APPLICATION NO:
F/2002/6215

LOCATION:
9 The Lea, Wokingham.

APPLICANT:
Mr N Willby

PROPOSAL:
Proposed two storey side extension to dwelling.

8/03/02

EARLIEST DATE FOR DECISION: **04/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Phillip Taylor**

ED

183

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Willby
9 The Lea
Finchampstead
Berks
RG40 4YB

Application Number: F/2002/6215

Parish: **FINCHAMPSTEAD**

Location: **9, The Lea, Wokingham.**

Proposal: **Proposed two storey 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 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.

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

Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6215	PT
BUILDING CONTROL NUMBER	FP 2002/2925 South	
APPLICANT/~~AGENT~~	Mr N. Wilby	
ADDRESS OF SITE	9. The Lea FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Will/001	Will/001
FLOOR PLANS	-a	-a

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/5/02	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6215

Applicant : Mr N Willby .

Location : 9, The Lea, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 1st May '02

Date Registered : 25/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 20/05/2002. 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 - Conditional Approval
Finchampstead Parish - No objection.

Planning Issues :

Impact on Neighbouring Properties, Character of the area, Highways

Policy : SBE1, SBE2, STUS.C
WOE1, WOS3
LD3, ENV.

Application Number: F/2002/6215

Appraisal :

The application property is a medium sized detached house located on the south side of the lea within the identified settlement.

The proposed is for a first floor extension above the garage to form a larger playroom and garage with two new bedrooms. The extension would follow the existing front and rear building lines. The roof would run at full ridge height. A pitched roof would be built over the garage continuing on from the porch.

The adjacent neighbour no 8 would be unaffected by the proposed. The other adjacent neighbour No 10 is built in line with No 9 Because the extension works do not project further forward or backward nearest there would be no overshadowing and the overbearing effect would be minimal. No 10 has a 1st floor bathroom window which would not therefore suffer a loss of light.

There have been similar extensions in the area. The extension would still leave a visual gap between the dwellings and as it would not project beyond the front building line the streetscene would not suffer any harm.

Highways have recommended conditional approval.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6215
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	

RECORD OF SITE VISIT

SITE ADDRESS: 9 The Lea Wokingham. APPLICATION NUMBER: F/2002/6215	OFFICER: Phillip Taylor DATE OF SITE VISIT: 2/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

end of close. modern housing estate
medium sized house high density.

3. DESCRIPTION OF SITE/BUILDING

conversion of new behind garage.
medium sized detached house.
x2 passageway (breach house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 10 adjacent - single ~~[illegible]~~ WC.
window on first floor
built in line with No 9

5. SITE CONSTRAINTS

other similar extension in the close
across the road.

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.7m [illegible] wall screened by trees & hedges

OTHERS

Application Number : F/2002/6215	Map No : 98
Case Officer : PT	Site Area : 0.03
Valid Date : 25/08/02	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 9, The Lea, , Wokingham.

Parish : FI Ward : FIN

Applicant : Mr N Willby .

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[illegible]		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	[illegible]		
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-app

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 10 April 2002

Application Number: F/2002/6215

Proposal: Proposed two storey side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
9, The Lea, , Wokingham.

Applicant:
Mr N Willby .

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).

C04, R04
C22, R22

Signed: _____ **Print name:** Adam 11/4/02.

FROM: Phillip Taylor

DATE: 10 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6215

Proposal: Proposed two storey side extension to dwelling..

Site Address: 9, The Lea, , Wokingham.

Applicant: Mr N Willby .

Your observations are required in respect of this application **by 04/05/2002** .

PLANNING SEC	
P.O.	TLS
DC	CHF
APP	
19 APR 2002	
COPIES TO	ACK
	FILE

Parish Councillors have no objection to this proposal

SIGNED: C.S. Cl

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 10 April 2002

My ref: F/2002/6215

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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/2002/6215
9, The Lea, , Wokingham.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6215**
9, The Lea, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: (0118) 974 6442

Date: 10 April 2002

My ref: F/2002/6215

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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

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Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6215**
9, The Lea, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2002/6215

Proposal:
Proposed two storey side extension to dwelling.

Location:
9, The Lea, , 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/2002/6215 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2002. 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.

Trevor Watson
Development Control Manager

10 April 2002

Organisation_Name	Building_Name	address1	Postcode
		12MCCARTHY WAYWOKINGHAM	RG404UA
		14MCCARTHY WAYWOKINGHAM	RG404UA
		4THE LEAWOKINGHAM	RG404YB
		5THE LEAWOKINGHAM	RG404YB
		6THE LEAWOKINGHAM	RG404YB
		7THE LEAWOKINGHAM	RG404YB
		8THE LEAWOKINGHAM	RG404YB
		9THE LEAWOKINGHAM	RG404YB
		10THE LEAWOKINGHAM	RG404YB

neighbour consultation list

F/2002/6215

Environmental Services

For office use only.
Application number: 25.MAR2002* 6215

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 NEIL WILLBY 9, THE LEA FINCHAMPSTEAD BERKSHIRE RG40 4YB 01189 730720
2	Agent's Name Address and postcode 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.	9, THE LEA FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION INCLUDING EXISTING GARAGE
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.	BRICKWORK 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

1933

ADDRESS 9 The Lea PARISH Finchampst.

PLOT No. 154 ORD. SHEET No. Sy. 7966 90

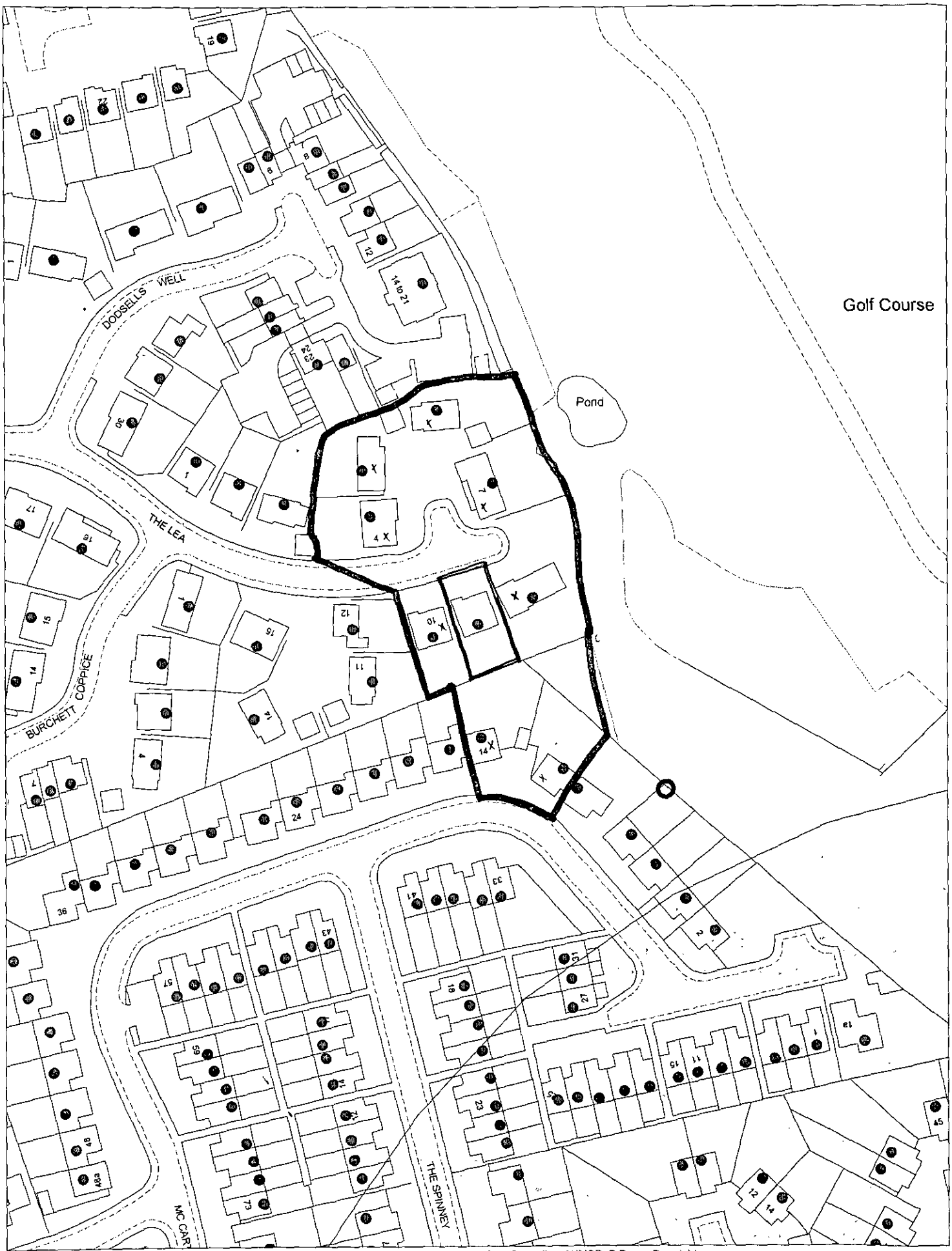
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24330	CHARLES CHURCH	O/L.	10.10.85	REF
32365/10	"	DET. HOUSE & GARAGE	19.1.89	C/A
F/2002/6215				

MINISTRY DECISION 24330 - APPEAL ALLOWED - 2.12.87

SPECIAL ORDERS

25.MAR2002* 6215



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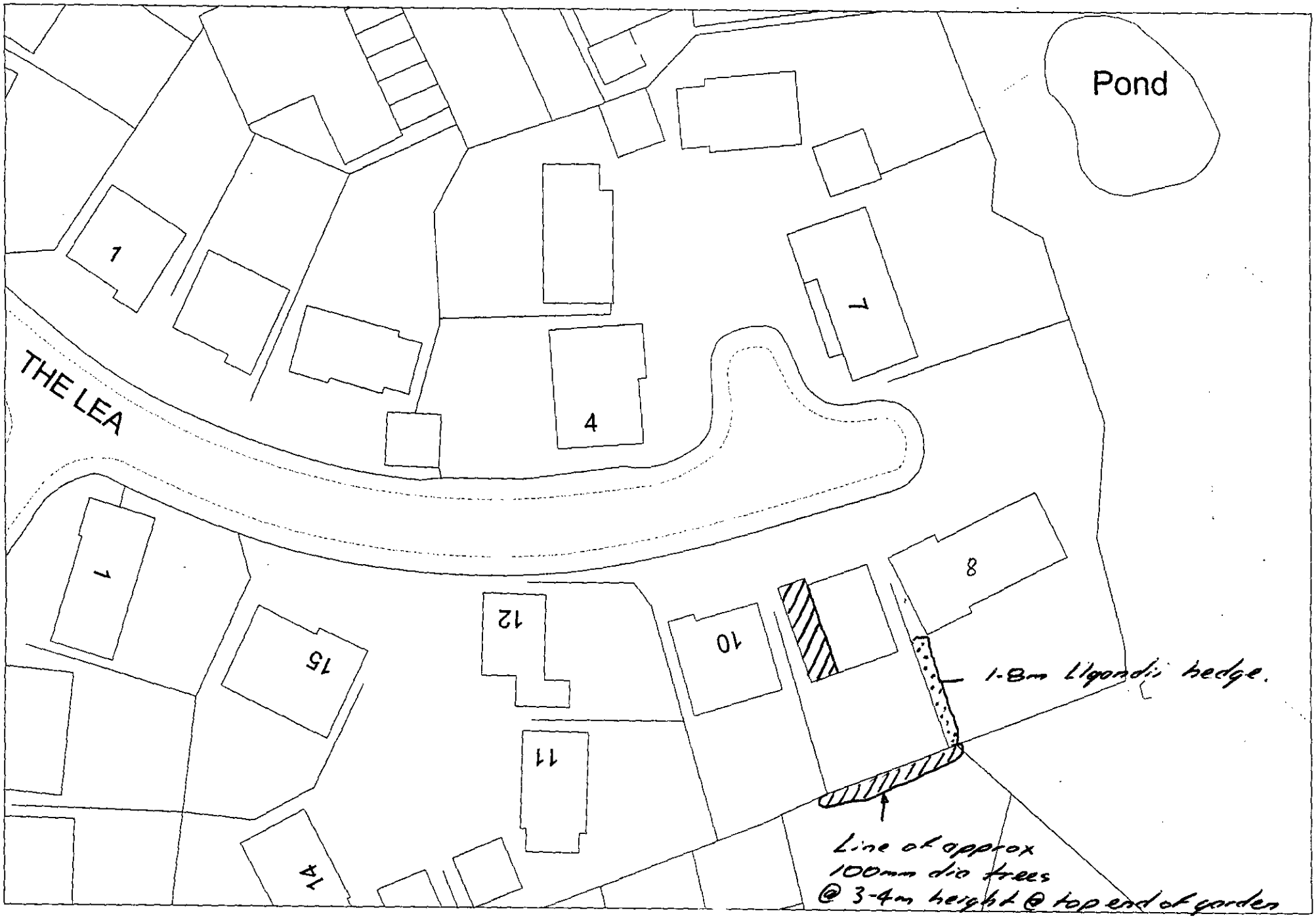
Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

N
W E
S

25 MAR2002* 6215



N
W E
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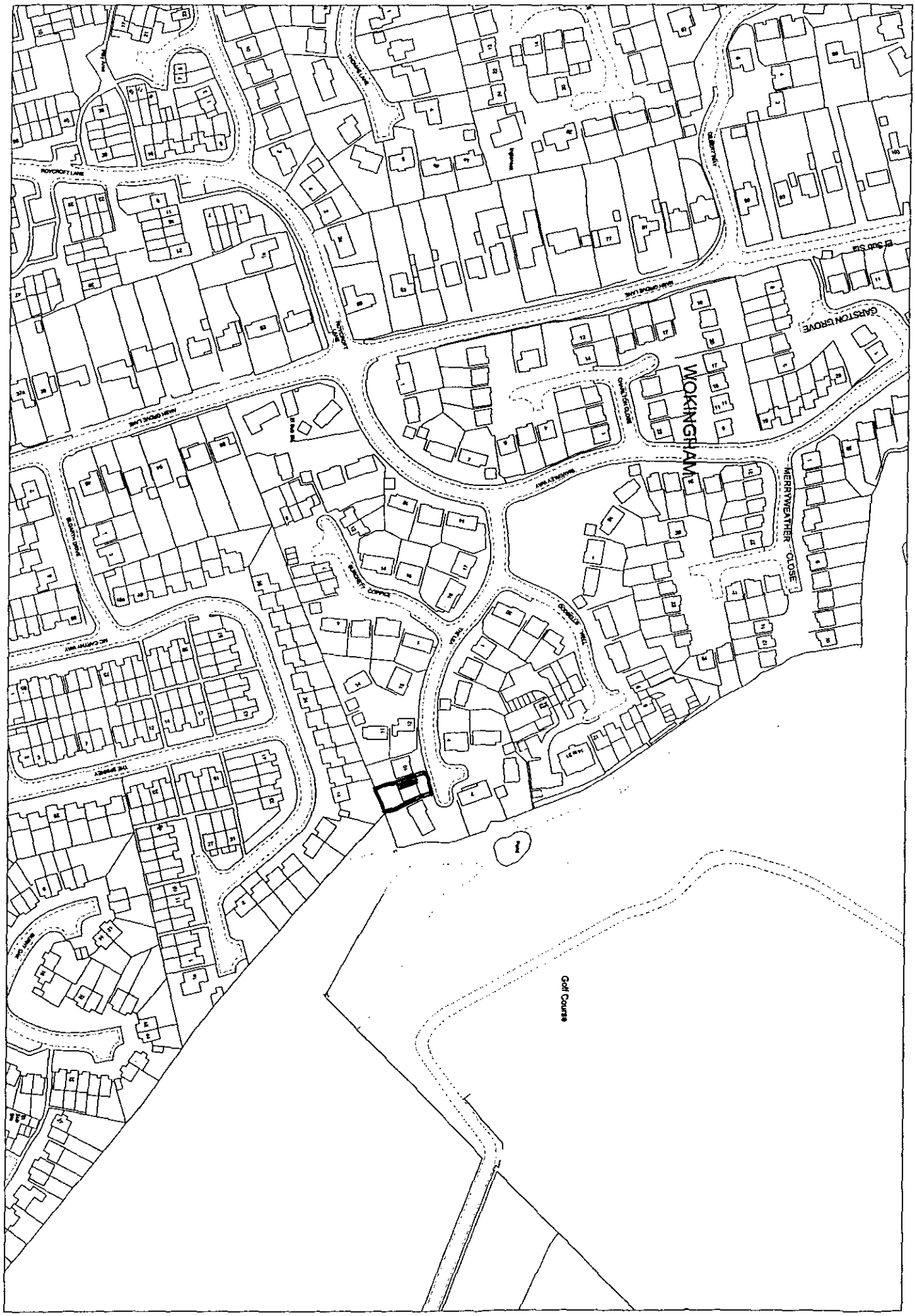
Scale: 1 : 500



Scale: 1 : 2500