APPLICATION NO:
F/2000/2399

LOCATION:
42 Manor Park Drive, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Mitchell C/O W M Graham Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/10/2000**
28 Day-dp: 19/10/2000
APPLICATION WILL HAVE EXPIRED ON: 08/11/2000

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mitchell
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/2399

Parish: **FINCHAMPSTEAD**

Location: **42 Manor Park Drive, Finchampstead, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble 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
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1

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

John Mitchell

John Mitchell
Development Control Manager
Date: 25/10/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/2399
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs A Mitchell
c/o W M Graham Associates
1 Rectory Road
Wokingham
Berks. RG40 1DJ

Dear Sirs

PLANNING PERMISSION 2000/2399
SITE: 42 MANOR PARK DRIVE, FINCHAMPSTEAD, WOKINGHAM

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 2000/2399 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

NATALIE BROWN
Planning Assistant

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2399	NB
BUILDING CONTROL NUMBER.	FP 2000/1356	Brian
APPLICANT/AGENT	WM Graham Assoc.	
ADDRESS OF SITE	42 Manor Park Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2299 02A	2299 02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/12/00.	

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 : Natalie Brown

Application Number : F/2000/2399

Applicant : Mr & Mrs Mitchell C/O W M Graham Associates.

Location : 42, Manor Park Drive, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/10

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 17/10 .....

Date Registered : 13/09/2000

Earliest Date for Decision : 15/10/2000

Latest Consultation Date/Site Notice Expiry Date : 15/10/2000

This application will have expired on: 08/11/2000. 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 :

f'stead PC: No objections.

Neighbours/SN: None received.

Planning Issues : (10'd set)

1) Impact upon neighbours
2) —"— Streetscene

Application Number: F/2000/2399

Appraisal:

Development:
For a single storey rear extension to form a utility room.
It would be 5m width, set 0.25m back from the side of the garage. It would be 3.15m depth, extending 1m beyond the existing rear building line of the kitchen. It would have a pitched roof, 2.3m to eaves and 4.7m to the ridge – being approximately 0.1m below the ridgeline of the existing garage. The extension would be 1.2m from the boundary with No. 44. There would be a small window in the side elevation of the extension facing No. 44.

1. Impact upon neighbouring properties
   The proposed development is set away from neighbouring boundaries and has a pitched roof which would take the massing away from neighbouring properties. The height of the extension would be similar to that of the existing garage so it is considered that there would be no overbearing effects. The window is at a groundfloor level so would cause no overlooking. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene
   The proposed development would be obscured from the front of the property by the existing garage. Materials would match existing so there would be no adverse effects upon the character of the street scene.

Recommendation: **Approval: ✓** ~~**Refusal:**~~

25/10/00

Application Number F/2000/2399
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5 yrs
	C014	R014	Materials to match existing

RECORD OF SITE VISIT

SITE ADDRESS: 42 Manor Park Drive Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2399

OFFICER: Natalie Brown

DATE OF SITE VISIT: A/10

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree in front garden

2. DESCRIPTION OF SURROUNDINGS
residential - with double garages
detached dwellings - open plan f. garden
approved in 1985.

3. DESCRIPTION OF SITE/BUILDING
path would be at rear of garage - from front garage was stepped up

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached see plan -
app 2.5-3 m gap at side with Nº 44 - no windows in side elev of Nº 44

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m fence at front between Nºs 42 + 42 - level with front of garage at Nº 42.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 SEP 2000	Map No. 106 Site 005
Officer: NAB | Application No. F/2000/2399	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 42 MANOR PARK DRIVE

Parish: ~~WOKINGHAM~~ Finchampstead Ward: Finch South

21-9-2000 (4)

Applicant: MR/MRS MITCHELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

(4)

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 : 21.9.2000 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 .....

NEIGHBOURS:

S/N + 34, 36, 38, 40, 44, 46 Manor Park Drive

FROM: Natalie Brown

DATE: 21 September 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2399

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 42, Manor Park Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Mitchell C/O W M Graham Associates.

Your observations are required in respect of this application **by 15/10/2000** .

The Council has no observations to make.

SIGNED: pp CS Cole VW

DATE: 13 Oct 2000

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6492

Date: **21 September 2000**

My ref: F/2000/2399

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/2000/2399
42, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2399**
42, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear 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 6492

Date: **21 September 2000**

My ref: F/2000/2399

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2399**
42, Manor Park Drive, Finchampstead, Wokingham.
Proposed single storey rear 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/2000/2399

Proposal:
Proposed single storey rear extension to dwelling.

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/10/2000. 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

21 September 2000

1959/a

HOUSEHOLDER PLANNING APPLICATION

13.SEP.2[illegible]399

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS A MITCHELL
	ADDRESS	42 MANOR PARK DRIVE
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG40 4XE Tel. No. 932 8417
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 977 0464
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	42 MANOR PARK DRIVE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY UTILITY ROOM TO
		REAR OF PROPERTY

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
NON AFFECTED

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓

(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

~~CERTIFICATE B~~

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* ~~None of the land forms part of an agricultural holding~~

SIGNED W M GRAHAM ASSOCIATES

ON BEHALF OF MR & MRS A MITCHELL

DATE 31 August 2000

ADDRESS 48 MANOR PARK DRIVE PARISH FINGLAMOST

PLOT No. 32 ORD. SHEET No. SH. 7864 7966

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
20924	CALA HOMES	O/L.	23-8-84	CL
23359	"	DET. HOUSE + GARAGE	26.6.85	CL
AR 24824	"	"	25.6.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

By hand 12.9.00.

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

13.SEP.2000 2299

Ref: 2299/wmg/cm

11 September 2000

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

Dear Sir

42 MANOR PARK DRIVE WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following:-

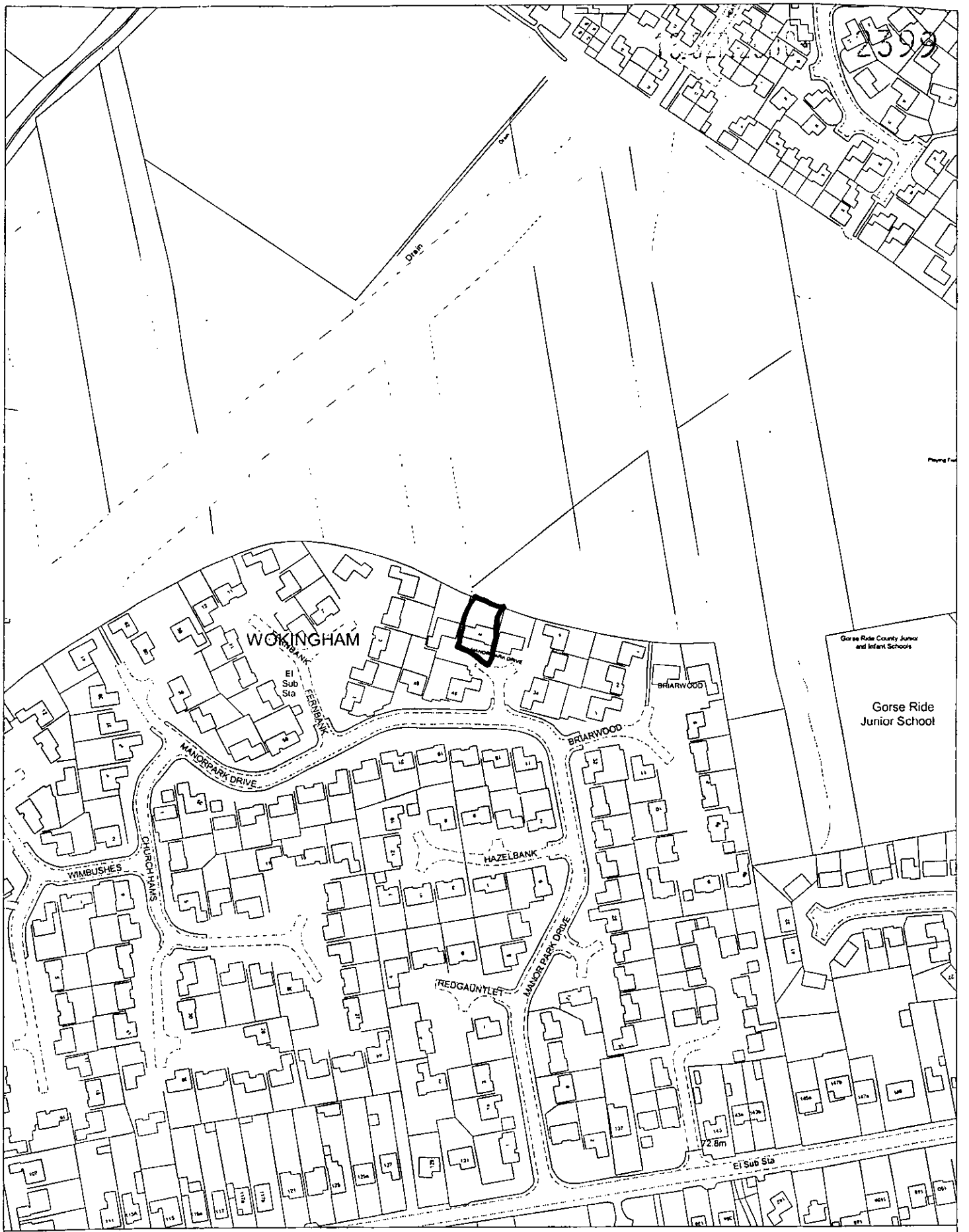
a) Householder Planning Application including Certificate A
b) Fee note for £95.00 - (Cheque included)
c) OS extracts
d) Dwgs. Nos. 2299 - 01 & 02

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 29 June 2000

N
W E
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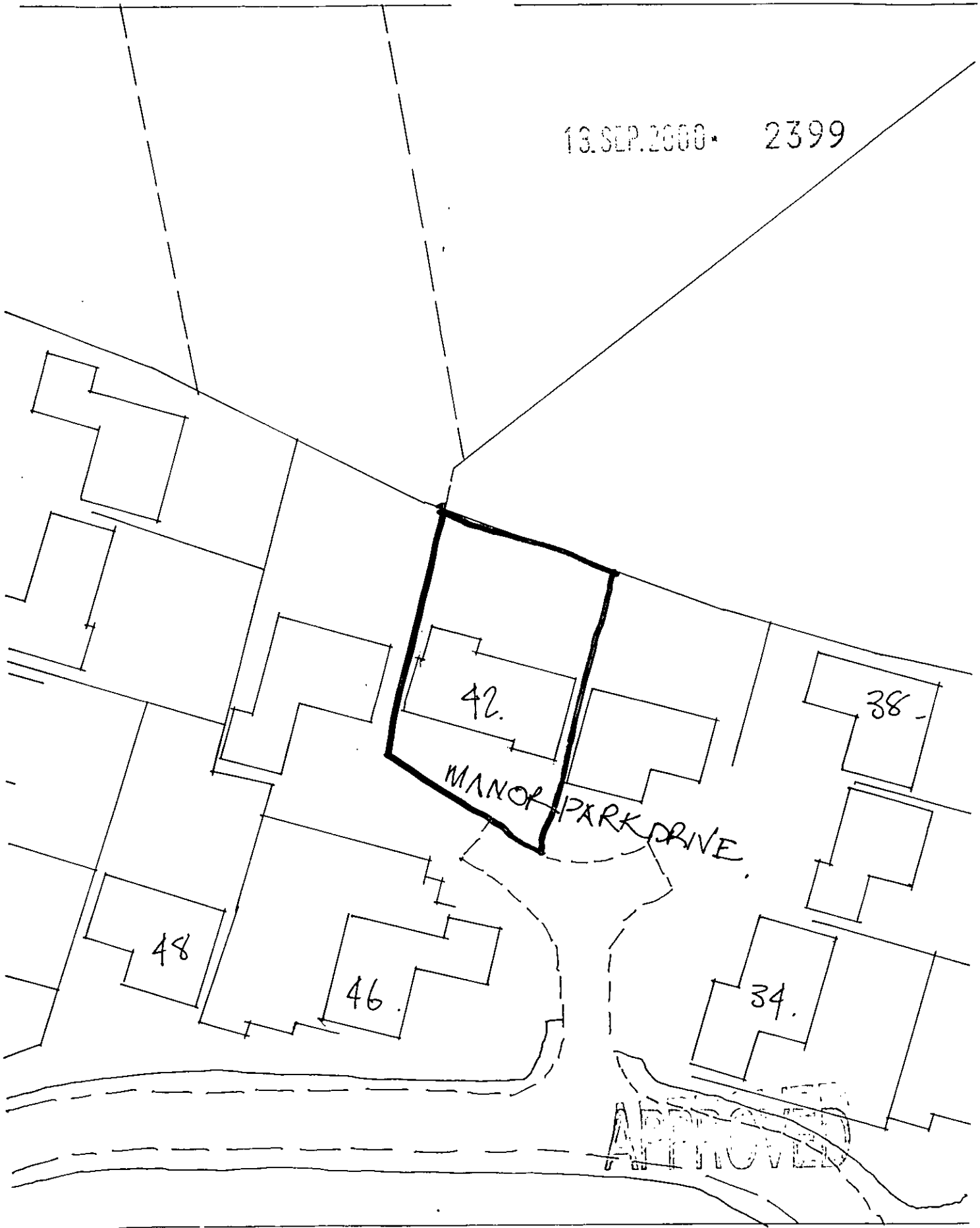
13.SEP.2000 2399



PROPOSED SITEPLAN SCALE 1:500.