APPLICATION NO:
F/2002/6129

LOCATION:
81 Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr M Higgins C/O Mr R Williams

PROPOSAL:
Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/06/2002

CASE OFFICER: **Richard Kelly**

REFUSED

81

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Higgins
C/O Mr R Williams
4 St Johns Drive
Windsor
Berks
SL4 3RA

Application Number: F/2002/6129

Parish: **FINCHAMPSTEAD**

Location: **81, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.**

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

Reason
1. This proposal would, by virtue of its cumulative impact with previous extensions, represent a significant increase in the scale of development in this rural area and is therefore contrary to policies WCC1 and WCC7 of the Wokingham District Local Plan (Deposit Draft), policy SC1 of the South East Area Local Plan and to policy C6 of the Berkshire Structure Plan.

Reason
2. The proposed side facing first floor dormer window would cause unacceptable overlooking of the adjoining property of 79 Nine Mile Ride, contrary to policy SBE1 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 C6.
South East Area Local Plan Policies SBE1, SBE2, ST3 and SC1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WCC2 and WCC7.

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6129

Applicant : Mr M Higgins C/O Mr R Williams.

Location : 81, Nine Mile Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 05/06/2002. 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
Parish Council: no objection

Planning Issues :

Application Number: F/2002/6129

Appraisal :

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

Application Number F/2002/6129
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			~~The~~ This proposal would, by virtue of its cumulative impact with previous extensions, represent ~~an unacceptable~~ a significant increase in the scale of development in this rural area and is therefore contrary to policy WCC2 and WCC7 of the Wokingham District Local Plan, ~~and~~ policy SC1 of the South East Area Local Plan and policy C6 of the Berkshire Struc. Plan
2.			The proposed side facing first floor dormer window would cause unacceptable overlooking of the adjoining property of 79 Nine Mile Ride, contrary to policy SBE1 of the South East Area Local Plan and WBE7 of the Wokingham District Local Plan (Deposit Draft)

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 SC1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 ~~WBE2~~ WOS3 WT6 WCC2 WCC7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C6

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B.P. _____
(Development Control Manager)

Date: 31.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 81 Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6129

OFFICER: Richard Kelly

DATE OF SITE VISIT: 30/5/03

1 SITE/STATUTORY NOTICE DISPLAYED ? —

2. DESCRIPTION OF SURROUNDINGS Bungalows adjoining woods / California.

3. DESCRIPTION OF SITE/BUILDING Bungalow with converted roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES California to rear.
79 has window in side gable.

5. SITE CONSTRAINTS

TREES Several large high garden - not to rear.

ACCESS/PARKING fine

LEVELS flat. None to E + 1.8m fence to rear.

BOUNDARY TREATMENT 2m fence to W.

OTHERS

Application Number: F/2002/6129 – 81 Nine Mile Ride, Finchampstead

Appraisal:

This application is for a single storey rear extension with dormer extensions and room in loft space. The property is an extended bungalow in a rural area. This raises four issues:

Impact on adjoining properties: SBE 1, WBE 1

The proposed extension would include a dormer window in the new roof to the rear facing directly towards the side wall of the adjoining property of 79 Nine Mile Ride, removed from it by approximately 9m. This wall has windows at ground and first floor level. It is acknowledged that the application property already has a first floor window in this side elevation, but it is considered that this additional window would lead to increased overlooking. Due to its position this dormer may also cause overlooking into the rear garden of 79 Nine Mile Ride.

Impact on streetscene: SBE 1, SBE 2, WBE 1, WOS 3

The proposal involves the insertion of one dormer window in the front elevation. It is not considered that this would cause harm.

Impact on highway safety (parking provision): ST3, WT6

There is adequate off street parking.

Impact on rural area and green gap: WCC2, WCC7

The property as built under approval 147/64 had 95m² floorspace. Subsequent extensions have given the property as it stands 152m² floorspace. This proposal would bring the property up to 191m², representing an increase of 101%. It is considered that this represents an unacceptable increase in a rural or green gap area.

~~**Approve**~~ **Refuse**

FROM: Richard Kelly

DATE: 16 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

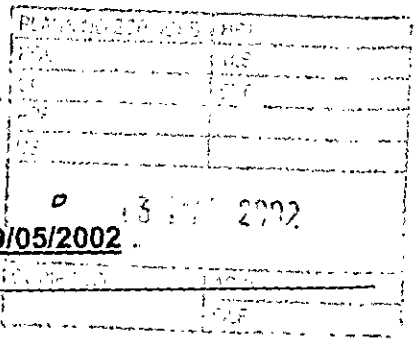
Application Number: F/2002/6129

Proposal: Proposed single storey rear extension to dwelling with dormer extensions and room in loft space..

Site Address: 81, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mr M Higgins C/O Mr R Williams.

Your observations are required in respect of this application **by 09/05/2002** .



The Parish Council has no objections to this application.

SIGNED: C.S. Cly

Clerk To Finchampstead Parish/Town Council.

DATE: 10 MAY 2002

Tel. (0118) 974 6229
Date: 16 April 2002
Your Ref:
My Ref:Richard Kelly
F/2002/6129

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The Owner / Occupier
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

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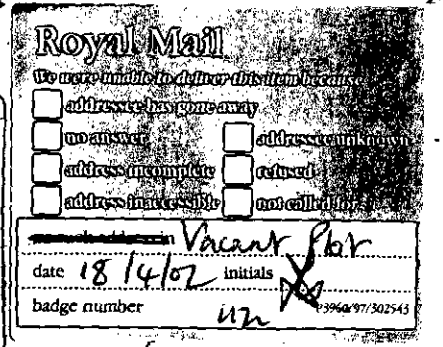
Development Control Officer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Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

Tel. (0118) 974 6229
Date: 16 April 2002
Your Ref:
My Ref:Richard Kelly
F/2002/6129

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Planning Services
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Shute End, Wokingham
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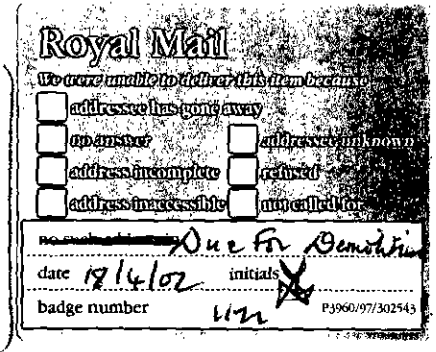
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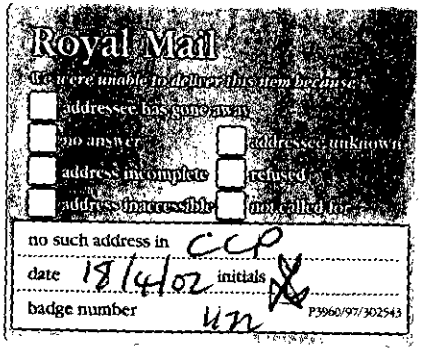
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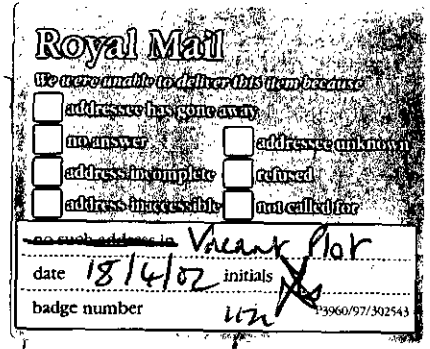
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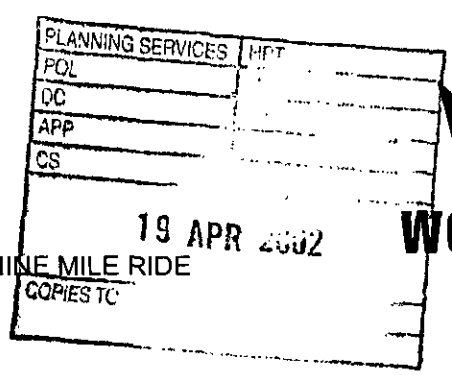

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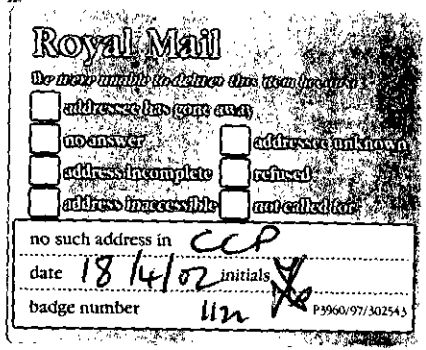
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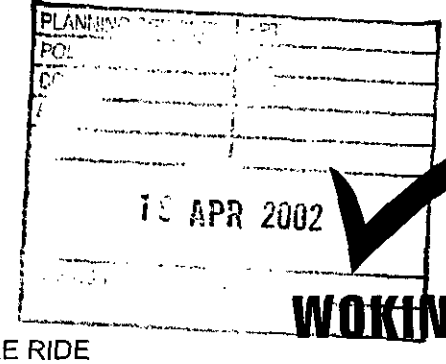

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WOKINGHAM
BERKSHIRE
RG404HT

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2002/6129
Site Address: 81, Nine Mile Ride, Finchampstead Wokingham.
Proposal: Proposed single storey rear extension to dwelling with dormer extensions and room in loft space..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6129 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6129.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

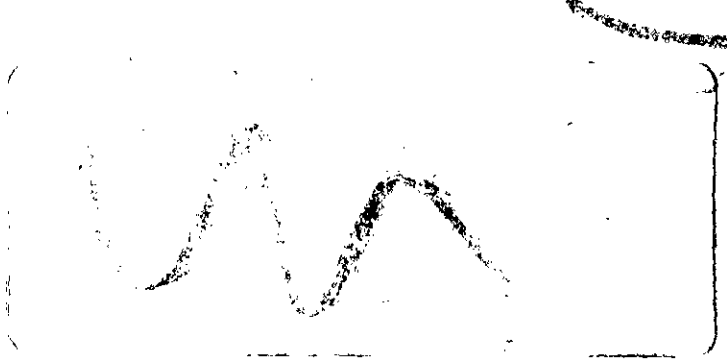
An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Richard Kelly on (0118) 974 6229.

Yours faithfully,

Richard Kelly

Development Control Officer



Royal Mail

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- [ ] no answer
- [ ] addressee unknown
- [ ] address incomplete
- [ ] refused
- [ ] address inaccessible
- [ ] not called for

[redacted] Unsecured Unit

date 18/4/02 initials [illegible]

badge number 112

P3960/97/302543

WOKINGHAM UNITARY
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Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

Tel. (0118) 974 6229
Date: 16 April 2002
Your Ref:
My Ref:Richard Kelly
F/2002/6129

PLANNING SERVICES	HPT
POL	TLG
DC	ENF
APP	
CS	

19 APR 2002

SCANNED	ACK:
	FILE:

The Owner / Occupier
72
CALIFORNIA CARAVAN PARK NINE MILE RIDE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG404HT

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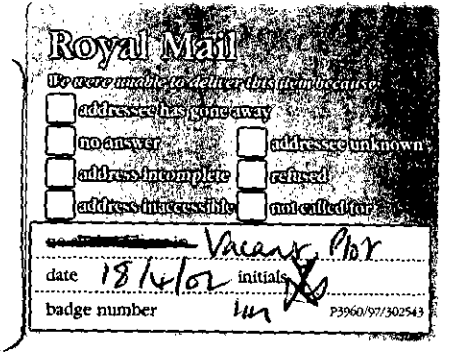
Royal Mail
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not called for
Vacant Plot
date 18/4/02 initials
badge number
P3960/97/302543

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Moral objections

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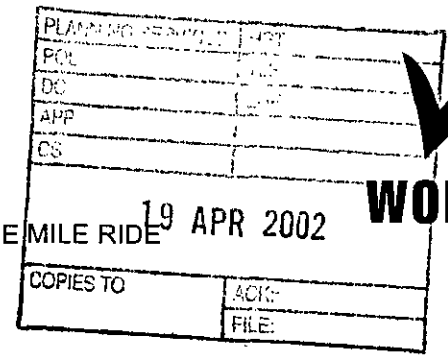
Your Ref:
My Ref:Richard Kelly
F/2002/6129

The Owner / Occupier
83
CALIFORNIA CARAVAN PARK NINE MILE RIDE
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG404HT



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Environmental Services Department
Planning Services
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Shute End, Wokingham
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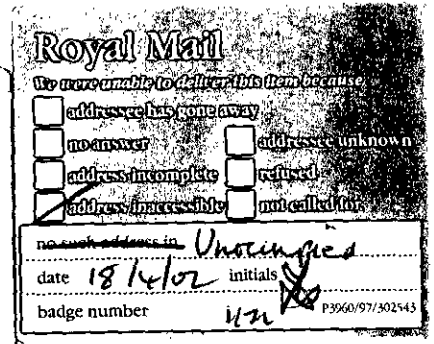
Royal Mail
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P3960/97/302543

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HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 16 April 2002

Application Number: F/2002/6129

Proposal: Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

Parish: FINCHAMPSTEAD PARISH

Site Address:
81, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr M Higgins C/O Mr R Williams.

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).

C049, R049
C122, R122
C137 (INSERT: dwelling), R137

Signed: _____ **Print name:** Adam 17/4/02.

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

Tel: (0118) 974 6229

Date: 16 April 2002

My ref: F/2002/6129

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G 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

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81, Nine Mile Ride, Finchampstead, Wokingham.
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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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6129**
81, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.
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 G Cockroft

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

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

Tel: (0118) 974 6229

Date: 16 April 2002

My ref: F/2002/6129

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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
DX: 33506 – Wokingham

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Councillor M Long

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

Received by Wokingham District Council

Application No: F/2002/6129

Proposal:
Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

Location:
81, Nine Mile Ride, 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/2002/6129 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. 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

16 April 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6129
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Organisation_Name	Building_Name	address1	Postcode
	CRESTA	CRESTANINE MILE RIDEWOKINGHAM	RG404NE
		1CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
		10CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
		11CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
		12CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
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F/2002/6129		17CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
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Organisation_Name	Building_Name	address1	Postcode
		67CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
		68CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
		69CALIFORNIA CARAVAN PARKWOKI	RG404HT
		7CALIFORNIA CARAVAN P	RG404HT
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		71CALIFORNIA CARAVAN P	RG404HT
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		106CALIFORNIA CARAVAN PARKWOKINGHAM	RG404HT
CALIFORNIA CHALET & TOURING PAF			RG404HU
	PARK VIEW	PARK VIEWCALIFORNIA CARAVAN PARKWOKINGH/	RG404HT
	GREENACRES FARM	GREENACRES FARMNINE MILE RIDEWOKINGHAM	RG404NE
		79NINE MILE RIDEWOKINGHAM	RG404ND
		81NINE MILE RIDEWOKINGHAM	RG404ND

WOKINGHAM UNITARY
Aiming for Excellence

Application Number : F/2002/6129	Map No : 106
Case Officer : ~~HP~~ RK.	Site Area : 0·10
Valid Date : 10 APR 2002	Received Date: 14/03/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

Location : 81, Nine Mile Ride, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 16.4.02 RB.

Applicant : Mr M Higgins C/O Mr R Williams.

Fee Required: £95 **Fee Received: £95** (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	~~[illegible]~~ tposchan dormers PARKING LAYOUT REQUIRED	27/3	✓ 10 APR 2002
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~CHECK SIZE OF WINDOW TO FRONT DORMER~~		
FLOOR PLANS	SHOWS REAR WINDOW TO PROPOSED BEDROOM, NOT ON ELEVATION. SHOW POSITION OF OTHER VELUX WINDOW TO REAR.	27/3	✓ 10 APR 2002
NO SCALE OR SCALE IS IMPERIAL			
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 16.4.02 B

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

OTHERS

Green Gap / Wedges / Rural Area / Countryside

No pre-apps

NEIGHBOURS

S/W + see map

.....

.....



R. WILLIAMS
Design Services

10 APR 2002

6129

With Compliments

4 St Johns Drive Windsor Berkshire SL4 3RA
Tel: 01753 858207 Mobile: 07771 662476

10 APR 2002 6129

Tel. (0118) 974 6429 or 6433

Date: 27 March 2002

Your Ref:

My Ref: F/2002/6129

Mr M Higgins
C/O Mr R Williams
4
St Johns Drive
Windsor
Berks
SL4 3RA

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2002/6129

Site Address: 81, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extension to dwelling with dormer extensions and room in loft space.

I return your application, as it is invalid and cannot be determined for the following reason(s);

New bedroom window shown on floor plan is not shown on rear elevation.

Please mark position of new velux window on 1st floor plan.

Please show parking layout on block plan and mark position of new dormers.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

COPY 6129

Tel. (0118) 974 6429 or 6433

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Senior Technical Officer
Development Control

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
NONE TO BE FELLED.

14. STATE EXTERNAL MATERIALS TO BE USED.
BRICK + TILES TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
EXISTING COMBINATION OF CHAINLINK FENCE, WOODEN PANEL AND HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SOAKAWAY IF LOCATED ELSE PROVIDE NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
NOT TO BE ALTERED.
EXISTING DRIVEWAY ONLY ACCESS TO HOUSE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NO.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED K. Will → ON BEHALF OF MR. M. HIGGINS DATE 7/3/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
[illegible] 6129

1.	APPLICANT'S NAME	MR. M. HIGGINS
	ADDRESS	81 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM
	POST CODE	RG40 4ND PHONE 01189 737600
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MR. R. WILLIAMS
	ADDRESS	4 ST JOHNS DRIVE WINDSOR BERKS.
	POST CODE	SL4 3RA PHONE 01753 858207 07771 662476
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE (1).
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXT^N TO INCLUDE ACCOMODATION IN NEW LOFT AREA AND FRONT DORMER WINDOW.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.105
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	051-01-02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

10 APR 2002 0129

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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 of (a) of any part of the land to which the application relates.

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

OR

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ADDRESS 81 NINE MILE RIDE PARISH LINCHAMPST

PLOT No. ORD. SHEET No.

BUILDER ~~0/214/63 147/64~~ PD/594/70

	Plan No.	Applicant	Description of Development	Date of Decision	Decisio
(5)	BR 17961	MR. T. GRIFFIN	2/ST. PITCHED ROOF SIDE EXT.	15.12.81	APP. N
(6)	16889	"	"	11.2.82	N/A C
(1)	832/57	MR. F. POULTON	O/L.	15.11.57	CL
(2)	63/58	"	BUNGALOW	'58	APP CL
(4)	PA/635/66	MR. L. AMOR	ROOMS IN ROOF	24.11.66	APP P
(3)	147/64	MR. R. DEWEY	BUNGALOW & C.	3.9.64	APP C
(7)	F/2002/6129	Mr. M. Higgins	S/SL/R + dormer roofs + room in loft space		

DATE OF COMPLETION

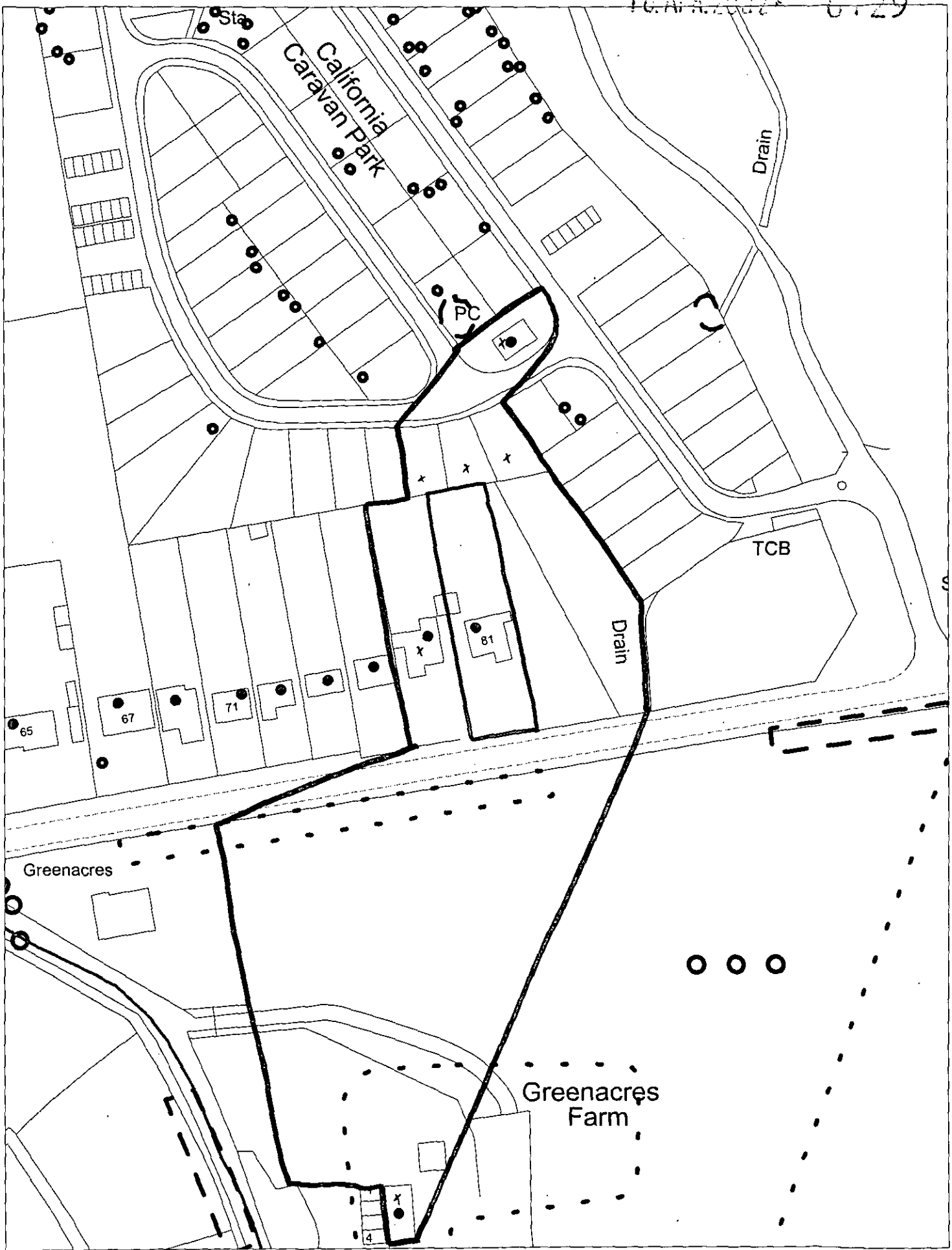
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

TC.A.R.2622 - 6129



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2002

Scale: 1 : 1250

N
W E
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Site Plan, Scale: 1 to 500

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Date: 7 February 2002

N
W E
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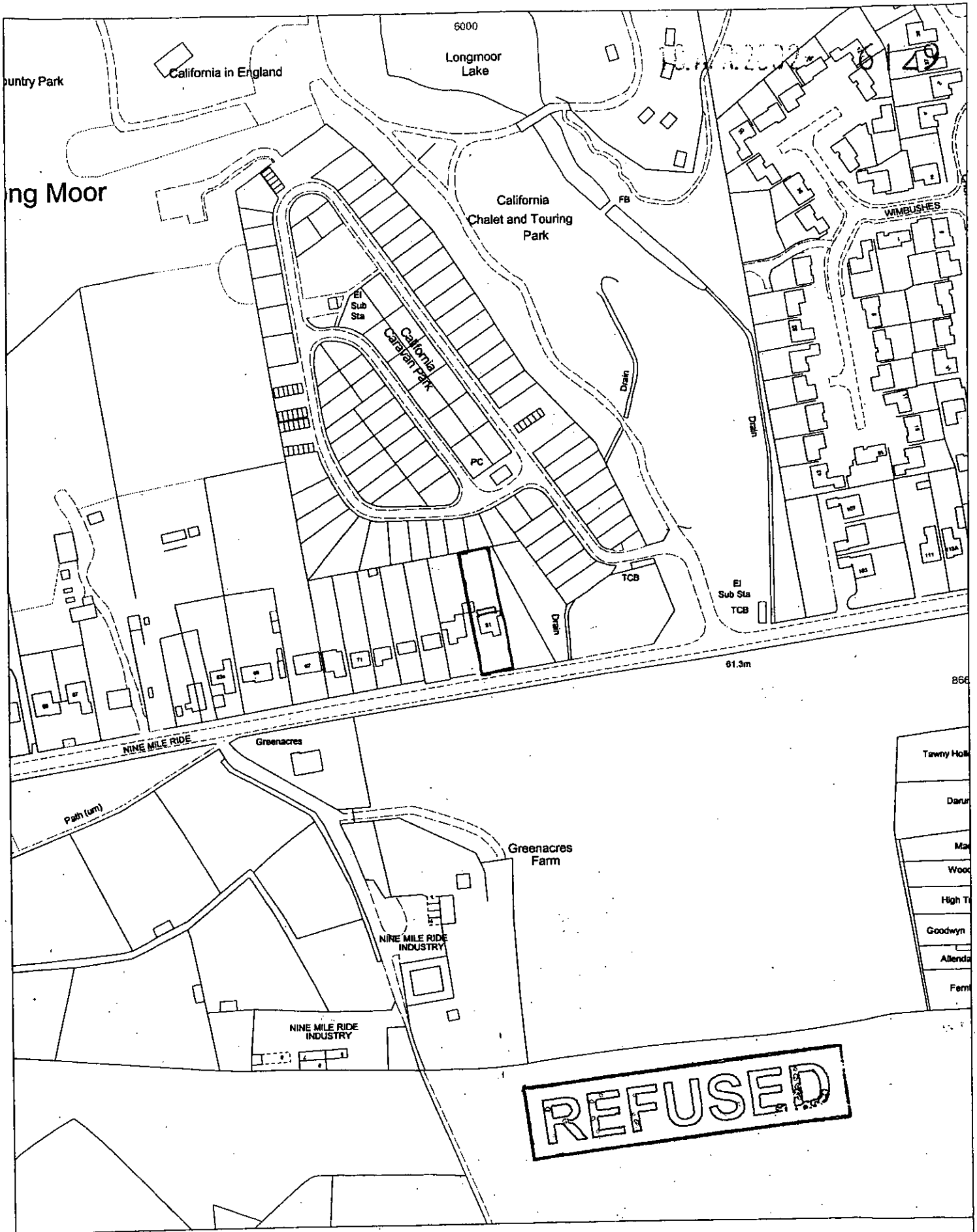

Site Plan, Scale: 1 to 2500

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Date: 7 February 2002