APPLICATION NO:
F/2000/1841

LOCATION:
Fleet House Fleet Lane, Finchampstead Wokingham.

APPLICANT:
Roqubin Trustees Ltd C/O R G Butler And Associates

PROPOSAL:
Proposed single storey front porch extension to dwelling.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Roqubin Trustees Ltd
C/O R G Butler And Associates
11 Strathmore Drive
Charvil
Reading
Berkshire
RG10 9QT

Application Number: F/2000/1841

Parish:	**FINCHAMPSTEAD**
Location:	**Fleet House, Fleet Lane, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey front porch 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1841 AT
BUILDING CONTROL NUMBER	FP 2000/0794 Brai
~~APPLICANT~~/AGENT	R G Butler + Associates
ADDRESS OF SITE	Fleet House, Fleet Lane FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	2 storey side ext s/s rear ext front porch ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	459/1A	459/1A
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES?	—	
DATE	15/8/00	

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 : Andrew Thorley

Application Number : F/2000/1841

Applicant : Roqubin Trustees Ltd C/O R G Butler And Associates.

Location : Fleet House, Fleet Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey front porch extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18/7/2000

Date Registered : 26/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 21/08/2000. 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 :

English Nature : No Comment
Parish Council : No Objections.
Environmental Design : No Objection
Neighbours : None received.

Planning Issues : (River Valleys Policies Area, Rural Area, + Area of Special Landscape Importance.)

1) Impact on neighbour
2) Impact on visual amenity of area.

Application Number: F/2000/1841

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey front porch extension to a 2 storey detached house, situated within a rural part of Finchampstead.

The house is partially obscured at the front by a group of mature Oak trees and Laurel bushes. To the rear the garden area looks out onto open pasture.

The proposed porch will be 3.9 metres wide and protrude from the existing front hallway by 1.7 metres. It will have an eaves height of 2.6 metres and a ridge height of 3.5 metres, to include a WC. Two new small windows will be inserted but these will not cause any overlooking.

Fleet Hill Farm to the east, 2 storey detached house positioned approximately 26 metres away from the proposal behind a 2 metre high, brick wall. Therefore due to the position and distance away the occupants of this property will not be affected – no adverse impact.

2) Impact on street scene /visual impact.

The overall design, materials, style and roof pitch will match that of the existing house, therefore no adverse impact on visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Application Number F/2000/1841
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Antwerp
7/8/02

RECORD OF SITE VISIT

SITE ADDRESS: Fleet House Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1841

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 18/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole

2. DESCRIPTION OF SURROUNDINGS

Rural open countryside and part residential, individual houses in own grounds. / with own paddocks

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house, pebbledash brown colour, white wooden casement windows + door black guttering + red tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan
(neighbour large enclosed garden)
2m high b'wall, 1 window at first floor in flank elev.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — as existing at front + side own double detached garage

LEVELS — No change, except site slopes down hill at rear

BOUNDARY TREATMENT

OTHERS

— Front boundary laurel hedge + oak trees
— East boundary 2m high brick wall, Lawson cypress trees just planted on boundary
— West boundary, mature oak trees + 1m open wooden fence
— Rear boundary, dense hedging etc.

NB proposals in keeping with property/ good design.

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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1841

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1841
Fleet House, Fleet Lane, Finchampstead, Wokingham.
Proposed single storey front porch 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1841**
Fleet House, Fleet Lane, Finchampstead, Wokingham.
Proposed single storey front porch 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**********

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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1841

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
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Development Control Manager

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Fleet House, Fleet Lane, Finchampstead, Wokingham.
Proposed single storey front porch 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**********

Received by Wokingham District Council

Application No: F/2000/1841

Proposal:
Proposed single storey front porch extension to dwelling.

Location:
Fleet House, Fleet Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

26 JUN 2000 1841

Start date: 26 JUN 2000	Map No. 120 Site 1-25
Officer: AT / Application No. F/2000/1841	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED SINGLE STOREY FRONT PORCH EXTENSION TO DWELLING

Location: FLEET HOUSE FLEET LANE

Parish: FINCHAMPSTEAD Ward: Finch South.
4.7.2000

Applicant: ROQUBIN TRUSTEES LTD
Joint cheque with B/control

Fee 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2000 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 (BABTIE) .....
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.
* ENGLISH NATURE. (ANCIENT WOODLANDS AREAS).
* RURAL AREA

NEIGHBOURS:

S/N + FLEET HILL FARM → FLEET LANE
FLEET HOUSE

FROM: Andrew Thorley

DATE: 04 July 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES
POL
DC
APP
CS
17 JUL 2000
COPIES TO:
ACK:
FILE:

Application Number: F/2000/1841

Proposal: Proposed single storey front porch extension to dwelling..

Site Address: Fleet House, Fleet Lane, Finchampstead, Wokingham.

Applicant: Roqubin Trustees Ltd C/O R G Butler And Associates.

Your observations are required in respect of this application **by 28/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clk DATE: 4 JUL 2000

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL
Andrew Thorley

FROM: Environmental Design

DATE: 25th July 2000

Location: Fleet House Fleet Lane Finchampstead

Proposal: Proposed single storey front porch extension to dwelling

Application Number: F/2000/1841

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable. The proposal continues plans for the improvement and upgrading of the building and enhances the environment of the locality.

Patricia Green

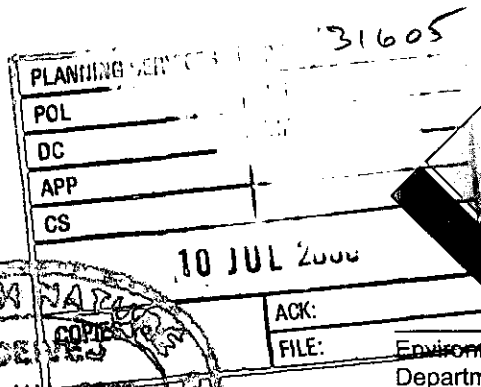
Patricia Green
Landscape Consultant

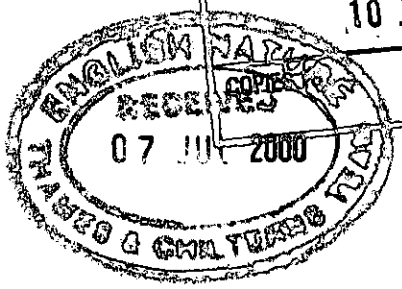
Tel. 0118 974 6441

Date: 04 July 2000

Your Ref:

My Ref: Andrew Thorley / F/2000/1841







English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1841

Site Address: Fleet House, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed single storey front porch extension to dwelling..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1841** in all communications and any response should be addressed to **Andrew Thorley** the case officer dealing with this application at the above address.

I look forward to hearing from you.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Andrew Thorley

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Paine Conservation Officer:

Date: 7 July 2000

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

26. JUN. 2000 1841

21st June 2000

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

Dear Sir/Madam

Re: Fleet House, Fleet Lane, Finchampstead

Please find enclosed a Building Regulation application for extensions to Fleet House.

We see the lean-to rebuild with the new dormer in the roof plus the small extension at the rear using up the 70 m^3 permitted development. The planning application is for the new front entrance porch and w.c.

Yours faithfully

R. G. Butler

enc.

Environmental Services

For office use only.
Application number:
26 JUN 2006 1841

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	ROQUBIN TRUSTEES LTD 1 KINGS ROAD CROWTHORNE BERKS RG45 7BF
2	Agent's Name Address and postcode Phone number	RG BUTLER & ASSOCIATES 11 STRATHMORE DRIVE CHARVIL READING RG10 9QT 0118 934 3040
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.	FLEET HOUSE FLEET LANE PINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	ENTRANCE LOBBY + WC.
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.	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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: –
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

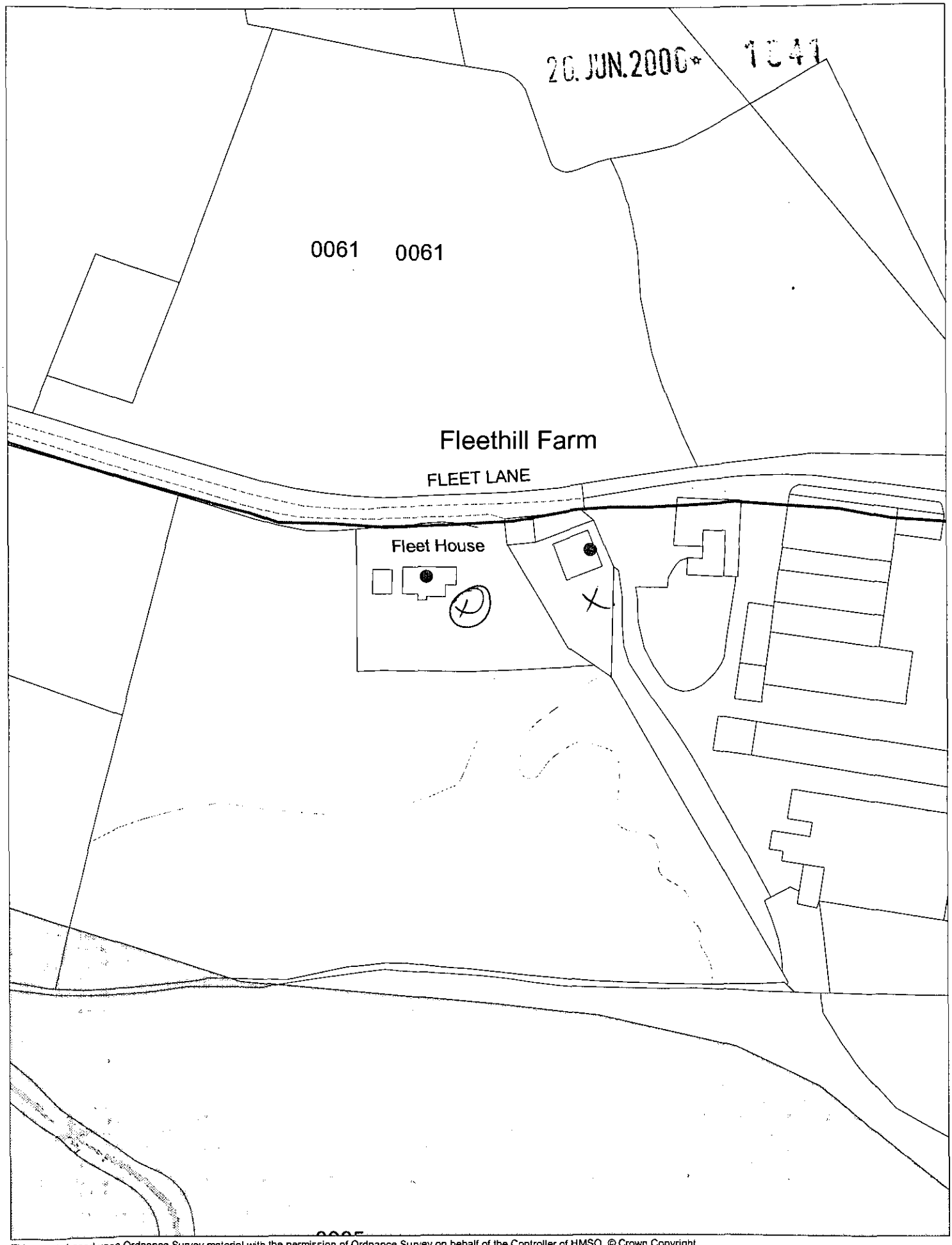
Your signature: R G Bunter

on behalf of ROQUBIN TRUSTEES LTD

Date 21-6-00

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


0061
0061
Nc C Sc
Nc RG
Nc RG
Nc
Sc
Nc Sc
Sc
Fleethill Farm
FLEET LANE
Fleet House
Nc
Nc
Sc
Sc
26. JUN 2008
Scale 1:1250.



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

N
W E
S