SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3300

LOCATION:
302a Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mrs Higson C/O Greg Farrell

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 03/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Higson
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application Number: F/2001/3300

Parish: **FINCHAMPSTEAD**

Location: **302a, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side and rear extensions to dwelling.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The shower room window in the north west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 SBE1 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3309	AT
BUILDING CONTROL NUMBER.	FP2001/1819	Brian
~~APPLICANT~~/AGENT	Greg Carell	
ADDRESS OF SITE	302A Nine Mile Ride FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	S/S side + rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Hq 01 D	Hq 01 C
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/5/01	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3300

Applicant : Mrs Higson C/O Greg Farrell.

Location : 302a, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/02/01

Date Registered : 06/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

This application will have expired on: 03/04/2001. 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 :

Neighbours : No Comments received
Finchampstead PC : No Objections

Planning Issues : ( )

1) Neighbours.
2) Streetscene.

Application Number: F/2001/3300
Appraisal:

1) Impact on neighbouring properties

The proposal is for single storey side and rear extensions to single storey detached bungalow to form additional living accommodation.

The proposed single storey side extension will fit in the gap between the existing garage and the bungalow. It will measure 2.2 metres by 5.1 metres. To be constructed in brick with a hipped, pitched tiled roof. The eaves height will match the existing main roof of the bungalow with a ridge height of 4.5 metres. There will be two new windows.

The proposed single storey rear extension includes a new conservatory, which will replace an existing conservatory measuring 4.3 metres by 2.6 metres. It will be 9.3 metres wide the overall width of the rear elevation of the bungalow and will project 4.3 metres (maximum) from the existing kitchen and lounge area. To be constructed in brick with a combination of a glazed and tiled hipped, pitched roof. The eaves height will match the existing main roof of the bungalow with ridge heights of 3.3 metres and 4.2 metres consecutively.

There will be three additional windows and two new roof lights. It is considered that these will not cause any overlooking of neighbouring properties. The rear garden is enclosed with the combination of a 1.8 metre high privet hedge, 1.9 metre high fencing and approximately 4 metre high rhododendron and laurel hedging.

No. 304, to the east, 0.15 metres lower, single storey detached bungalow, footprint in line with No.302a. Main windows face front and rear gardens there is a secondary kitchen and bathroom window on flank elevation. Positioned 6.5 metres away from proposals behind a 1.8 high privet hedge. Therefore it is considered that due to the orientation and distance away the occupants of this property will not be overlooked.

Due to the boundary treatments, orientation and distance away the neighbouring properties to the north, west and to the south will not be affected by the proposals therefore considered acceptable.

2) Impact on street scene /visual impact.

The design of the side extension is in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [√] **Refusal [ ]**
(tick appropriate box)

Application Number F/2001/3300
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External finishes to Match
3.	C045	R045	Obscure Glazing
			The "Shower Room Window" in the "North West" elevation
			delete : It shall be fixed shut, and be permanently so retained thereafter.
			Informatives
	N04		Planning Permission Only (Not BR Approval)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 STV1/6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS2/3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 302a Nine Mile Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3300

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front Oak tree

2. DESCRIPTION OF SURROUNDINGS 'Residential' along busy main road frontage.
No. 304, Single storey bungalow, detached on large plot enclosed at rear. Secondary kitchen window + bathroom window on flank elev only.
No. 300 2 storey detached house, not affected due to boundary treatment + distance away.

3. DESCRIPTION OF SITE/BUILDING 'Single storey bungalow with existing conservatory at rear.
Single garage at side on large plot set back from road with good size front landscaped garden. Yellow coloured brick. Brown coloured pantiles on roof, white painted wooden windows + fascia boards + black guttering. Totally enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See Location Plan / Positioned in front of No. 302.

5. SITE CONSTRAINTS

TREES — Not affected None

ACCESS/PARKING — As existing on driveway room for 3 cars + garage.

LEVELS — No. 304, 0.15m lower

BOUNDARY TREATMENT — No 304, 1.8m high privet hedge

OTHERS — No. 302, 1.9m fencing
— Driveway at side access to No 302 1.9m fencing + 4m high rhododendron + laurel
— Front boundary 2m high conifer hedge + 2 No Oak trees ~~to be retained~~

No. 304. Single storey bungalow not affected by proposed due to distance + orientation

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

Tel: 0118 974 6441

Date: **12 February 2001**

My ref: F/2001/3300

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/2001/3300
302a, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3300**
302a, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6441

Date: **12 February 2001**

My ref: F/2001/3300

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2001/3300**
302a, Nine Mile Ride, Finchampstead, Wokingham.
Proposed single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3300
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3300**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3300

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
302a, 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. 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 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 FEB 2001
Officer: AT	Application No. F/2001/3300

Map No. 99 **Site** 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING

Location: 302A NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH
12.02.01

Applicant: MRS HIGSON

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.02.01 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:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... S/N + see map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 12 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3300

Proposal: Proposed single storey side and rear extensions to dwelling..

Site Address: 302a, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Mrs Higson C/O Greg Farrell.

Your observations are required in respect of this application **by 08/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clerk To Finchampstead Parish/Town Council.

DATE: 8-3-01

Environmental Services

For office use only.
Application number: 06.FEB.2001 * 3500

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MRS HIGSON 302A NINE MILE RIDE WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE & REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MRS HIGSON

Date 5/2/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

FINCHAMPSTEAD
1:2500

ADDRESS 302A. NINE MILE RIDE PARISH ~~WOKINGHAM~~

8065(9

PLOT No. ORD. SHEET No. SU 80 64 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
453/56	Messrs Hammonds Ltd	Outline Residential Development	10.8.56	N.D. Refu
O/115/61	Mrs. H.L. Rothery	Outline - Bungalow	18.5.61	N.D. Cl
134/61	Messrs Locke & Son	Detached Bungalow	13.7.61	APP. Cl
PD/226/64	Mr. R.F. Whitworth	Extension to Garage	14.5.64	APP. N

DATE OF COMPLETION October 1961

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

8 February 2001 Scale: 1 : 1250

N
W E
S