duly note the conditions and regulations.

Thank you for attention to this application for planning approval.

Yours sincerely,

Neil Doody

Neil Doody

ADDRESS THE ~~OLD~~ FORGE, THE VILLAGE. PARISH Finchampstead

PLOT No. Now 'The Forge'

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00211	Mrs. N. Bird.	Change of use from shop to resid.	14.3.74	N/A C/
BR692	Mr. J. C. Milner	Conv of shop to dwelling.	29.4.74	Refused N/
BR 761	" "	" "	20.5.74	App N/
00747	" "	" "	13.6.74	N/A C/
17935	MR. F. COX	ACCESS & GATE	26.8.82	N/A RE
19184	"	"	6.5.83	N/A C/
99/70309/0	Greenfields Constr. Ltd.	O/L - Erect 1 Dwelling	29.10.99	R
F/2002/6068	N B Doody	Conversion of garage to study		

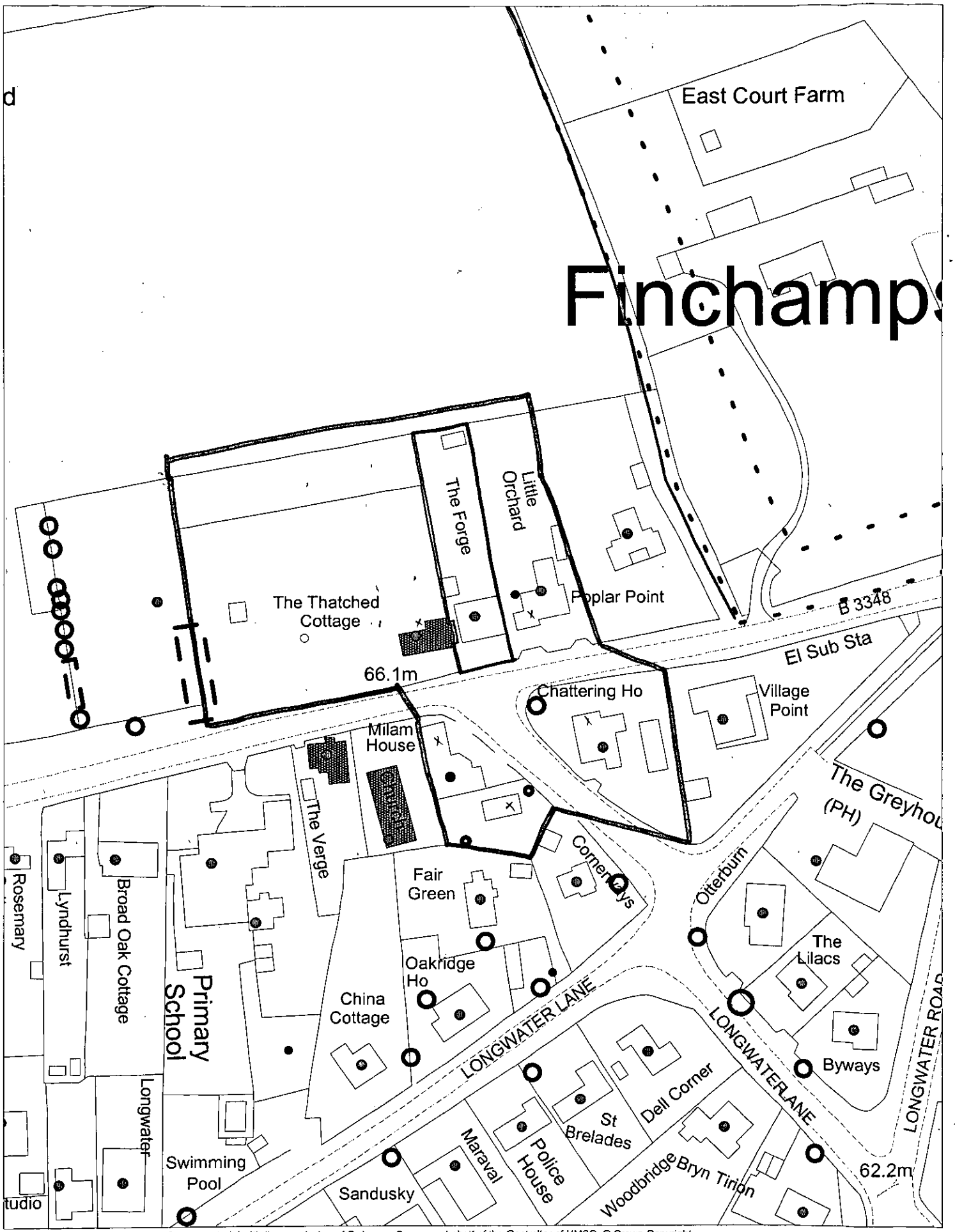
DATE OF COMPLETION

MINISTRY DECISION 70309 - APPEAL DISMISSED - 15/2/00

SPECIAL ORDERS TPO 890/97

DRAINAGE

06.MAR2002* 6068



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Development Control Section, Environmental Services, Wokingham District Council.
12 March 2002 Scale: 1 : 1250

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S