[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1449

LOCATION:
The Red Cottage The Village, Finchampstead Wokingham.

APPLICANT:
Major Powell

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Major Powell
The Red Cottage
The Village
Finchampstead
Wokingham
Berkshire
RG40 4JU

Application Number: F/2000/1449

Parish: **FINCHAMPSTEAD**

Location: **The Red Cottage, The Village, Finchampstead, Wokingham.**

Proposal: **Proposed first floor 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the side elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 30/06/2000

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.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

Elaine Connor

DATE: 12th June 2000

Location: The Red Cottage, The Village, Finchampstead.

Proposal: Proposed first floor side extension to dwelling.

Application Number: F/2000/1449

In response to your consultation dated 19th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable, provided that some further small trees/tall shrubs are planted on the west boundary of the property near the extension to soften the impact of the extension. A drawing should be submitted to show planting proposals.

Patricia Green.

Patricia Green
Landscape Consultant

Received by Wokingham District Council

Application No: F/2000/1449

Proposal:
Proposed first floor side extension to dwelling

Location:
The Red Cottage, The Village, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

19 May 2000

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

Tel: (0118) 974 6451

Date: **19 May 2000**

My ref: F/2000/1449

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/2000/1449
The Red Cottage, The Village, Finchampstead, Wokingham.
Proposed first floor 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1449**
The Red Cottage, The Village, Finchampstead, Wokingham.
Proposed first floor 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**********

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

Tel: (0118) 974 6451

Date: **19 May 2000**

My ref: F/2000/1449

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1449**
The Red Cottage, The Village, Finchampstead, Wokingham.
Proposed first floor 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**********

FROM: Elaine Connor

DATE: 19 May 2000

PLANNING SERVICES	HPT
POL	TLS
CC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1449

Proposal: Proposed first floor side extension to dwelling.

Site Address: The Red Cottage, The Village, Finchampstead, Wokingham

Applicant: Major Powell .

Your observations are required in respect of this application ***by 12/06/2000*** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 2-6-00.

Clerk To Finchampstead Parish/Town Council.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2000/1449

Major & Mrs D Powell
c/o W Powell
WCJ Ltd.
Thames Mews
Portsmouth Road
KT10 9AD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR:
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sirs

PLANNING PERMISSION 2000/1449
SITE: THE RED COTTAGE, THE VILLAGE, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1449 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1449	EV
BUILDING CONTROL NUMBER	BN 2001/1200 South	
~~APPLICANT~~/AGENT	W. Powell.	
ADDRESS OF SITE	The Red Cottage The Village FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	first floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2821-04	2821-04
FLOOR PLANS	2821-02	2821-02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	12/10/01	

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 : Elaine Connor

Application Number : F/2000/1449

Applicant : Major Powell .

Location : The Red Cottage, The Village, Finchampstead, Wokingham.

Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 28.6.00

Date Registered : 08/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

P. COUNCIL : no objection

Planning Issues :

* AREA of SPECIAL LANDSCAPE IMP.
* IMPACT upon ST. SCENE
  " " NEIGHB. PROPS.

Application Number: F/2000/1449

Appraisal:

The application being considered proposes a first floor side extension to create an ensuite bathroom.
The application dwelling is large two storey detached character dwelling located within an area of Special Landscape Importance. It would appear from the planning history that the dwelling has not been previously extended.

Impact Upon the street scene
The proposed first floor extension will be set back from the front of the dwelling by approximately 3.6m and will have a ridge height 1.2m lower than that of the main house. Given this and the distance which the dwelling is set back from the main road along with the screening along the front boundary, it is not considered that the proposed extension will have an adverse negative impact upon the street scene, or character of the area.

Impact Upon Neighbouring Properties
The Red Cottage is set forward of the neighbouring dwelling, 'Laureldene.' The proposed extension will be sited approximately 5m away from this property. Given this distance, the set back from the neighbouring property and the scale of the proposed extension it is not considered that it will have an overbearing impact upon this property.
The proposed extension will have a window in the side elevation adjacent to 'Laureldene.' Since this window will serve an en-suite bathroom, it will be obscurely glazed by way of condition. Therefore it is not considered that the window will be overlooking upon the neighbouring property.

RECOMMENDATION: Approve

Application Number F/2000/1449
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3.	SC20	SR10	INS: 'BATHROOM' ... 'SIDE'

30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: The Red Cottage The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1449

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area, on edge of settlement.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling of character, set on extensive site.
set back from main road

4. RELATIONSHIP TO ADJOINING PROPERTIES
forward of neighb. dwelling 'Laurelclere'
1.8m fence along side boundary plus veg.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAY 2000
Officer: EC	Application No. F/2000/1449

Map No. 114 Site ... 0:12...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: THE RED COTTAGE THE VILLAGE

Parish: FINCHAMPSTEAD Ward: Finchampstead South
19.5.2000

Applicant: MAJOR POWELL

Fee Received 95-00 (12) 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	1st floor window to Bed 2 missing from EAST ELEVATION.		
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 : 19.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape AREA OF SPECIAL LANDSCAPE	NK: ✓
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

* Rural Area

No pre-apps.

NEIGHBOURS:

S/N + laureldene
Finchampstead sports club } the Village
Village Hall
Park view motors

NO

HISTORY

The Red Cottage
Finchampstead
Wokingham, Berkshire
RG40 4JU

08.MAY2000* 1449

5th May 2000

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

Dear Sirs

Re: The Red Cottage, Finchampstead
Extension of existing storage space into new bathroom

It is proposed to extend the walls of the existing side annexe to the property up to eaves level providing a new dual pitch roof over to match existing main roof and convert the existing lean-to storage space into a new en-suite bathroom. Brickwork to the new walls to be Ibstock Otterburn Antique or similar to match existing. Roof tiles to match existing.

We understand from the Council Planning Officer that the proposed alterations will require planning permission and therefore enclose 6 copies of the planning permission form, together with the relevant drawings and map extracts.

As seen from the plans the proposed extension will increase the volume of the property by 11.2m^3 which, together with the rear extension carried out in 1957, gives a total volume incease of 13%.

Should you have an queries on the above or require any further information please do not hesitate to contact me.

Yours faithfully

Major D Powell

Enclosures

Environmental Services

For office use only.
Application number: 08 MAY 2000* 1449

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	MAJOR D. POWELL
	Address and postcode	THE RED COTTAGE FINCHAMPSTEAD WOKINGHAM BERKS RG40 4JU
	Phone number	0118 9732239
	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	THE RED COTTAGE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTEND EXISTING LEAN TO STORE UP TO EAVES LEVEL TO CREATE NEW ENSUITE BATHROOM
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 ☐ TWO DISEASED LABERNUMS TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	NEW BRICKWORK AND ROOF TILES TO MATCH EXISTING. WINDOW TO HAVE GLAZING BARS TO MATCH EXTG.
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: 5	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.

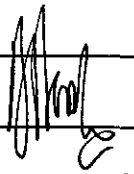
Certificate B

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: 

on behalf of MAJOR D. POWELL

Date 5 MAY 2000

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

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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11	Checklist. Please make sure that you enclose the following.		
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~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MAJOR D. POWELL

Date 5 MAY 2000

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

08.MAY2000* 1449

ADDRESS THE RED COTTAGE EVERSLEY ROAD (SEE FLEET LANE) PARISH Finch

PLOT No. (REFERRED TO AS THE VILLAGE) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
503/71	Major Powell.	Double Garage	17.6.71	App. C/A
05282	DR I. J. HOSSACK	DWELLING HOUSE	30-9-76	N/A C/A
05569	MR. R. D NASH	C/APP. BUNGALOW	25-11-76	N/A REF

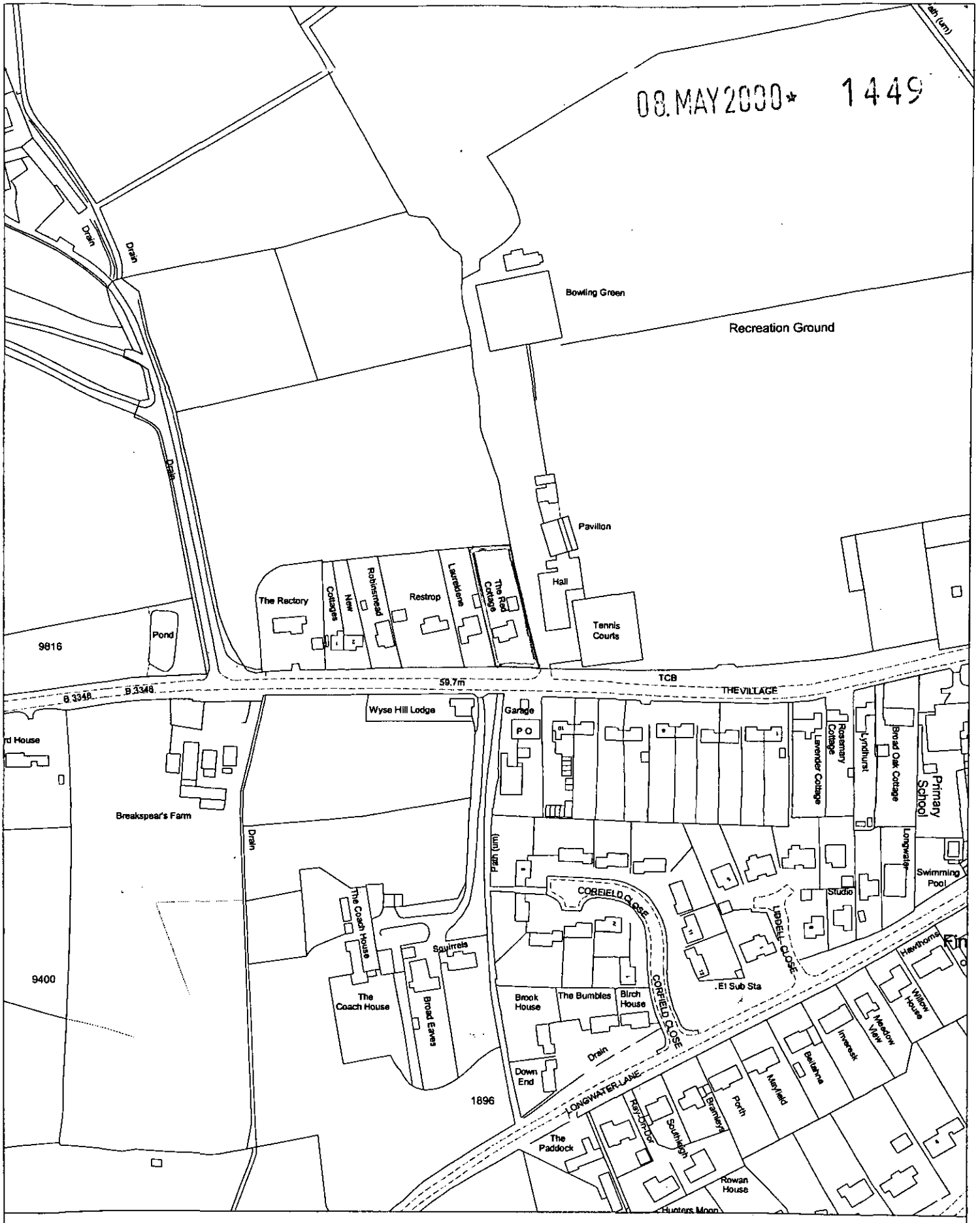
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

08.MAY2000* 1449



Site Plan, Scale: 1 to 2500

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Date: 8 March 2000

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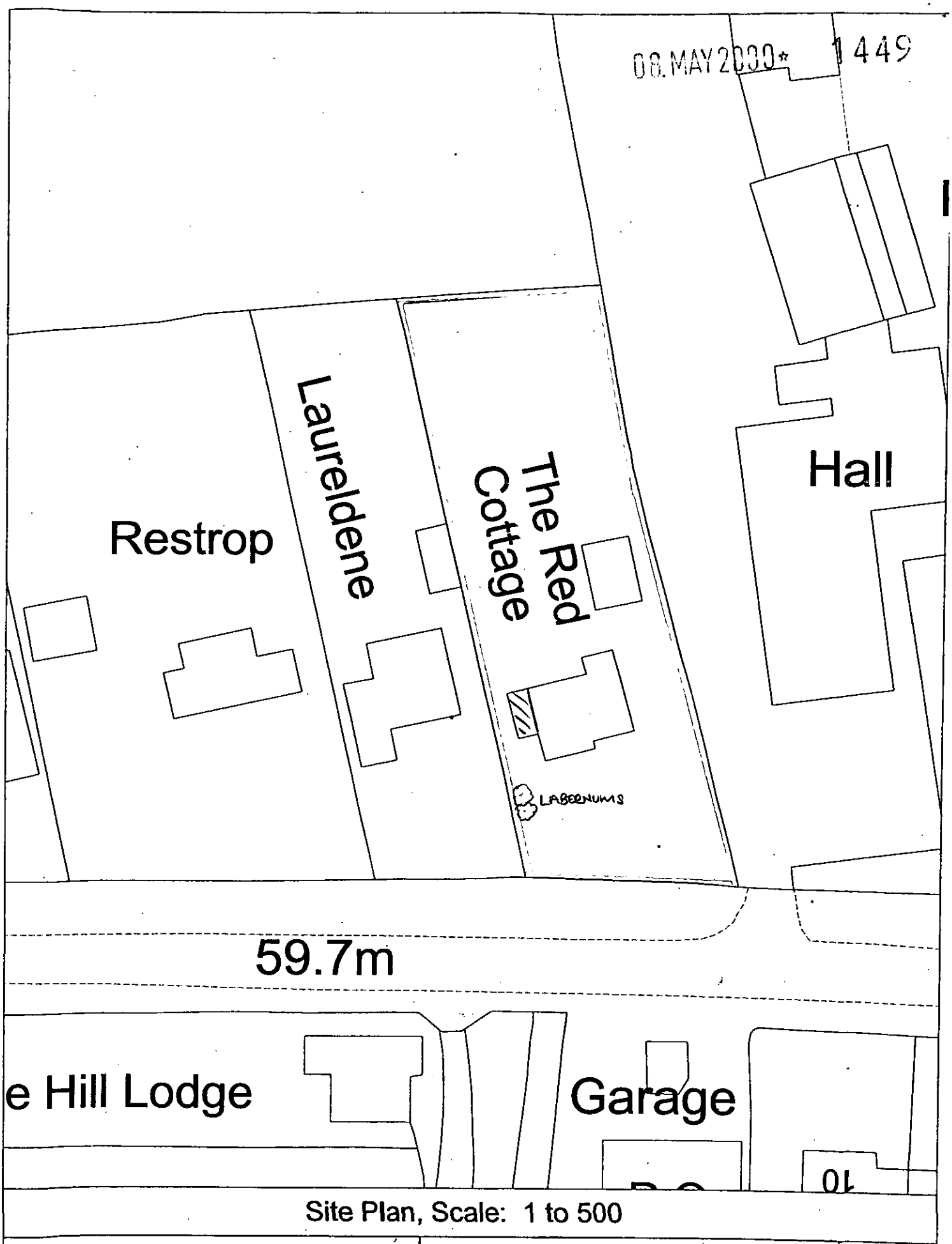

Site Plan, Scale: 1 to 500

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Date: 8 March 2000

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