APPLICATION NO:

F/2001/3288

LOCATION:
7 Birch Road, Finchampstead Wokingham.

APPLICANT:
Mr D Strawn

PROPOSAL:
Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 28/03/2001

CASE OFFICER: **Karen Wildsmith**

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Strawn
7, Birch Road
Finchampstead
Wokingham
Berkshire
RG403LB

Application Number: F/2001/3288

Parish: **FINCHAMPSTEAD**

Location: **7, Birch Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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:

South East Area Local Plan Policies STV1 and SBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/3288

Proposal:
Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.

Location:
7, Birch Road, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

08 February 2001

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

Tel: 0118 974 6502

Date: **08 February 2001**

My ref: F/2001/3288

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2001/3288
7, Birch Road, Finchampstead, Wokingham.
Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.

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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3288**
7, Birch Road, Finchampstead, Wokingham.
Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6502

Date: **08 February 2001**

My ref: F/2001/3288

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3288**
7, Birch Road, Finchampstead, Wokingham.
Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3288, KW
BUILDING CONTROL NUMBER.	BN 2001/1057 Brian
APPLICANT/~~AGENT~~	D. Strawn
ADDRESS OF SITE	7. Birch Road FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 18/1/01	Recd 31/1/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	19/3/01
~~ACCEPTED~~ & APPROVED		
DRAWINGS		None
ENCES ?		✓
	22/1/01	14/5/01

Mr Strawn Tel 01256 748787 gave PA to Bran Stone without fee - asking why PA needed. I rang him + he will send £95 fee to admin PA given to Admin ED 31/1/01

	REQUESTED	RECEIVED	REMINDER
D	22/1/01	31/1/01	
N			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2001/3288

Applicant : Mr D Strawn .

Location : 7, Birch Road, Finchampstead, Wokingham.
Proposal : Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : 26-2-01

Date Registered : 31/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 28/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environment Agency : - No landfill gas problem

Highways : Recommend approval with conditions

Finchampstead Parish Council : No objections

Planning Issues :

Parking

Application Number: F/2001/3288

Appraisal :

The proposal is for a single storey kitchen extension to the rear of the property and a retrospective application for the conversion of part of the garage into a study.

The proposal is within the identified settlement of Finchampstead.

The garage still accommodates space for one car, and the driveway is large enough to park a further two cars.

The development should not have an adverse impact upon neighbours to the rear of the property or to those whose gardens abut the garden of this property. It cannot be seen from the road.

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

Application Number F/2001/3288
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
	C014	R014	
	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 7 Birch Road
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3288

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 26/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Residential area of mainly large bungalows with large rear gardens

3. DESCRIPTION OF SITE/BUILDING Garage conversion (retro) and infilling to extend kitchen area between 2 parts of rear of property

4. RELATIONSHIP TO ADJOINING PROPERTIES
Proposal will not overlook or be affected by neighbouring properties.

5. SITE CONSTRAINTS

TREES Interesting 'monkey puzzle' tree in rear garden

ACCESS/PARKING garage + space for 2 cars on Drive

LEVELS

BOUNDARY TREATMENT

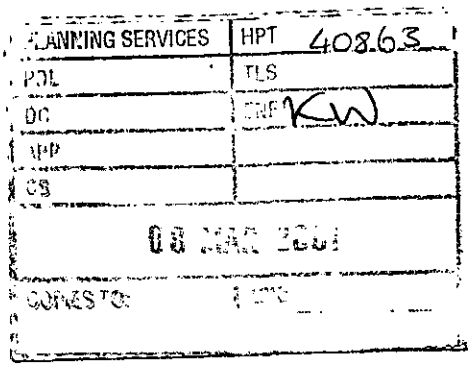
OTHERS

Our ref: SP\2001\003167\001
Your ref: F/2001/3288

Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Karen Wildsmith



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

KITCHEN EXTENSION & CONVERSION OF GARAGE
7 BIRCH ROAD, FINCHAMPSTEAD

Thank you for your letter dated 08 February 2001 which was received on 12 February 2001. You are asked to quote the following reference in any correspondence: SU86NW/1/21.The Environment Agency has the following comments:

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 802 650	190m	Foxcote, Finchampstead	Unknown

In view of distance it is unlikely that landfill gas will present a risk to this proposal..

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Single storey kitchen extension to 7 Birch Road, finchampstead and retrospective conversion of part of garage to study.

F/2001/3288

Thank you for your comments dated 16/02/01. Please find attached a plan illustrating the driveway parking at the property. Does this satisfy your query?

Please could I have your comments on the amended plans.

Karen

HIGHWAYS RECOMMEND APPROVAL WITH CONDITIONS & REASONS BELOW;

(1) C122, R122

Adam Coggins 28/02/01

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 08 February 2001

Application Number: F/2001/3288

Proposal: Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study.

Parish: FINCHAMPSTEAD PARISH

Site Address:
7, Birch Road, Finchampstead, Wokingham.

Applicant:
Mr D Strawn .

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

Please could highways have details of the internal dimensions of the garage.
If they are less than 5.0m x 2.5m than could the applicant provide a parking plan for 2 vehicles within the curtilage of the property. These spaces are to be 4.8m x 2.4m (min).

Signed: _____ **Print name:** Adam Coggins 16/02/01

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Single storey kitchen extension to 7 Birch Road, finchampstead and retrospective conversion of part of garage to study.

F/2001/3288

Thank you for your comments dated 16/02/01. Please find attached a plan illustrating the driveway parking at the property. Does this satisfy your query?

Please could I have your comments on the amended plans.

Karen

FROM: Karen Wildsmith

DATE: 08 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3288

Proposal: Proposed single storey kitchen extension to dwelling and (retrospective) conversion of part of garage to study..

Site Address: 7, Birch Road, Finchampstead, Wokingham.

Applicant: Mr D Strawn .

Your observations are required in respect of this application **by 04/03/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Ed DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.

TO DAVE STRAWN

Karen Wildsmith

From: Karen Wildsmith
Sent: 19 February 2001 12:05
To: 'Dave Strawn'
Subject: F/2001/3288 7 Birch Road, finchampstead

Good Afternoon,

Following our recent conversation, I'm writing to confirm the additional information that we would like from you.

1. Please could our Highways Division have details of the internal dimensions of the garage. If they are less than 5.0m x 2.5m then could the applicant provide a parking plan for 2 vehicles within the curtialge of the property. These spaces are to be 4.8m x 2.4m (minimun).

2. Could you also provide 6 copies of a floor plan showing replacement door and windows.

Thank you in anticipation,

Karen Wildsmith

I tried to EMail you to the address Dave.Strawn@edl.co.eds.com. Is this the correct address?

* * * COMMUNICATION RESULT REPORT (19.FEB.2001 13:18) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
345	MEMORY TX		901256748781	OK	P. 1/1

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX

Re fax

EDS
1-3 Bartley Wood Business Park
Bartley Way
Hook
Hants. RG27 9XA

Dave.Strawn@edl.co.eds.com.

To: Karen Wildsmith
Fax: 0118 974 6484
Telephone: 01256 748787

From: Dave Strawn
Fax: 01256 748781
Telephone: 01256

Date: 14.2.01
Page(s): 1 (including cover)

Subject: F/2001/3288

Karen

I received the compliment slip with the letter dated 8/2/01 but do not understand (1) Could you please explain what is required.

---

(1) Show parking layout as part of garage space lost

(2) Could also provide 6 copies of a floor plan showing replacement door & windows.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

31.JAN.2001* 3288

With Compliments

Sorry I forgot to put my telephone No

Regards
Dave Strawn. 01256 748787 work.
0118 97.. .. ..

FAX

EDS
1-3 Bartley Wood Business Park
Bartley Way
Hook
Hants. RG27 9XA

To: Karen Wildsmith
Fax: 0118 974 6484
Telephone:

From: Dave Strawn
Fax: 01256 748781
Telephone: 01256

Date: 14.2.01
Page(s): 1 (including cover)

Subject: F/2001/3288

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I received the compliment slip with the letter dated 8/2/01 but do not understand (1) Could you please explain what is required

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WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

31.JAN.2001* 3288

With Compliments

Regards
Dave Strawn.

WOKINGHAM D.C. DEVELOPMENT CONTROL

98/99.

Start date: 31 JAN 2001	Map No. ..... Site ...0.:08...
Officer: KW | Application No. F/2001/3288	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY KITCHEN EXTENSION TO DWELLING AND (RESTROSPECTIVE) CONVERSION OF PART OF GARAGE TO STUDY

Location: 7 BIRCH ROAD

Parish: FINCHAMPSTEAD Ward: Finch North
8.2.01 JB

Applicant: MR D STRAWN

~~to follow~~ 31/1

Fee Received 00-00 Required 95-00 (10) Additional ..... Refund .....
received

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Need parking layout as part of garage is lost.	8.2.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Show replacement kitchen windows/door on floor plan.	8.2.	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.02.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ 250m landfill consultation

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

HERITAGE BODIES

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

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

ADDRESS 7 BIRCH ROAD

PARISH ~~FINCHAM~~ FINCHAMSTEAD

PLOT No.

ORD. SHEET No. SU. 8065 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/55	CAPT. WASHINGTON	O/APP. RES. DEV.	29.9.55	N/A
0/26/58	R.A.F. LAP.	"	15.5.58	N/A
0/120/58	"	"	17.12.58	N/A
0/155/59	"	"	7.8.59	N/A
136/60	"	DETACHED BUNGALOW	14.7.60	APP
BR 7538	MR & MRS N. PATERSON	S/STOREY EXT & ALTS	25.11.77	APP.
07422	"	"	16.3.78	N/A
27411			15.5.87	
BRA2489	"	DINING / GARAGE	26.3.87	APP

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS PD Enq - Mr D Strawn - 22.01.01 - S/St Rear Ext

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
31.JAN.2001* 3288

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. D. STRAWN
	Address and postcode	7 BIRCH ROAD FINCHAMPSTEAD WOKINGHAM BERKS RG40 3LB
	Phone number	01189731854
2	Agent's Name	N/A
	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.	AS (ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY KITCHEN EXTENSION TO BUNGALOW

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.	YELLOW BRICK TO MATCH EXISTING BRICKWORK	
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 ☑

3540 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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 STRAWN

Date 24/1/2001

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

31.JAN.2001 * 3288



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Development Control Section, Environmental Services, Wokingham District Council.
1 February 2001

Scale: 1 : 1250

N
W E
S