APPLICATION NO:
F/2001/3481

LOCATION:
24 Little Fryth, Finchampstead Wokingham.

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

PROPOSAL:
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

EARLIEST DATE FOR DECISION: **05/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 27/04/2001

CASE OFFICER: **George Allpress**

SYSTEMS LTD

SOUTHPORT U.K. Tel:0704-26866 Fax.0704-2581:
LONDON OFFICE Tel:071-377-1777 Fax.071-247-6;01

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3481

Parish:	**FINCHAMPSTEAD**
Location:	**24, Little Fryth, Finchampstead, Wokingham.**
Proposal:	**Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.**

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) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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.

Condition
6. The extension and garage shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. The turning area provided to comply with Condition 6 above shall be surfaced in a bonded material.

Condition
8. The elevations of the garage hereby approved shall be built of finished brickwork that resembles in colour, texture and bond, the original dwelling.

Condition
9. Prior to commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority, and carried out in accordance with the approved scheme.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
8. To ensure a visually satisfactory scheme.

Reason
9. To ensure that existing trees are protected during development.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/04/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2001/3481

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 J Martin
c/o W M Graham Associates
1 Rectory Road
Wokingham
RG40 1DJ

Dear Sirs

PLANNING PERMISSION F/2001/3481
SITE: 24 LITTLE FRYTH, 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 F/2001/3481 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

GEORGE ALLPRESS
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3481 GA
BUILDING CONTROL NUMBER	FP2001/2017 South
~~APPLICANT~~/AGENT	W.M. Graham
ADDRESS OF SITE	24 Little Fryth FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	1. first floor side ext 2 2 storey rear ext 3. detached double garage. 4 existing garage conversion

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	2314.01	2314 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "
garage	floor plans 2314/02A	2314/03

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	28/6/01	

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	

Planning Application F/2001/3481, TPO 325/1987

8th November 2001

Mrs Martin, of 24 Little Fryth, Finchampstead rang to ask about the trees on her property. She was unclear what the planning condition referring to protecting existing trees meant, and whether she could take out two trees at the front of the property.

I ascertained that she was referring to an Oak and a Silver Birch at the front of the property which are not covered by the TPO. Boswell's are there today, and said they couldn't believe we would be requiring these two trees, which are threatened by much larger trees in the neighbouring garden of Greyfriars, to be 'protected'.

I showed the file to Catherine Brimble, Landscape Architect, who confirmed that as these trees were not shown as being retained on the plan, they could be removed. She gave me the details about the protective paling necessary for the TPOd trees at the side of the house which I passed on to Mrs Martin.

Mrs Martin asked me to make this file note that I had said she could go ahead with the removal of the Oak and Silver Birch at the front of her property.

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

Received by Wokingham District Council

Application No: F/2001/3481

Proposal:
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

Location:
24, Little Fryth, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

12 March 2001

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

Tel: 0118 974 6442

Date: **12 March 2001**

My ref: F/2001/3481

CONFIDENTIAL

Councillor 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/2001/3481
24, Little Fryth, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3481**
24, Little Fryth, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6442

Date: **12 March 2001**

My ref: F/2001/3481

CONFIDENTIAL

Councillor 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/2001/3481
24, Little Fryth, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3481**
24, Little Fryth, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3481

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

Location: 24 Little Fryth, Finchampstead, Wokingham.

Proposal: Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		16/03/01

Date of Neighbour Notifications: 12/03/01

Date of Site Visit: 29/03/01

Date Registered: 02/03/2001

Earliest Date for Decision: 05/04/2001

Latest Consultation Date/Site Notice Expiry Date: 05/04/2001
09/04/01 (GA)

This application will have expired on: 27/04/2001. 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 - recommend approval subject to appropriate condition.

Consultant Landscape Architect – concludes a minimum safe distance to nearby TPO'd trees would be maintained, the development is therefore just acceptable. However, in order to ensure successful retention of the trees, the applicant should be requested to provide tree protection details.

Finchampstead Parish Council – The Parish Council has no objection to this application.

The occupant of no.26 Little Fryth – comments: it looks as though the garage is on my land. Is this so?

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3481

Appraisal:

The application property is a large detached modern house which is situated on a recently built estate. The property is situated at the end of a cul-de-sac, with its own front and back gardens. Adjacent to the south is a coppice woodland.

The application proposes converting the existing attached garage to form habitable accommodation on two floors. A dormer would be formed on the front roof slope and the garage extended at two storeys by a nominal depth of 1.6 metres. A free standing double garage is proposed to be located in the south east corner of the plot frontage.

Dormer windows are a feature on this estate, the neighbour no.22 has been similarly extended. The alterations are therefore considered to be in keeping with the character of the existing dwelling and not to result in harm to the street scene. Similarly the garage is considered visually appropriate.

The neighbouring land to the south is coppice woodland. That proposed would not be adversely overbearing on that land and there is no neighbouring house within close proximity of either the proposed garage or extension that would suffer adverse impact to amenity.

The application site is capable of meeting parking standards and Highways recommend approval subject to conditions.

Following the neighbour's comments the applicant has been asked to confirm the curtilage of the application property. Revised plans have been submitted and a letter confirming the application boundary is based on the land registry details.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3481
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3 first floor side	C044	R044 elevation of the extension....	NO WINDOWS TO BE INSERTED INSERT: .....in the
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6	C137	R137	TURNING WITIN SITE
			INSERT: .....extension and garage....
			Non Standard
7 shall be surfaced in a bonded material.			The turning area provided to comply with Condition 6 above
		R140	
8 of finished brickwork that resembles in colour, texture and bond, the original dwelling.			The elevations of the garage hereby approved shall be built
			Reason: To ensure a visually satisfactory scheme.
9 to be taken to and approved approved scheme.		protect existing trees from damage during development shall be submitted to by the Local Planning Authority, and carried out in accordance with the	Prior to commencement of development details of measures
development.			Reason: To ensure that existing trees are protected during
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2	N06		WITHIN CURTILAGE

A Crowin

18/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 24 Little Fryth, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2001/3481

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Residential estate of executive style housing set in a landscaped setting.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.22 to the north - no other dwelling within close proximity of the proposed extension. Site of garage close to boundary with Greyfriars, Hollybush Ride.

5. SITE CONSTRAINTS

TREES There is a bank of TPO'd trees within close proximity of the application property but none in close proximity to the proposed extension. There is a tree with a TPO within the curtilage of no.26 (adjacent to the east) but the site of the garage is almost 3.0 metres from the tree.

ACCESS/PARKING Double garage plus front parking for at least 4 cars

LEVELS Level.

BOUNDARY TREATMENT Open plan to front timber fencing elsewhere.

OTHERS None

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

PLANNING SERVICES | HPT 4228.6
POL | TLS
GA | ENF
PP
17 APR 2001
COPIES TO: | ACK:
FILE:

Ref: 2314/wmg/cm

11 April 2001

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

For the attention of Mr G Allpress

Dear Sir

24 LITTLE FYRTH WOKINGHAM

With reference to our discussions and application No. F/2001/8484 please find enclosed the following: -

a) OS extracts @ 1: 1250 & 1: 2500
b) Dwg. No. 2314 – 01
c) Parking detail @ 1: 200

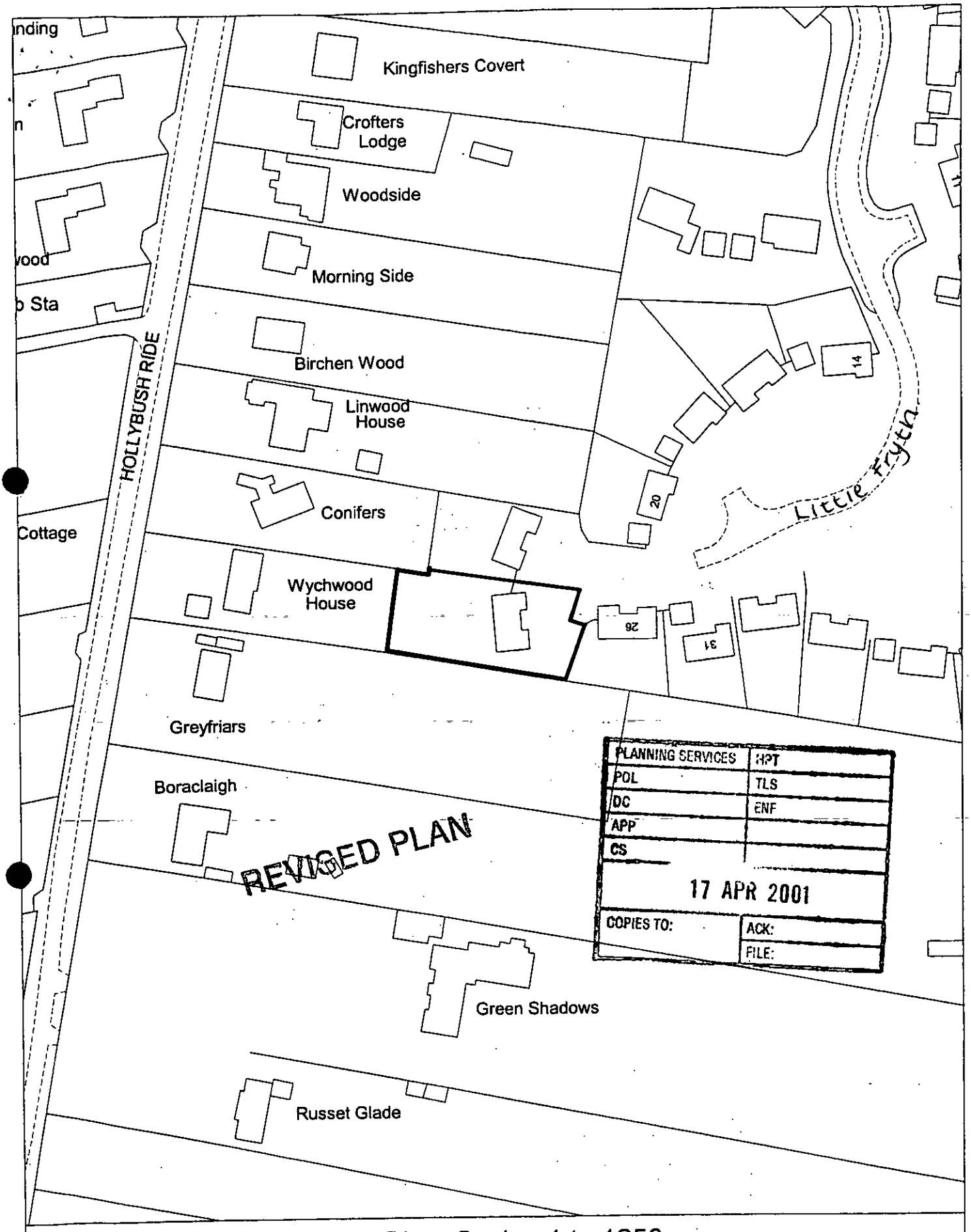
We have discussed the boundary location with our clients and based on land registry details have coordinated the red line on the enclosed drawings.

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

Yours faithfully

W M Graham

Enc



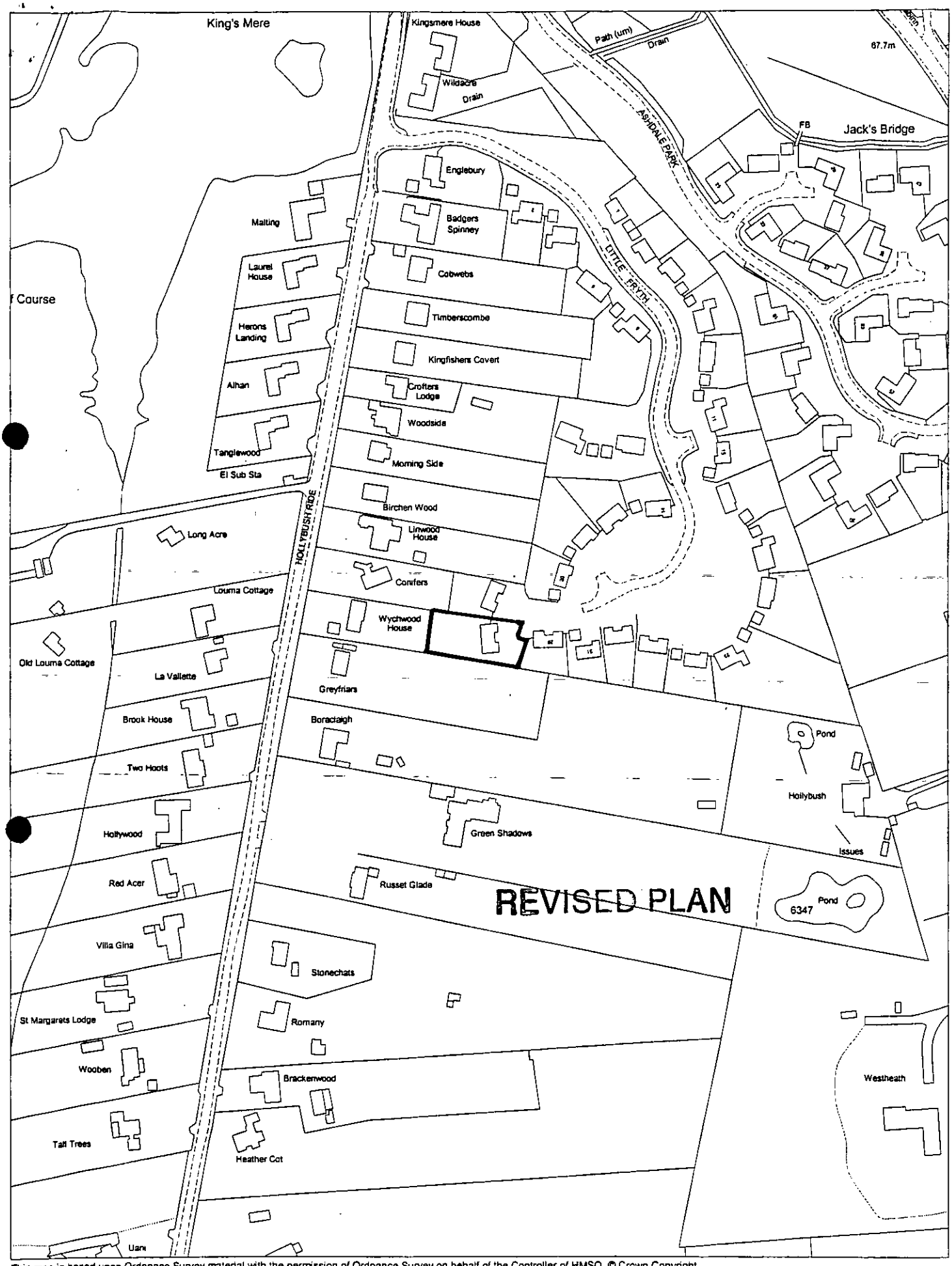
Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 October 2000

N W E S



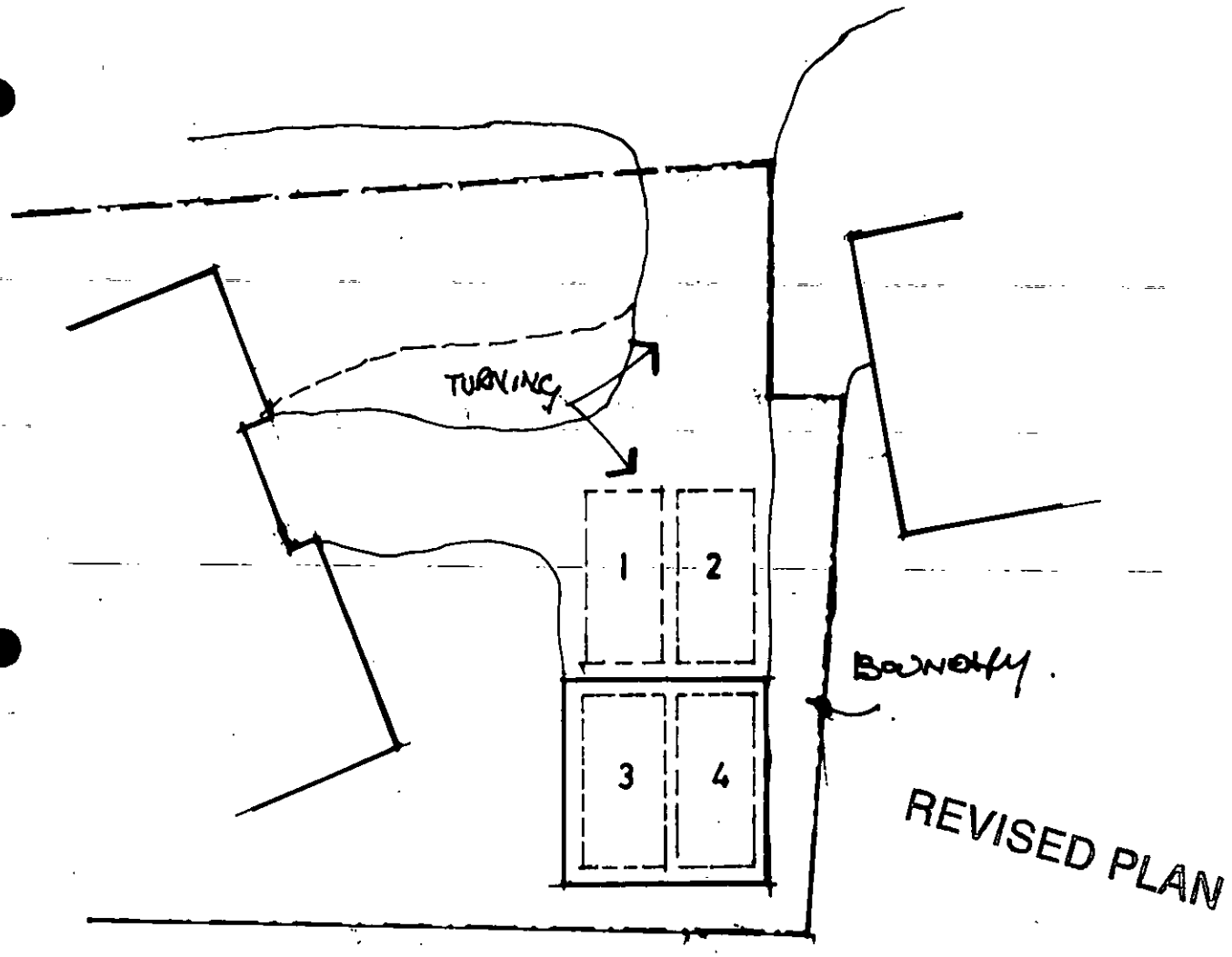
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

31 October 2000 Scale: 1 : 2500

N W E S

2314



PARKING AT 24 LITTLE FRYTH MK 01

2314. SCALE 1:200.

FROM: George Allpress

DATE: 12 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3481

Proposal: Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room..

Site Address: 24, Little Fryth, Finchampstead, Wokingham.

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

Your observations are required in respect of this application **by 05/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 30 - 3 - 01

Clerk To Finchampstead Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 27th March 2001

Location:	24, Little Fryth, Finchampstead
Proposal:	Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.
Application Number:	F/2001/3481

In response to your consultation dated 12th March 2001 for the above application, the tree and landscape comments are as follows:

The development proposals would bring built form in close proximity to existing trees on the site which are protected by a Tree Preservation Order (TPO 325/1897). Of particular concern is that the proposed breakfast room and bedroom 1 shown on drawing 2314-01 would occur within 5m to an existing tree. This is a Scots Pine, middle aged tree with low to normal vigour. Similarly the proposed erection of the detached garage would also bring new built form closer to existing trees along the southern boundary of an adjacent property.

Trees in relation to construction BS 5837:1991 recommends a minimum safe distance of 3.0 to 5.0m and consequently the development proposals are just acceptable. However, in order to ensure the trees successful retention the applicant should be requested to provide for approval tree protection details in accordance with the British Standard. The fence types should comprise protective fence for special conditions (figure 5 within the BS) where the development is close to existing trees and protective fence on scaffolding framework (figure 4) elsewhere.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

13 MAR 2001

From: George Allpress

Date: 12 March 2001

Application Number: F/2001/3481

Proposal: Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room..

Site Address:
24, Little Fryth, Finchampstead, ~~Wokingham~~.

3

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

Your observations are required in respect of this application within **7 days** of the above date.

---

14 trees in near, [illegible] to [illegible]
tree protection plan

02.MAR2001* 3481

1959/a

HOUSEHOLDER PLANNING APPLICATION

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS J MARTIN
	ADDRESS	24 LITTLE FRYTH
		FINCHAMPSTEAD
		WOKINGHAM
	POST CODE	RG40 3RN Tel. No. 932 1685
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
		RG40 1DJ
	POST CODE	Tel. No. 977 0464
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	24 LITTLE FRYTH
		FINCHAMPSTEAD
		RG40 3RN
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Alterations to form family room, provide breakfast room. Additional bedroom en suite & detached double garage

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.
NONE 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)
If no fee is payable please say why below

✓
£95

(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

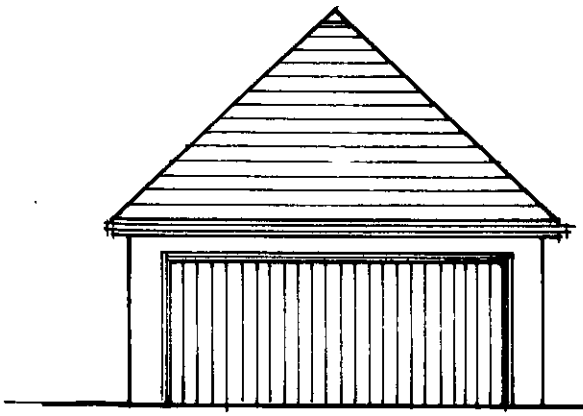
* None of the land forms part of an agricultural holding

SIGNED W M Graham Associates

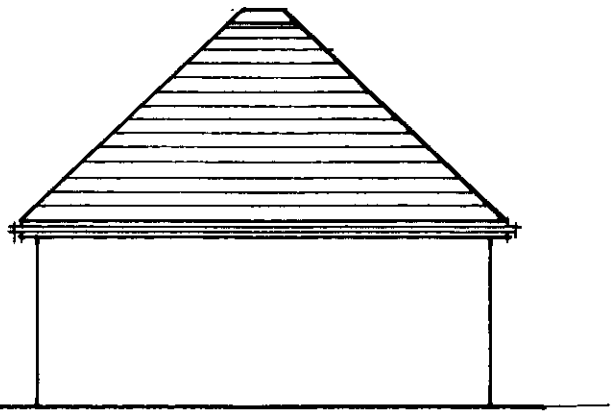
ON BEHALF OF Mr & Mrs J Martin

DATE 1 February 2001

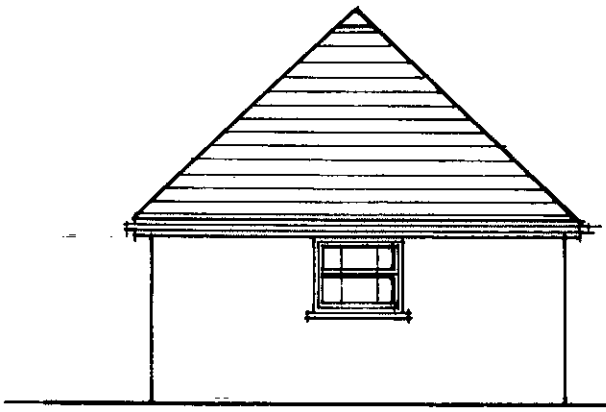
02.MAR2001* 3481



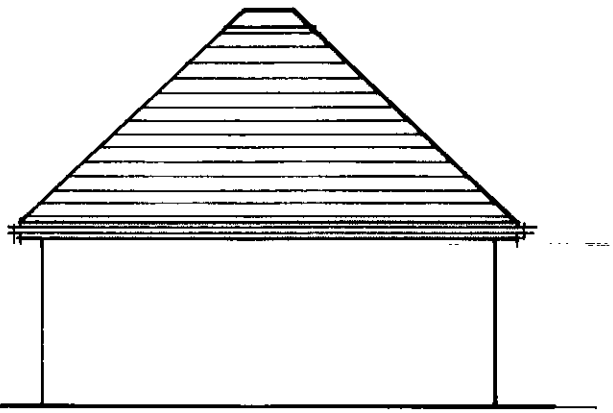
FRONT



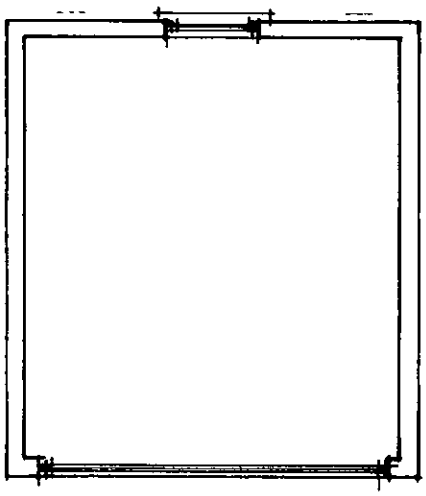
SIDE



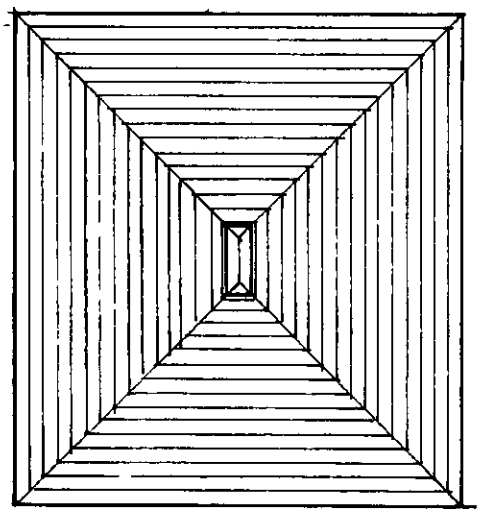
REAR



SIDE



PLAN



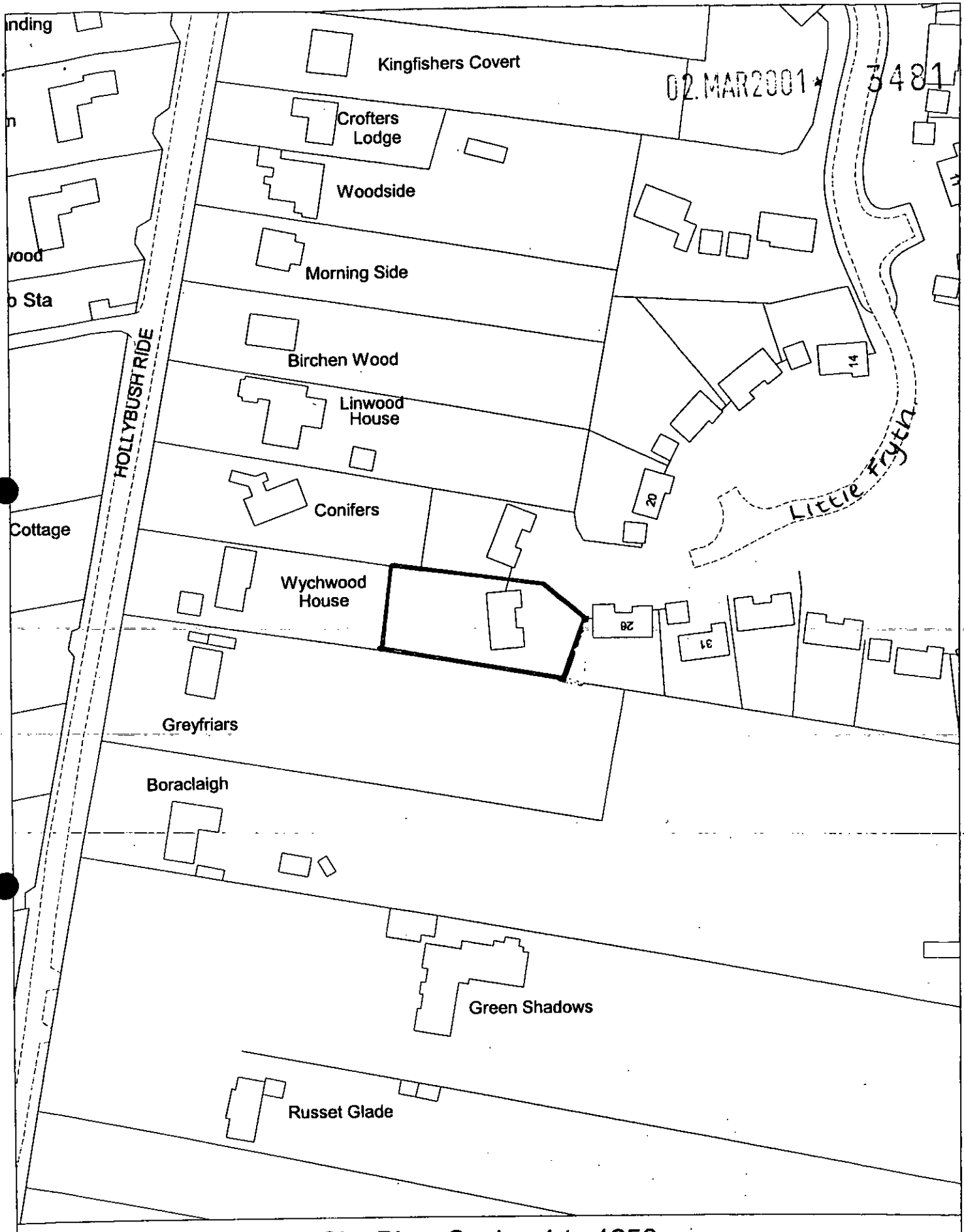
ROOF

24 LITTLE FRYTH
WOKINGHAM
2314 / 03

GARAGE PROPOSAL
SCALE 1:100

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482

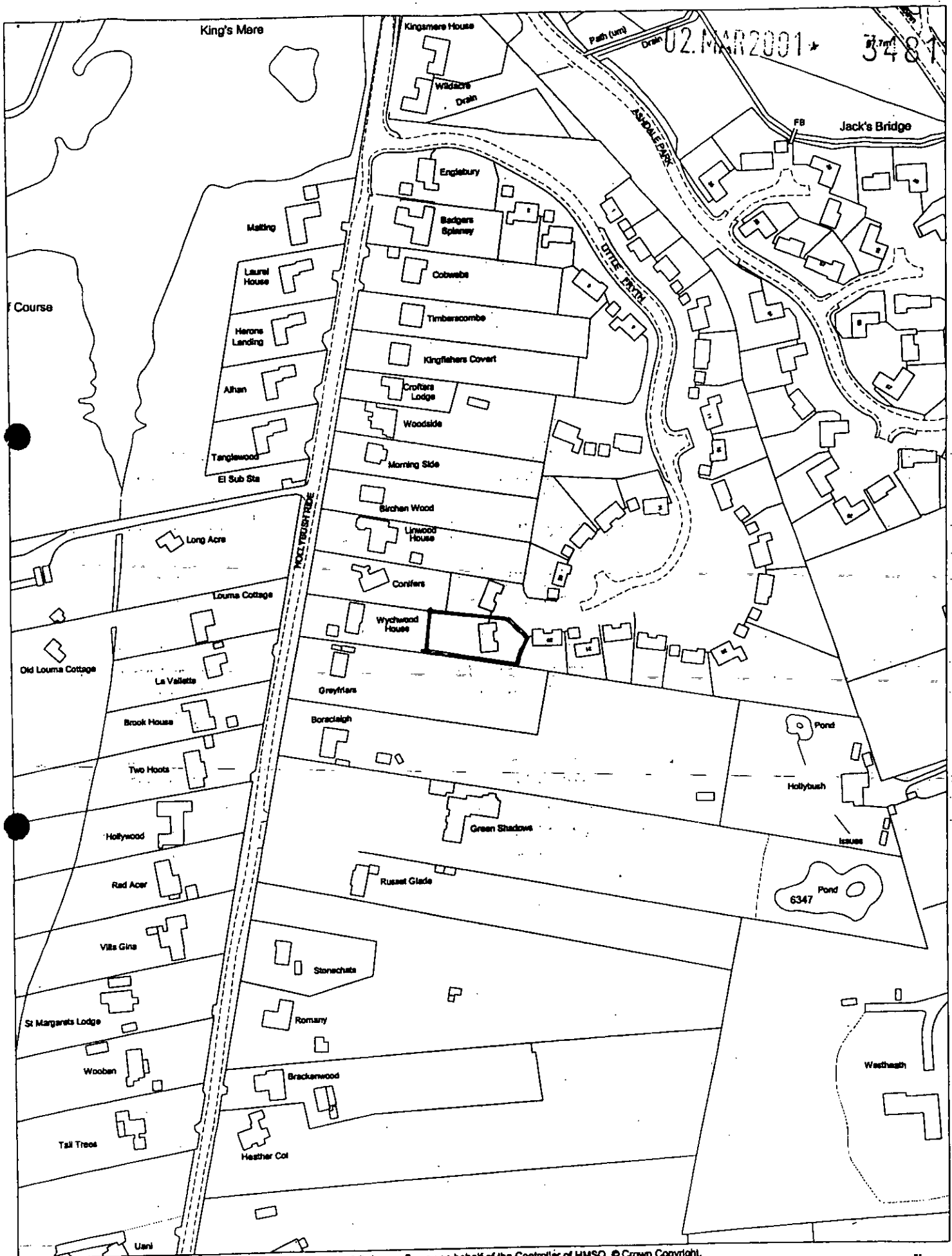


Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 October 2000



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

31 October 2000

EXISTING SITE PLAN 2314

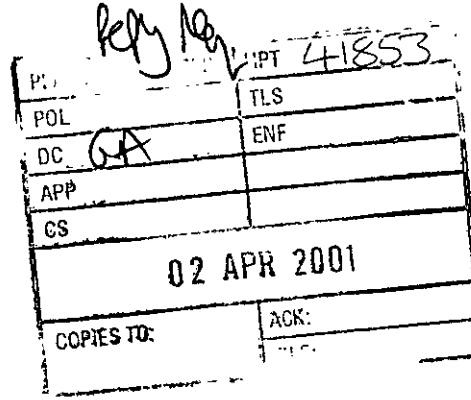
26. LITTLE FRYTH.
WOKINGHAM.
BERKS
RG40 3RN.
01344 762381.
29-03-01

YOUR REF. GEORGE AMPRESS.
F/2001/3481.

Dear Sir.

With reference to the application to various extensions of No 24. LITTLE FRYTH. it looks to me as if part of the new double garage is on my land is this so!

Yours Sincerely
A D Woodford.
A.F. WOODFORD.



HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 12 March 2001

Application Number: F/2001/3481

Proposal: Proposed first floor side extension to dwelling and two storey rear extension plus erection of detached double garage. Conversion of existing garage to family room.

Parish: FINCHAMPSTEAD PARISH

Site Address:
24, Little Fryth, Finchampstead, Wokingham.

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

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).

Comment

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

In addition to this, please indicate a new turning area seperate from the parking spaces that will enable vehicles to leave the curtilage of the property in a forward gear.
Adam is the attached layout OK? Thks. GA - 19/3

Signed: _____ **Print name:** Adam Coggins 14/03/01

CONDITIONAL APPROVAL.

1. C049, R049.
2. C122, R122.
3. C137 (INSERT: extension and garage), R137.
4. The turning area is to be surfaced with a bonded material. R140.

19/03/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3481 relates.

Address of site 24, LITTLE FRYTH, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE RG40 3RN

Signed _____

Date 16/03/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 MAR 2001
Officer: GA	Application No. F/2001/3481

Map No. 01 Site ...011....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND TWO STOREY REAR EXTENSION PLUS ERECTION OF DETACHED GARAGE. ~~DWELLING~~ CONVERSION OF EXISTING GARAGE TO FAMILY ROOM

Location: 24 LITTLE FRYTH

Parish: FINCHAMPSTEAD Ward: Finch North. 12-3-01 FB

Applicant: MR/MRS MARTIN

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (4) ☐ 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	No Parking layout 4 Cars -		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Tree survey needs supplying		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.03.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

Rec'd 2.45pm 1.3.01

02.MAR2001* 3481

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

Ref: 2314/wmg/cm

28 February 2001

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

Dear Sir

24 LITTLE FYRTH FINCHAMPSTEAD RG40 3RN

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. 2314 – 01 & 03

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

ADDRESS 24 LITTLE FRITH

PARISH LINCHAMPST

PLOT No. 17

ORD. SHEET No. SU. 8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26985/6	BRYANT	O/L.	22.1.87	REL
31881	"	ART. HOUSE & GARAGE	15.12.88	C/A LA
LRA9488	"	"	17.10.90	REL
37274		MOD. HOUSE TYPE	19.3.91	C/A
38596	"	SUBST. HOUSE TYPE	10.12.91	C/A

DATE OF COMPLETION PD enq - Conservatory - Mrs de Banks . 25.10.00

MINISTRY DECISION 26986 - APPEAL GRANTED - 29.6.88

SPECIAL ORDERS TPO 328/87

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

02.MAR2001 73481

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS J MARTIN
	ADDRESS	24 LITTLE FRYTH
		FINCHAMPSTEAD
		WOKINGHAM
	POST CODE	RG40 3RN Tel. No. 932 1685
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
		RG40 1DJ
	POST CODE	Tel. No. 977 0464
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	24 LITTLE FRYTH
		FINCHAMPSTEAD
		RG40 3RN
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Alterations to form family room, provide breakfast room. Additional bedroom en suite & detached double garage

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.
NONE 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)
If no fee is payable please say why below

✓	
£95	

(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

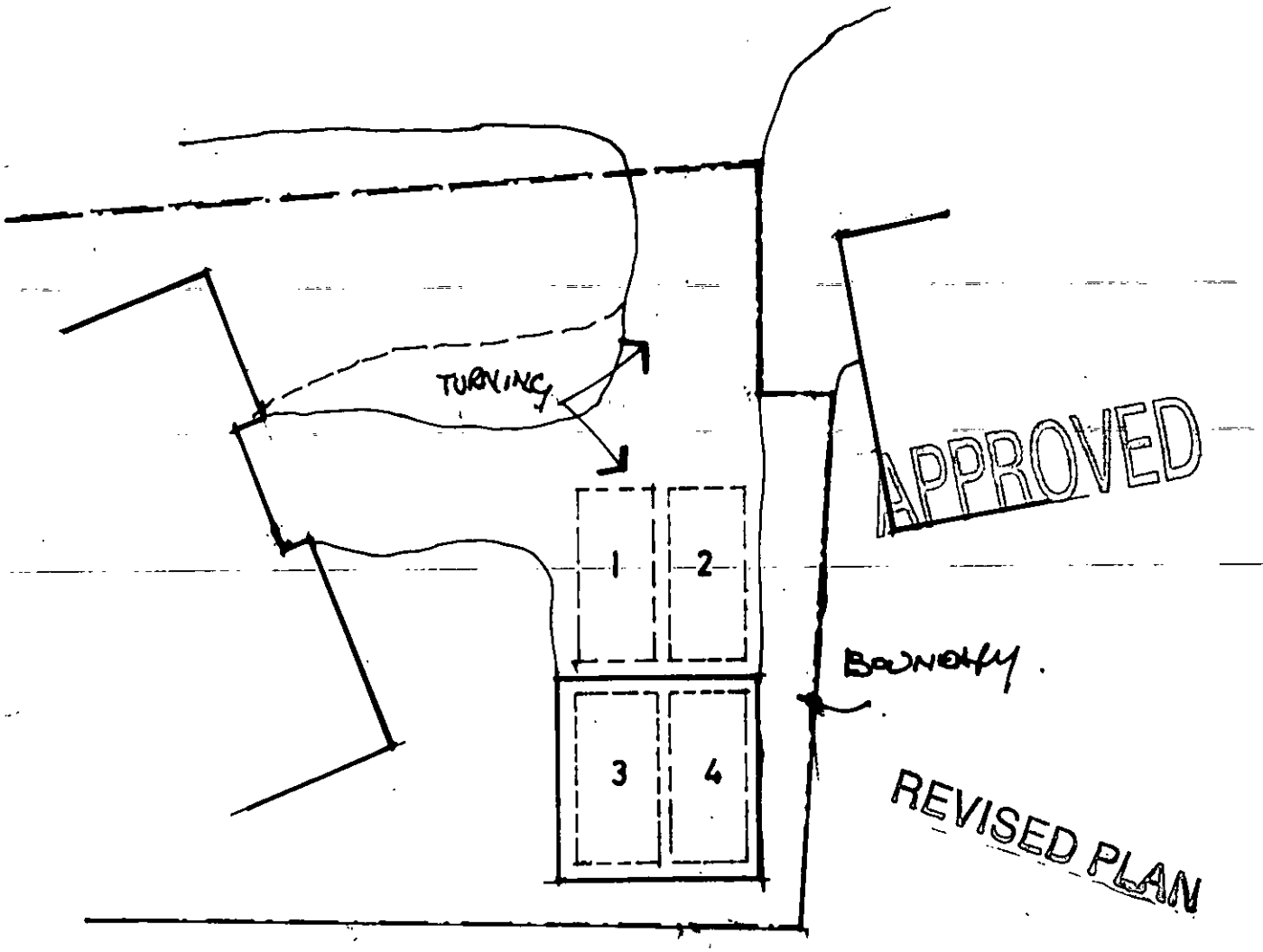
* None of the land forms part of an agricultural holding

SIGNED W M Graham Associates

ON BEHALF OF Mr & Mrs J Martin

DATE 1 February 2001

2314

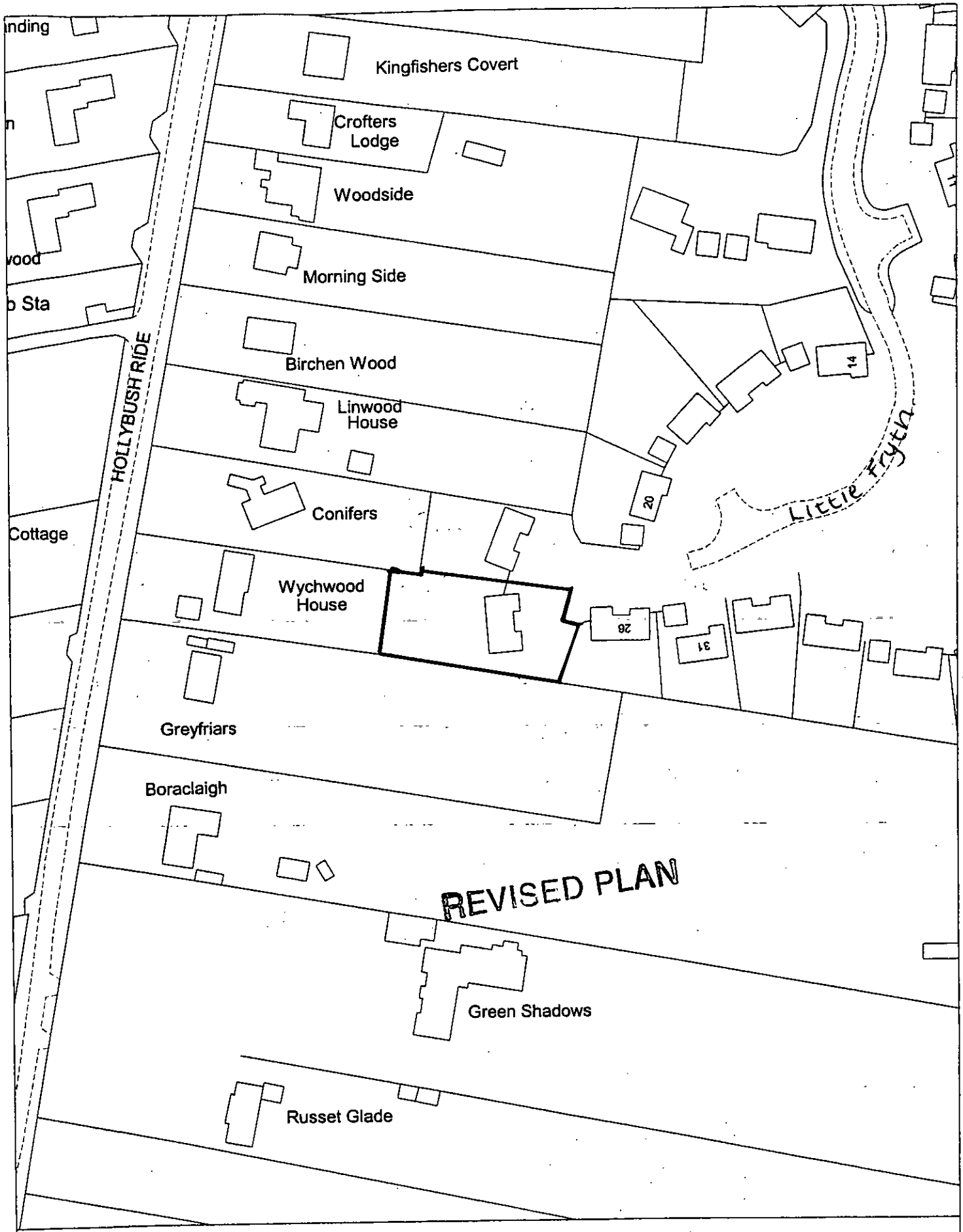


PARKING AT 24 LITTLE FRYTH

2314.

SCALE 1:200.

MK 01



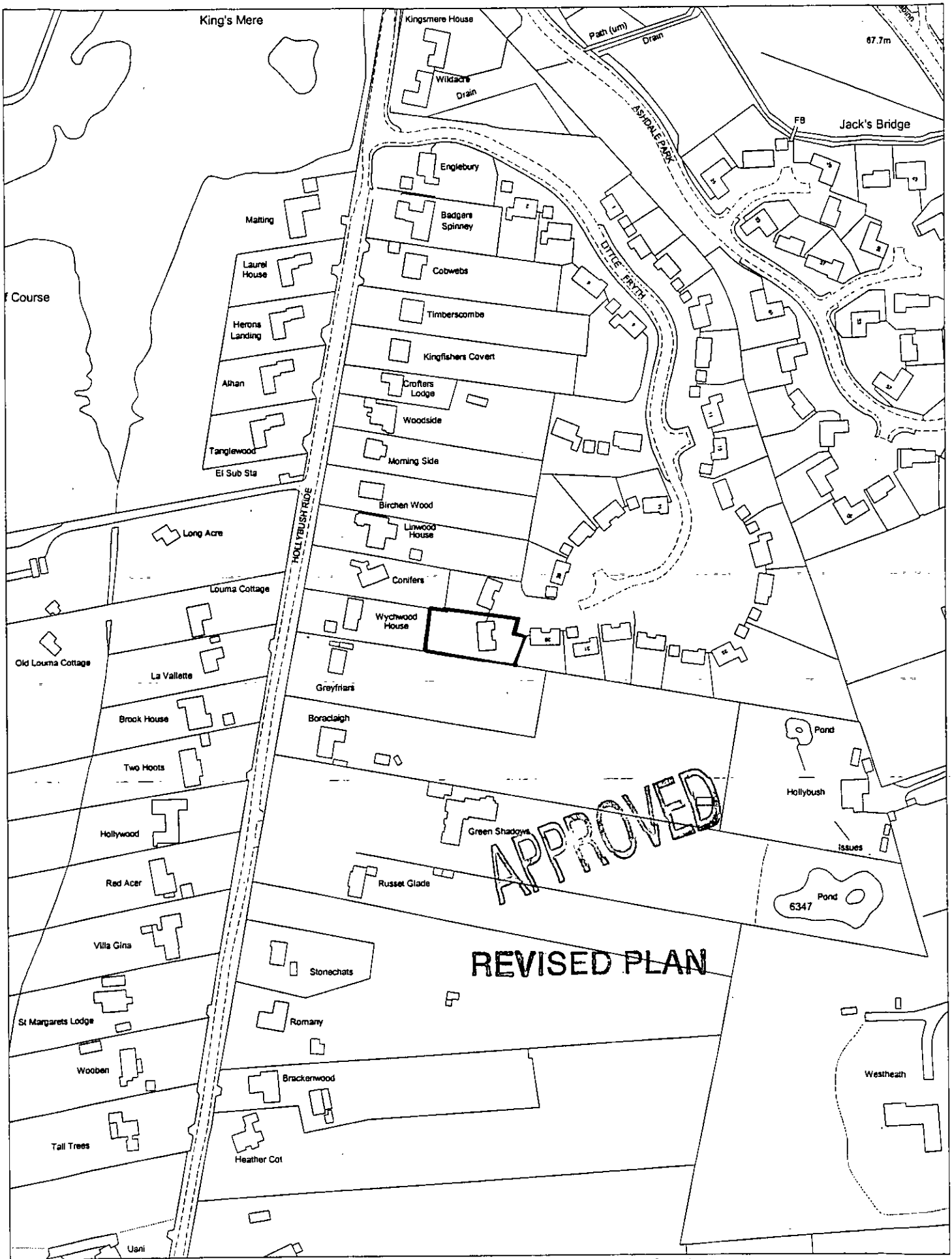
Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 October 2000

N
W E
S



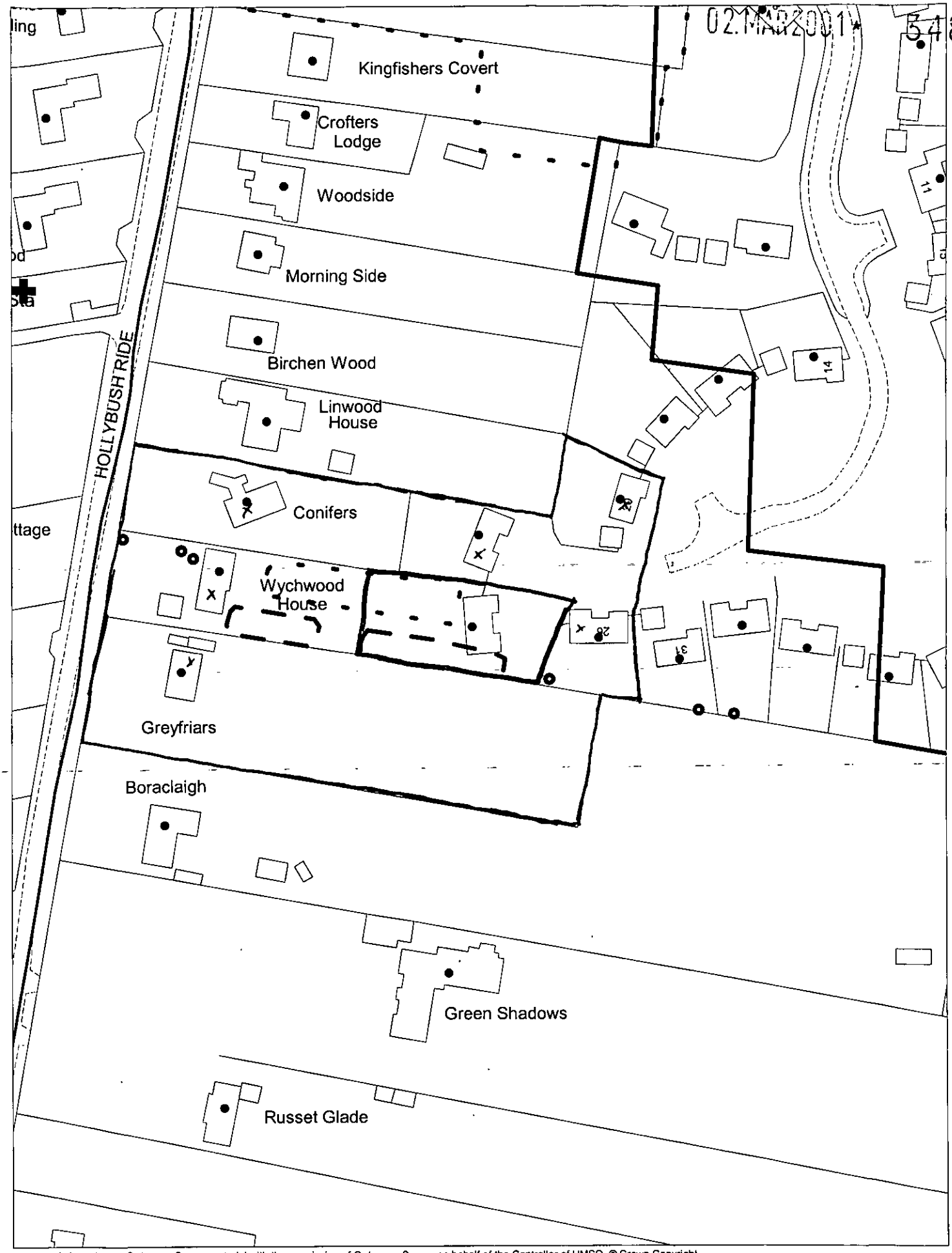
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

31 October 2000

Scale: 1 : 2500

N W E S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

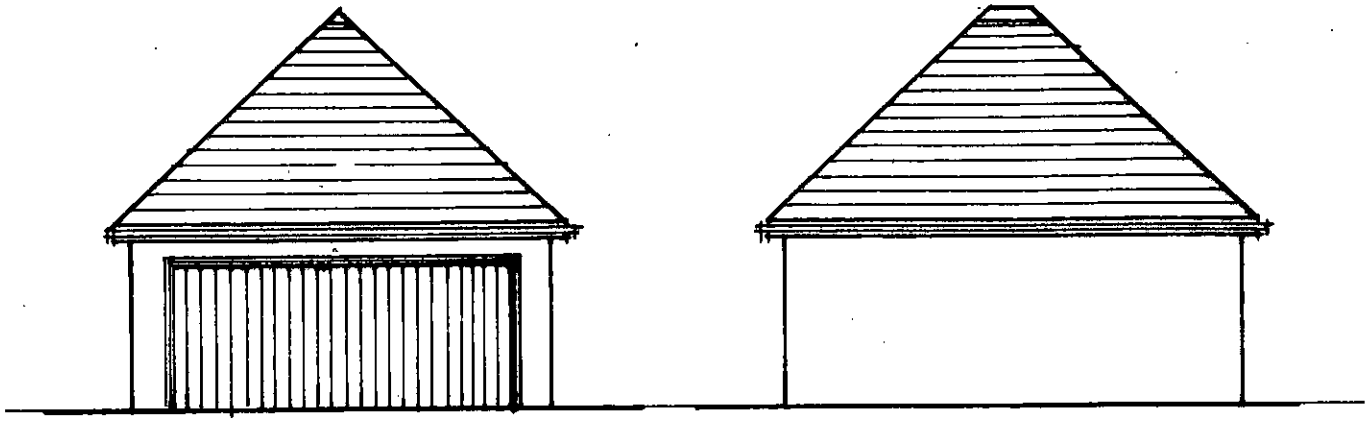
Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001

Scale: 1 : 1250

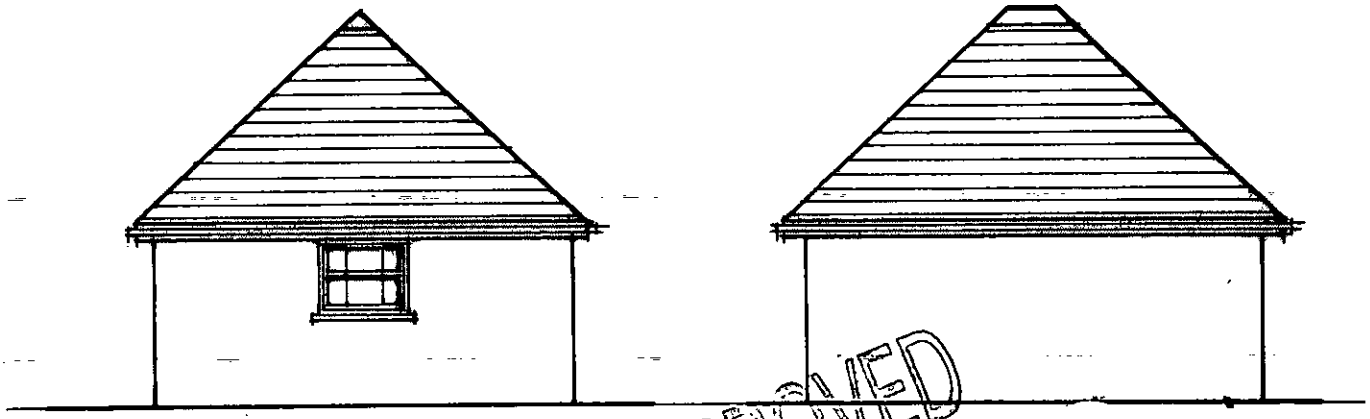
N W E S

02.MAR2001* 3481



FRONT

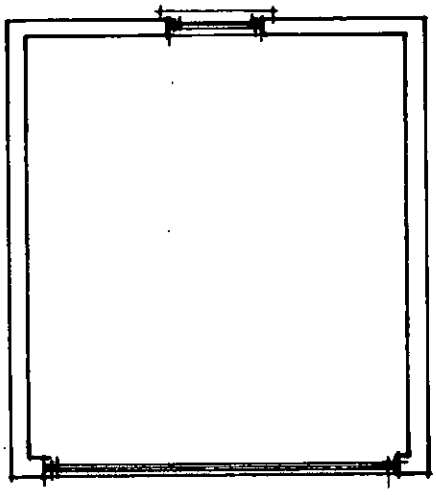
SIDE



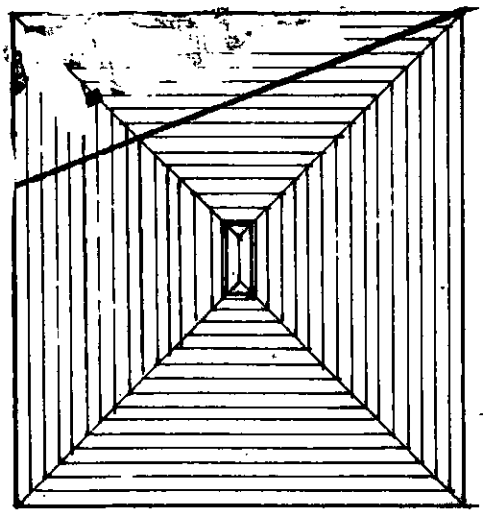
REAR

SIDE

APPROVED



PLAN



ROOF

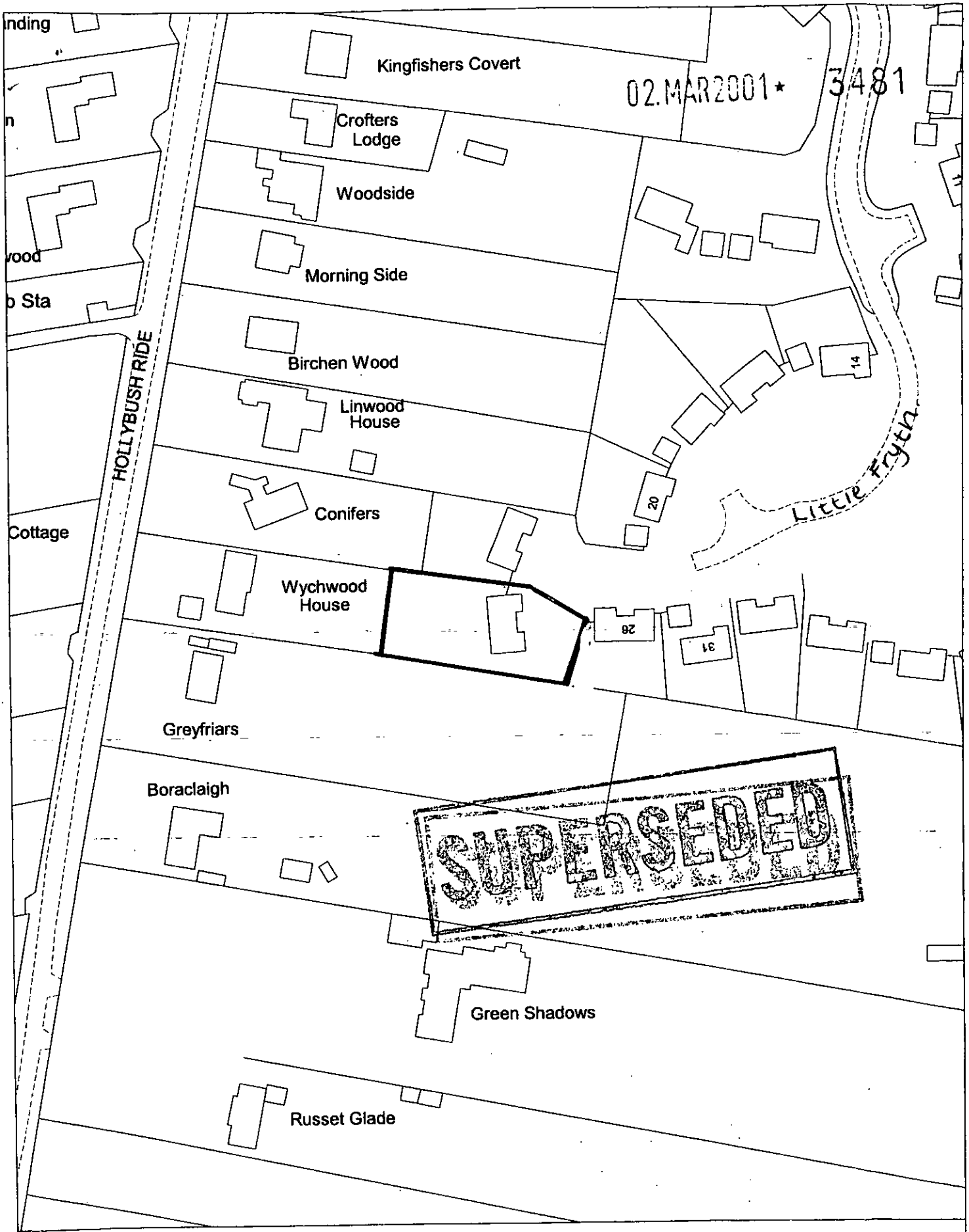
28/6/01

24 LITTLE FRYTH
WOKINGHAM
2314 / 03

GARAGE PROPOSAL
SCALE 1:100

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road,
Wokingham,
Berkshire, RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482



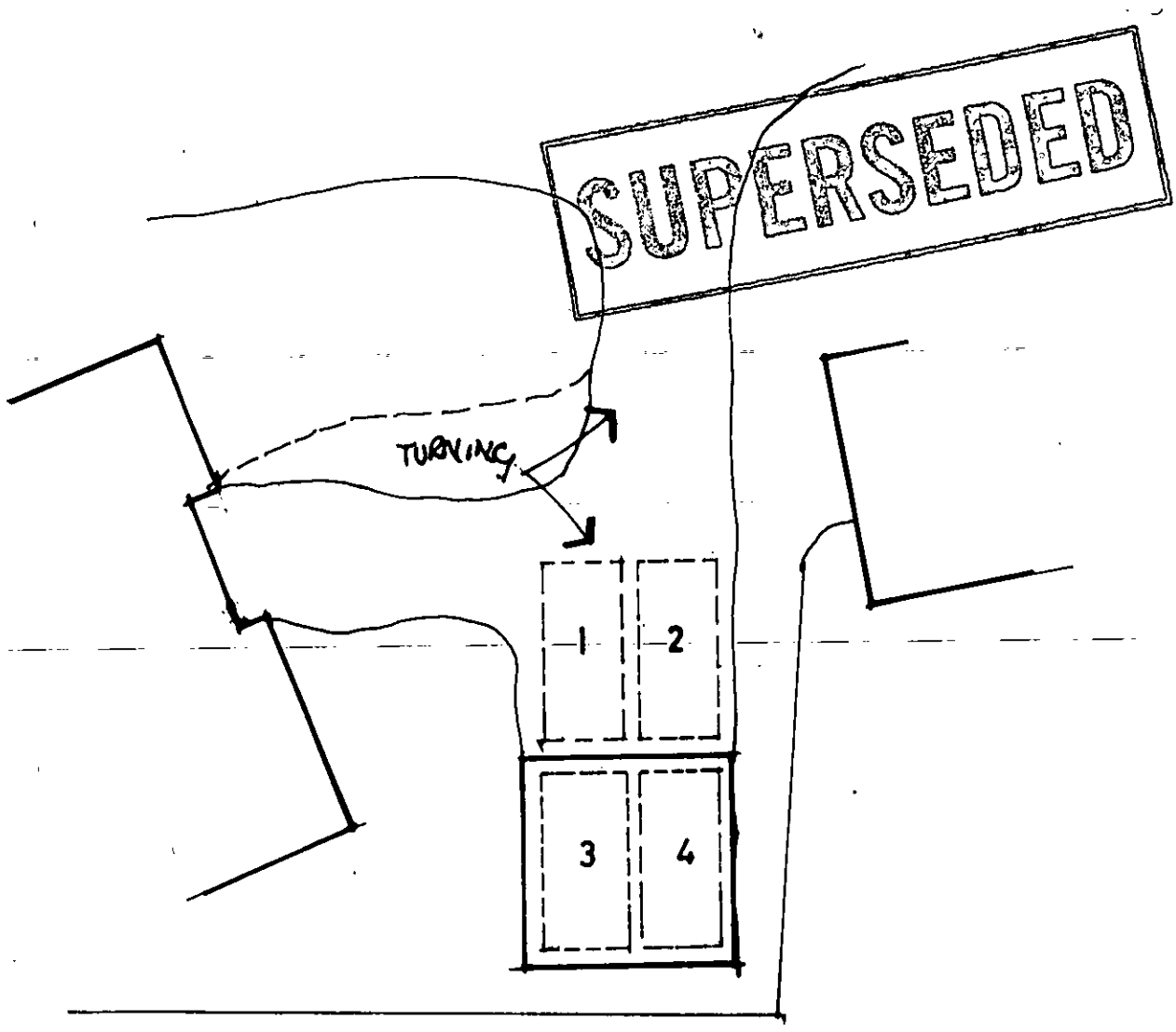
Site Plan, Scale: 1 to 1250

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

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 October 2000

SUPERSEDED



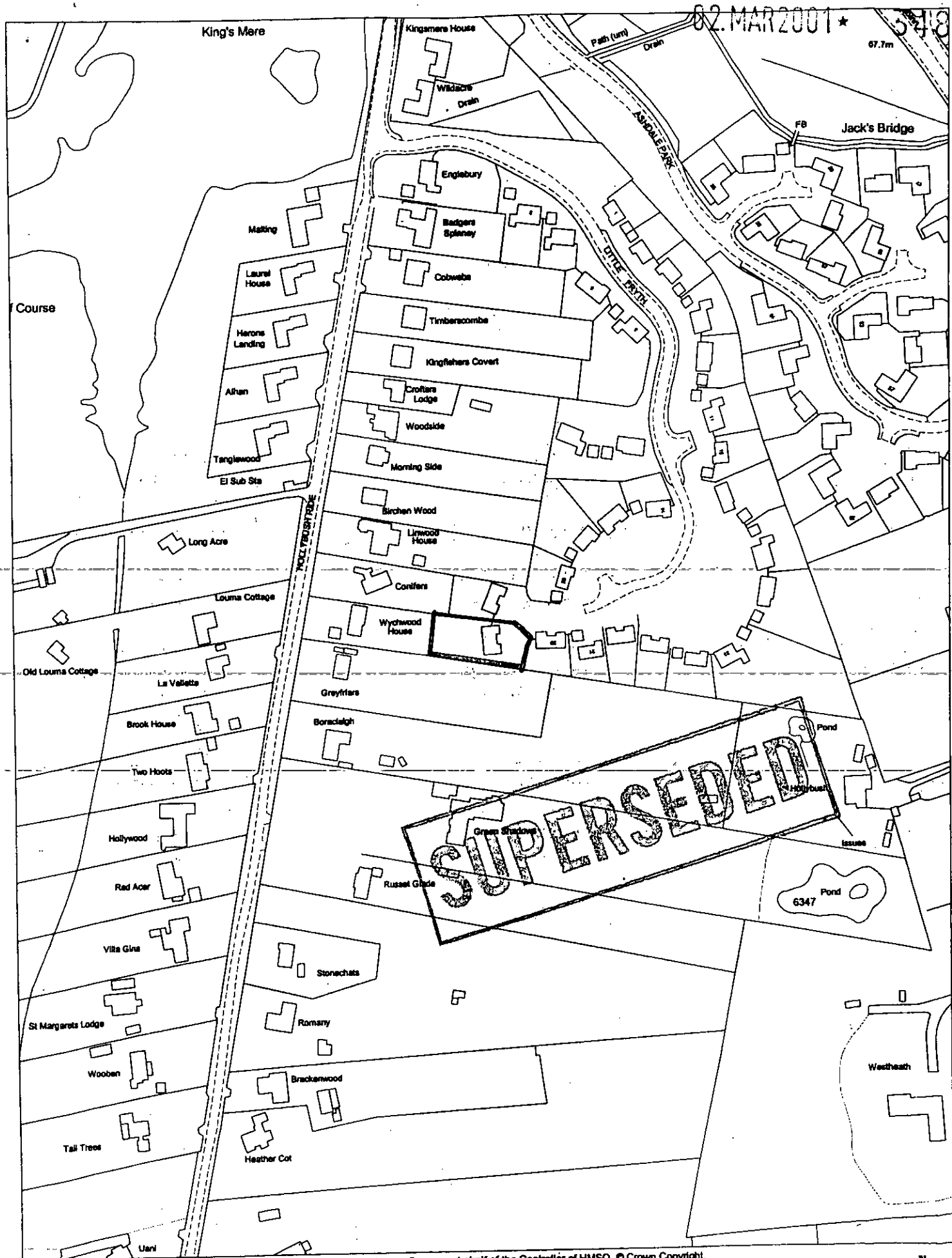
PARKING AT 24 LITTLE FRYTH

2314.

SCALE 1:200.

MK 01

02.MAR2001 ★ 3481



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

31 October 2000

EXISTING SITE PLAN 2314