APPLICATION NO:
F/2000/1069

LOCATION:
Stonechats Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs D Hillman C/O The Day Tanner Partnership

PROPOSAL:
Proposed two storey rear extension to dwelling and front porch.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Hillman
C/O The Day Tanner Partnership
55 Church Street
Caversham
Berkshire
RG4 8AX

Application Number: F/2000/1069

Parish: **FINCHAMPSTEAD**

Location: **Stonechats, Hollybush Ride, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and front porch.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plan, drawing No. 1492/02 B submitted to the Local Planning Authority on 26/06/00 showing a change in position of the proposed kitchen window and door.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1069	EV
BUILDING CONTROL NUMBER	BN/2002/1289	
~~APPLICANT~~/AGENT	Malcolm Sutton	
ADDRESS OF SITE	Stonecha's. Hollybrook Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 STOREY. REAR EXT + FRONT PORCH	

DRAWING NUMBERS	BC	DC	Dan Tanner.
BLOCK PLAN	1492/02D	1492/02B	
ELEVATIONS	-"-	-"-	
FLOOR PLANS	-"-	-"-	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rear kitchen extended roof - front gable - 2 additional roof lights	
DATE	26/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	3/4/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6443 (Direct Line)

Date. 3 April, 2002

My ref. CD/BN2002/1289(1069)

Mr M Sutton
Braemar House
107-111 Queens Road
READING
Berkshire
RG1 4DA

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
E-mail:

Dear Mr Sutton,

TWO STOREY REAR EXTENSION, FALSE GABLE AND FRONT PORCH AT STONECHATS, HOLLYBUSH RIDE, FINCHAMPSTEAD

Thank you for your Building Notice Application Number BN2002/1289 received on 14 March.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2000/1069, which cannot be dealt with as a minor amendment. The rear kitchen has been extended, and the gable roof has been added to the front. I note there are also additional rooflights. The increased volume requires a new Planning Application.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 25 April. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr D Hillman

FROM: Elaine Connor

DATE: 11 April 2000

PLANNING SERVICES	HPT
POL	TLS
DC	EDP
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1069

Proposal: Proposed two storey rear extension to dwelling and front porch.

Site Address: Stonechats, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs D Hillman C/O The Day Tanner Partnership.

Your observations are required in respect of this application **by 05/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 11 April 2000

Application Number: F/2000/1069

Proposal: Proposed two storey rear extension to dwelling and front porch.

Site Address:
Stonechats, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs D Hillman C/O The Day Tanner Partnership.

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).

SC 23- PARKING & GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

20-4-00

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: ST/DF/JF/1492.6

22nd June 2000

Environmental Services Department
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham,
Berkshire RG40 1WR

For the attention of Elaine Connor

Dear Sir or Madam,

RE: STONECHATS, HOLLY BUSH RIDE, FINCHAMPSTEAD - APPLICATION NUMBER F/200/1069

Following our telephone conversation today, regarding the above application, please find enclosed six copies of our drawing 1492/02b, which has been revised at our Client's request to show the proposed kitchen window and doors in new positions.

I hope this meets with your approval and look forward to hearing from you soon.

Yours faithfully,

DEAN FLETCHER

Enclosure:

cc: Client

PLANNING SERV.
TOL
DC
DP
CS
31042
26 JUN 2000
COPIES TO:
CK:
FILE:

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1069

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/2000/1069
Stonechats, Hollybush Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and front porch.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1069**
Stonechats, Hollybush Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and front porch.
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 6451

Date: **11 April 2000**

My ref: F/2000/1069

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1069**
Stonechats, Hollybush Ride, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and front porch.
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 : *Elaine Connor*

Application Number : F/2000/1069

Applicant : Mr & Mrs D Hillman C/O The Day Tanner Partnership.

Location : Stonechats, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling and front porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

PARISH COUNCIL : No objection

HIGHWAYS : recommend cond. SC23 (SE06). 'Parking & garaging'

Planning Issues :

- IMPACT UPON CHARACTER OF AREA. - GREEN GAP.
- " " NEIGH. PROPS.

Application Number: F/2000/1069

PROP: 2 ST. REAR EXTENSION

Appraisal :

IMPACT UPON CHAR. OF AREA :

The application site is located in an area designated as 'Green Gap.'
The development being considered is a 2 storey rear extension to provide a kitchen & family room at ground fl. & 2 additional bedrooms @ 1st floor level. The proposal also includes a canopy style porch at the front of the dwelling.
It is not considered that the proposed 2 st. extension is of such a scale as to be unacceptable development in this area. Therefore it is not considered that the extension is contrary to the Green Gap policies.

IMPACT UPON NEIGHB.
Given the siting of the proposed extension in relation to the neighbouring property 'Romany' & the siting of the detached garage between Stonechats & Romany it is not considered that the proposed extension will have an adverse neg. impact upon this dwelling.

IMPACT UPON ST. SCENE :
Given the scale & design of the prop. porch it is not considered that it is out of keeping with the character of the [redacted] dwelling. Given this & the mature vegetation which screens the site it is not considered that it will have an adverse negative impact upon the st. scene.

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

Application Number F/2000/1069
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12 .	
3	SC23	SR06	'Parking & garaging'
4	SC04	SR04	'Permission' ... 'Plan, drawing no. 1492/02 B' ... '26th June 2000' .... 'a change in position of the prop. kitchen window & door'

John Mutlow
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Stonechats
Hollybush Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/1069

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

mature residential area
Sporadic development.

3. DESCRIPTION OF SITE/BUILDING

detached chalet bungalow set back from h/way
mature screening to side & front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 MAR 2000
Officer: EC	Application No. F/2000/1069

Map No. 107 **Site** 018
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND FRONT PORCH

Location: STONECHATS HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North

11.4.2000

Applicant: MR/MRS HILLMAN

Fee Received 95-00 (S) 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	show porch	✓ 11.4	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side porch.	✓	
6	Floor plans	SKY LIGHT NOT SHOWN	✓	
7	Metric scale disclaimer			
8	Encroachment letter		✓	
9	Miscellaneous	PARKING UNCLEAR		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Rural Area

NEIGHBOURS:

S/N + Villa Gina, Margarets Lodge + Romany - Hollybush Ride

PLANNING SERVICES
POL
DC
APP
CS
27 MAR 2000
COPIES TO:
ACK
FILE

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: st/df/jf/1492.2

23rd March 2000

27 MAR2000 1069

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham,
Berkshire RG40 1WR

Dear Sir or Madam,

RE: STONECHATS, HOLLY BUSH RIDE, FINCHAMPSTEAD

Please find enclosed the following in order to support a full planning application.

- 6 copies of our drawings numbered 1492/02
- 6 copies of relevant application forms
- Certificate A
- Our client's cheque to the sum of £95.00

We look forward to receiving a receipt for this application and a notice to display.

Yours faithfully,

DEAN FLETCHER

Enclosure:

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C N Tanner

~~KARMEL~~ STONECHATS
ADDRESS HOLLYBUSH RIDE

PARISH FINCHAMPSTEAD

PLOT No. C/O/NAME 2.4.98

ORD. SHEET No. SU. 8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/191/67	MRS M S DUBBIN	O/APP DB/DWELLING	4.1.68	N/A C/A
24/68	"	~~ALT HOUSE & DBLE GARAGE~~	16.4.68	APP C/A
BR 5884	MR. R. SMURTHWAITE	CARPORT	14.1.77	APP N/A
21016	MR R. BALDOCK	2/ST. ALT. & GARAGE	5.4.84	N/A C/A
B(2A)R81/138M	"	GARAGE	30.4.84	
BR23231	"	2/ST. EXTENSION	20.8.84	APP N/A
~~VA895~~				
~~95/60986/F~~				
96/63322/F	"	2/ST. EXTENSION	12.3.96	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL 1069

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 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS D HILLMAN
	ADDRESS	STONECHATS
		HOLLY BUSH RIDE
		FINCHAMPSTEAD
	POST CODE	RG40 3QP Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE DAY TANNER PARTNERSHIP
	ADDRESS	55 CHURCH STREET
		CAVERSHAM
		READING
	POST CODE	RG4 8AX Tel. No. 0118 9691242
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	STONECHATS
		HOLLY BUSH RIDE
		FINCHAMPSTEAD.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXTENSION &
		FRONT GLAZED ENTRANCE CANOPY

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED	FACE BRICKWORK TO MATCH EXISTING PLAIN CLAY TILEHANGING PLAIN TILE ROOF TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans.	~~YES~~ / NO
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

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

(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 [signature] ON BEHALF OF DAY TANNER PARTNERSHIP

DATE 23-3-00