15/1 } no SN.
22/1
29/1 / SN disp.

APPLICATION NO:

F/2001/3125

LOCATION:
15 Burnmoor Meadow, Finchampstead Wokingham.

APPLICANT:
Mr Gallagher C/O Robert Rigby Architects

PROPOSAL:
Proposed first floor side extension to dwelling and single storey side extension.

EARLIEST DATE FOR DECISION: **04/02/2001**
28 Day exp: 08/02/01
APPLICATION WILL HAVE EXPIRED ON:
01/03/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gallagher
C/O Robert Rigby Architects
42 Portman Road
Reading
Berkshire
RG30 1EA

Application Number: F/2001/3125

Parish: **FINCHAMPSTEAD**

Location: **15, Burnmoor Meadow, Finchampstead, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling and single storey side extension.**

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. 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
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping to include trees, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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 STV1, SBE1, SBE2, SC3, SC4, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WLL2, WLL3, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3125	NB
BUILDING CONTROL NUMBER.	FP2001/1805	Brian
~~APPLICANT~~/AGENT	Robert Rigby Architects	
ADDRESS OF SITE	15, Burnmore Meadows FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	first floor side ext + S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	327-15	327-08 C
FLOOR PLANS	327-10. 327-11	327-07 e

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/5/01	

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	

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3125

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/3125
15, Burnmoor Meadow, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey side extension.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3125**
15, Burnmoor Meadow, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6492

Date: **11 January 2001**

My ref: F/2001/3125

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3125**
15, Burnmoor Meadow, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

FROM: Natalie Brown

DATE: 11 January 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	MFT
POL	TLS
DC	ENF
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3125

Proposal: Proposed first floor side extension to dwelling and single-storey side extension.

Site Address: 15, Burnmoor Meadow, Finchampstead, Wokingham.

Applicant: Mr Gallagher C/O Robert Rigby Architects.

Your observations are required in respect of this application **by 04/02/2001**.

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/3125

Proposal:
Proposed first floor side extension to dwelling and single storey side extension.

Location:
15, Burnmoor Meadow, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3125

Applicant : Mr Gallagher C/O Robert Rigby Architects.

Location : 15, Burnmoor Meadow, Finchampstead, Wokingham.

Proposal : Proposed first floor side extension to dwelling and single storey side extension.

Yes - 29/1

Site Notice Displayed ? :

YES	NO	DATE
	✓	15/1 & 22/1

Date of Neighbour Notifications : .....

Date of Site Visit : 22/1

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

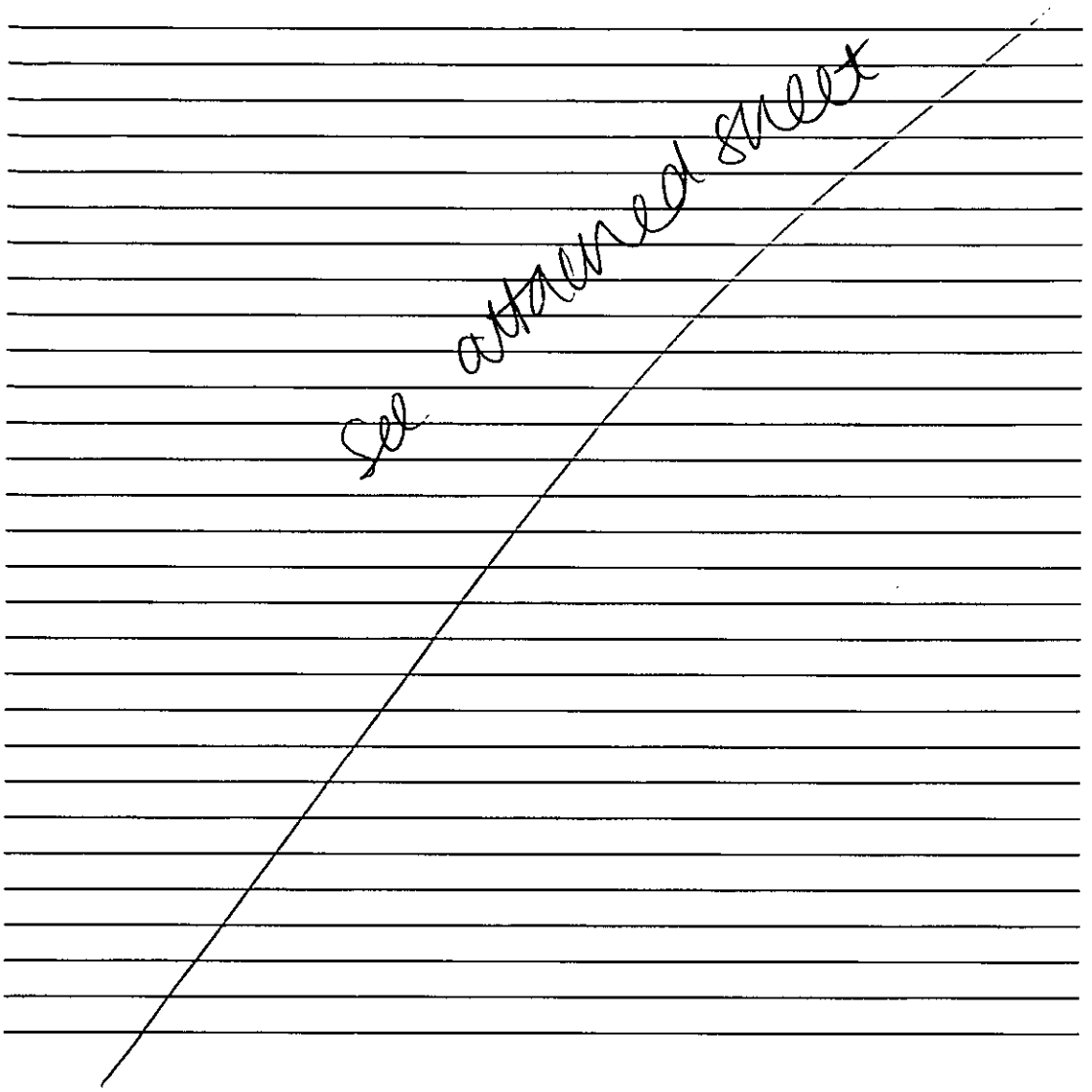
Consultation Responses :

F'stead PC :
L'scape - no objections but recommend additional planting
Highways - C/A
letters of rep - none.

Planning Issues : SEALP : rural, proposed housing plan, ASLI
WDLP : ID'd sett, ASLI

Application Number: F/2001/3125

Appraisal :



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

Application Number F/2001/3125
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	C001	R001	full perm - 5yrs
②	C014	R014	ex materials to match.
③	C122	R122	parking to remain
④	C150	R150	l'scape.
			Ins: to include trees
			after 'a scheme of landscaping.
⑤	C151	R151	l'scape planting to be carried out.

RECORD OF SITE VISIT

SITE ADDRESS: 15 Burnmoor Meadow Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3125

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential (approved 1994) ASLI, 10'd set. - field with sheep - adj to wildlife heritage site. P.O.S opp dwellings

3. DESCRIPTION OF SITE/BUILDING
2s dwelling with s.s hipped roof - triple garage @ side
Proposed s.s rear extn (to be inline with rear blue garage) → W.C
-"- 1st floor above garage/utility + W.C (proposed - hipped + lowered ridge height)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan

(At garage elev - there is x1 first floor window facing road.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING triple garage/space infront garage

LEVELS

BOUNDARY TREATMENT low fencing at side/front

OTHERS 1.8m fencing at rear/side (beyond rear blue garage) (close boarded)

Application Number: F/2001/3125

Appraisal:

Development

For a first floor extension above the existing triple garage (which is attached to the house. It would be 1m below the ridge height of the main dwelling (which lies at a right angle to the garage) and 0.5m below the ridge height of the part of the dwelling joining the garage to the main part of the house, and would have a hipped roof.

The dwelling is located within the identified settlement of Finchampstead, and is within an Area of Special Landscape Importance. It is the last property in a cul-de-sac approved in December 1994 under consent 42903. There is an area of open space to the side of the dwelling and fields to the rear (which is part of a wildlife heritage site).

1. Impact upon neighbouring properties
   The proposed development would be located away from neighbouring properties on the side of the dwelling facing the open space. It is therefore considered that there would be no adverse impact upon neighbouring properties in terms of overbearing/overshadowing/overlooking.

2. Impact upon the character of the area
   The proposed extension would have lowered ridge height which would ensure that the proposed development remains subservient to the original dwelling.
   The landscape department have no objection to the proposed development but would recommend that additional planting to include trees is planted within the front garden to help break up the front of house and to better integrate the increase size of the property with the public open space to the south.

3. Impact upon highway safety (parking provision)
   The proposal would increase the number of bedrooms by one, bringing the total number to 6. In order to satisfy Council parking standards, there would need to be provision for 5 off road parking spaces. There is triple garage, with room for parking in front. Subject to a condition be added to the application that parking and turning shall remain, the Highways department have no objection to the application.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JAN 2001	Map No. 121 Site 017
Officer: NAB Application No. F/2001/3125	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 SINGLE STOREY ~~FRONT~~ SIDE EXTENSION

Location: 15 BURNMORE MEADOWS

Parish: FINCHAMPSTEAD Ward: Finch South.
11.1.01

Applicant: MR GALLAGHER

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

(4)
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	~~Not present Proposed plans~~ ~~[illegible]~~ Parking layout needed	nothing adjacent	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	~~Site address not stated on forms~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.1.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of special landscape importance ✓
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:

.....
Mineral site consultation area } no need to consult.
Rural area }
Proposed housing site }

NEIGHBOURS:

Site notice and see map
Next to a wildlife heritage site

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 18 January 2001

Location:	15 Burnmoor Meadow, Finchampstead, Wokingham
Proposal:	Proposed first floot side extension to dwelling and single storey side extension.
Application Number:	F/2001/3125

In response to your consultation dated 11 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. Although the house is located adjacent to an ASLI to the west, it is screened sufficiently by a mature hedgerow and hedgerow trees alongside the footpath to the west.

It is recommended that additional planting, to include some trees, is planted within the front garden to help break up the extent of the house and to better integrate the increased size of the property with the public open space to the south.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 January 2001

Application Number: F/2001/3125

Proposal: Proposed first floor side extension to dwelling and single storey side extension.

Parish: FINCHAMPSTEAD PARISH

Site Address:
15, Burnmoor Meadow, Finchampstead, Wokingham.

Applicant:
Mr Gallagher C/O Robert Rigby Architects.

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).

C22, R22.

Signed: _____ **Print name:** Adam Coggins 17/01/01

Rec'd 10.25AM 4.1.01

04. JAN. 2001 3125

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail RIGBY_ARCH@compuserve.com

22 December 2000
327/GEF/7A

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

Dear Sirs

Re: Proposed extension to 15 Burnmoor Meadows, Finchampstead, Berkshire.

We enclose the documents listed below, which constitute our application for full planning approval for the above domestic extension and would be pleased if you would consider this application at your earliest convenience.

Should you require any further information relative to this application, please do not hesitate to contact us.

Yours faithfully

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

Encs: Six copies of householder application form
Six copies of drawings 327/01, 02, 03, 04, 07C and 08C
Six copies of Ordnance Survey/location plans
One cheque in the sum of £95.00 in payment of the proscribed fees.

1933

ADDRESS 15 Burnmoor Meadow PARISH Lingfield

PLOT No. 14 ORD. SHEET No. SU 7962 12/

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27593	Kenway Homes	O/L.	16.4.87	Ref
42903	Charles Church	Det. House & Garage	14.12.94	C/A LA

MINISTRY DECISION 27593 - Appeal Dismissed

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 04 JAN [illegible] 3[illegible]5

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	Mr. GALLAGHER.
	Address and postcode	15 BURNMORE MEADOWS FINCHAMPSTEAD.
	Phone number	
2	Agent's Name	ROBERT RIGBY. ARCHITECTS.
	Address and postcode	42 PORTMAN ROAD. READING. BERKS. RG30 1EA.
	Phone number	01189594932.
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW FIRST FLOOR EXTENSION ABOVE EXG. GARAGE. NEW G.F. EXTENSION TO UTILITY ROOM.
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.	NEW FACING BRICKS. NEW TILES. ALL 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:	Proposed: ONE EXTRA.
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 Gallagher.

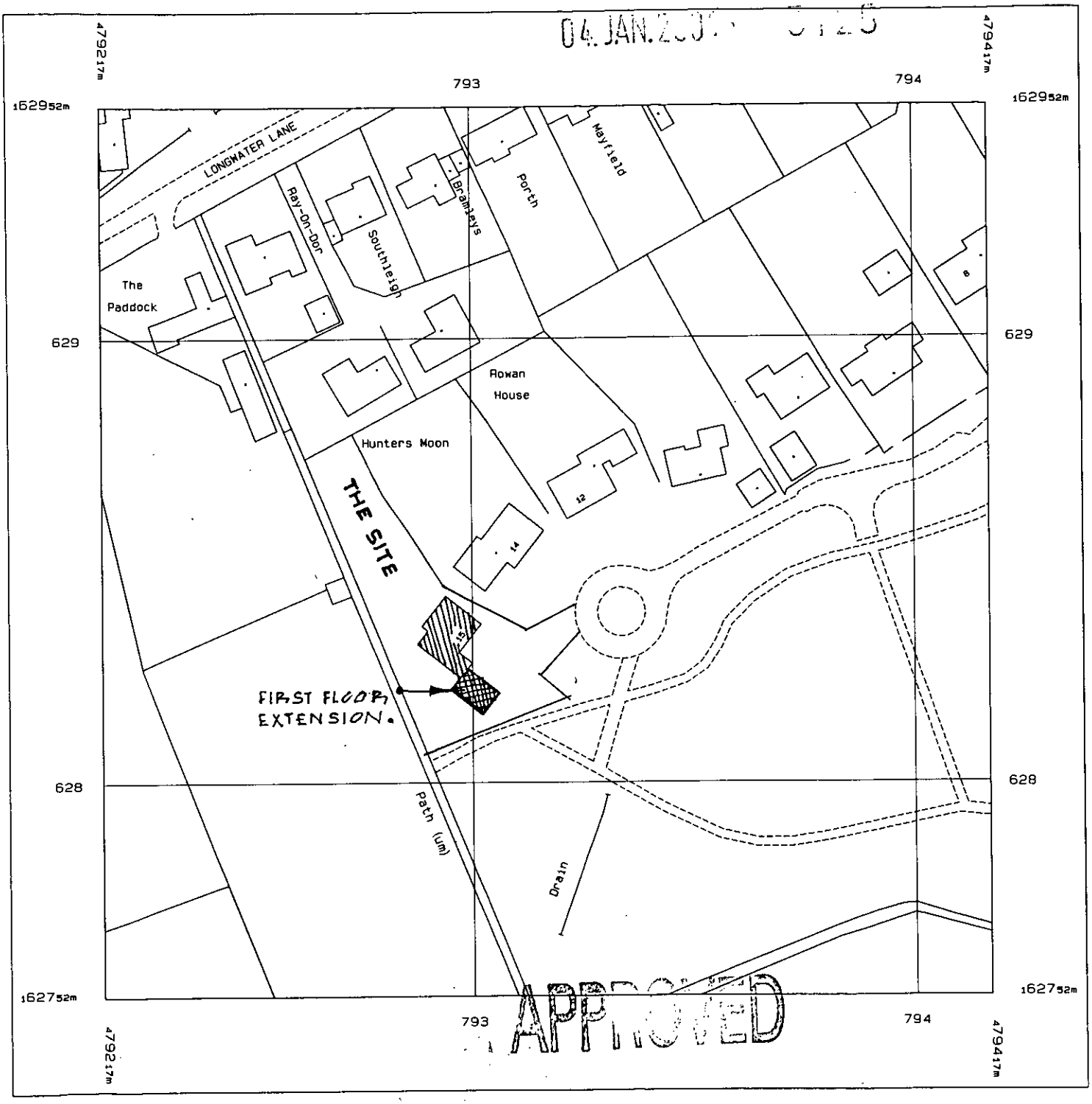
Date 20/12/00

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

Ordnance Survey®
Superplan®

Planning Extract - 1

Site-centred



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7962

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 479317 162852

Supplied by: Blackwell's Reading