4/2

APPLICATION NO:
F/2002/8234

LOCATION:
43 Mc Carthy Way, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Owen C/O Mr S Claxton

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

EARLIEST DATE FOR DECISION: **30/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2003

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Owen
C/O Mr S Claxton
21 New Road
Sandhurst
Berkshire
GU47 8EF

Application Number: F/2002/8234

Parish: **FINCHAMPSTEAD**

Location: **43, McCarthy Way, 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 condition, the reason for which is specified hereunder.

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

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

Informative
1. 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.

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, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/02/2003

Notice checked by: C Hunter

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8234

Applicant : Mr & Mrs Owen C/O Mr S Claxton.

Location : 43, Mc Carthy Way, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/3

Date Registered : 20/12/2002

Earliest Date for Decision : 30/01/2003

Latest Consultation Date/Site Notice Expiry Date : 30/01/2003

This application will have expired on: 14/02/2003. 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 :

Planning Issues :
Shr. Sc.
Neighb.
Id. Sett.

Application Number: F/2002/8234

Appraisal :

The site is a two storey end-terrace dwelling, situated within the identified settlement boundary of Finchampstead. The application being considered proposes a S/S rear extension to form a conservatory.

Impact on neighbouring dwellings:
Due to the scale, materials and siting of the proposed extension, no adverse impacts are considered for neighbouring dwellings. In line with householder SPG.

Impact on street scene:
The dwelling is located on a corner plot, however, due to the conifer hedge along the east boundary the conservatory would be screened from the street scene. Furthermore, No45 (adjoining property) has single storey rear conservatory of similar dimensions and scale.

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

Application Number F/2002/8234
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	

Informative for approvals

2. N16 1. N06.

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 STV1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WO33 WO52

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. T Gweltson

(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 17/02/03

pp ?

RECORD OF SITE VISIT

SITE ADDRESS: 43 Mc Carthy Way Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8234

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/1/13

1 SITE/STATUTORY NOTICE DISPLAYED ? Y- post front garden.

2. DESCRIPTION OF SURROUNDINGS
Res rd. - det, semi and terrace properties integral gges.

3. DESCRIPTION OF SITE/BUILDING
corner plot dwelling - end terrace 2/5.

4. RELATIONSHIP TO ADJOINING PROPERTIES
adjoins No 45.

5. SITE CONSTRAINTS

TREES - N/A.

ACCESS/PARKING N/A

LEVELS land slopes up to rear of site and to east of site.

BOUNDARY TREATMENT east side (RHS) 2m high conifer hedge set on higher land

OTHERS RHS 1.8m cb fencing.

No 45 - s/s rear conss.

rear b -

FROM: Louise Smith

DATE: 07 January 2003

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8234

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

Site Address: 43, Mc Carthy Way, Finchampstead, Wokingham.

Applicant: Mr & Mrs Owen C/O Mr S Claxton.

03 FEB 2003

Your observations are required in respect of this application **by 30/01/2003** .

The Parish Council has no objections to this application.

SIGNED: C.S.C DATE: 29 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

Application Number: F/2002/8234

Case Officer : LS

Valid Date : 20/12/02

Map No : 98

Site Area : 0.03

Received Date: 20/12/2002

Level : Delegated Application

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

Location : 43, Mc Carthy Way, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr & Mrs Owen C/O Mr S Claxton.

Fee Required: £110 Fee Received: £110 5

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	~~Do not show conservatory floors~~		
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

✓ S/N & see map.....

.....

.....

No pre-app.

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

Tel: (0118) 974 6463

Date: 07 January 2003

My ref: F/2002/8234

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8234
43, Mc Carthy Way, 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/2002/8234**
43, Mc Carthy Way, 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 Charlesworth

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

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

Tel: (0118) 974 6463

Date: 07 January 2003

My ref: F/2002/8234

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/8234
43, Mc Carthy Way, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/8234**
43, Mc Carthy Way, 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 Stanton

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

Received by Wokingham District Council

Application No: F/2002/8234

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

Location:
43, Mc Carthy Way, 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/2002/8234 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 30/01/2003. 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

07 January 2003

Organisation_Name	Building_Name	address1	Postcode
		22MCCARTHY WAYWOKINGHAM	RG40 4UA
		24MCCARTHY WAYWOKINGHAM	RG40 4UA
		26MCCARTHY WAYWOKINGHAM	RG40 4UA
		41MCCARTHY WAYWOKINGHAM	RG40 4UA
		43MCCARTHY WAYWOKINGHAM	RG40 4UA
		45MCCARTHY WAYWOKINGHAM	RG40 4UA
		17THE SPINNEYWOKINGHAM	RG40 4UN
		18THE SPINNEYWOKINGHAM	RG40 4UN

Neighbour letter F/2002/8234

20 DEC 2002 8234

20 DEC 2002

Environmental Services

For office use only.
Application number: 8234

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS OWEN
	Address and postcode	43 MCCARTHY WAY FINCHAMPSTEAD BERKSHIRE.
	Phone number	01189-734252
2	Agent's Name	MR. S. CLAXTON
	Address and postcode	21 NEW RD SANDHURST BERKSHIRE GU47 8EF
	Phone number	01252-873927
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.	43 MCCARTHY WAY FINCHAMPSTEAD BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY
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.	BRICKS TO MATCH HOUSE. GLASS TO WALLS. POLYCARBONATE ROOF.
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 ☑

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 Mr & Mrs OWEN

Date 5/DEC/02

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

ADDRESS 43, Mc Carthy Way

PARISH ~~[illegible]~~ Finchampstead 1.4.86

PLOT No. 62 (4)

ORD. SHEET No. SU. 7965 (98)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63	Messrs Bernard Thorpe + Partner	Outline Res Dev. 44 acres	31 7 63	N/A Ref
0/7/64	Darwins Owners	" " " 12½ "	28 1 64	N/A Ref
~~0/26/70~~	~~Brookline Development Ltd.~~		~~29 5 70~~	~~N/A Ref~~
625/71	Marc Gregory Ltd	Layout Roads 76 houses + garages	3 3 72	N/A C/A
504/72	" " "	Details 24 det 54 ter " "	13 4 72	App N/A
872/72	Joviel Homes "	" Terraced house + garage	8 6 72	App C/A
00564	" " "	Relax Cond. 2 of plan 625/71	1 7 74	N/A C/A
24170	MR. P. WEBB	RE-POS SIDE BOUNDARY FENCE	12.9.85	N/A REF
F/2002/8234	Mr. + Mrs. Owen	S/St/R Exct - Conserv.		

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1.65 // ~~0/26/70 App granted 7 12 70~~ 0/7/64 - APPEAL DISMISSED - 20.1.65

SPECIAL ORDERS

DRAINAGE Pd eng. Conservatory - Mr Ifill - 15/11/02 PPreq

091074