APPLICATION NO:
F/2001/5289

LOCATION:
4 Elgarth Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Parker C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

CASE OFFICER: **Helen Pollock**

402

D2

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Parker
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/5289

Parish:	**FINCHAMPSTEAD**
Location:	**4, Elgarth Drive, Finchampstead, Wokingham.**
Proposal:	**Proposed two storey side and rear extension to dwelling plus single storey rear 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

Recd 11.20AM 14.12.01

HP 588

PLANNING SERVICES	HP
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

42 Nash Grove Lane
Finchampstead
Wokingham
Berks. RG40 4HD

13 December 2001

Dear Helen Pollock.

Ref No: F2001/5289 Proposed extension to 4 Elgarth Drive

We wish to raise objections to the proposed alterations to 4 Elgarth Drive. Number 4 Elgarth Drive is one of a small development of six houses built in similar style on the corner plot of Nash Grove Lane and Elgarth Drive by the developer T. A. Fisher in the 1970s. We live in 42 Nash Grove Lane (NGL).

From an aesthetic view point the alteration to the front elevation would be out of keeping with numbers 6 and 8 Elgarth Drive.

The site plan has several errors:

- the gate shown on the west side (adjacent to the lounge wall) does not exist. There is no side access at present. The conifer trees run up to, and slightly past the front building line. There is a low level picket fence in place which cannot now be seen from the road.
- The 1800 close boarded fence does not exist as shown. On our property two panels at that height do exist but the remainder of the fence stands at a height of 1250 and runs the full length of the garden of number 4.
- No mention is made of removal or retention of the existing conifer/laurel hedge, which stands at 2m 86cm (i.e.1m 61cm above the height of the fence) and runs from the current rear building line of number 4 along the rear of number 42 Nash Grove's back garden and affords a great deal of privacy.

Our objections are that provision of a side access to the rear of number 4 in this position would decrease the current level of security enjoyed by number 42 NGL. The width of the access at the narrowest point would be approximately 620 and at the widest 970, making it difficult to transport bulky items such as garden equipment/rubbish etc..

We would also be loathe to see the removal of a well established barrier in favour of an 1800 close boarded fence. The current hedge affords number 42 NGL privacy, a sound barrier and shelter / nesting sites for a variety of bird life.

As the poor side of the fence faces into our garden, and that of our neighbour at number 40, we understood that the fence is ours and have always maintained it, we would be grateful for confirmation in your reply.

The provision of this side access would appear to be pivotal to the success of the proposals as the existing access to the rear garden, though the garage, will no longer exist. At present, unless the occupants are in their back garden we are unaware of their comings and going. We feel that there would be an increase in noise levels with the provision of the access shown.

The extension

Please see attached plan drawn as accurately as possible to 1:100 to show the effect of the proposed extension on the rear of number 42 NGL.

We believe that the architect has not only misnamed Elgarth Drive but has also mislabelled the East and West elevations on his original drawings. Please check. 4 Elgarth Drive faces North & South. The rear of 42 NGL faces East. The elevation which will overlook the rear of our property is the one labelled East on the plans.

Our objections are:

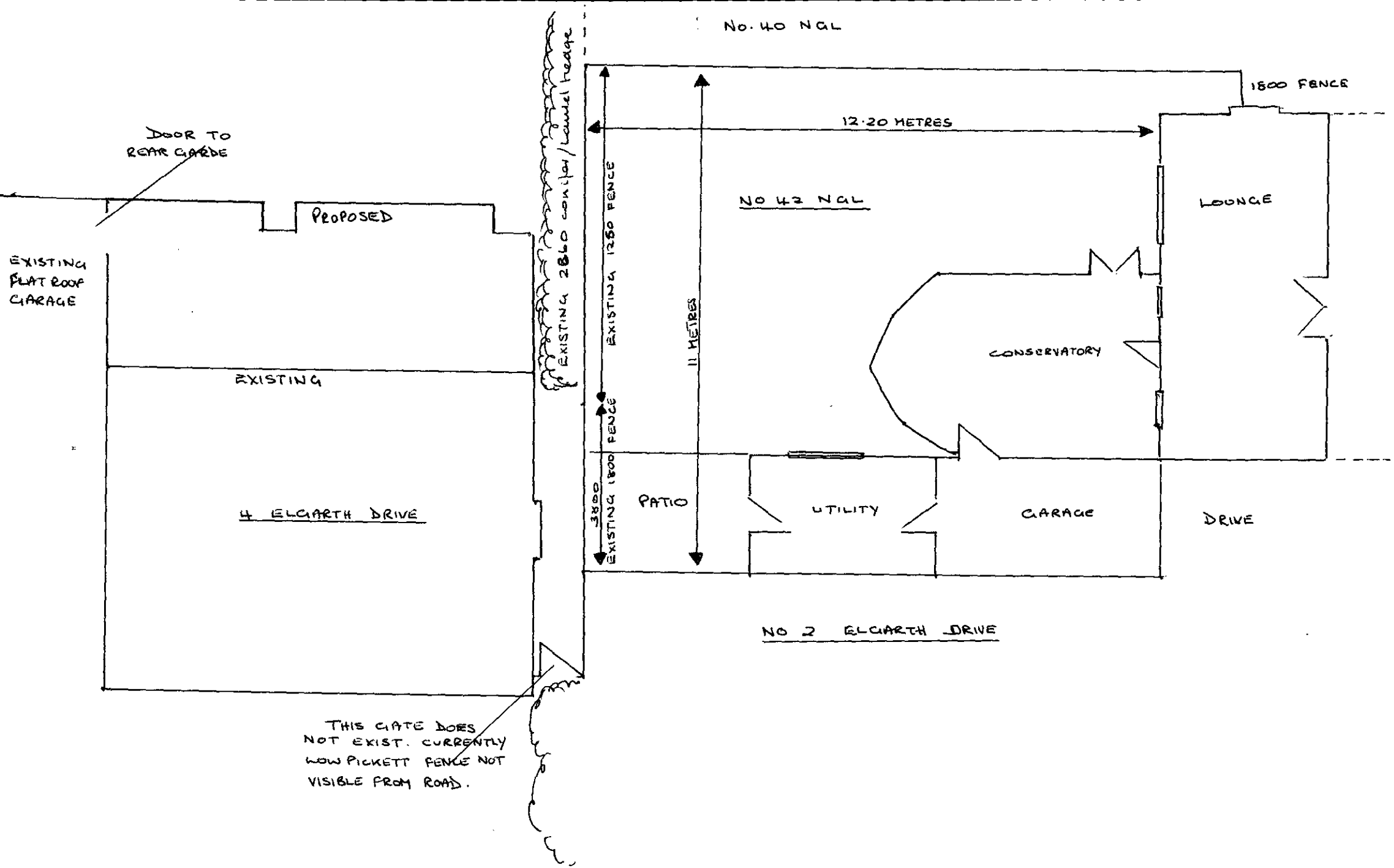
- The window of the proposed bedroom will look directly into the two rear bedrooms of 42 NGL, the lounge and will overlook the back garden. We have lived in 42NGL since 1987 and have enjoyed the privacy of not being overlooked. We do not use net curtains at the rear ground or on any first floor window and we do not wish to do so. We use the back bedrooms as the main bedrooms. The front bedrooms are used for other purposes.
- The aspect and skyline from the lounge window would be very much altered as the proposed building line of number 4 would be extended by some 3.5 metres. One of the features that attracted us to 42 NGL was the open aspect at the rear of the building, the seclusion of the garden and the way that numbers 4, 6 & 8 Elgarth Drive were staggered, thus giving an air of spaciousness from inside and outside the building.
- We are also concerned that as the foul sewerage drains, from numbers 40,42 NGL and 2, 6, and 8 Elgarth Drive run through number 4 and then into the main drain in Elgarth Drive, the inspection cover shown in the proposed Orangery should remain easily accessible. We believe there may also be a further inspection cover located at the bend in the drain shown in the proposed kitchen, if so this should also remain readily accessible.
- We consider that an extension such as is proposed would no doubt add value to number 4 Elgarth Drive but would at the same time reduce the value and ease of any future sale of number 42 NGL.

There are many five bedroom houses available in the vicinity without spoiling what was clearly meant to be a small development of similar, four bedroom houses none of which are overlooked.

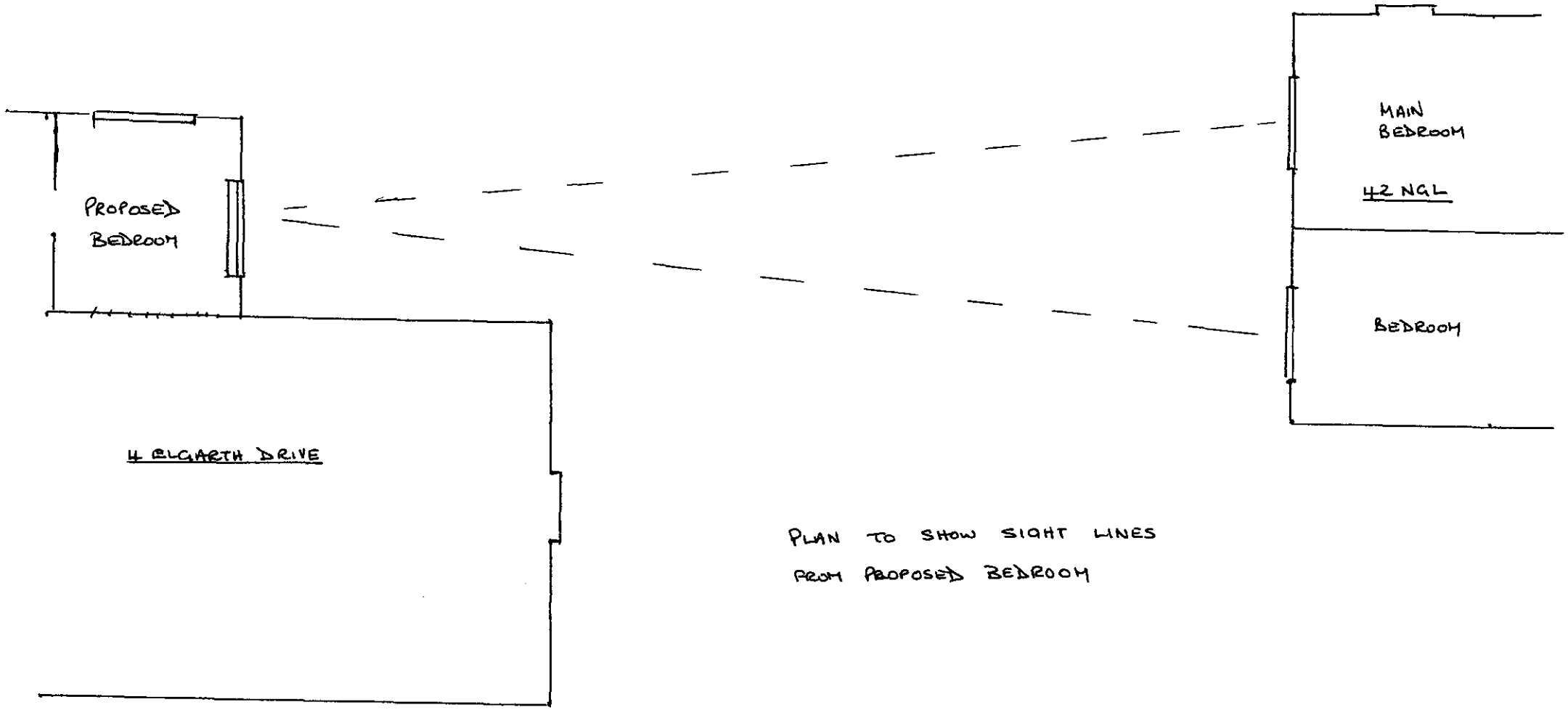
We urge the planning department not to allow this extension to go ahead.

Yours sincerely,

E & J Burnham



Ref. F2001/5289
1:100 approx.



PLAN TO SHOW SIGHT LINES
FROM PROPOSED BEDROOM

Ref. P2001/5289
1:100 approx.

Rec'd 11.20 AM 14.12.01

1+P OBS

SERVICES	HPT
	TLS
	ENF
14 DEC 2001	
COPIES TO:	ACK: ✓
	FILE.

40 Nash Grove Lane
Wokingham
Berks
RG40 4HD

Ref F2001/5289

13th December 2001

Helen Pollock
Wokingham District Council
Shute End
Wokingham
RG40 1WH

Dear Madam

I refer to your recent letter and wish to object to the proposed development at 4 Elgarth Drive. My grounds for objecting are as follows:

1. Foul Drains
   The access to the main sewer through 4 Elgarth Drive is shared by 6 properties, namely 40 & 42 Nash Grove Lane, and 2, 4, 6 & 8 Elgarth Drive.

   The ground floor plan of the proposed development shows a foul drain going under both the Orangery and the Kitchen with a bend under each room.

   When these properties were built I understand that there was a regulation requiring junctions of drains, and bends of drains, to be provided with an inspection cover to aid easy clearance of blockages. The bend under the Orangery is shown to have an inspection cover while the bend under the kitchen is not shown to have an inspection cover.

   When I purchased my property, 40 Nash Grove Lane, there was a covenant covering maintenance of the common sewer and providing open access. That covenant has not been rescinded. The proposed development at the rear of 4 Elgarth Drive infringes the right of access to the sewer. It is not acceptable for access to the common sewer to be dependent on access to one of the dwellings. (For instance what happens if there is a drainage problem requiring access to those bends while the owners of 4 Elgarth Drive are on holiday).

2. Privacy
   The inclusion of a window in the side wall of the bedroom above the Breakfast Area will overlook my garden and face the rear bedrooms of my properety. This is an infringement of my privacy which is not acceptable.

3. Security
   I notice the proposal includes making a side access between 4 and 2 Elgarth Drive. This would provide an easy method of access for a potential thief to the rear of my property. On the advice of the Crime Prevention Officer a few

years ago I did not introduce such a side access to my property. The Crime Prevention Officer advised that the rear of the property was the weakest point as somebody could break in without being observed. On his advice I strengthened the fencing. I object to a development that makes my property more vulnerable to a break in.

4. Fencing
   It is not clear to me how far along the property the 1.8m fence is intended to run. Is my boundary with 4 Elgarth Drive affected? My solicitor advised me that this boundary is my responsibility. I have not been asked if I would agree to a taller fence being introduced. If I am asked my likely response will be to refuse the request.

5. Outlook
   I am concerned that if permission is granted for a first floor development at the rear of 4 Elgarth Drive that other developments may be embarked upon at the rear of adjacent properties. This would spoil the outlook from my property and probably adversely impact the value of my property.

I hope you will give full consideration to these objections and refuse to grant planning permission.

Yours faithfully

P.S. King

P S King

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5289

Location: 4, Elgarth Drive, Finchampstead, Wokingham.

Proposal: Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

Applicant: Mr & Mrs Parker C/O Colin Dawson And Associates.

Case Officer: Helen Pollock

The new plans show the following: Property as existing and proposed eaves detail. Drawing nos D609-03, D609-01.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

1970

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

App No. flood 5289 (Planaps) / (Ludhouse) Date Rec. 28/11/07

Location: 4 Elgarth Dr.

Parish finch

Applicant: mr/s Parker.

Description of attached plans Additional plans showing property as existing + proposed eaves detail.

Drawing No's: D609-03, D609-01

CONSULTEES

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

Please tick which of the following you wish consulted. for Information Only

OTHERS: _____

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

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

NEIGHBOURS: _____

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER Helen P.

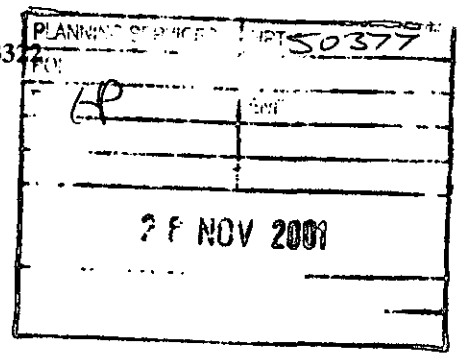
Consultations Sent by Admin. on 20.12.PS

Yellow - Part One Copy
Green - Officer's Copy

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**



The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

ADDITIONAL PLAN

5289

For the attention of Ms H Pollock

Our ref; CED/BK/
27th November 2001

Dear Madam

RE; PLANNING APPLICATION F2001/5289
4 ELGARTH DRIVE, FINCHAMPSTEAD,
WOKINGHAM, BERKSHIRE

I write to confirm that the proposals currently before you under the above reference number do not transgress the boundary nor will the foundations under sail as the new walls will be offset on mass concrete foundations to comply with Building Regulations requirements.

I attach 6 copies of my drawing D609-03 indicating the eaves detail to the west elevation for your reference.

I also enclose 6 copies of my drawing D609-01 indicating plans as existing.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

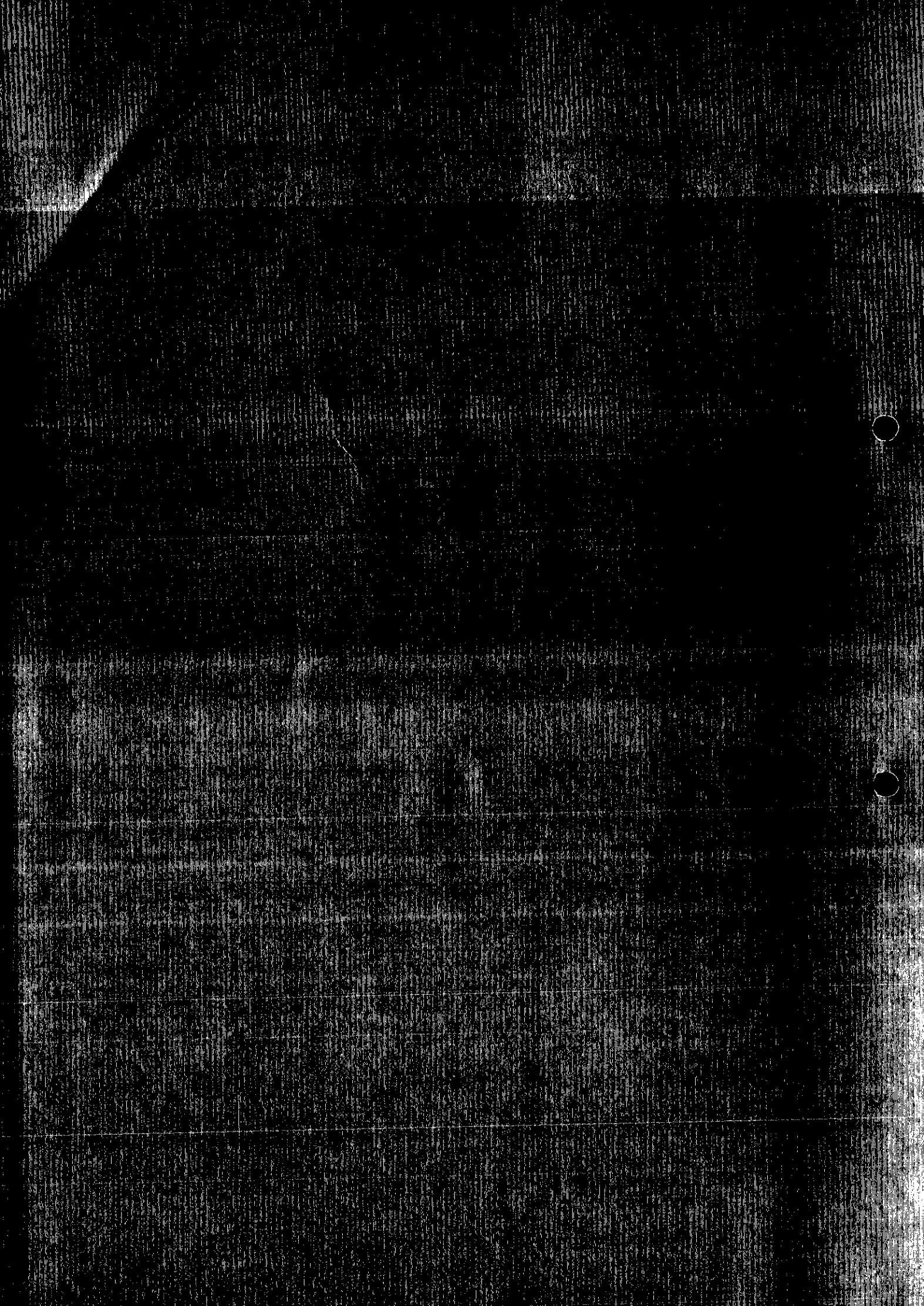
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5289	HP
BUILDING CONTROL NUMBER	FP 2002/2733 Small	
~~APPLICANT~~/AGENT	Colin Dawson + Assoc	
ADDRESS OF SITE	4. Elgarth Drive Finchampstead	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear ext (plus rear conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 609-02A	D 609-02
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/2/02	

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	



Applicationo	Name & Address
F/2001/5289	P S King 40 Nash Grove Lane WOKINGHAM. RG40 4HD
F/2001/5289	E & J Burnham 42 Nash Grove Lane FINCHAMPSTEAD RG40 4HD

App granted letter
16/01/02



WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5289

Applicant : Mr & Mrs Parker C/O Colin Dawson And Associates.

Location : 4, Elgarth Drive, Finchampstead, Wokingham.
Proposal : Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/12.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 09/01/2002. 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. C/A

~~[illegible]~~:

finch p.c : objection on grounds of overdevelopment of site - 3/12
No objection - 30/11

2x Neighbour obj : overlooking only planning issue - 40 Nash grove
overlooking " " " 42 " "
Which Comments do they wish to use?

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/5289

Appraisal:

The proposed development is for a two-storey side and rear extension, to form a kitchen and breakfast room at ground floor and an extra bedroom and en-suite at first floor level and a single storey conservatory. The proposal would take the number of bedrooms to 5. The property is detached with an existing attached garage. The proposed two storey section of the development would be 6.3m wide to the rear elevation, 2.8m wide to the side and 8.2m long at first floor extending beyond the existing rear building line by 3.7m. It is proposed to have a hipped roof and stand 4.8m to the eaves and 7m to the ridge (0.3m below the existing ridgeline). The property has an open plan front garden and a 1.8m standard fence and hedging enclosing the rear garden.

1) Impact upon neighbouring properties

The proposed development has one first floor window in the side elevation facing 42 Nash Grove Lane, but it would be around 20m from the property so there would be no issue of overlooking. No side windows are proposed to face No.6 Elgarth Drive. The proposed extension would not protrude beyond the rear building line of No.6 and would therefore not be overbearing or overshadowing. There is a first floor landing window to the side elevation of No.6 however this is to the west side of the property and would not be affected by any new loss of light. There are no properties to the rear of the proposal. It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would by in keeping with the character of Elgarth Drive. The materials used would match those of the existing dwelling. It is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 4 to 5, so 4 off-road parking spaces need to be provided. The required parking standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/5289
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C044	R044	'first floor level or above'

1 landing window to side of nº 6.

Just beyond existing rear of nº 4.

+ 1 groundfloor bathroom window.

nº 6 ≈ 1m away from boundary with nº 4.

nº 4 build right to boundary.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Elgarth Drive Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5289

OFFICER: Helen Pollock

DATE OF SITE VISIT: 19/2.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

detached 2 Storey mock gorgian hse. with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set forward of nº 6.

rear of Property on Nash grove ~~land~~ forms Side of 4.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 1 garage + 2 on driveway.

LEVELS N/A.

BOUNDARY TREATMENT ~~Timber~~ 2m fence to rear + nº 6. open plan to front

OTHERS

Proposed to demolish existing garage + build 2 storey. would not protrude beyond rear of nº 6.

2.5m conifer hedge to Nash grove Rd. - no impact.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 23 November 2001

Application Number: F/2001/5289

Proposal: Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

Parish: FINCHAMPSTEAD PARISH

Site Address:
4, Elgarth Drive, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Parker C/O Colin Dawson And Associates.

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).

C049, R049.

C122, R122.

Signed: _____ **Print name:** AC 23/11/01

F.A.O Mrs. Helen Pollock

FINCHAMPSTEAD PARISH COUNCIL

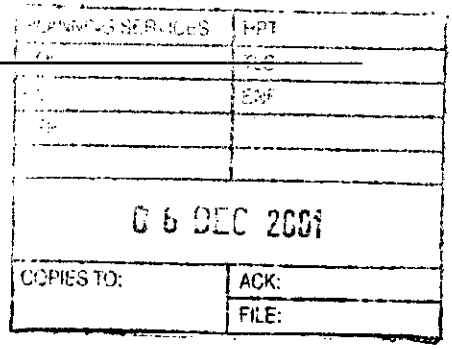
PARISH COUNCIL OBSERVATION SHEET ON PLANNING APPLICATIONS SUBMITTED TO THE DISTRICT COUNCIL

APPLICATION NUMBER: F/2001/5289

APPLICANT: Mr and Mrs Parker

APPLICATION SITE: 4 Elgarth Drive, Finchampstead, Berks

PROPOSAL: Proposed single storey side and rear extension to dwelling plus single storey rear conservatory



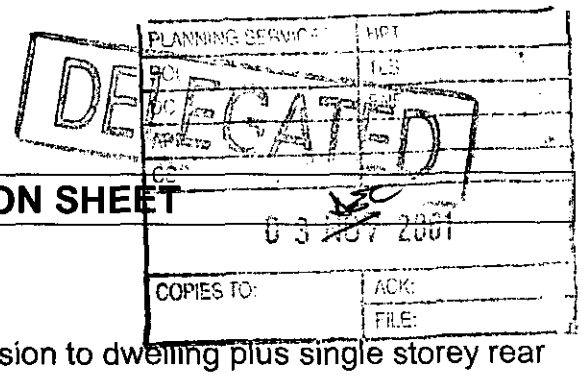
Objection on the grounds that the proposal would be over development of the site.

Signed ..... Date 3-12-01

Clerk to Finchampstead Parish Council

FROM: Helen Pollock

DATE: 23 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5289

Proposal: Proposed two storey side and rear extension to dwelling plus single storey rear conservatory..

Site Address: 4, Elgarth Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Parker C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 17/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 30 - 11 - 01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5289

Proposal:
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

Location:
4, Elgarth 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 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/2001/5289 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 November 2001

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

Tel: 0118 974 6480

Date: **23 November 2001**

My ref: F/2001/5289

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/2001/5289
4, Elgarth Drive, Finchampstead, Wokingham.
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5289**
4, Elgarth Drive, Finchampstead, Wokingham.
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

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 6480

Date: **23 November 2001**

My ref: F/2001/5289

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5289
4, Elgarth Drive, Finchampstead, Wokingham.
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5289**
4, Elgarth Drive, Finchampstead, Wokingham.
Proposed two storey side and rear extension to dwelling plus single storey rear conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 NOV 2001
Officer: HP	Application No. F/2001/5289

Map No. 98 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE & REAR EXTENSION TO DWELLING PLUS SINGLE STOREY REAR CONSERVATORY

Location: 4 ELGARTH ~~ROAD~~ Drive

Parish: FINCHAMPSTEAD Ward: Finch North.
23-11-01 B

Applicant: MR & MRS PARKER

Fee (3) Received 95-00 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at boundary		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.11.01 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.....

.....

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NEIGHBOURS:

S/N + see map.....

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COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

5289

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Our Ref; CED/BK
Tuesday, 13 November 2001

Dear Sir or Madam

RE; 4 ELGARTH ROAD, FINCHAMPSTEAD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under your delegated powers or place it before the next meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Environmental Services

For office use only.
Application number:
14.NOV.'01 5289

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 K Parker 4 Elgarth Road Finchampstead Wokingham, Berks 0118 9734355
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9Py 0118 9343322
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.	4 Elgarth Road, Finchampstead, Wokingham, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey side and rear extension with single storey conservatory 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.	Multi stock bricks to match existing walls. Red interlocking concrete tiles to match existing roof. White 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: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of: Mr & Mrs K Parker

Date: 13/11/01

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

FINCHAMPSTEAD 1-4-86

ADDRESS 4, ELGARTH DRIVE

PARISH ~~HOOK/WINNERSH~~

PLOT No. 228

ORD. SHEET No. SU 7965 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
522/73	Brookdrive Development Ltd	Erect 6 houses + garages	15 5 73	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



14 NOV. 2001 5289

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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001

Scale: 1 : 1250

N
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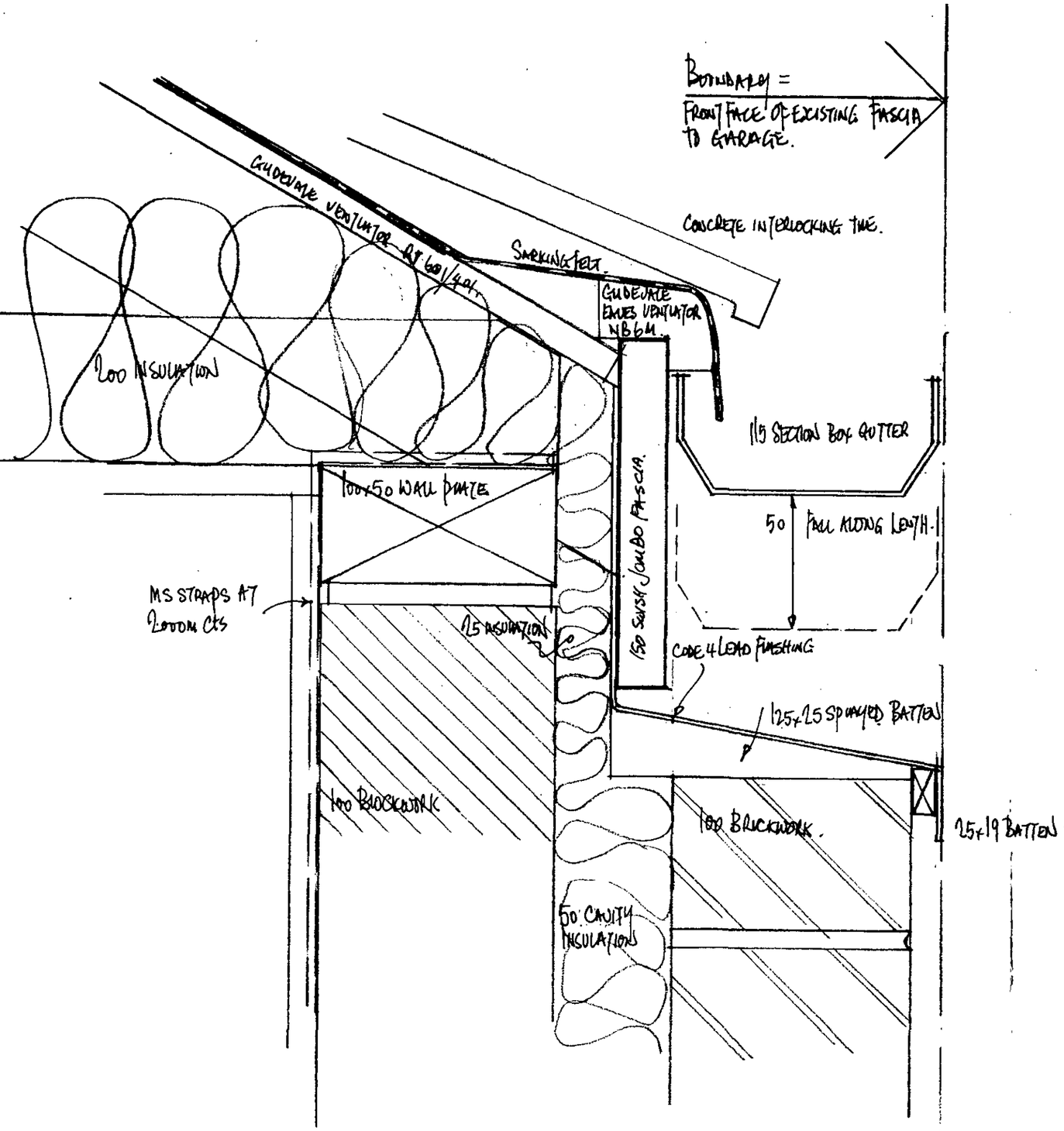

5289

ADDITIONAL PLAN

Proposal
PROPOSED EXTENSIONS.

Drawing
BUILDING REGULATION DETAILS

Site
4 ELGARTH DRIVE. FINCHAMPSTEAD.

Date *27 November, 2001* *Scale* *1:20.* *Drawing No* ***D 609-04***

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POL
DC
APP
CS
28 NOV 2001
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