NO SN (29/1).

APPLICATION NO:
F/2001/3225

LOCATION:
5 Manor Park Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs G Morton C/O Architectural Services

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/02/2001**
28 day exp: 23/02/01
APPLICATION WILL HAVE EXPIRED ON:
19/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED.

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Morton
C/O Architectural Services
21 Fairway Avenue
Tilehurst
READING
Berkshire
RG30 4QA

Application Number: F/2001/3225

Parish: **FINCHAMPSTEAD**

Location: **5 Manor Park Drive, Finchampstead, Wokingham**

Proposal: **Proposed single 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.

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 EN1
South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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/2001/3225

Proposal:
Proposed single storey side extension to dwelling.

Location:
5, Manor Park Drive, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2001. 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

26 January 2001

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

Tel: (0118) 974 6492

Date: **26 January 2001**

My ref: F/2001/3225

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

Dear Councillor

Application Number: F/2001/3225
5, Manor Park Drive, Finchampstead, Wokingham.
Proposed single 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3225**
5, Manor Park Drive, Finchampstead, Wokingham.
Proposed single 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**********

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

Tel: (0118) 974 6492

Date: **26 January 2001**

My ref: F/2001/3225

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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5, Manor Park Drive, Finchampstead, Wokingham.
Proposed single 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**********

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

20th January 2001

22.JAN.2001* 3225

our reference: **00819/P**
your reference:

22.JAN.2001* 3225

Dear Sirs,

5 Manor Park Drive, Finchampstead
Proposed single storey side extension

Please find enclosed a full planning application with the completed documentation and appropriate fee of £95-00.

Should you require any further information, please contact me at the above number.

Yours Faithfully,

P Shell

encs.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3225.	NB
BUILDING CONTROL NUMBER	FP 2001/1515	Brian
~~APPLICANT~~/AGENT	Architectural Services	
ADDRESS OF SITE	S. Manor Park Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00819/02	00819/02
ELEVATIONS	00819/04	00819/04
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	16/3/01	

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 : Natalie Brown

Application Number : F/2001/3225

Applicant : Mr & Mrs G Morton C/O Architectural Services.

Location : 5, Manor Park Drive, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	29/1

Date of Neighbour Notifications : .....

Date of Site Visit : 29/1

Date Registered : 22/01/2001

Earliest Date for Decision : 19/02/2001

Latest Consultation Date/Site Notice Expiry Date : 19/02/2001

This application will have expired on: 19/03/2001. 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 :

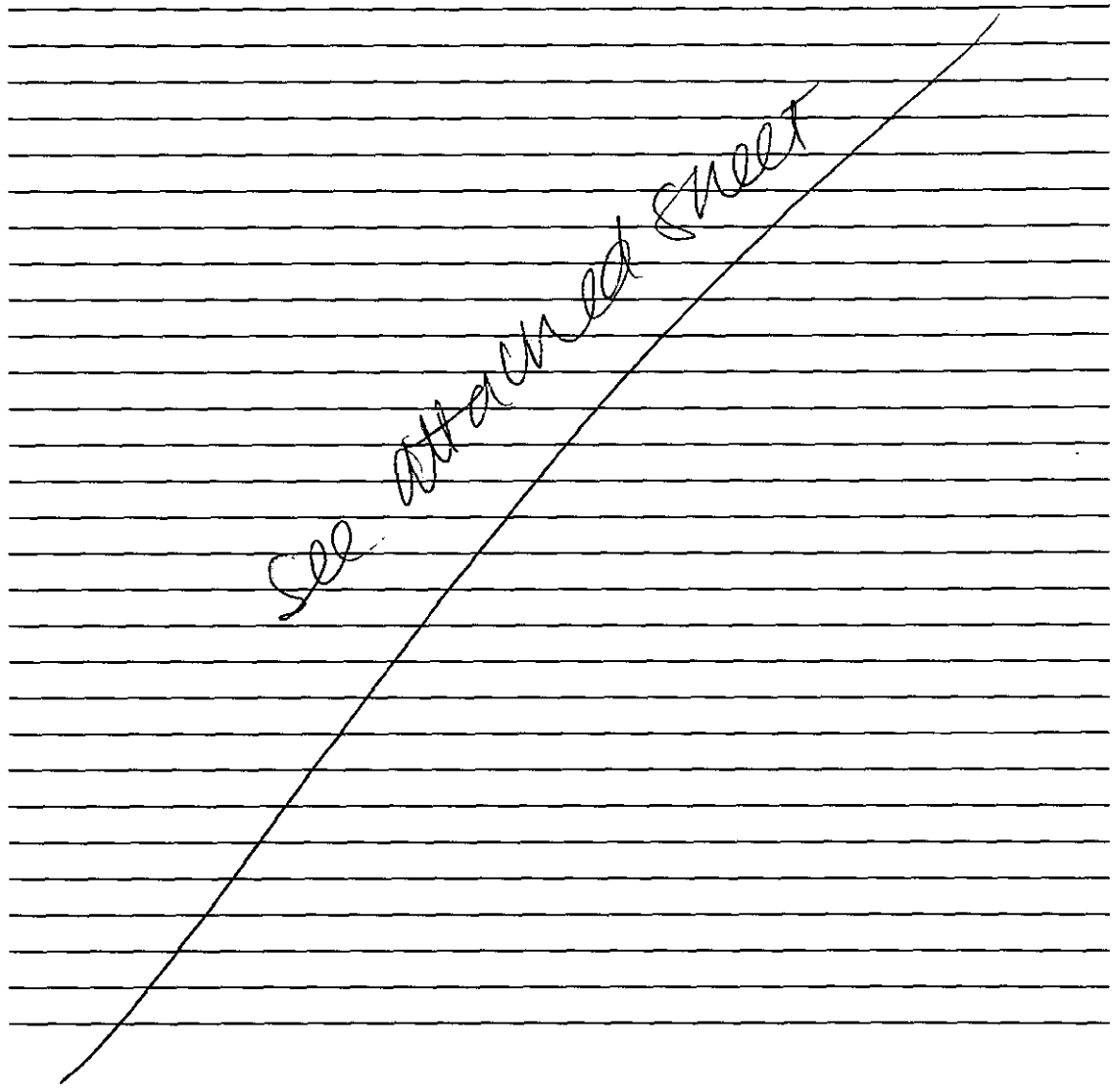
f'Stead PC: no objection (21/2).

Letter of representation - none received.

Planning Issues : (10'd sett).

Application Number: F/2001/3225

Appraisal :



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

Application Number F/2001/3225
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C011C	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 5 Manor Park Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3225

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/1

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
10'd setp. Detached dwellings varying in style

corner plot.
3. DESCRIPTION OF SITE/BUILDING
open plan @ front (with manor park) & side with Redgauntlet.
conifer hedging level with rear garden → Redgauntlet.
1.8m wall (with climbers) enclosing rear garden from front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT open garden + wall enclosing rear garden
conifers

OTHERS

Application Number: F/2001/3225

Appraisal:

Development
For a single storey side extension to form a breakfast/utility room.
The site lies within the identified settlement of Finchampstead and occupies a corner plot with Manor Park Drive and Redgauntlet. There is a wall running alongside the property facing Redgauntlet, and is spaced 2m from the side of the dwelling. The proposed extension would not extend beyond the line of the wall closer to Redgauntlet.

1) Impact upon neighbouring properties
   The proposed extension would be single storey with a hipped roof. The extension would face Redgauntlet. It would extend beyond the main rear building line, but no further than the conservatory. It is therefore considered that there would be no adverse effects upon neighbouring properties in terms of overlooking, overshadowing, nor through its being overbearing.

2) Impact upon the character of the streetscene
   The proposed extension would be between the boundaries of the current approximately 1.8m wall and the side of the dwelling. It is therefore considered that the proposed development would have no adverse effects upon the character of the street scene, especially as materials would match existing. There would be two high level windows in the side elevation facing Redgauntlet, but is not considered that these would cause any detrimental effects.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 JAN 2001
Officer: NAB	Application No. F/2001/3225

Map No. 106. **Site** 0:05
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 5 MANOR PARK DRIVE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH

26.01.01

Applicant: MR | MRS MORTON

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation needed on existing plans?		
6	Floor plans			
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 : ...26.01.01.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....No pre apps.....

NEIGHBOURS:

.....Site notice and see map.....

FROM: Natalie Brown

DATE: 26 January 2001

DELEGATED

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
AP? |
CS |
21 FEB 2001
COPIES TO: | ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3225

Proposal: Proposed single storey side extension to dwelling..

Site Address: 5, Manor Park Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs G Morton C/O Architectural Services.

Your observations are required in respect of this application **by 19/02/2001** .

The Parish Council has no objection to this application.

SIGNED: C.S.C. DATE: 19-2-01

Clerk To Finchampstead Parish/Town Council.

Environmental Services

For office use only.
Application number: 22.JAN.2001 * 3225

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS G. MORTON 5 MANOR PARK DRIVE FINCHAMPSTEAD
2	Agent's Name Address and postcode Phone number	ARCHITECTURAL SERVICES 21 FAIRWAY AVENUE TILEHURST READING RG30 4QA 0118 942 1655
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.	5 MANOR PARK DRIVE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION
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.	FACING BRICK TO MATCH EXIST. ROOF TILES TO MATCH EXISTING PVC-U WINDOWS 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: 4
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 G. Morton

Date 20/01/01

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

22.JAN.2001* 3225

ADDRESS 5 Manor Park Drive PARISH Finchampstead.

PLOT No. 55 ORD. SHEET No. SU 7864 7964 106

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20924	Cala Homes	o/l.	6.3.84	C/A
23359	"	Det. House & Garage	24.6.85	C/A
BR24824	"	"	25.6.85	App

DATE OF COMPLETION

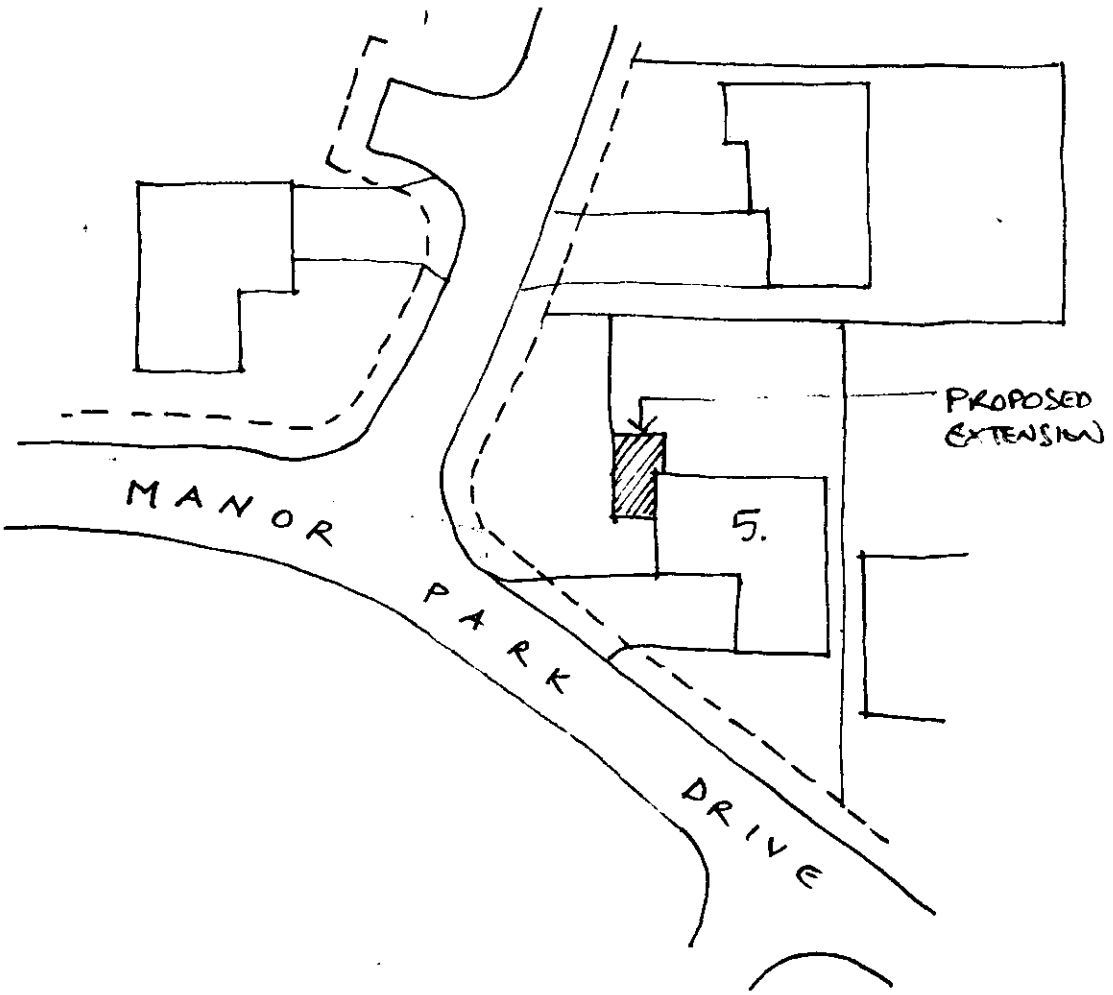
MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conserv. - Mr. G. Morton - 8/3/99

DRAINAGE

091074

22.JAN.2001* 3225

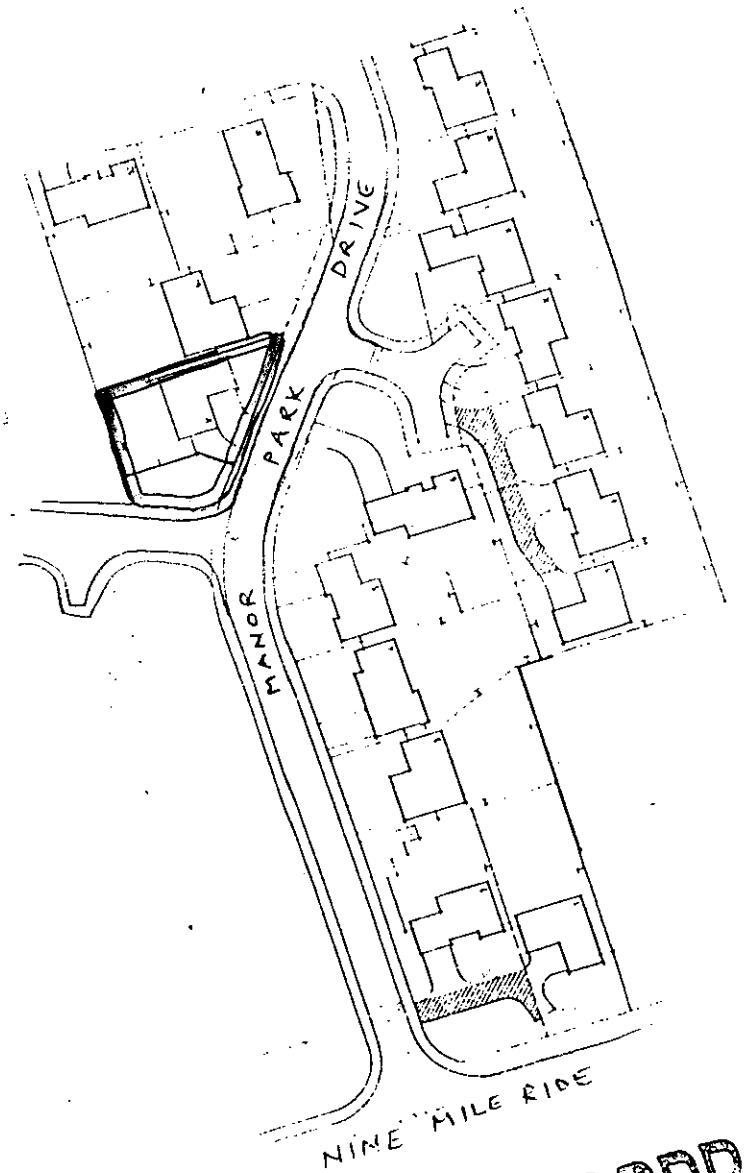


APPROVED

9/16/3/01

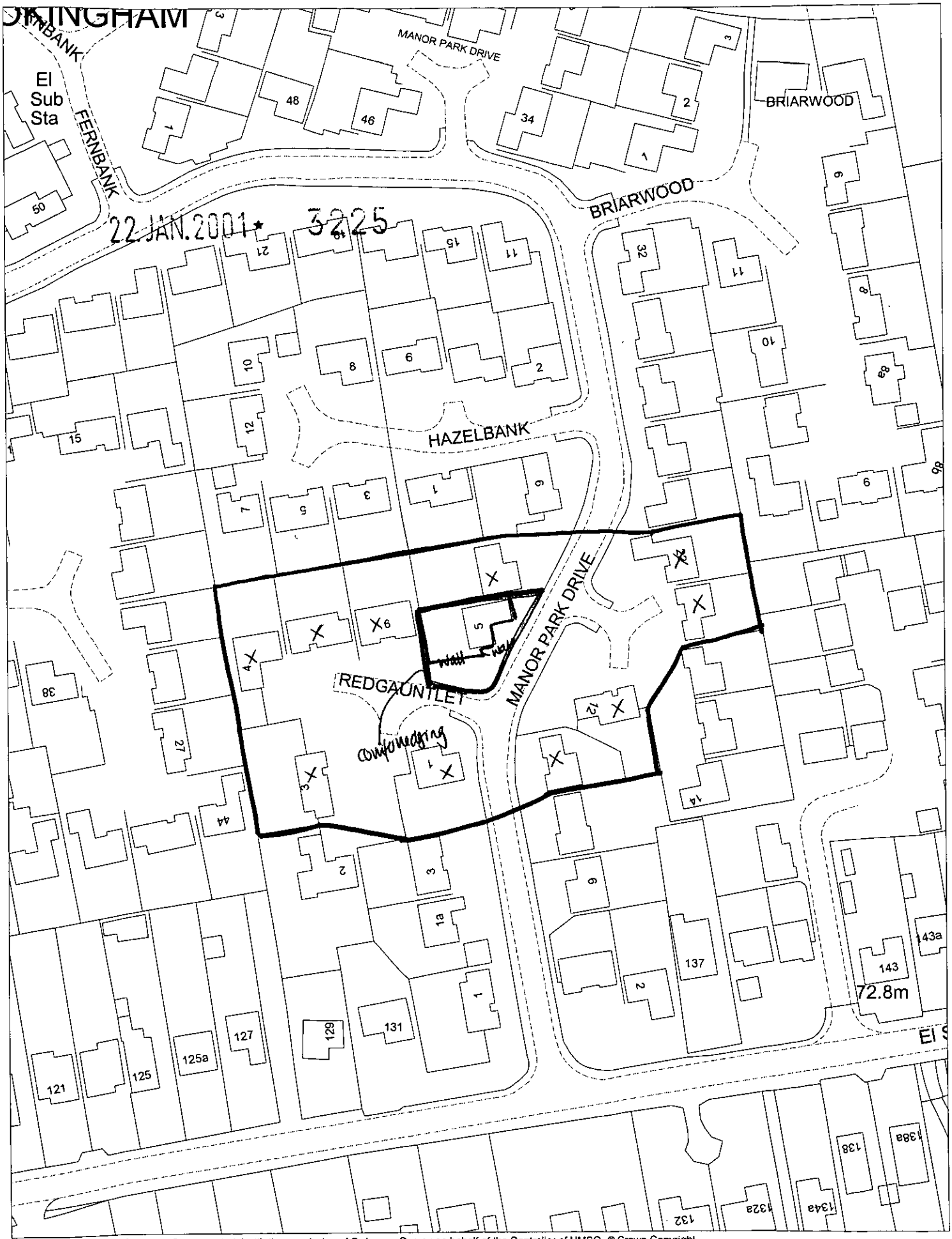
Job 5, Manor Park Drive Finchampstead	Date Jan 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
	Scale 1:500		
Drawing Title Proposed single storey extension Block Plan	Drawn by PS	Drawing No 00819/02 Revision	

22.JAN.2001* 3225



APPROVED

Job 5, Manor Park Drive Finchampstead	Date Jan 01	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed single storey extension Location Plan	Scale 1:1250		
	Drawn by PS	Drawing No 00819/01 Revision	



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Development Control Section, Environmental Services, Wokingham District Council.
24 January 2001

Scale: 1 : 1250

N
W E
S