SOUTHPORT U.
LONDON OFFIC

SYSTEMS LTD

APPLICATION NO:
F/2001/3395

LOCATION:
8 Cypress Close, Finchampstead Wokingham.

APPLICANT:
Mr Wareham

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

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Wareham
8, Cypress Close
Finchampstead
Wokingham
Berkshire
RG403JW

Application Number: F/2001/3395

Parish: **FINCHAMPSTEAD**

Location: **8, Cypress Close, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. The en-suite window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

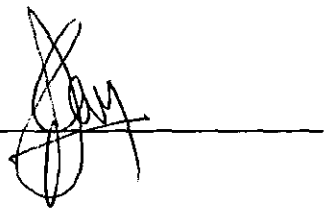
Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

John Mitchell
Development Control Manager
Date: 25/04/2001

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3395	AT
BUILDING CONTROL NUMBER.	fl 2001/1566 Brian	
APPLICANT/~~AGENT~~	W Wareham	
ADDRESS OF SITE	8. Cypress Close FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 22/3/01 ✓	✓ recd 19/2/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	~~BLOW~~	
IF YES, WHAT ARE THE DIFFERENCES?	BC - one side window reduced in size -	
DATE	11/5/01	

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	

Proposed Single Storey Extension for Mr. & Mrs. Wareham at 8 Cypress Close, Finchampstead, Berks. RG40 3JW

19.FEB.2001* 3395

Drawing List

Drawing Number	Title
WA001	Front Elevation
WA002	End Elevation
WA003	Rear Elevation
WA004	End Elevation
WA005	Ground Floor Plan
WA006	Sections
WA007	1:2500 Site Plan
WA008	1:500 Site Plan
WA009	Notes
~~WA010~~	~~Calculations~~
~~WA011~~	~~Drainage and Block Plan~~

Proposed Single Storey Extension for Mr. & Mrs. Wareham at 8 Cypress Close, Finchampstead, Berks. RG40 3JW
Doc. No. WA009

19.FEB.2001* 3395

Notes:-

Foundations:
Strip concrete foundations, depth as shown and in accordance with N.H.B.C. practise note 3 - 1985 table 7a. Final decision on design type and depth of foundations is to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi engineering brickwork below d.p.c. level. Lean mix cavity fill up to ground level.

D.P.C.:
Polymer type of d.p.c. to all walls, minimum 150mm above ground level. 150mm wide d.p.c. to all cavity closers. D.p.c. to lap d.p.m. minimum 50mm. D.p.c. to be continuous with existing.

Ground Floor Slab:
Floor finish to line with existing on 75mm sand and cement screed on 150mmthick reinforced concrete suspended in situ slab, resting on inner leaf of cavity walls, on 50mm thick S.D. grade Jablite floor insulation fitted to manufacturers specification. Remove all vegetation below slab. B785 bottom mesh with 40mm cover.

External Walls:
250mm thk. Cavity walls. Facing brickwork to match existing, 50mm insulated cavity, 100mm thick lightweight thermal insulating block work inner skin, 'Celcon' or similar, 13mm lightweight plaster and skim internally. Cavity insulated with 50mm thick 'Rockwool', cavity batts fitted to manufacturers specification to give 0.45W/m²K 'U' value. Provide mild steel galvanised wall ties at 900mm horizontal and 450mm vertical centres. Close cavity at eaves level. Cavity to be continuous new/existing walls fully bonded.

Ceilings:
10mm thick plasterboard, artex finish.

Joinery and Glazing:
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All softwood to be pressure impregnated preservative treated to BS 4072. All windows to be fitted with 4000mm² trickle ventilators.

Lintels:
Span all door and window frames with 'Catnic' steel lintels or similar to manufacturers span/load tables. Minimum 150mm end bearings with cavity trays over.

Roof:
Concrete interlocking tiles to match existing, to be fitted in accordance with manufacturers specification on 38 x 25mm softwood treated battens, untearable roof felt to BS 747. pre-trussed rafters @ 400 ctrs. Full spec to be supplied by manufacturer prior to commencement of work. 100 x 50mm softwood wall plates anchored to walls using mild steel galvanised straps at 1200mm centres. 150mm fibreglass quilt insulation laid between joists. Provide mild steel galvanised gable straps at 1000mm centres fixed to 3 rafters and wall. Eaves to have continuous gap to give cross ventilation.

Plumbing:
To BS 5572. 32/40mm dia. to new shower and hand basin with 75 deep seal anti syphon trap, run into main sewer. Rodding eyes to be fitted at all junctions and bends, 50mm dia. anti syphon vents in over length runs.

Foul Water:
100 dia Osma flexible jointed pipe bed in pea-shingle for 1:40 min fall into new inspection chamber.

Surface Water:
Range of 100 Osma gutter and 65mm dia. Downpipe run into 1m x 1m x 1m soak away 5m away from main dwelling.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3395

Applicant : Mr Wareham .

Location : 8, Cypress Close, Finchampstead, Wokingham.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application will have expired on: 16/04/2001. 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 :

Highways: Approval with conditions
Finchampstead PC: No Objection
Neighbour: Letter requests materials to be conditioned
Trees: TPO 57/1973 Group 1.

Planning Issues : (identified settlement)

1) neighbours
2) street scene
3) highways
4) Trees (TPO trees in rear garden)

Application Number: F/2001/3395

Appraisal:

The proposal is for single storey side and rear extension to 2-storey detached house to form a new kitchen, an additional new lounge and new bedroom with en-suite facilities.

The proposed single storey side extension will be "L" shaped in design and will wrap around the east corner of the house. It will be 3 metres wide at the side and 6 metres at the rear, and will be 10. 3 metres long overall, (which includes a 5 metre projection to the rear). To be constructed in brick with a pitched tiled roof. The eaves height of the roof will be 2.6 metres with a ridge height of 3.9 metres. There will be a new window in the front elevation, three additional windows in the side elevation and two new windows in the north west elevation, but they will not cause any overlooking of neighbouring properties. The rear garden is enclosed with the combination of 1.8 metre, 2 metre high fencing and a 2.3 metre (approx) high conifer hedge, there are a number of Scots pine trees along the rear boundary fence which are protected by a tree preservation order.

1) Impact on neighbouring properties

No.9, to the south east, 2-storey detached house, footprint at slight angle to proposal. Extended to the side with a 2-storey extension, right up to the boundary fence line, main windows at ground floor and at first floor face proposal. However it is considered that due to the orientation and distance away, 7 metres minimum, behind a 1.8 metre high boundary fence the occupants of this property will not be overlooked.

No. 7, to the north west, 2-storey detached house, footprint set forward of the proposal towards the road. It is considered that due to the orientation and distance away, behind a 1.8 metre high boundary fence and 2.3 metre high conifer hedge the occupants of this property will not be affected.

No.10, to the south, 2 storey detached house, footprint at slight angle to proposal. Main windows at ground floor and at first floor face proposal. However it is considered that due to the orientation and distance away the occupants of this property will not be affected. This neighbour requests that in order to maintain the style and character of the estate the materials used for the construction should be of the same specification as the original dwelling (see letter on file).

2) Impact on street scene /visual impact.

The design of the side and rear extension will be 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.

3) Highways

Approval with conditions

4) Trees

The Scots Pine trees located along the rear boundary are protected with a tree preservation order and it is considered that they will not be affected by the proposed development.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

Application Number F/2001/3395
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.	C049	R049	
4.	C122	R122	
5.	C045	R045	"En-Suite" window "South east" elevation
			Informatives
	N04		Planning Permission Only (Not BR Approval)

RECORD OF SITE VISIT

SITE ADDRESS: 8 Cypress Close
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3395

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/08/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence panel

2. DESCRIPTION OF SURROUNDINGS 'Residential'
Quiet cul-de-sac, select group of 2 storey detached houses, in open frontage, with enclosed rear gardens

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, integral garage at front, open plan front garden. Orange brick brown tiled roof, white UPVC windows, doors, guttering, fascia panels. Enclosed rear garden backing onto the Sandhurst Road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/location plan, within group of 5 detached houses at the end of cul-de-sac.

5. SITE CONSTRAINTS

TREES — Scots pines + other trees in rear garden not affected, adjacent to rear boundary fence.

ACCESS/PARKING — 2 no existing, double garage + space for 3 cars on driveway

LEVELS — N/C

BOUNDARY TREATMENT — No. 9. 1.82m ob fence
— Rear boundary 2.0m fence approx
— No 7. 1.8m fence + 2.3m high conifer hedge
— Front/Side boundary 1.82 m fence.

OTHERS

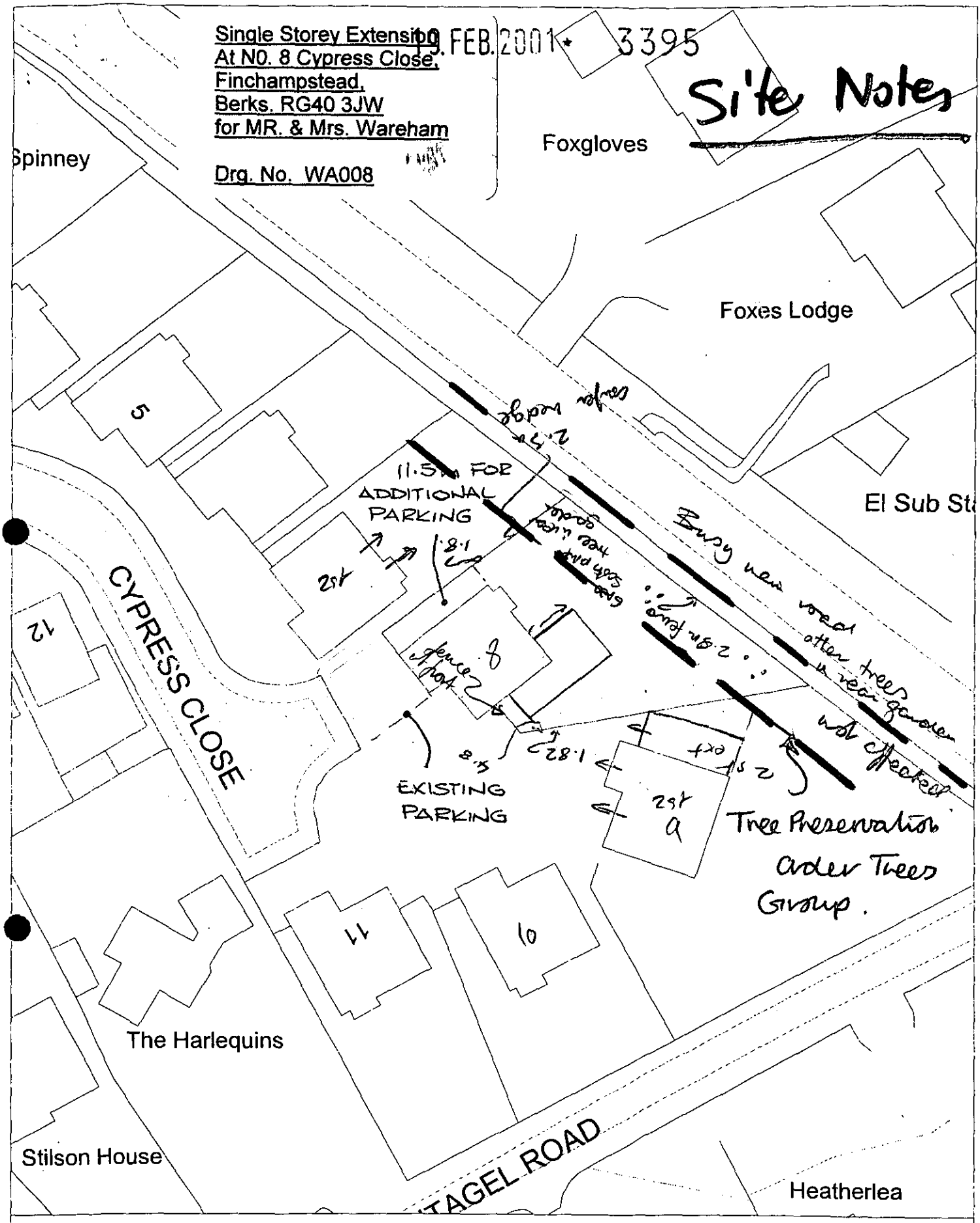
Nb Condition materials to match existing.

Single Storey Extension
At N0. 8 Cypress Close,
Finchampstead,
Berks. RG40 3JW
for MR. & Mrs. Wareham

Drg. No. WA008

13. FEB. 2001 * 3395

Site Notes



Site Plan, Scale: 1 to 500

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Date: 8 May 2000

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

Tel: 0118 974 6441

Date: **27 February 2001**

My ref: F/2001/3395

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/2001/3395
8, Cypress Close, 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/2001/3395**
8, Cypress Close, 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: **27 February 2001**

My ref: F/2001/3395

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

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Application Number: F/2001/3395
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3395**
8, Cypress Close, 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**********

Received by Wokingham District Council

Application No: F/2001/3395

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

Location:
8, Cypress Close, 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 23/03/2001. 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

27 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3395
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~06 FEB 2001~~ Valid 19 FEB 2001	Map No. 91 Site 0.07
Officer: AT | Application No. F/2001/3395	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: 8 CYPRESS CLOSE

Parish: FINCHAMPSTEAD Ward: Finch North/ 27.2.01 B.

Applicant: MR WAREHAM

Fee Received 95-00 (5) 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 position extn on site. Parking layout (4 veh.)	14/2	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is this an extn?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 27.2.02 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.

Tel: 0118-977-6810

10 Cypress Close
Kiln Ride
Finchampstead
WOKINGHAM
Berkshire
RG40 3JW

Your Ref: Andrew Thorley
F/2001/3395

Andrew Thorley
Environmental Services Dept. Planning Services
P.O. Box 157 Council Offices
Wokingham District Council
Shute End Wokingham
RG40 1WR

18th March 2001

Dear Mr Thorley,

Planning Application F/2001/3395 8 Cypress Close, Finchampstead, Wokingham

I refer to the above application for a proposed single storey side and rear extension.

In order that the style and character of the estate is maintained, I should be grateful if you would take the following comments into consideration.

That in the construction:-

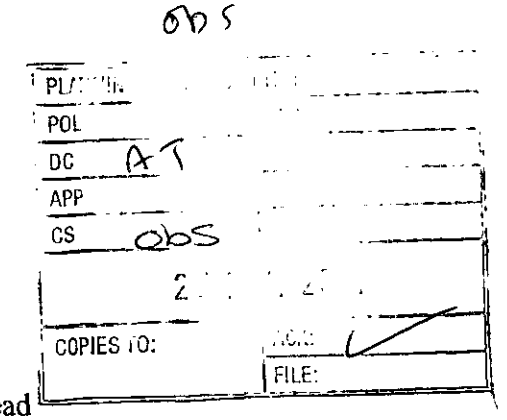
- The bricks, mortar and roofing tiles used should be of the same type and specification as the original dwelling and should match in colour as far as is practical.
- The windows and door frames used should match the white uPVC frames as applied to the main dwelling.

Thank you for the opportunity to make comments on the proposal.

Yours sincerely,



John A. Hoad



c.c. Drs. M & K Wareham, 8 Cypress Close, Finchampstead

WDCplng04

FROM: Andrew Thorley

DATE: 27 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3395

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

Site Address: 8, Cypress Close, Finchampstead, Wokingham.

Applicant: Mr Wareham .

Your observations are required in respect of this application **by 23/03/2001** .

The Parish Council has no objections to this application.

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

SIGNED: C.S. Cl

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 February 2001

Application Number: F/2001/3395

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
8, Cypress Close, Finchampstead, Wokingham.

Applicant:
Mr Wareham .

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).

C049, R049
R122, R122.

Signed: _____ **Print name:** Adam Coggins
6/3/01

Proposed Single Storey Extension for Mr. & Mrs. Wareham at 8 Cypress Close, Finchampstead, Berks. RG40 3JW
Doc. No. WA009

19.FEB.2001* 3395

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Surface Water:
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19 FEB 2001 * 3395

Proposed Single Storey Extension for Mr. & Mrs. Wareham at 8 Cypress Close, Finchampstead, Berks. RG40 3JW

Drawing List

Drawing Number	Title
WA001	Front Elevation
WA002	End Elevation
WA003	Rear Elevation
WA004	End Elevation
WA005	Ground Floor Plan
WA006	Sections
WA007	1:2500 Site Plan
WA008	1:500 Site Plan
WA009	Notes
~~WA010~~	~~Calculations~~
~~WA011~~	~~Drainage and Block Plan~~

ADDRESS 8 CYPRESS CLOSE

PARISH FINCHAMPSTEAD M ~~[illegible]~~

PLOT No. 20

ORD. SHEET No. SU. 8065-9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1623/72	CITY & URBAN (DEVS.) LTD.	O/APP. 32 HOUSES ON 3.32 ACRES	28.9.72	N/A C/
1932/72	CARDINAL HOMES LTD.	O/APP. 9 DETACHED HOUSES	23.11.72	N/A C/
1881/73	" "	O/APP. 35 HOUSES DOUBLE GARAGES	14.1.74	N/A REF
01577	" "	DETACHED HOUSE & GARAGE 39 HOUSES, GARAGES & ROAD	28.11.74	N/A C/A
BR 1752	" "	ROADS & SEWERS	15.1.75	REF. N/A
BR 2085	" "	" "	14.2.75	APP. N/A
BR 1750	" "	39 HOUSES & GARAGES	20.2.75	APP. N/A
01997	" "	O/APP. 41 HOUSES & 12 FLATS	20.2.75	N/A REF
BR 5004	" "	DETACHED HOUSE & GARAGE	5.8.76	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 1750 - CANCELLED BY W.D.C. - 7.11.77

DRAINAGE

091074

Environmental Services

For office use only
Application number: 09 FEB 2001* 3395
19 FEB 2001

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	MR. WAREHAM. 8 CYPRESS CLOSE FINCHAMPSTEAD BERKS. RG40 3JW 01189892128
2	Agent's Name Address and postcode Phone number	
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.	8 CYPRESS CLOSE FINCHAMPSTEAD BERKS RG40 3JW
4	Give brief details of the proposal for example, two storey side extension.. About the application	SINGLE STOREY EXTENSION TO REAR AND SIDE.
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.	WALLS - RED BRICK TO MATCH EXISTING. ROOF - REDCONC. TILE 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

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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

Date 23 JAN 2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3395**
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				

19.FEB.2001 * 3395



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Development Control Section, Environmental Services, Wokingham District Council.
9 February 2001

Scale: 1 : 1250

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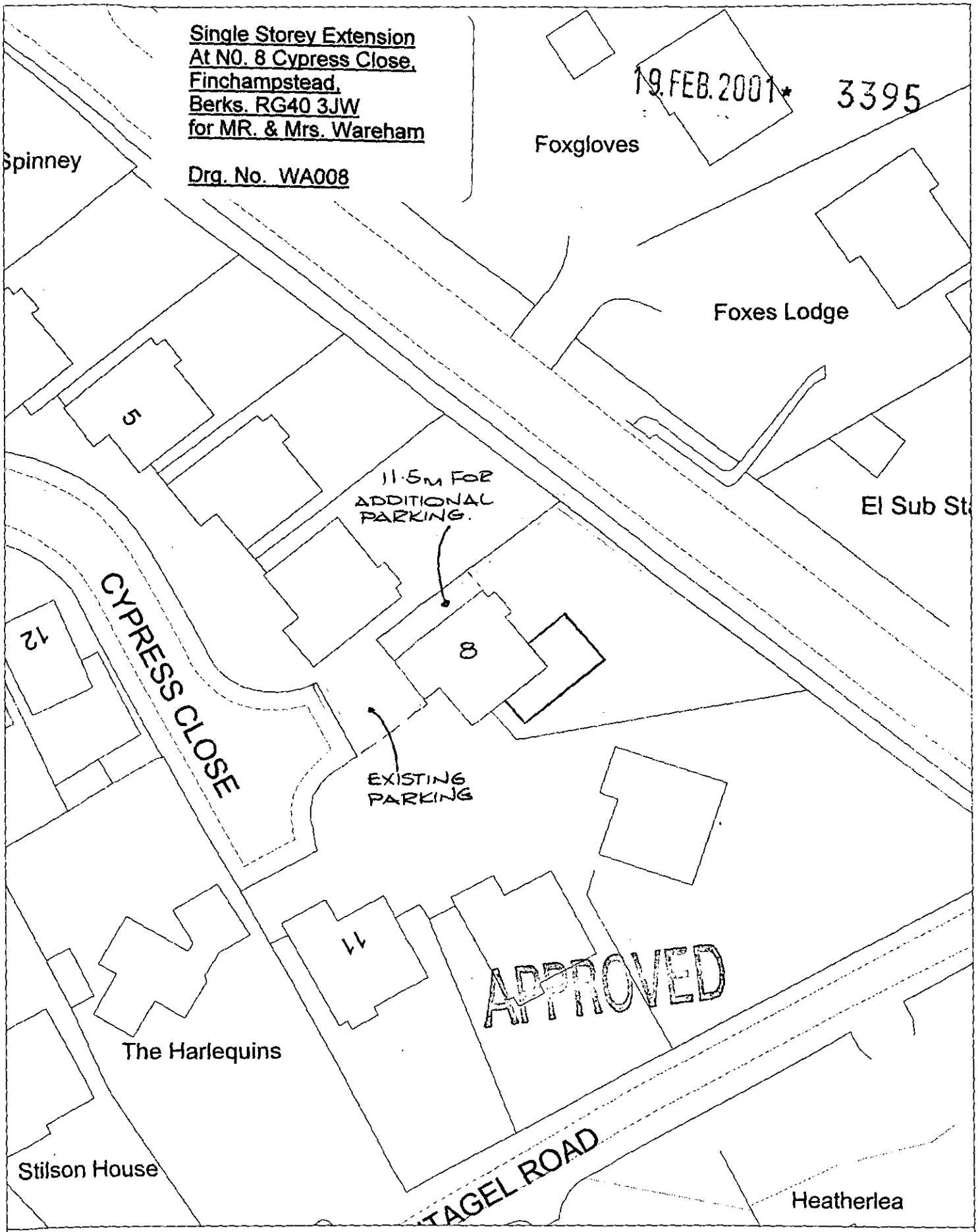

Site Plan, Scale: 1 to 500

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Date: 8 May 2000

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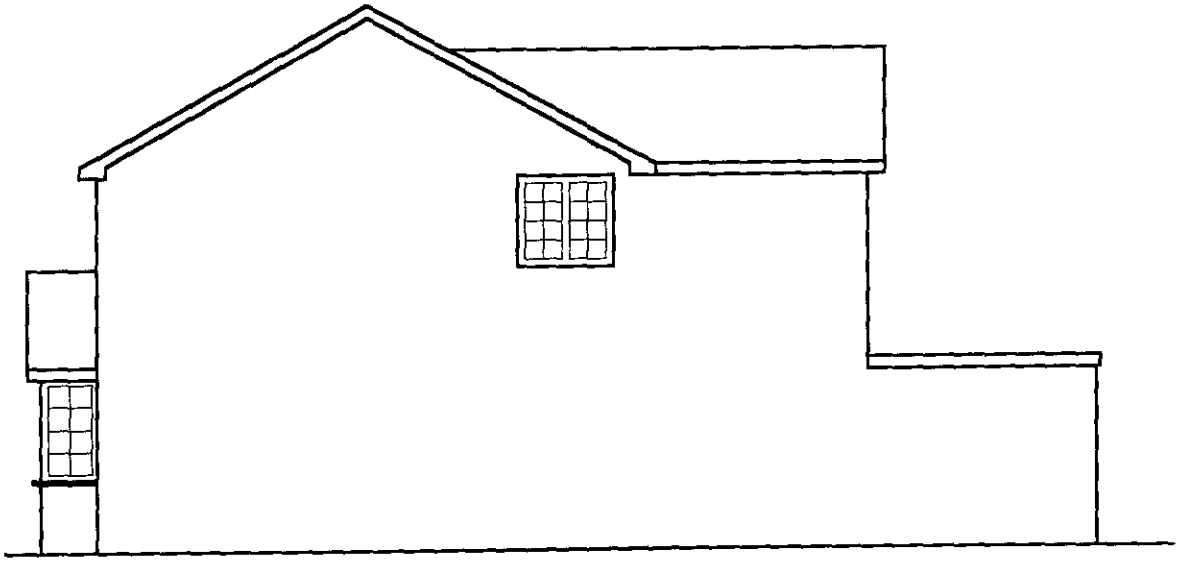
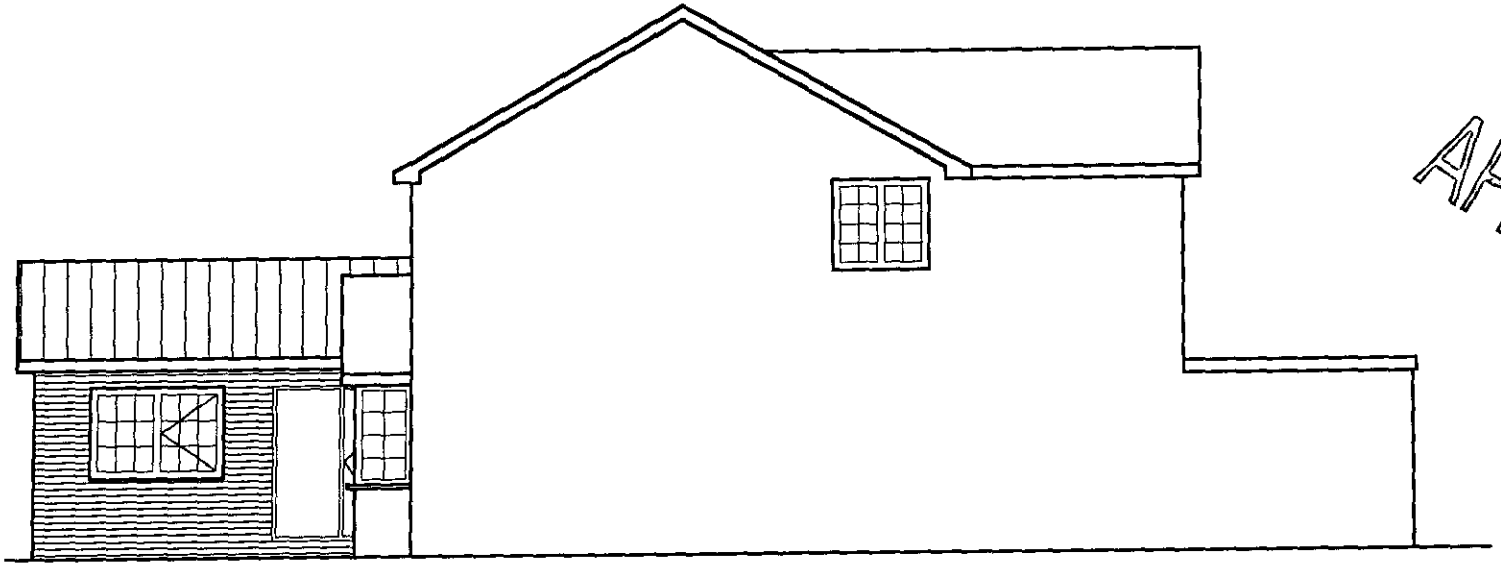


Existing End Elevation



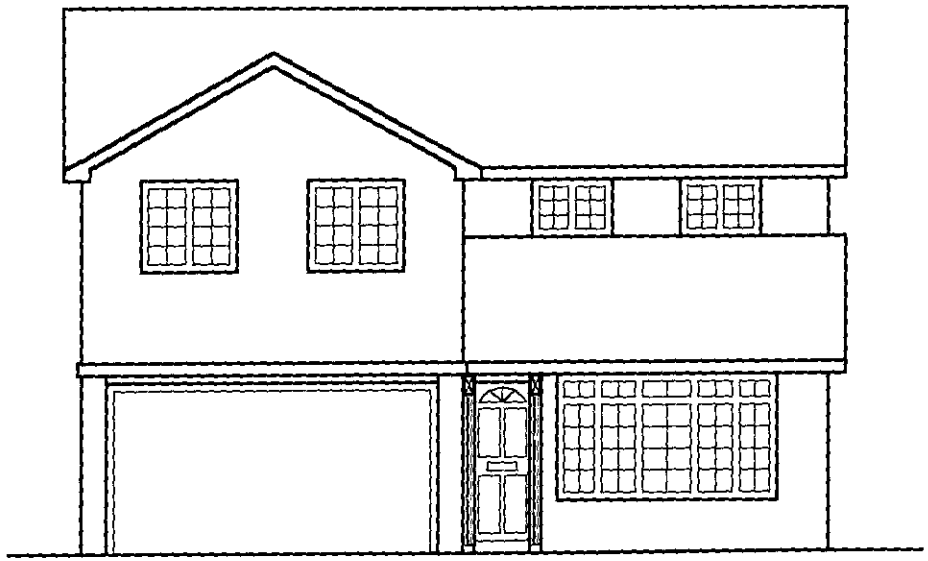
Proposed End Elevation

APPROVED

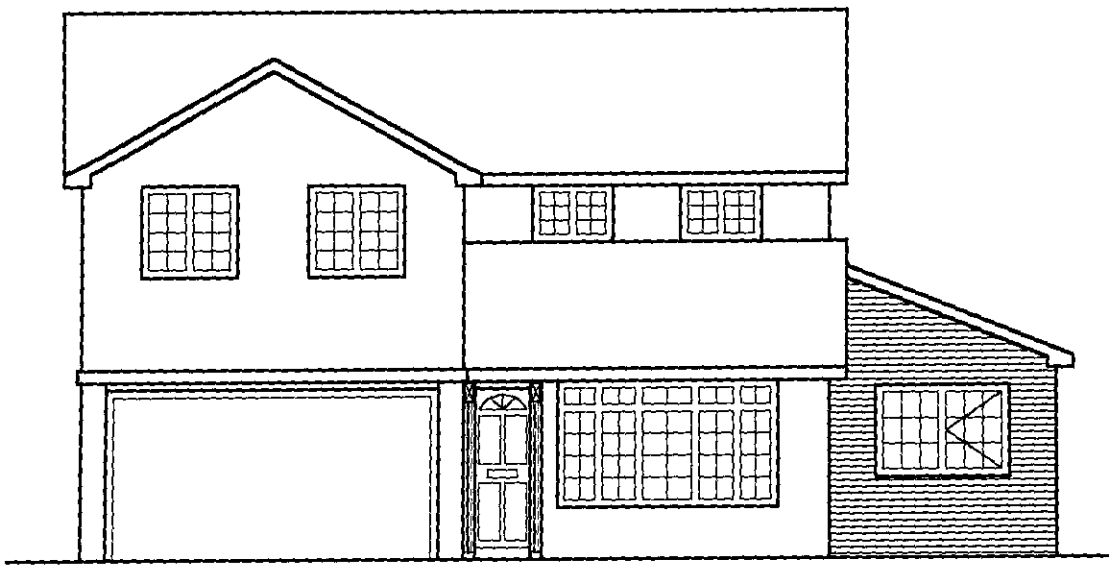
PROPOSED SINGLE STOREY EXTENSION
AT No. 8 CYPRESS CLOSE
FINCHAMPSTEAD, BERKS. RG40 3JW
FOR MR. & MRS. WAREHAM
SCALE 1:100 DRG. NO WA004

19.FEB.2001* 3395

CD 11/5/01



Existing Front Elevation



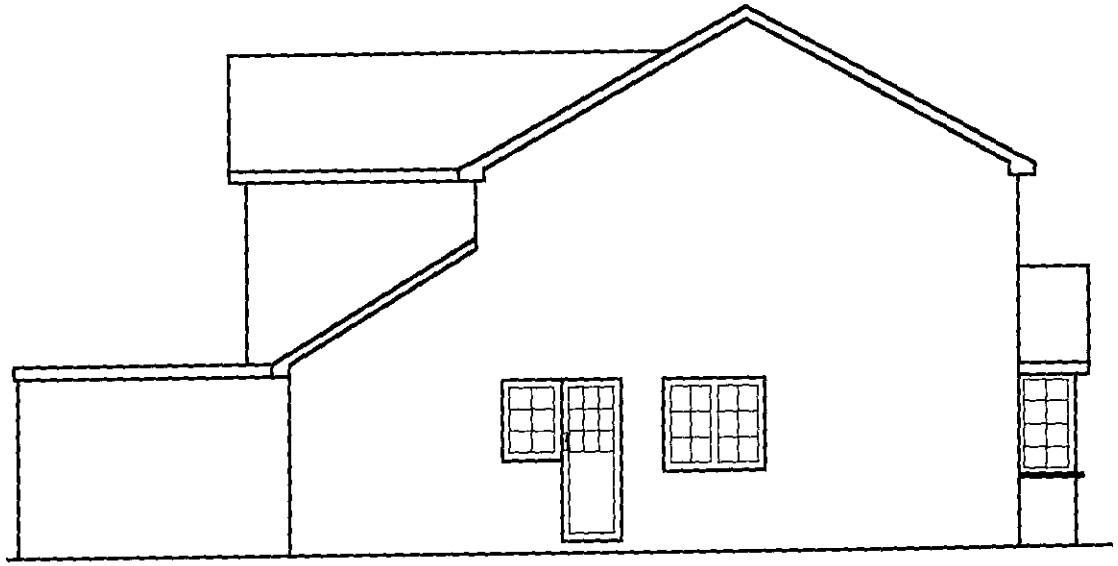
Proposed Front Elevation

APPROVED

19.FEB.2001* 3395

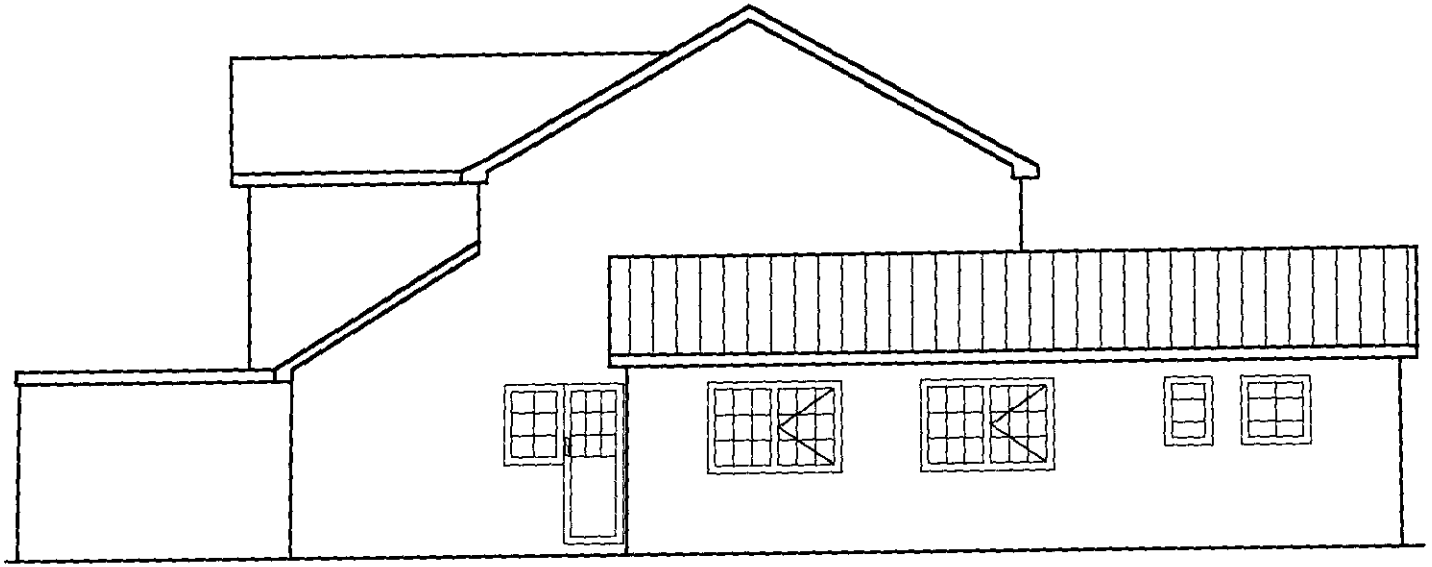
PROPOSED SINGLE STOREY EXTENSION
AT No. 8 CYPRESS CLOSE
FINCHAMPSTEAD, BERKS. RG40 3JW
FOR MR. & MRS. WAREHAM
SCALE 1:100 DRG. NO WA001

9/11/5/01



Existing End Elevation

APPROVED

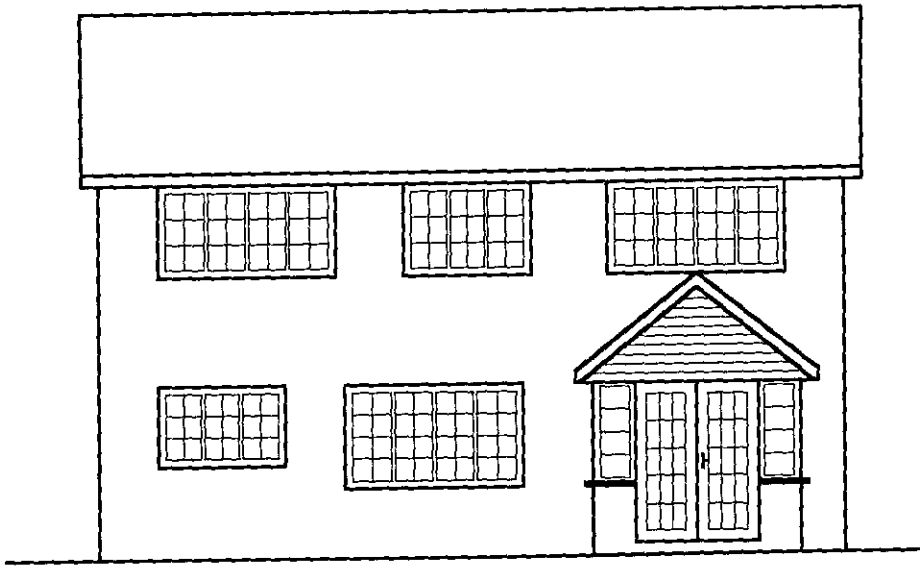


Proposed End Elevation

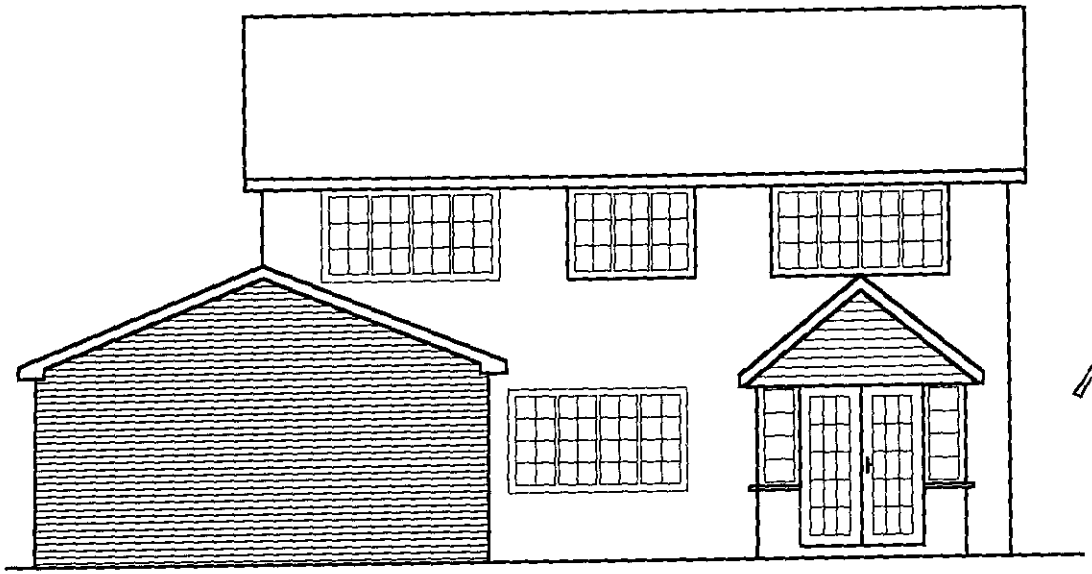
PROPOSED SINGLE STOREY EXTENSION
AT No. 8 CYPRESS CLOSE
FINCHAMPSTEAD, BERKS. RG40 3JW
FOR MR. & MRS. WAREHAM
SCALE 1:100 DRG. NO WA002

19 FEB 2001 * 23295

CD 6/5/01



Existing Rear Elevation



Proposed Rear Elevation

APPROVED

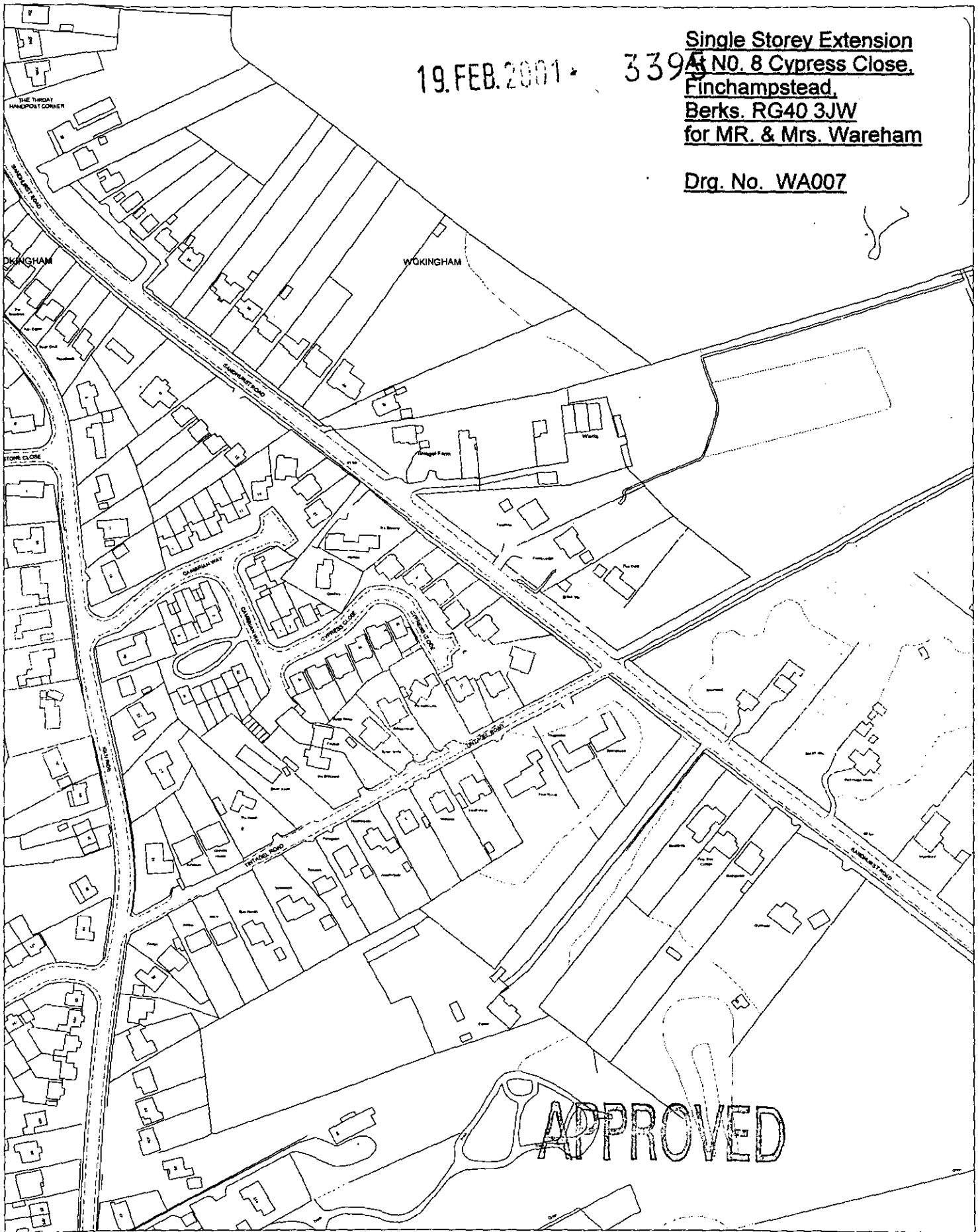
PROPOSED SINGLE STOREY EXTENSION
AT No. 8 CYPRESS CLOSE
FINCHAMPSTEAD, BERKS. RG40 3JW
FOR MR. & MRS. WAREHAM
SCALE 1:100 DRG. NO WA003

19.FEB.2001 * 3395

19.FEB.2001 * 3394

Single Storey Extension
At NO. 8 Cypress Close,
Finchampstead,
Berks. RG40 3JW
for MR. & Mrs. Wareham

Drg. No. WA007



Site Plan, Scale: 1 to 2500

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Date: 8 May 2000

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