APPLICATION NO:
F/2002/6134

LOCATION:
26 Booth Drive, Finchampstead Wokingham.

APPLICANT:
Mr Cooper C/O Portland Conservatories

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

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

86

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Cooper
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
Manchester
M16 9HQ

Application Number: F/2002/6134

Parish: **FINCHAMPSTEAD**

Location: **26, Booth Drive, 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 Policies LD3 and C2.
South East Area Local Plan Policies SBE1, SBE2, STV2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1 and WCC7.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6134

Applicant : Mr Cooper C/O Portland Conservatories.

Location : 26, Booth Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4.

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. 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 :
Parish Council - no objection

Planning Issues :
Rural Area
Impact on Neighbouring Properties
Impact on Street Scene

Application Number: F/2002/6134

Appraisal :

The site is a detached dwelling with detached double garage, situated within a rural area of Finchampstead. The application proposes a single storey rear extension to form a conservatory, which would project a maximum of 4.3m to the rear of the dwelling. It is proposed that the roof would be pitched, measuring 2.2m to the eaves and 3.3m to the ridge. The ground floor area of the conservatory would be 15.45m², representing a 7% increase in floorspace to the original dwelling.

1) Impact on Neighbouring Properties.
The conservatory would lie 8m from the side boundary (2m close boarded fence) with No. 24, and 12.5m from this neighbouring property. Due to this distance and the boundary screening, it is not considered that there would be sufficient overlooking into the neighbour's side kitchen and utility windows to warrant a refusal. Furthermore, eye level in the conservatory would be below the height of the boundary fence.
The development would be screened from No 28 by the applicant's double garage.

Due to the scale, siting and lightweight structure of the development, no adverse impacts are foreseen in terms of overshadowing or overbearing.

2) Impact on Character of Area:
Other rear conservatories can be found along Booth Drive (notably at No. 4) and as the proposed development would be screened to the rear of the property it is not considered to detract from the character of Booth Drive. As explained, the conservatory would represent a 7% increase in floorspace to the dwelling which is considered an acceptable scale of development within a rural area.

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

Application Number F/2002/6134
Conditions/Reasons for Refusal

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

RURAL AREA

RECORD OF SITE VISIT

SITE ADDRESS: 26 Booth Drive Finchampstead Wokingham. APPLICATION NUMBER: F/2002/6134	OFFICER: Louise Smith DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Modern Estate, residential culdersac - large detached houses + plots detached/integral double gges.
Red brick. red roof tile.
Some unity in design.

3. DESCRIPTION OF SITE/BUILDING
detached ~~[illegible]~~ dwelling, detached gge.
near end of culdersac.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set forward of No 28 + No 22.
~~[illegible]~~ Garage aligns boundary with No 28 - (sleeply pitched)

5. SITE CONSTRAINTS

TREES ✓ ok N/A

ACCESS/PARKING N/A

LEVELS Same.

BOUNDARY TREATMENT front open plan
left 2m cb fence, right 2m cb fence, rear brick wall + fence behind to c. 2.1m high.

OTHERS

Rear conservatories - fairly common

No 27 - S/S outbuilding structure in rear gdn - top visible in streetscene

No 4 - corner plot property - rear conservatory - mahogany framework.

FROM: Louise Smith

DATE: 27 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6134

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

Site Address: 26, Booth Drive, Finchampstead, Wokingham.

Applicant: Mr Cooper C/O Portland Conservatories.

Your observations are required in respect of this application **by 19/04/2002** .

19 APR 2002

Parish Councillors have no objection to this extension

SIGNED: C.S. Cl

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/6134	Map No : 90
Case Officer : LS	Site Area : 0 08
Valid Date : 15.3.02.	Received Date: 15/03/2002

Level : Delegated Application

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

Location : 26, Booth Drive, Finchampstead, Wokingham.

Parish : FI Ward : FIN 27.3.02 B.

Applicant : Mr Cooper C/O Portland Conservatories.

Fee Required: ~~£0~~ 95 Fee Received: ~~£0~~ 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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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 27.3.02

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) - TPO's on site. ✓

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 t. see map

.....

.....

OTHERS

Rural Area

No pre-apps

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	113B	113BNASH GROVE LANEWOKINGHAM	RG404HG
		20BOOTH DRIVEWOKINGHAM	RG404HL
		24BOOTH DRIVEWOKINGHAM	RG404HL
		11BOOTH DRIVEWOKINGHAM	RG404HL
	113A	113ANASH GROVE LANEWOKINGHAM	RG404HG
		15BOOTH DRIVEWOKINGHAM	RG404HL
		31BOOTH DRIVEWOKINGHAM	RG404HL
		26BOOTH DRIVEWOKINGHAM	RG404HL
		28BOOTH DRIVEWOKINGHAM	RG404HL

Neighbours Consulted 6134

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6134

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

Dear Councillor

Application Number: F/2002/6134
26, Booth Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6134**
26, Booth Drive, 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: 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**********

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6134

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

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Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6134**
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Proposed single storey rear extension to dwelling to form conservatory.
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**********

Received by Wokingham District Council

Application No: F/2002/6134

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

Location:
26, Booth 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 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/2002/6134 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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

27 March 2002

PORTLAND
CONSERVATORIES

6134

Our Ref: ES/MN/~~709358~~

Date: 14/03/2002

15 MAR 2002* 6134

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS
RG40 1BN

Dear Sirs

Re: **Proposed Conservatory**

Please find enclosed herewith our Planning Application for the erection of a conservatory at: 26, BOOTH DRIVE.

I have also enclosed the necessary plans/elevations (1:50), site plan (1:~~2500~~), block plan (1:500) and a cheque (if appropriate) for £ 95 — to cover the prescribed fees.

Should you require any further details regarding this matter, please do not hesitate to contact our Planning Liaison Officer, Christine Melody on 01606 837 947.

Please quote reference No...~~709358~~.....

Yours faithfully

Eric Stacey

ERIC STACEY
Planning Officer

Enc.

Cornbrook,
2 Brindley Road,
Old Trafford,
Manchester M16 9HQ.
Telephone: 0161 872 1001
Facsimile: 0161 872 5420
www.portland-conservatories.co.uk

Portland Conservatories Ltd registered in England No 1657801

1959/a

15.MAR2002 * 6134

HOUSEHOLDER PLANNING APPLICATION

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, RG40 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 (0118) 9778763.

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 COOPER
	ADDRESS	26, BOOTH DRIVE
		FINCHAMPSTEAD
		WOKINGHAM
	POST CODE	RG40 4HL Tel. No. 9328507
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	CORNBROOK, 2 BRINDLEY ROAD
		OLD TRAFFORD
		MANCHESTER
	POST CODE	M16 9HQ Tel. No. 061 872 1001
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY EXTENSION
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / NO
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		FACING BRICK TO MATCH EXISTING HARDWOOD FRAMES BRONZE TINTED GLASS ROOF
7. WILL PEDESTRIANS/VEHICLES ACCESS 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
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		YES / NO

1933

ADDRESS 26 BOOTH DRIVE PARISH FINCHAMPSTEAD

PLOT No. 40 ORD. SHEET No.

BUILDER

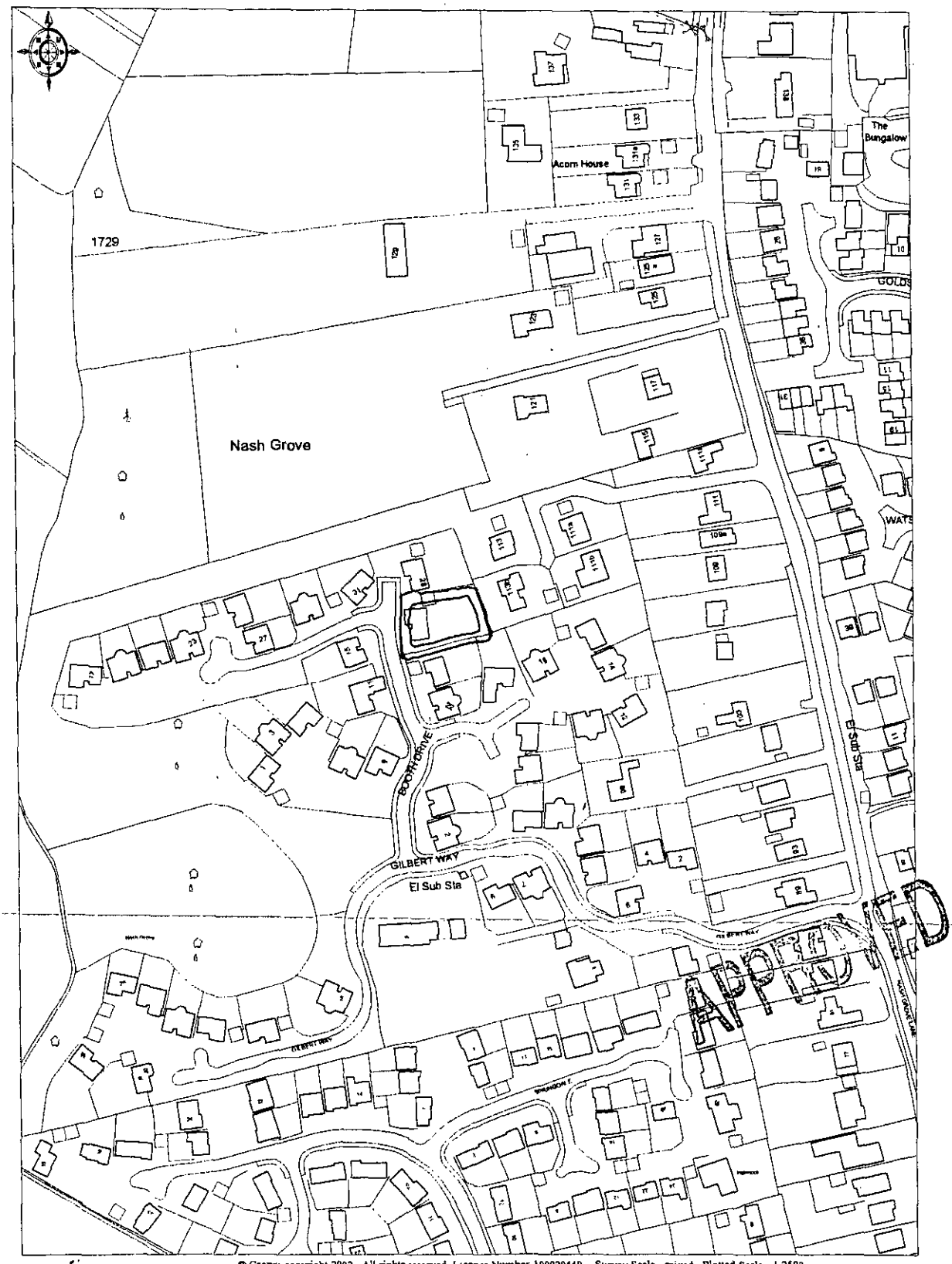
Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65843/F	REDROW HOMES	O/L 11 DWELLINGS	7.8.98	C/A
97/65844/F	"	TO BE INCLUDED WITH		
		ORIG. APPL.	N/ISSUED	

MINISTRY DECISION

SPECIAL ORDERS

15.MAR2002* 6134

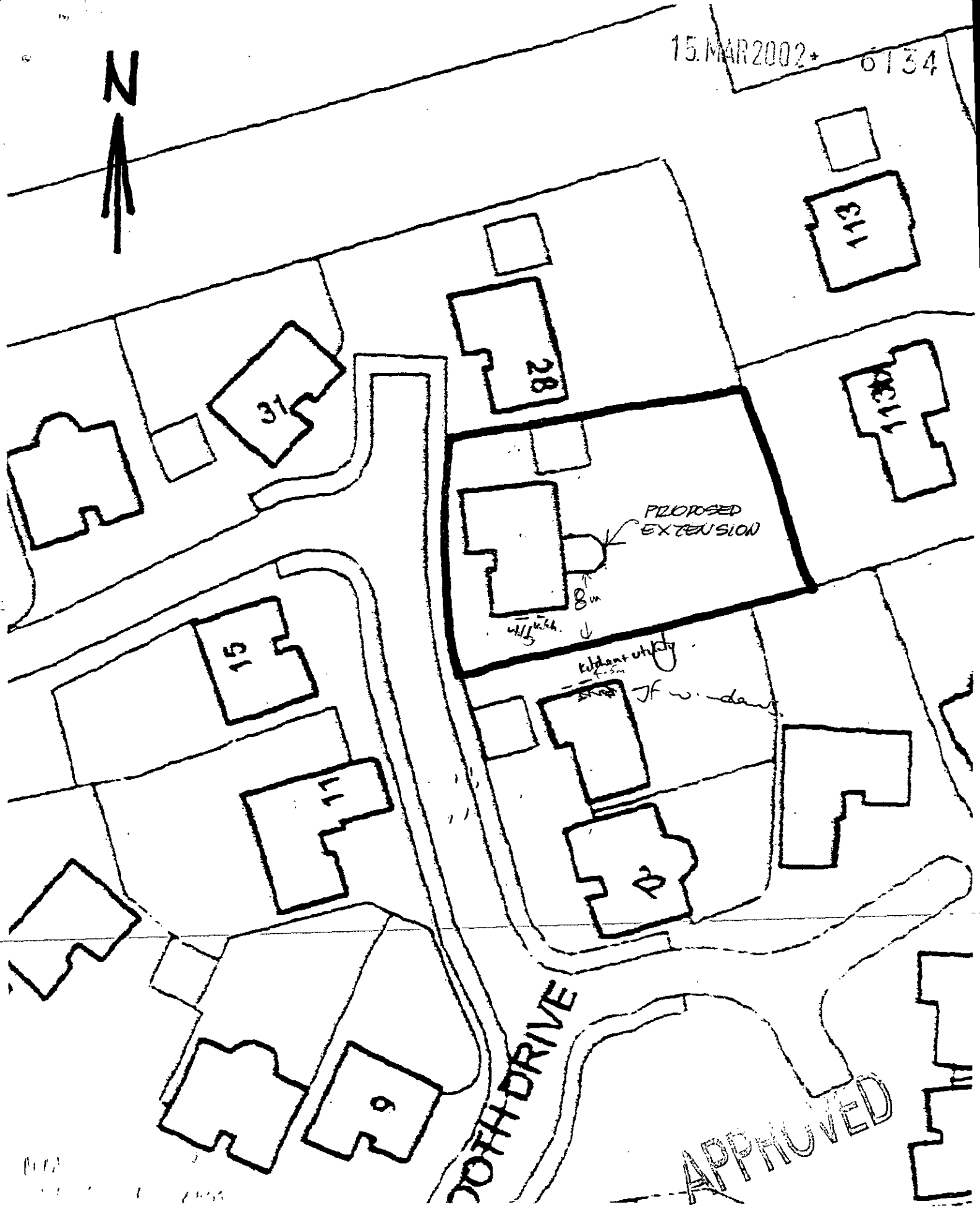
PORTLAND CONSERVATORIES



© Crown copyright 2002. All rights reserved. Licence Number 100020449. Survey Scale - mixed Plotted Scale - 1.2500

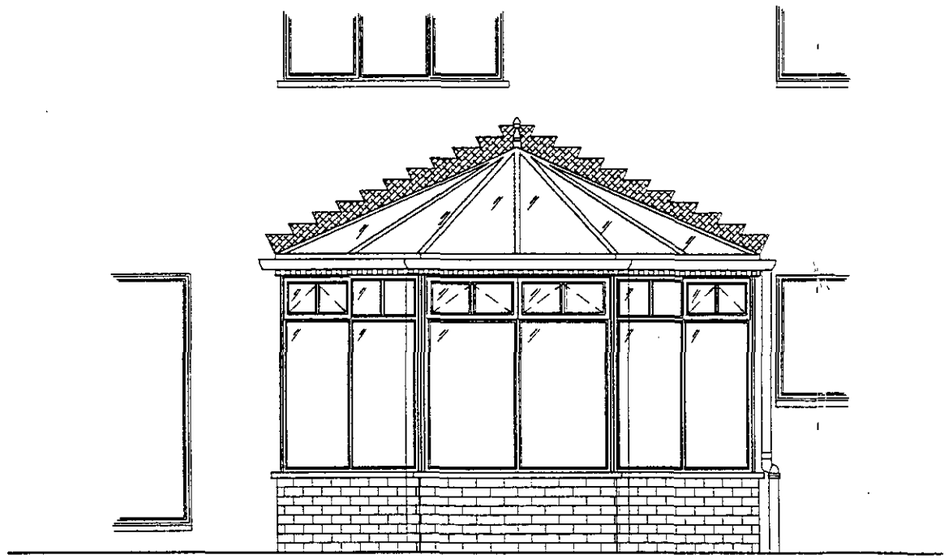
Ordnance Survey

26, Booth Drive.

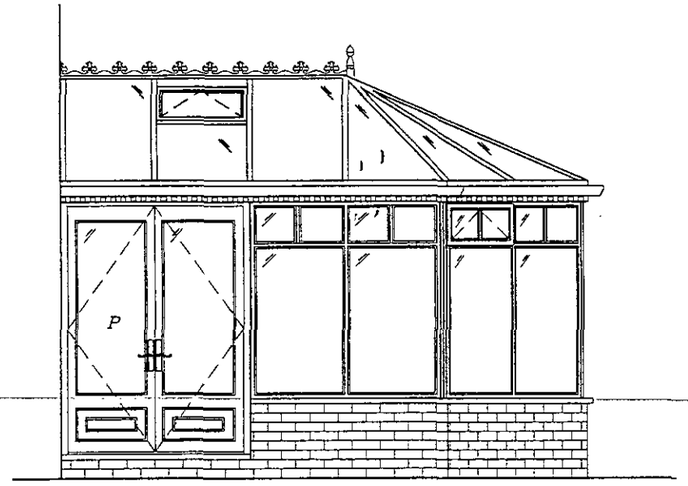


BLOCK PLAN.
SCALE . 1:500.

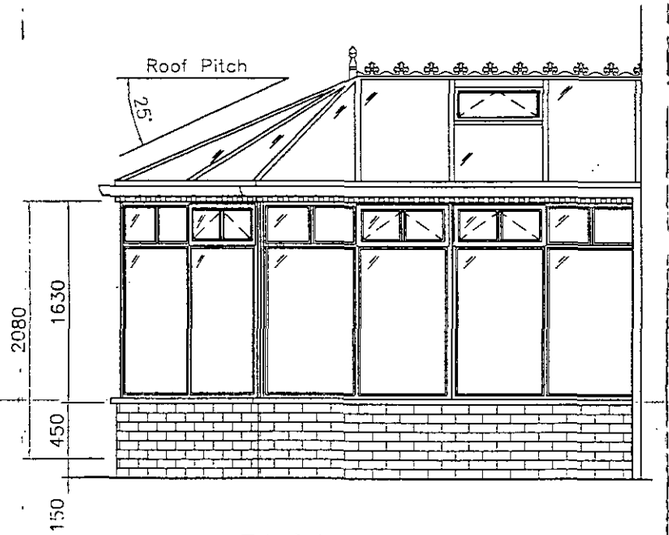
Project Manager to inspect excavation for conservatory footings to determine foundation depth and specification. Ground known to be sandy & trees close by.



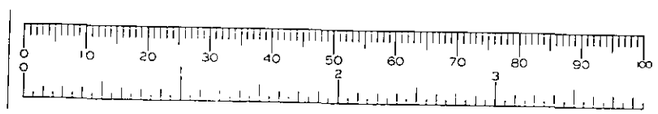
Front Elevation



Left Elevation



Right Elevation



********** IMPORTANT NOTE : ALL DRAWINGS FOR THIS CONTRACT TO BE READ AS A PACKAGE AS INFORMATION CONTAINED WITHIN ONE DRAWING MAY BE RELEVANT TO OTHERS **********

AMENDMENTS

PLANNING PERMISSION REQUIRED *Yes*

BUILDING REGULATIONS REQUIRED *No*

LOCAL AUTHORITY *Wokingham.*

PORTLAND
- conservatories -
CORNBROOK
2 BRINDLEY ROAD OLD TRAFFORD
MANCHESTER M16 9HQ
TEL : 0161 872 1001
FAX : 0161 872 5420

Drawing & Information © Portland Conservatories Ltd

ROOF MATERIAL *Bronze Tinted Safety Glass*

ROOF CONSTRUCTION *Hardwood rafters with powder coated Exitex aluminium cappings (Brown)*

15 MAR 2002 6134

FRAME MATERIAL *Hardwood*

FRAME FINISH *Natural Finish*

WINDOW GLASS *Clear - Double Glazed*

Coloured & Leaded *None*

DOOR GLASS *Clear - Double Glazed*

Coloured & Leaded *None*

DOOR STYLE *1 No DD door (LHP)*

WALLING MATERIAL/FINISH Above DPC:

External *Brickwork to nearest match See below*

Internal *Brickwork to nearest match See below*

Below DPC *Brickwork to nearest match See below*

Angle Squints:red/brown/blue/N/A *Cut & bond to match*

WALLING CONSTRUCTION *Cavity Wall 250mm*

FINISHED FLOOR LEVEL *To match dinning area*

FLOOR CONSTRUCTION/FINISH *Solid - concrete slab Flooring grade chipboard on insulation*

RAINWATER GOODS *Brown Squareline PVCu*

DISCHARGE TO *New gully*

DRAINAGE WORKS *Linked to new soakaway Lintel over any drain run*

DEMOLITION *Client to lift blocks*

FORM OPENING *None*

ELECTRICS *2No. DPP,1No.LP for fan (Brass) Portland to supply & fit 1No. Fan/Light & 2No. Ceramic heaters*

PLUMBING *None*

OTHER WORKS & NOTES

Skip on drive(blocks) on boards & polythene 6YD

Protect drive @ all time

Portland to supply & fit laminate flooring

Note set slab 53mm below FFL 9 pack reg.ed

client to confirm colour

Note Mortar joints Raked/with Red mortar dye

DATE 11-3-02

APPROVED

NAME *Mr Cooper* CONTRACT *709358*

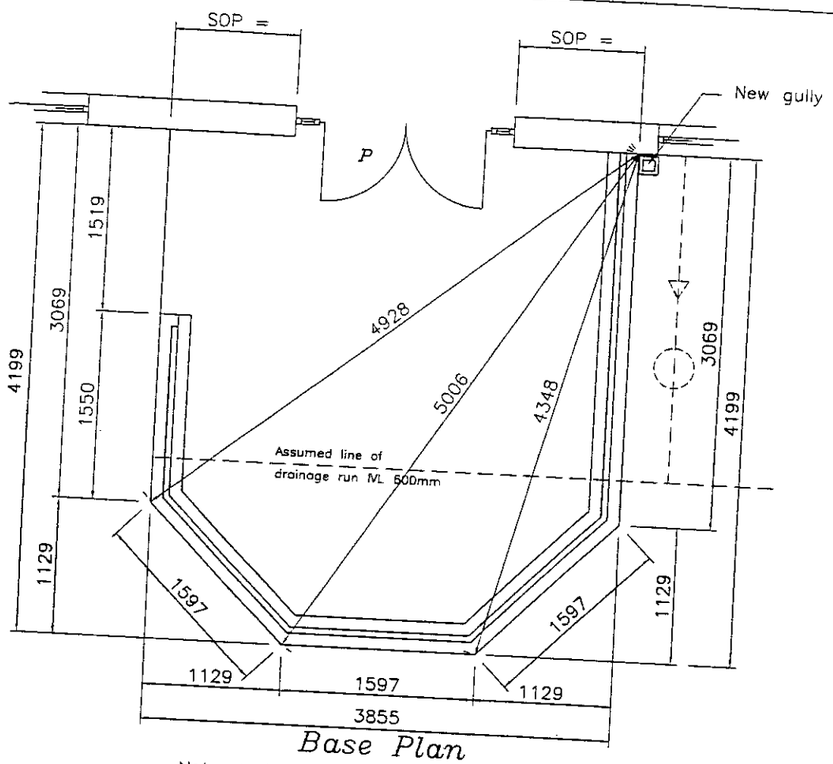
ADDRESS *26 Booth Drive* Sheet 1/2

Finchampstead Wokingham

Berks. RG40 4HL

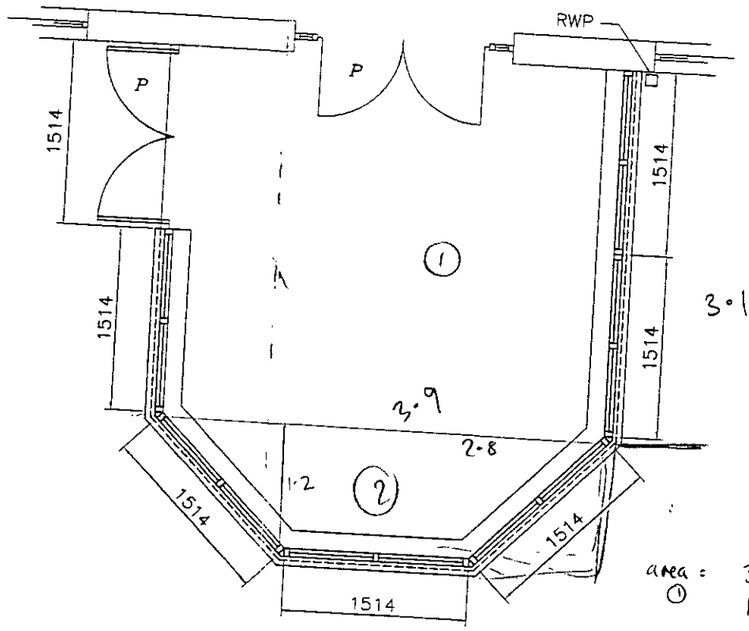
PHONE *0118 932 8507* DATE *08.03.02*

DRAWN BY *J.Evans.* SURVEY BY *E.Brosnan* SCALE *1:50*



Base Plan

Note Mortar joints Raked/with Red mortar dye



Frame Plan

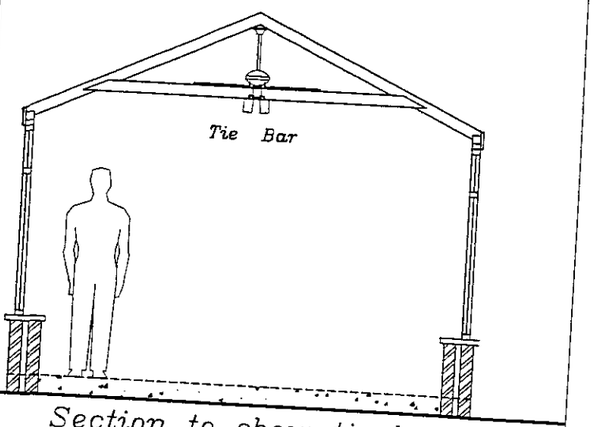
area = ① 3·9 x 3·1 = 12·09

② = 1·2 x 2·8 = 3·36

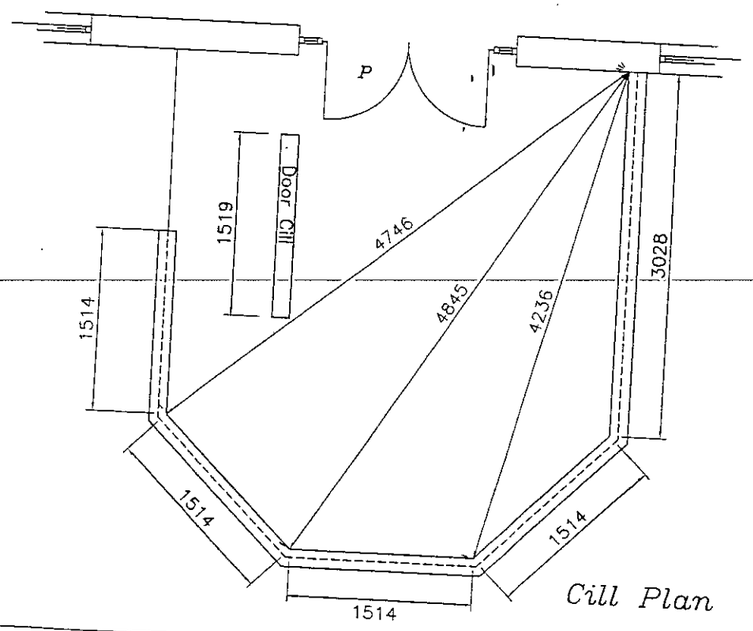
12·09 + 3·36 = 15·45 m²

Project Manager to inspect excavation for conservatory footings to determine foundation depth and specification. Ground known to be sandy & trees close by.

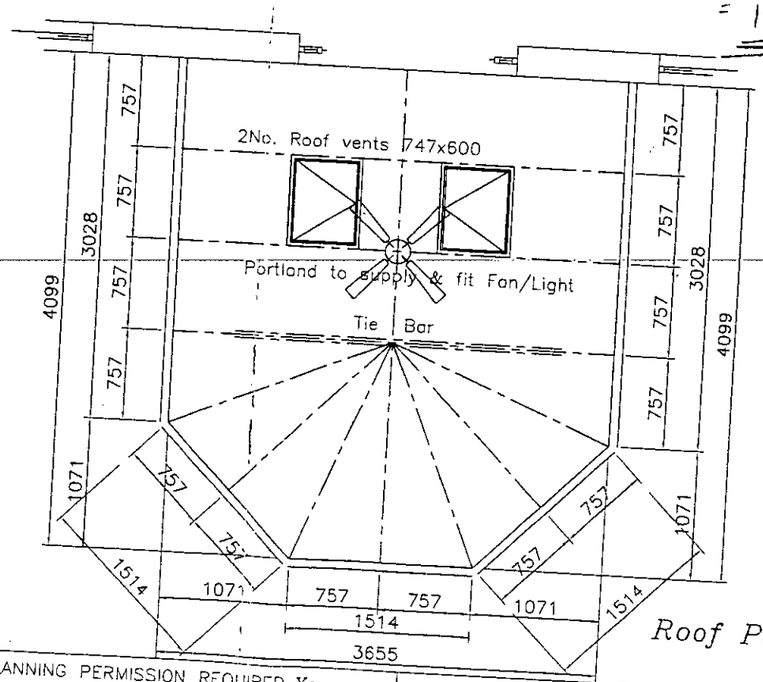
15.MAR2002* 6134



Section to show tie bar



Cill Plan



Roof Plan

CHECKED

APPROVED 02

AMENDMENTS

PLANNING PERMISSION REQUIRED *Yes*

BUILDING REGULATIONS REQUIRED *No*

LOCAL AUTHORITY *Wokingham.*

PORTLAND
- conservatories -

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ TEL: 0161 872 1001 FAX: 0161 872 5420

DATE *08.03.02* CONTRACT *709358*

NAME *Mr Cooper* *Sheet 2/2*

ADDRESS *26 Booth Drive*
Finchampstead, Wokingham
Berks, RG40 4HL

PHONE *0118 932 8507*

DRAWN BY *J.Evans* SURVEY

COOPER – 709358

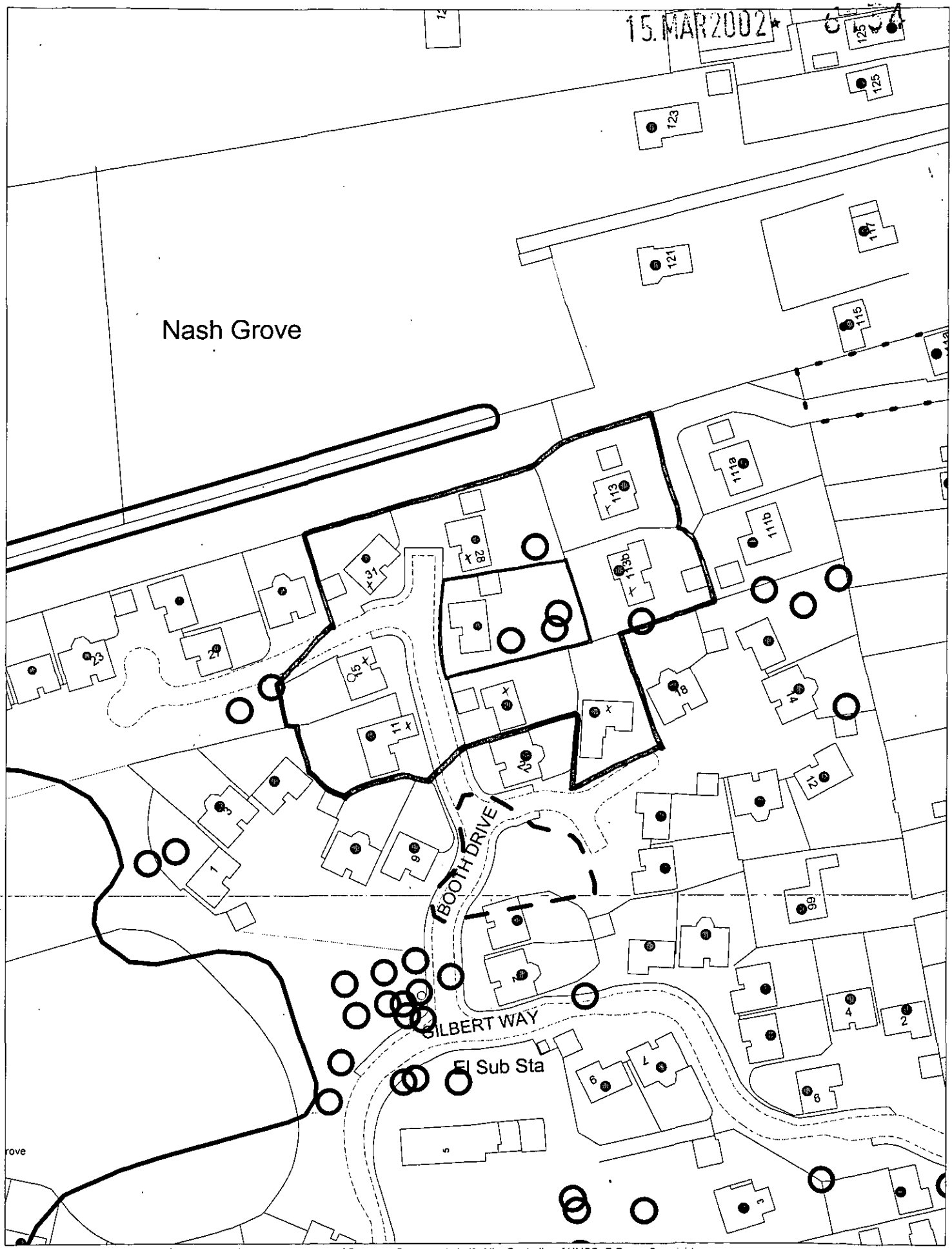
15.MAR2002* 6134



VIEW OF REAR

APPROVED

15 MAR 2002



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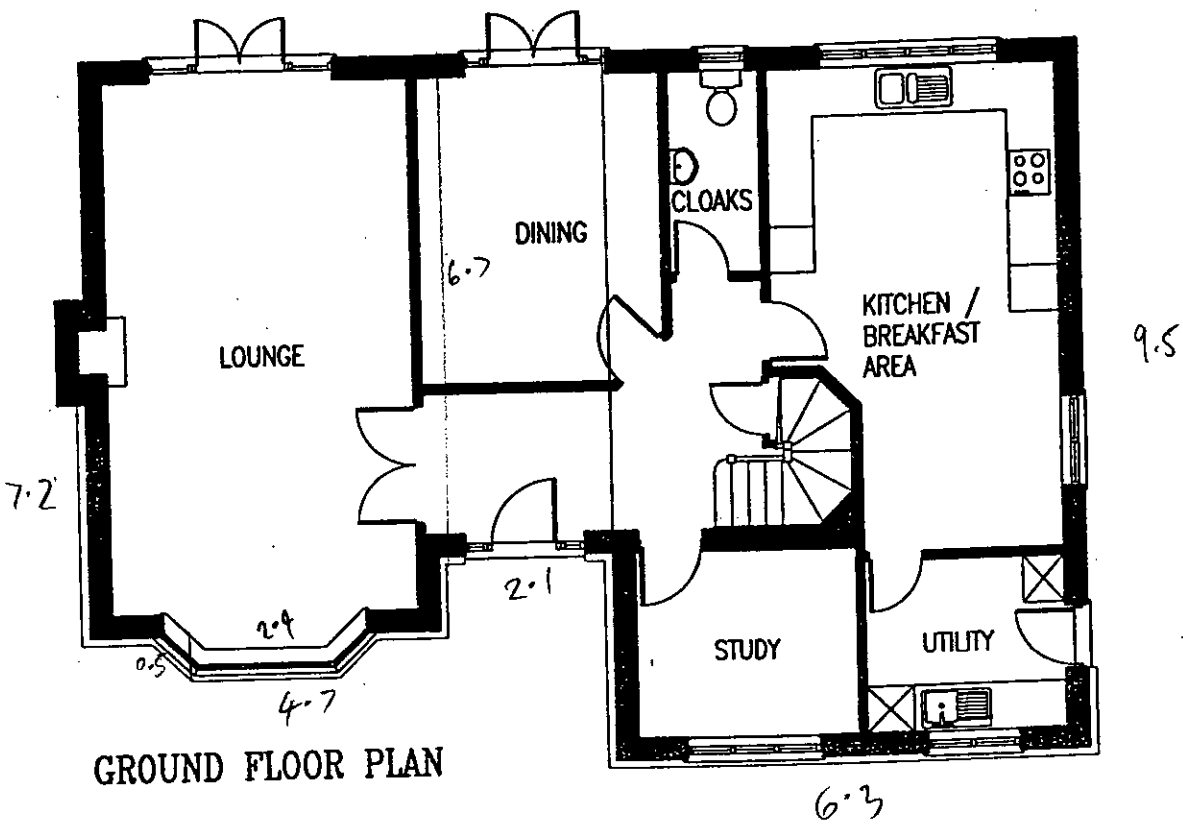
Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 1250

N
W E
S



GROUND FLOOR PLAN

GF AREA

6.3 x 9.5 = 59.85
6.7 x 2.1 = 14.07
0.5 x 2.4 = 1.2
4.7 x 7.2 = 33.84

108.96 m²

GROUND FL
LOUNGE
DINING
KITCHEN / BREAKFAST
STUDY
UTILITY
CLOAKS

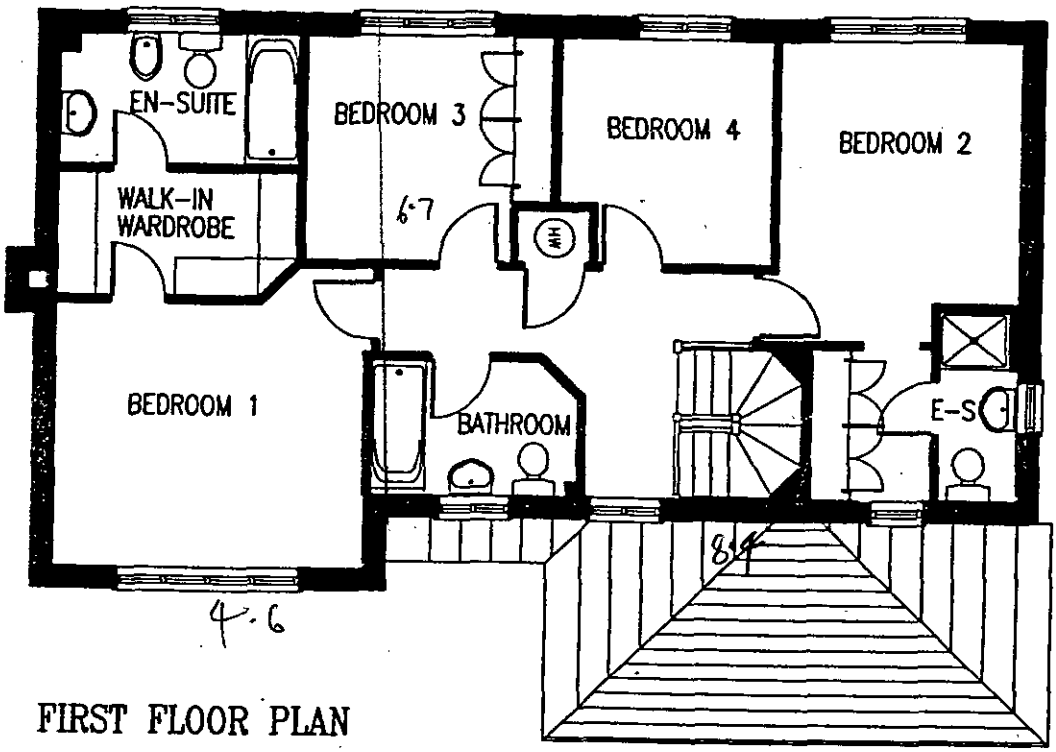
FIRST FLOO
BEDROOM
WALK-IN WARDROBE
EN-SUITE
BEDROOM
EN-SUITE
BEDROOM
BEDROOM
BATHROOM

Bedroom d

THE CHURCHILL

7/658437

19 JUN 1997



FIRST FLOOR PLAN

x 3.950max	24'4" x 13'0"max	
x 3.050max	13'1" x 10'0"max	
x 3.750max	20'8" x 12'4"max	
x 2.435	9'5" x 8'0"	
x 2.250	8'5" x 7'5"	
x 1.150	8'6" x 3'9"	

FIRST FLOOR AREA - 8·4 X 6·7 = 56·28
7·1 X 4·6 = 32·66
= 88·94

x 3.451	13'0" x 11'4"	
x 1.621max	10'1" x 5'4"max	
x 1.675max	10'1" x 5'6"max	
x 3.066max	15'6" x 10'1"max	
x 1.125max	8'7" x 3'8"max	
x 2.900max	10'6" x 9'6"max	
x 2.753max	9'6" x 9'0"max	
x 1.765max	8'10" x 5'9"max	

66 5·5 x 5·5 = 30.25

en into wardrobe recess.

PROPOSED CONSERVATORY
12·09 X 3·36
= 15·45m²

TOTAL = 88·94 + 108·96 + 30·25
= 228·15 m²

15·45 / 228·15 x 100% = 7% increase in floorspace

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REDROW HOMES