[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/2878

LOCATION:
189 Finchampstead Road, Wokingham.

APPLICANT:
Mr K N J Tubby C/O Derek Cann ARIBA

PROPOSAL:
Proposed side extension to detached garage and raise roof to form games room in roof space.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K N J Tubby
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2000/2878

Parish: **WOKINGHAM**

Location: **189, Finchampstead Road, Wokingham.**

Proposal: **Proposed side extension to detached garage and raise roof to form games room in roof space.**

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

Reason

1. The proposed development by reason of its height, massing, scale and location would be visually obtrusive and would have a detrimental effect on the character and visual amenity of the surrounding area. The proposal is therefore contrary to policy SBE2 of the South-East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 Policy SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 16/01/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2878

Applicant : Mr K N J Tubby C/O Derek Cann ARIBA.

Location : 189, Finchampstead Road, , Wokingham.
Proposal : Proposed side extension to detached garage and raise roof to form games room in roof space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01

Date Registered : 22/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application <u>will have expired on</u>: <u>17/01/2001.</u> 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 : C/A.

Landscape/Trees : 'No objection' but Concerned about visual impact.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon the Street Scene.

Application Number: F/2000/2878

Appraisal:

The proposed development is for a side extension to a detached garage to form a double garage, WC and store and raising of the roof to form a games room in the roof space. It would be 9m long by 6.2m wide and have a pitched roof with hipped ends, 2.3m to the eaves and 6.5m to the ridge.

The main dwelling house is semi-detached, with 189a, and borders 191a to the South. (along the boundary on which the proposed development is to be sited). The property has 3m tall conifers along its boundary with 191a up to the garage where it changes to 1.8m standard fence. To the front of the property facing Finchampstead Road there is a mature oak tree and chestnut tree.

The proposed development is 0.5m of the boundary with 191a Finchampstead Road and 6.5 - 9.5m form the boundary with Finchampstead Road, 15m forward of the main house.

1) Impact upon neighbouring properties

It is not considered that there would be any significant adverse effects upon the neighbouring property as there is only one window (servicing a kitchen) in the side elevation, which is already obscured by the existing garage.

2) Impact upon the character of the streetscene.

The proposed development is located forward of the existing dwelling and is proposed to have a very high ridge (6.5m). Although there are substantial trees along the front boundary it is considered the proposal would be clearly visible from Finchampstead Road (also from within the Green Route), and would have an adverse effect upon the character of the street scene.

~~**Approval:**~~ **Refusal: ✓**

Application Number F/2000/2878
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	——	▷	The proposed development by reason of height, massing, scale + location would be visually obtrusive + would have a detrimental effect on the character + visual amenity of the surrounding area. The proposal is therefore contrary to policy SBE2 of the SEALP + Policy's WOS3 + WBE1 of the WDLP.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
MINERALS LOCAL PLAN POLICIES:

John Mercer
16/1/07

kitchen windows in side elevation @ ground floor noting @ 1st.

RECORD OF SITE VISIT

SITE ADDRESS: 189 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/2878

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/07

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front gate

2. DESCRIPTION OF SURROUNDINGS major Rd with large hses. ^ residential
Green route

3. DESCRIPTION OF SITE/BUILDING V. large semi in large grounds. existing S/S garage to front

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi detached with 189A, Shared boundary with 191A.
garage is ≈ 0.5m from boundary.

5. SITE CONSTRAINTS

TREES oaks to front^ (to remain) + local adjacent (to be removed)

ACCESS/PARKING lots

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence along side of garage
3m conifers along rest of boundary.

OTHERS

SW2.

Applicationo	Name & Address
F/2000/2878	Mr J S Hannay 9a Pinecroft Road Wokingham RG41 4AL

App. refused
Letter sent 22/01/01

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2878

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2878
189, Finchampstead Road, , Wokingham.
Proposed side extension to detached garage and raise roof to form games room in roof space.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2878**
189, Finchampstead Road, , Wokingham.
Proposed side extension to detached garage and raise roof to form games room in roof space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2878

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2878**
189, Finchampstead Road, , Wokingham.
Proposed side extension to detached garage and raise roof to form games room in roof space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2878

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2878
189, Finchampstead Road, , Wokingham.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2878**
189, Finchampstead Road, , Wokingham.
Proposed side extension to detached garage and raise roof to form games room in roof space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2000/2878

Proposal:
Proposed side extension to detached garage and raise roof to form games room in roof space.

Location:
189, Finchampstead Road, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. Written comments submitted will become available for public inspection.

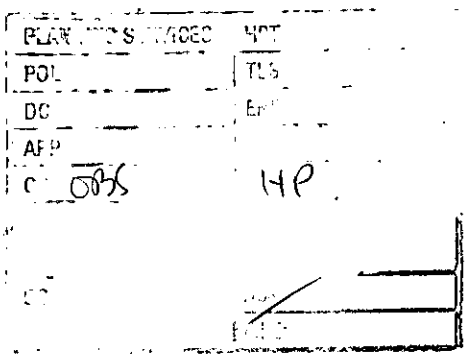
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 December 2000

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 24 December 2000 14:34
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2000/2878
Correspondent_FullName: Mr JS Hannay
Correspondent_StreetAddress: 9A Pinecroft Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 4AL
Correspondent_Telephone: 07769 934209
Correspondent_Email: jhannay@peakeurope.com

Comments:

I would like to oppose the planned extension to the detached garage and games room in the roof space to 189 Finchampstead Road, Wokingham. This would severely encroach on the privacy of my property and I would therefore object strongly to any planning permission being granted for this. Please not that this response is dated within 21 days of 4th December 2000 which was requested by your letter.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Helen Pollock

DATE: 13 December 2000

Location:	189 Finchampstead Road, Wokingham
Proposal:	Proposed side extension to detached garage and raise roof to form games room
Application Number:	F/2000/2878

In response to your consultation dated 4 December 2000 for the above application, the landscape comments are as follows:

The existing garage is well screened from the Finchampstead Road by the trees and shrubs that form the boundary of the site along the road. I have no objection to an extension of the garage, as it will not come any closer to the trees than the existing garage and although a large laurel will need to be removed, there is sufficient vegetation within the garden to continue the screening effect which already exists. However, the raising of the roof to create a games room will effectively double the height of the building to almost 7m which will have a significant visual impact on views from Finchampstead Road.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENTAL SERVICES

22 NOV 2006

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr K.N.J Tubby
	ADDRESS	Winsford
		189 Finchampstead Road
		Wokingham
	POST CODE	RG40 3HE Tel. 0118 978 7099
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	189 Finchampstead Road
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Part demolish existing garage. Build new
		Double garage with room over
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 non to be felled
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brickwork as existing
		Roof tiles as 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES New garage

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 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.

SIGNED  ON BEHALF OF Mr K. Tubby

DATE 22nd November 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2878

Proposal: Proposed side extension to detached garage and raise roof to form games room in roof space.

Parish: WOKINGHAM TOWN

Site Address:
189, Finchampstead Road, , Wokingham.

Applicant:
Mr K N J Tubby C/O Derek Cann ARIBA.

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).

C122, R122.

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins.

5/12/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 NOV 2000	Map No. 91.. Site ...OIJ...
Officer: HP | Application No. F/2000/2878	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED SIDE EXTENSION TO DETACHED GARAGE AND RAISE ROOF TO FORM GAMES ROOM IN ROOF SPACE

Location: 189 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Evendons: LR 2000 B

Applicant: MR TUBBY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (10) ☐ 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 : 4.12.2000 TB 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:

SINT 185a, 189a, 191 & 191A Finchampstead Rd
7, 9, 9a, 17 Pinecroft Road

Recd 10.30AM 22.11.00

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

22.NOV.2000* 2878

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0021
22nd November 00

Dear Sir/Madam.

Proposed new Garage
'Winsford'
189 Finchampstead Road, Wokingham.

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0021 / 01./ 02
Cheque in the sum of £95.

As the above proposal is near an oak tree that my client are keen to retain, I would discuss with Mr Neil Etherington on the best way to build alongside the trees and cause as little damage as possible if consent is granted.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

WINSTOND

ADDRESS 189 FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. (91)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 8135	MR. ROXBURGH	ALT, EXT, CONV. TO 2 UNIT GARAGE	4.4.78	APP
08036	"	"	13.4.78	C/A
14518	"	NEW VEH ACCESS	18.12.80	C/A
B(2A)R81 (137 F)	"	GARAGE	25.11.83	
20656	"	"	5.1.84	C/A
28095 }	"	ALT. HOUSE & GARAGE R/O	27.11.84 / 18.12.84	C.A
35282 }	9 A PINECROFT RD. MR. J. LUSTY	"	24.4.90	C.A

DATE OF COMPLETION

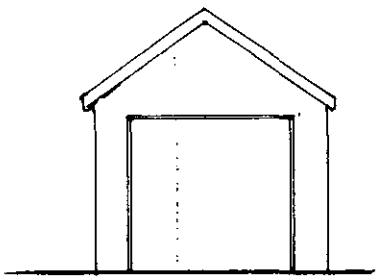
MINISTRY DECISION

SPECIAL ORDERS

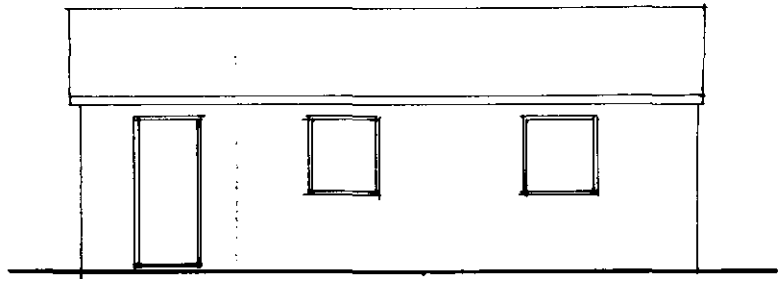
DRAINAGE

091074

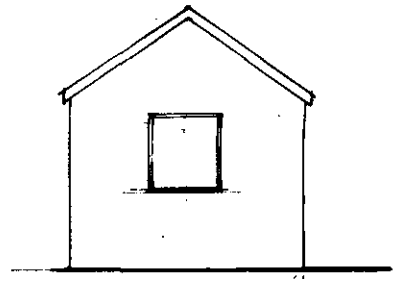
22.NOV.2000 2878



TO HOOSE.

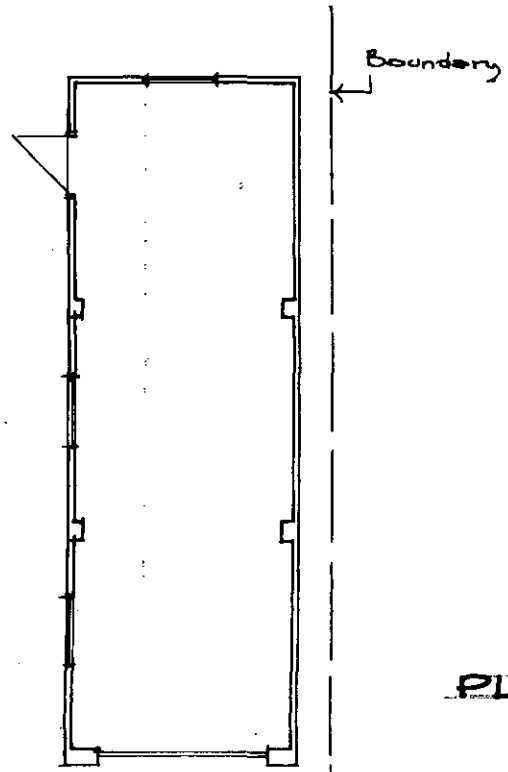


SIDE.



FRONT TO ROAD.

ELEVATIONS.



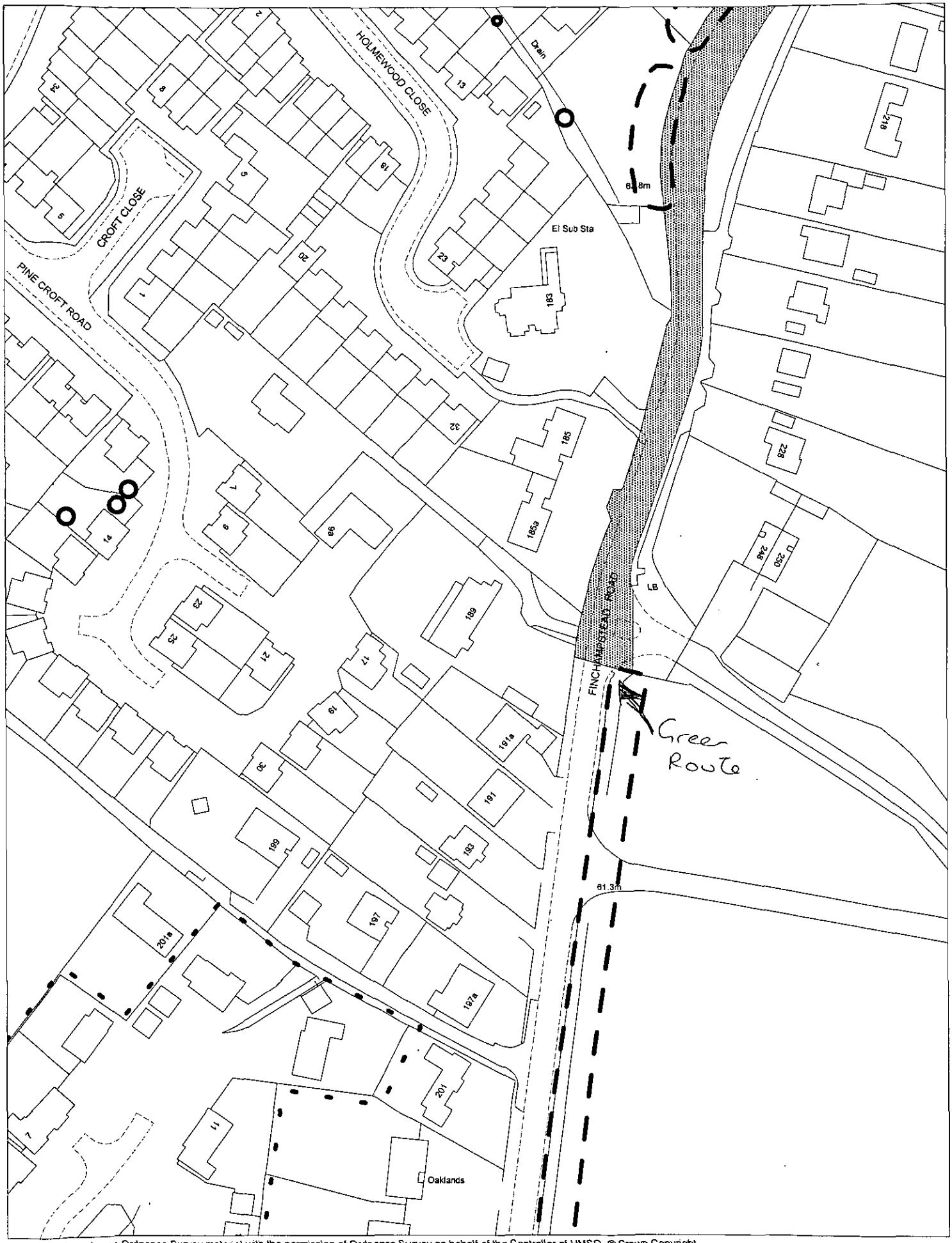
PLAN.



SURVEY EXISTING GARAGE.
189. FINCHAMPSTEAD RD.

scale. 1:100. OCT 2000.

0021·01.



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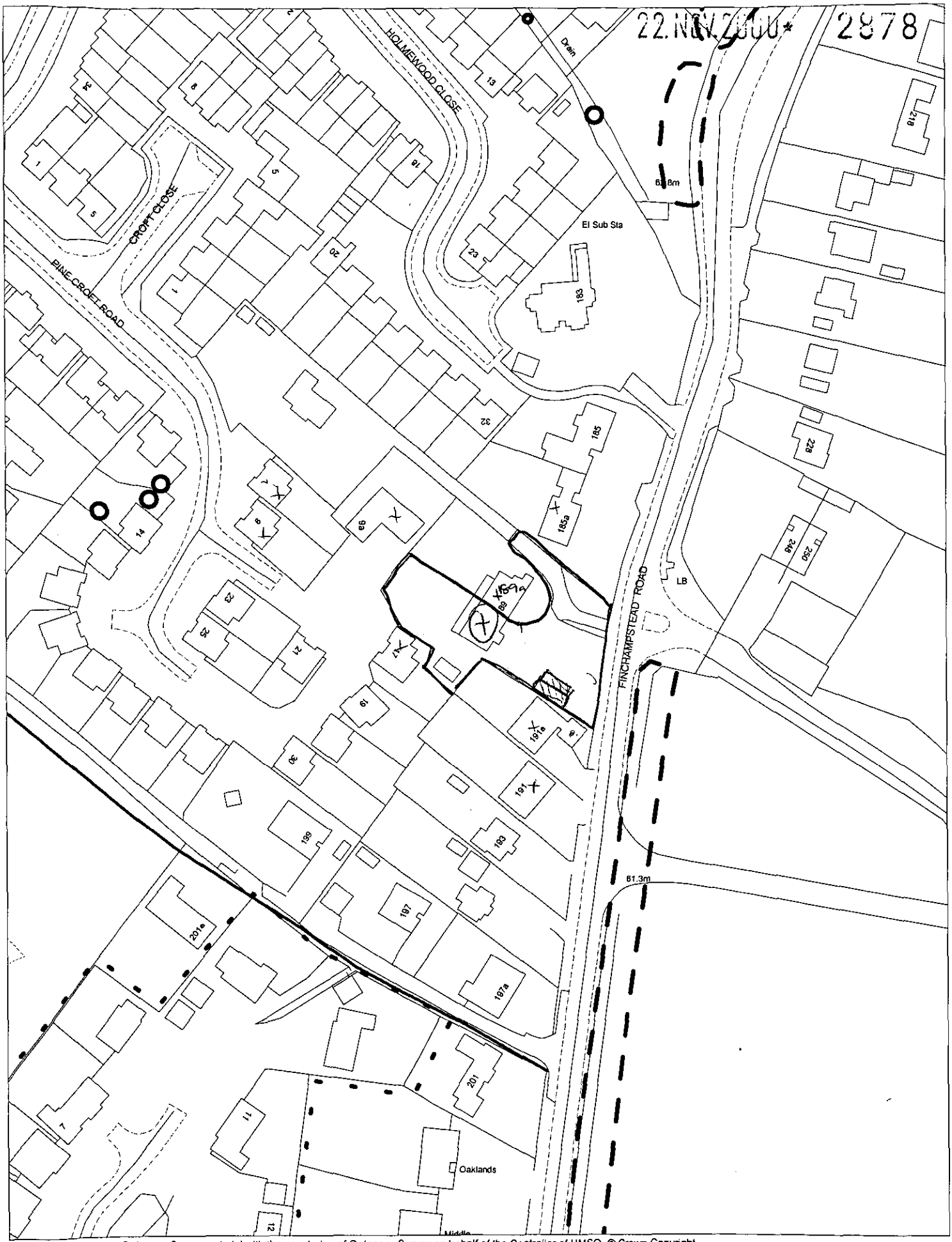
Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001

Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
28 November 2000

Scale: 1 : 1250

N
W E
S

green route

2) Massing
1) height
3) Scale
In that location
forward of existing dwellings
obtrusive.