APPLICATION NO:
F/2001/5236

LOCATION:
Holcan House Gorse Ride North, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Van Delsen C/O Sunset National Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

Listing Expiry 13/12/01

CASE OFFICER: **Helen Pollock**
Louise Smith

No OBS 20/12/01 SV

APPROVED

345

D2

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Van Delsen
C/O Sunset National Conservatories
Waddington Street
Oldham
Greater Manchester
OL9 6QH

Application Number: F/2001/5236

Parish: **FINCHAMPSTEAD**

Location: **Holcan House, Gorse Ride North, Finchampstead, Wokingham.**

Proposal: ***Proposed single storey rear extension to dwelling to form 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.

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 SBE1, SBE2, SN1 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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/2001/5236

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
Holcan House, Gorse Ride North, 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/2001/5236 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 09/12/2001. 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

15 November 2001

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5236

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/2001/5236
Holcan House, Gorse Ride North, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form 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/2001/5236**
Holcan House, Gorse Ride North, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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 6480

Date: **15 November 2001**

My ref: F/2001/5236

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 Officer

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Case officer: **Helen Pollock** Application Number: **F/2001/5236**
Holcan House, Gorse Ride North, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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: Helen Pollock

DATE: 15 November 2001

DELEGATED

PLANNING SERVICES | HIST
PO | LS
DC | EN
CS

03 NOV 2001

COPIES TO: | ACK
FILE

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5236

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: Holcan House, Gorse Ride North, Finchampstead, Wokingham.

Applicant: Mr & Mrs Van Delsen C/O Sunset National Conservatories.

Your observations are required in respect of this application **by 09/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 30-11-01

Clerk To Finchampstead Parish/Town Council.

SUNSET NATIONAL CONSERVATORIES

8th December 2001

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
ENVIRONMENTAL SERVICES DEPT
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG 40 1WR

PLANNING SERVICES	HPT 51168
	TLS
HP	SKS
COPIES TO:	

FOR THE ATTENTION OF HELEN POLLACK

DEAR SIRS,

RE : APPLICATION Nº F/2001/5236
PROPOSED CONSERVATORY AT HOLCAN HOUSE, GORSE RIDE NORTH
FINCHAMSTEAD

PLEASE FIND ENCLOSED SIX COPIES OF THE AMENDED DRAWING WHICH SHOW THE AMENDED ROOF DESIGN.

I TRUST THAT THE APPLICATION TIME SCALE SHALL RUN FROM THE DATE OF YOUR RECEIPT OF THE PLANNING APPLICATION.

YOURS FAITHFULLY

P Campbell

MR P CAMPBELL

ON BEHALF OF SUNSET NATIONAL CONSERVATORIES

- phoned + confirmed new app. required, new forms + plans returned 4/01/02.



Sunset National Conservatories Ltd. Head Office, Waddington Street, Oldham, Greater Manchester OL9 6QH
Tel: 0161 624 5962 Fax: 0161 628 2575 email: sunsetnational@aol.com
Company Registration No. 3081 907 V.A.T. No. 628 9699 67

within Settlement area.

WORK SHEET FOR : ~~Helen Pollock~~ Louise Smith

Application Number : F/2001/5236

Applicant : Mr & Mrs Van Delsen C/O Sunset National Conservatories.

Location : Holcan House, Gorse Ride North, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/12/01

Date Registered : 14/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

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 :
Parish Council have no objections

Planning Issues :

Identified Settlement - STV1,
Impact on Street - WBE1, WOS3, SBE1, SBE2
Impact on Neighbour - " " "

Application Number: F/2001/5236 – Holcan House, Gorse Ride North

Appraisal:

Development
Proposed single storey rear extension to dwelling to form a conservatory.

The site is a detached bungalow, located within the identified settlement of Finchampstead. The site being enclosed by a 1.6m fence.

The proposed development would be located at the rear of the property within an alcove created by the one storey ground floor extension. It would be 5m in length, brick base to match existing brickwork and facing No11 Chivers Drive. The width would be 2.6m facing the property, Yarra. It would be 2.3m to the eaves, and 3.3m to the ridge of the pitched roof.

1. Impact upon neighbouring properties
   The proposed development would be set away from all boundaries, located 3.8m from neighbouring property Yanga. Due to this positioning, the dividing fence and the 10cm lower land level of Holcan house plot, it is considered that there would be no adverse impacts in terms of overlooking, overshadowing and being overbearing. No letters of representation have been received from neighbouring properties.
   In addition, no impact is considered for No11 Chivers Drive as the fencing and No11's detached garage obscure the vision.

2. Impact upon the character of the area
   The proposed conservatory would be at the rear of the dwelling, and so not be visible from the front scene. Materials proposed are to match those existing. It is therefore considered that there would be no adverse effects upon the streetscene.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5236
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Holcan House Gorse Ride North Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5236

OFFICER: ~~Helen Pollock~~ Louise Smith

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y on front entrance gatepost

2. DESCRIPTION OF SURROUNDINGS existing windows overlooking next property no much change no increase overlooking

Neighbour no objections

* Next door - chalet style dwelling, driveway adjacent to boundry fence, glazed door + kitchen window facing gge of Holcan House Dining room window facing boundary fence

3. DESCRIPTION OF SITE/BUILDING 4 Bedroom bungalow brick built diff style house.

Concrete tiles, ~~[illegible]~~ brick

sporadic devts. chalet bungalow

boundary fence same height allway round.

— extend in past (rendered)

4. RELATIONSHIP TO ADJOINING PROPERTIES ref to site plan

Ground level 10cm lower than neighbour

closed wall fence 1·55m heigh on neighbour side

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

LEVELS — see above

BOUNDARY TREATMENT 1-65 close boarded fence to side + rear.

OTHERS

condition materials to match.

* Residential rd, mixture house type + styles (chalet, bung, 2 storey).

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~31 OCT 2001~~ 14.11.01.
Officer: HP	Application No. F/2001/5236

Map No. 98.. Site ...094.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: HOLCAN HOUSE, GORSE RIDE NORTH

Parish: FINCHAMPSTEAD Ward: Finch South.
15.11.01 TS

Applicant: MR/MRS VAN DELSEN

Fee (2) 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	Red line to extend to road?	✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Agric cert deleted.	phoned 13/11.	✓
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 : 15.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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:

.....S|N + see map.....

Environmental Services

For office use only.
Application number:

14.NOV.2001 * 5236

Householder planning application form

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

1	Your name	MR & MRS VAN DELSEN
	Address and postcode	HOLCAN HOUSE GORSE RIDE NORTH FINCHAMPSTEAD BERKS RG40 4ES
	Phone number	
2	Agent's Name	SUNSET NATIONAL CONSERVATORIES
	Address and postcode	WADDINGTON STREET OLDHAM GREATER MANCHESTER OL9 6QH
	Phone number	0161 624 5962
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.	HOLCAN HOUSE GORSE RIDE NORTH FINCHAMPSTEAD
	Give brief details of the proposal for example, two storey side extension. About the application	NATURAL COLOURED TIMBER CONSERVATORY (LIGHT MAHOGANY) FACING BRICK TO MATCH
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.	LIGHT MAHOGANY CLEAR STAINED HARDWOOD FRAMES FACING BRICK TO MATCH
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed: N/A
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 VAN DELSEN

Date 24/10/01

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: 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.		
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14.NOV.2001 * 5236

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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 VAN DEUSEN

Date 14/11/01

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

~~Heide~~ HOLCAN HOUSE
ADDRESS Gorse Ride North

PARISH ~~Barkham~~ FINCHAMPST. 1.4.86

PLOT No.

ORD. SHEET No. SU 7965(98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
471/50	H S Watts	new drainage system	14 · 11 · 50	APP	N/A
27/52	"	garage	12 · 2 · 52	APP	N/A
339/56 -	"	conversion of building to living accom	12 · 6 · 56	APP	APP
178/56	"	additions	8 · 5 · 56	APP	APP
PD/521/63	"	"	3 · 10 · 63	APP	N/A
PD/594/71	Miss Meehan	garage	30 · 9 · 71	APP	N/A
BR 4830	Mr + Mrs Greenaway	form bay windows	25 · 5 · 76	APP	N/A
40285	MRS. Y. ANDERSON	S/St. Hi. (DRM. CONSERVATORY)	1.12.92		CLA
RP 94/2401	"	"	11.4.94	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

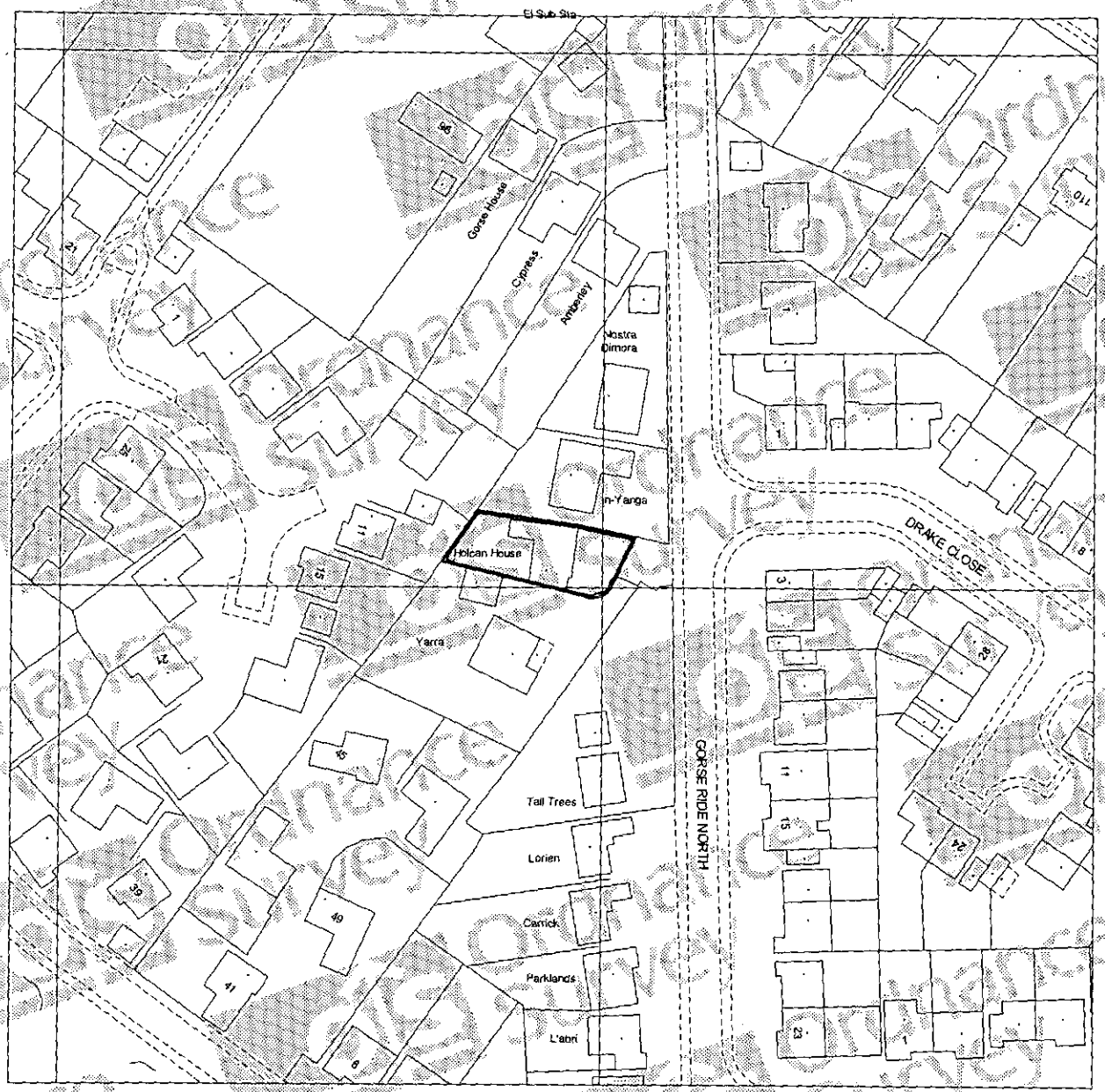
091074

Ordnance Survey®

Siteplan®

APPROVED 14 NOV 2001 * 5236

1:1250 Scale



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20 0 20 40 60 80

Metres

Centre coordinates : 479391mE 165307mN

National Grid sheet reference at centre of this Siteplan: SU7965SW

Supplied by : Waterstone's, Manchester
Serial Number : 993108

Ordnance Survey

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KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Battle

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

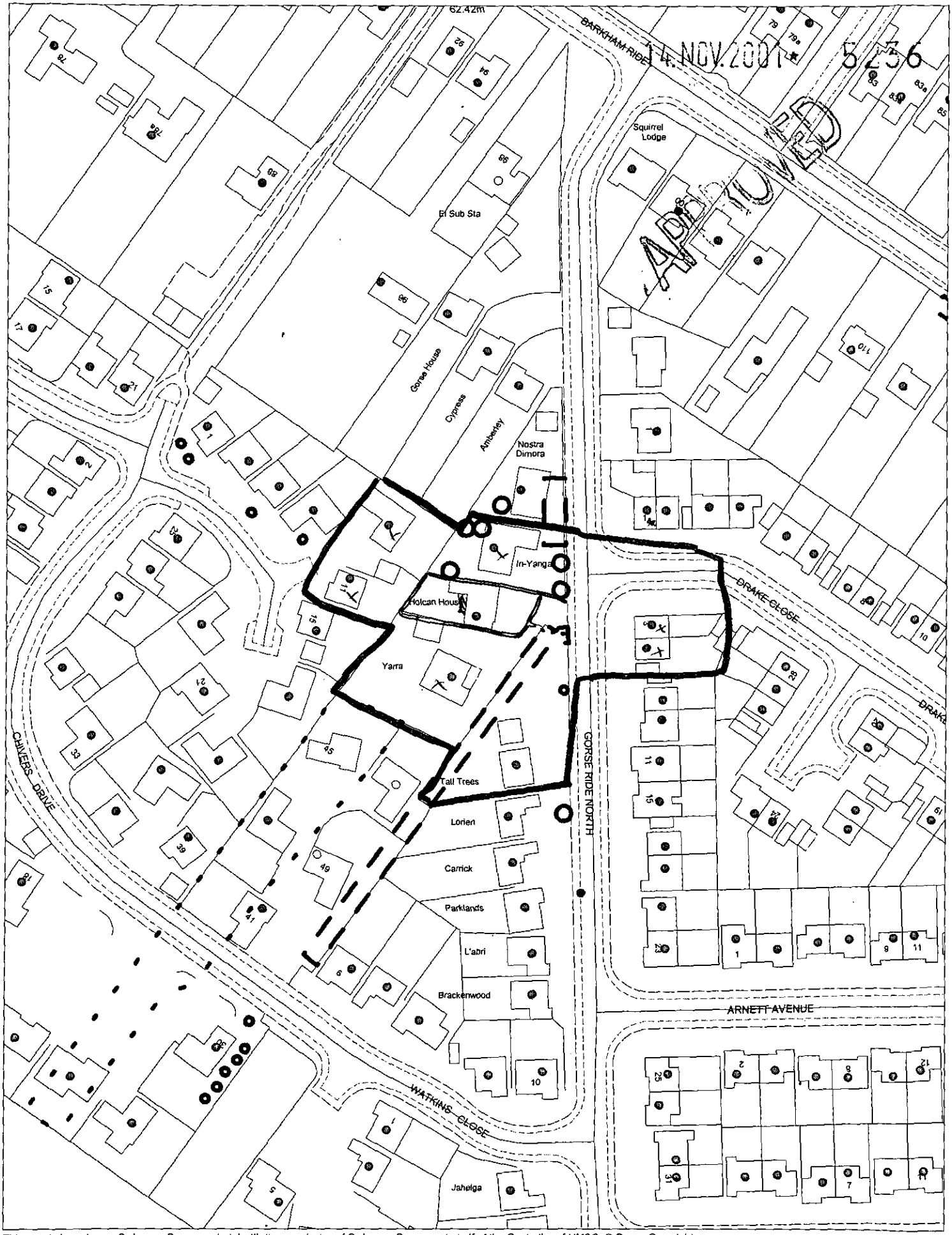
ED Boundary.....Electoral Division
Ward Boundary.....Ward
Bcro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track or Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
EP.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/



14. NOV. 2001

5256

APP

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Development Control Section, Environmental Services, Wokingham District Council.

8 November 2001 Scale: 1 : 1250

N W E S