APPLICATION NO:
F/2001/5351

LOCATION:
92 Finchampstead Road, Wokingham.

APPLICANT:
Mr & Mrs J Pape C/O Roger Pring & Sons

PROPOSAL:
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

EARLIEST DATE FOR DECISION: **24/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

DO 461

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Pape
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Application Number: F/2001/5351

Parish:	**WOKINGHAM**
Location:	**92, Finchampstead Road, Wokingham.**
Proposal:	**Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.**

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. Prior to the development being brought into use, the access shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
5. The proposed extension shall not be sold, leased or otherwise disposed of separately from the main dwelling.

Condition
6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
7. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. Parking areas are to be constructed of free draining material, loosely compacted in order to lessen damage to the Ash tree roots at the front property boundary. If it is considered necessary for the Ash tree to be removed, a replacement tree will need to be planted at the front of the site as Finchampstead Road is designated a Green Route.

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 highway safety and convenience.

Reason
5. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
7. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
9. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plan number 01/339/1A submitted to the Local Planning Authority on 11th December 2001, showing amendments to site access and parking arrangements and does not approve the proposals as originally submitted.

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 Policies EN1 and T7.
South East Area Local Plan Policies SBE1, SBE2, ST1 and ST2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT7 and WT16.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Informative
4. The applicant shall take into account comments imposed by Rail Track with regard to the development of land adjacent to the railway.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18/01/2002

Notice checked by: _____

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

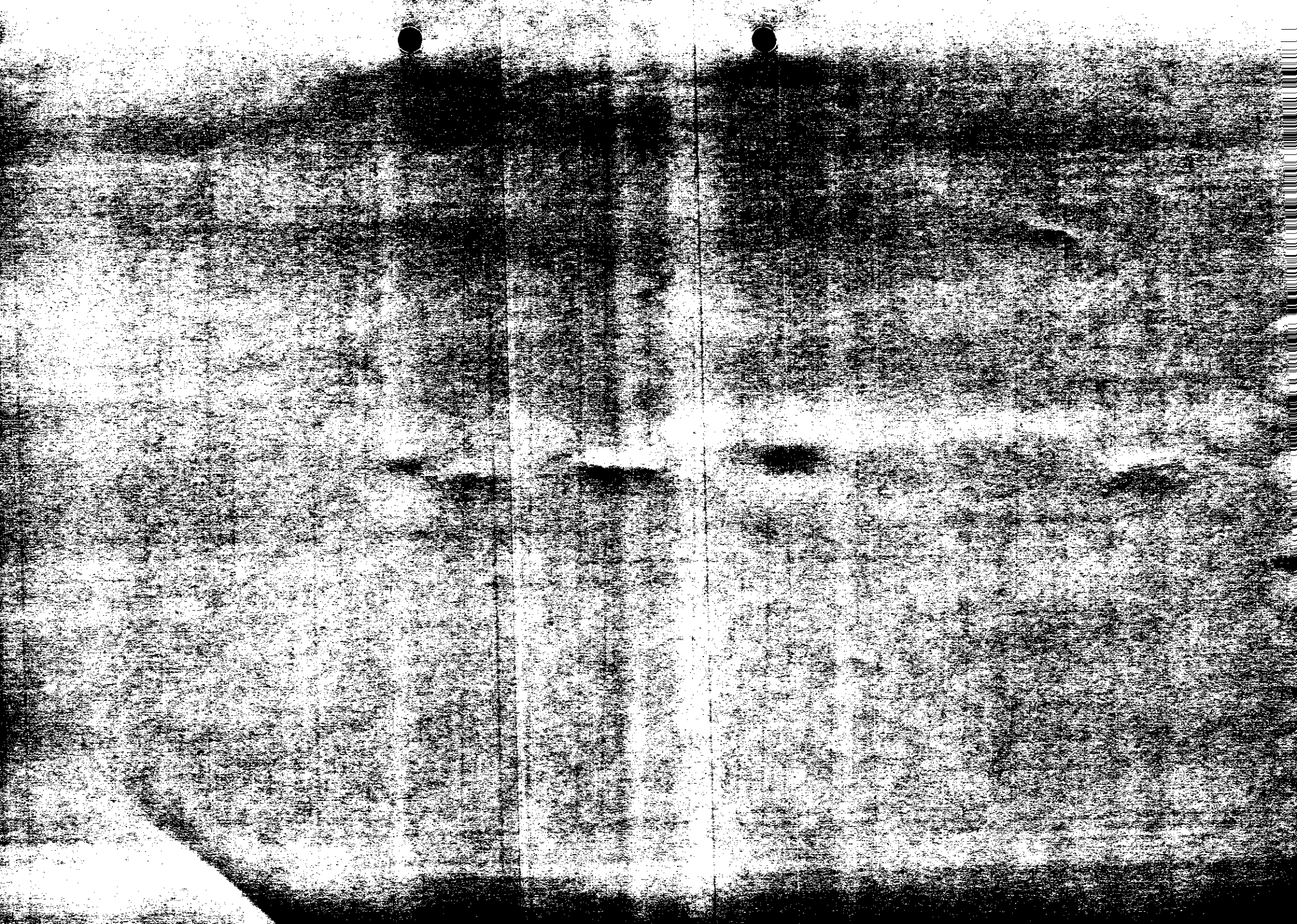
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5351 HL
BUILDING CONTROL NUMBER	FP2002/2711 South.
APPLICANT/AGENT	Roger Ring + Sons
ADDRESS OF SITE	92 Fernhampstead Rd. WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	01/339/7	01/339/7
FLOOR PLANS	01/339/5+6	01/339/5+6

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/02.	

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	



Heidi Lynch

From: Tom Payne
Sent: Thursday, February 14, 2002 2:06 PM
To: Heidi Lynch
Subject: Landfill gas conditions

WOKINGHAM UNITARY
Aiming for Excellence

Heidi,

Re: 552/554 Reading Road, Winnersh
Unfortunately I haven't saved my memo to Joss on computer, however I will photocopy the hard copy and send it to you via the internal post.

Re: 92 Finchampstead Road, Wok'ham
John's consultation response predates when we started using the EA Planning Matrix. Using the matrix this site is not thought to be at risk from landfill gas. Therefore the cdn. recommended by John should not be applied to any consent.

Hope this helps.

Tom

Condition 9 is discharged as both Envion. health and Envion. Agency beliere thre is no risk from Landfill Gas to this site. No letter has been sent to applicant as it was not regrested.

HEIDI LYNCH
14/2/02

ENVIRONMENT AGENCY

Our Ref: SP/2001/004964-2/1
LPA Ref: F/2001/5351
Date: Friday, 08 February 2002

PLANNING SERVICES	HPT 53063
POL	TLS
DC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:

Heidi Lynch
Development Control Team
Environmental Services Department
Wokingham District Council
PO BOX 157, Shute End
Wokingham
Berkshire, RG40 1WR

Dear Heidi Lynch

Identification of Landfill Gas Risk at 92 Finchampstead Road, Wokingham

Further to a telephone conversation today with Mr Pring of Rodger Pring and Sons, the agent acting on behalf of the applicants with proposals for a domestic extension at this site.

He raised in the conversation the district council's concerns to landfill gas migration from a nearby landfill site. The aim of this letter is to confirm the Environment Agency's view (contained in our earlier response to your standard consultation letter, copy enclosed), that there is unlikely to be any risk to the extension from migrating landfill gas.

The landfill site in question is Mulberry Park, Eastheath Brickworks. It was filled during the 1960's with commercial waste in an area that consists mainly of clay. The landfill is approximately 110 metres away from the proposed development.

Due to the distance from the proposals, and the nature of the fill material, the Agency considers the risk to the extension to be low, and we would not therefore ask for gas protection measures (Condition 9 of Planning Permission) to be included in the development.

If you have any further queries, please contact me quoting the reference at the beginning of this letter

Yours sincerely

Matthew Rose
Development Planning Officer

Direct Dial: 01276 454349
Direct Fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Mr Pring, Rodger Pring and Sons, 278 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT

ENVIRONMENT AGENCY

Our Ref : SP/2001/004964-1/1
Your Ref : F/2001/5351

Date : 15 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

2 STOREY REAR EXTENSION TO DWELLING, FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY LINK WITH ALTERATIONS TO ACCES, PARKING AND TURNING AT 92 FINCHAMPSTEAD ROAD, WOKINGHAM

Thank you for your letter dated 03rd December 2001, received on 05th December 2001. Please quote the following reference in any correspondence: **SU86NW/11/33.** The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: RODGER PRING & SONS

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	
2.	C014	R014	Materials to match
3.	C122	R122	Parking and turning
4.		R133	Prior to the development being brought into use, the access shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
5.		R123	The proposed extension shall not be sold, leased or otherwise disposed of separately from the main dwelling.
6.	C129	R129	Construction vehicles
7.	C139	R139	Set back of gates (insert: 5 metres)
8.	C070	R070	Hours of work on site
9.			~~The applicant is advised to incorporate~~ Gas protection measures shall be incorporated into the design of the building, in accordance with ~~Suitable~~ techniques ~~are~~ outlined in the Building Research Establishment Report No.212 *Construction of New Buildings on Gas Contaminated Land.* Reason: To ensure that the development is protected against the adverse effects of gas, which may migrate into the building.
10.		R151	Parking areas are to be constructed of free draining material, loosely compacted in order to lessen damage to the Ash tree roots at the front property boundary. If it is considered necessary for the Ash tree to be removed, a replacement tree will need to be planted at the front of the site as Finchampstead Road is designated a Green Route.

Informatives for Approvals:

1.	N02	Insert: plan numbered 01/339/1A Insert: 11th December 2001 Insert: amendments to site access and parking arrangements
2.	N16	
3.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact David Walters on 01276 454365 for further details.*	
4.	The applicant shall take into account comments imposed by Rail Track with regard to the development of land adjacent to the railway.	

Policies

South East Area Local Plan: SBE1, SBE2, ST1, ST2
Wokingham District Plan: WOS3, WBE1, WT7, WT16
Berkshire Structure Plan: EN1, T7

M. G. Thorp

18.1.02

Application Number: F/2001/5351

Appraisal:

The proposed development is a two-storey rear extension to an attached garage, a first floor extension above the existing garage, and single storey link and alterations to parking and turning. A previous application (F/2001/3948) for exactly the same building work was refused for highway safety reasons. The current application is exactly the same as the previous application with alterations to the access points, driveway and parking.

The property is bounded to the north-east by a main railway line and is situated in front of a busy roundabout junction with Finchampstead Road and Molly Millars Lane. The property is located within an identified settlement and currently consists of a detached two-storey house with an attached double garage.

The proposed extension is substantial in size, almost equaling the plot coverage of the existing dwelling. The proposed extensions will surround the existing garage on top and to the rear and side. The entire extension will appear as a side/rear wing to the existing house. It extends 6.8m from the side of the house and 4.9m from the rear flank wall of the house. It is stepped back from the front flank wall by 3.5m. The roof above the extension is pitched with a ridge height of 7.3m and the front is hipped.

1. Impact upon neighbouring properties

As the property is mainly surrounded by railway and road, the only neighbour potentially affect is no.94. The proposed extensions are to be built on the furthest side of the house from this property and will be at least 12.5m away. No.94 is therefore of sufficient separation distance from the proposed extensions, to ensure no material harm to their amenity in terms of daylight, and privacy.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension has a stand-alone appearance as it is set back from the front of the existing house and has a hipped roof. It is of a large size but will be constructed of materials matching the existing. The property is located close to a busy intersection, which has a car sales/showroom on the corner. The area has mixed and varied building designs with no strong aesthetic principles present. The railway line and car sales/showroom opposite give the location a quasi-commercial appearance. On balance, it is considered the design will be acceptable in the street scene and there will be no adverse effects upon the character of the street scene.

Finchampstead Road is designated as a Green Route and therefore the trees at the front of the property are important to the amenity of the area. As such, a condition can be placed on any approval given to ensure protection of the existing Ash tree, or replacement of it if necessary.

3. Impact upon highway safety

The previous planning application for the site was refused on highway safety grounds. Since this, the applicants and Highways have had a meeting to discuss traffic implications. Alterations have now been made for the current application, which are permissible by the Highways Team.

The number of bedrooms is remaining at five, resulting in a need for four vehicle-parking spaces on-site. The garage will retain space for one parking space and three more are to be created along the side boundary. A new driveway, with separate entry and exit points is also to be constructed. The highways department are satisfied the parking standard has been meet and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5351

Applicant : Mr & Mrs J Pape C/O Roger Pring & Sons.

Location : 92, Finchampstead Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/11/02

Date Registered : 26/11/2001

Earliest Date for Decision : 24/12/2001

Latest Consultation Date/Site Notice Expiry Date : 24/12/2001

This application will have expired on: 21/01/2002. 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 :

Environ. Health - landfill site within 100m so recommends conditions re gas incorporation measures & noise.
Env. Design - no objection but advise a replacement tree should be planted if one at front of property is removed for driveway. also, parking areas are to be free draining material & loosely compacted
Wokingham Town - no objection subject to highways approval of the access arrangements.
Highways - approval with conditions
Environ Agency - as per previous application, approval with informative given (as per F/2001/3948 comments)

Railtrack - want to be satisfied that the railtrack infrastructure will not be adversely affected so have given some standard conditions for this.

Planning Issues :

Identified settlement ? ENV1, WBE1, WOS3
Impact on neighbours / Impact on street ? SBE1, SBE2
Highway safety/Parking - T7, ST1, ST2, NT7, NT16

Mineral site consultation area
Local Plan - proposed road

South-East Area

RECORD OF SITE VISIT

SITE ADDRESS: 92 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5351

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Busy road, bordered by railtrack. sing

3. DESCRIPTION OF SITE/BUILDING

Single storey garage attached to side of house.
2 sty house detached red brick large section but odd-shaped.

4. RELATIONSHIP TO ADJOINING PROPERTIES

~~terrace~~ villas next door, railtrack next door
ext far enough away from villas not to affect them.

5. SITE CONSTRAINTS

TREES

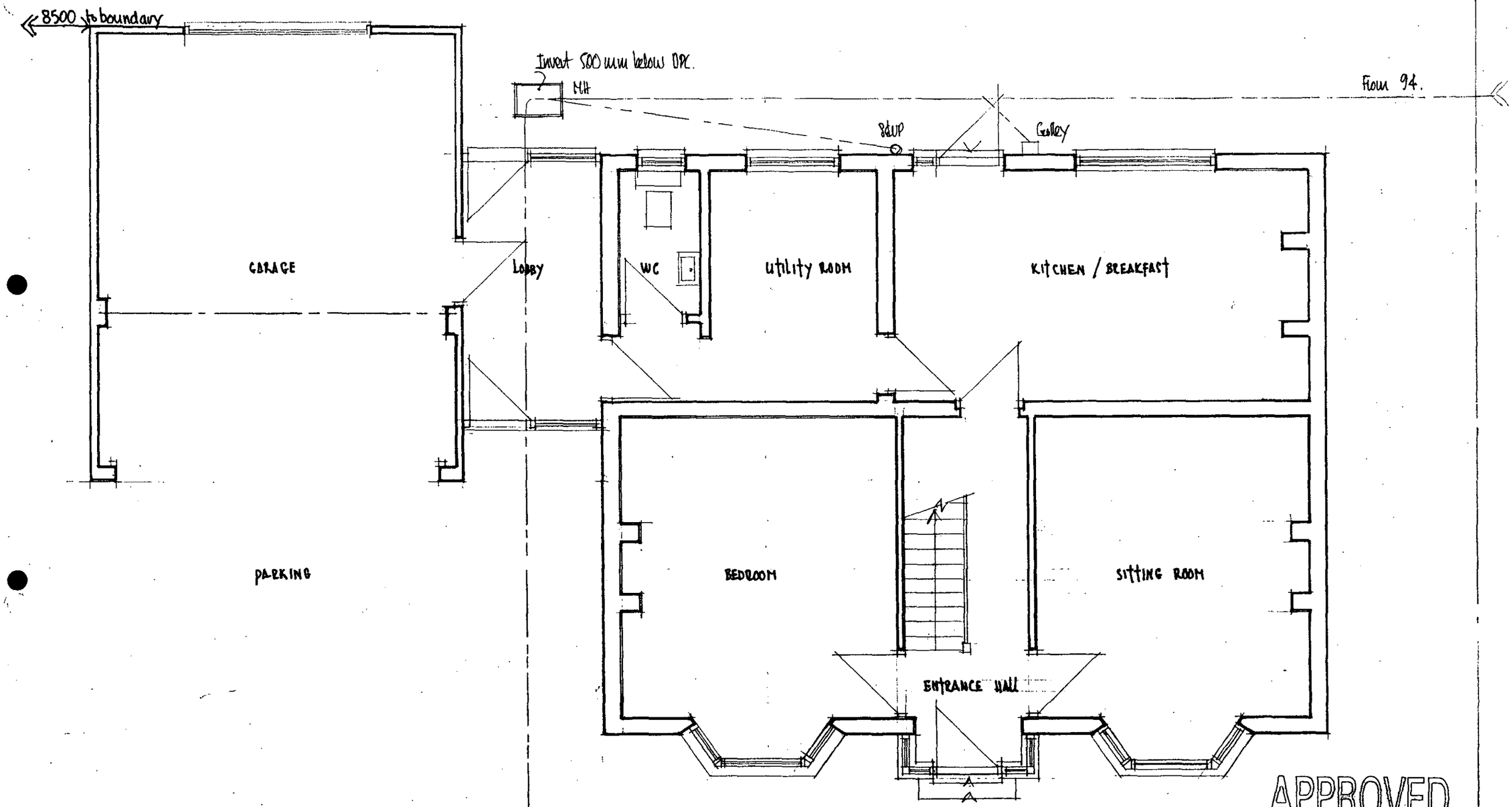
ACCESS/PARKING tight - garage + 2 parks existing, have to reverse onto street.

LEVELS levelish

BOUNDARY TREATMENT 2.0m high close board fence between neighbours & n°92

OTHERS

26.NOV.2001* 5351



APPROVED

GROUND FLOOR PLAN : AS EXISTING.

to Public sewer. MH.

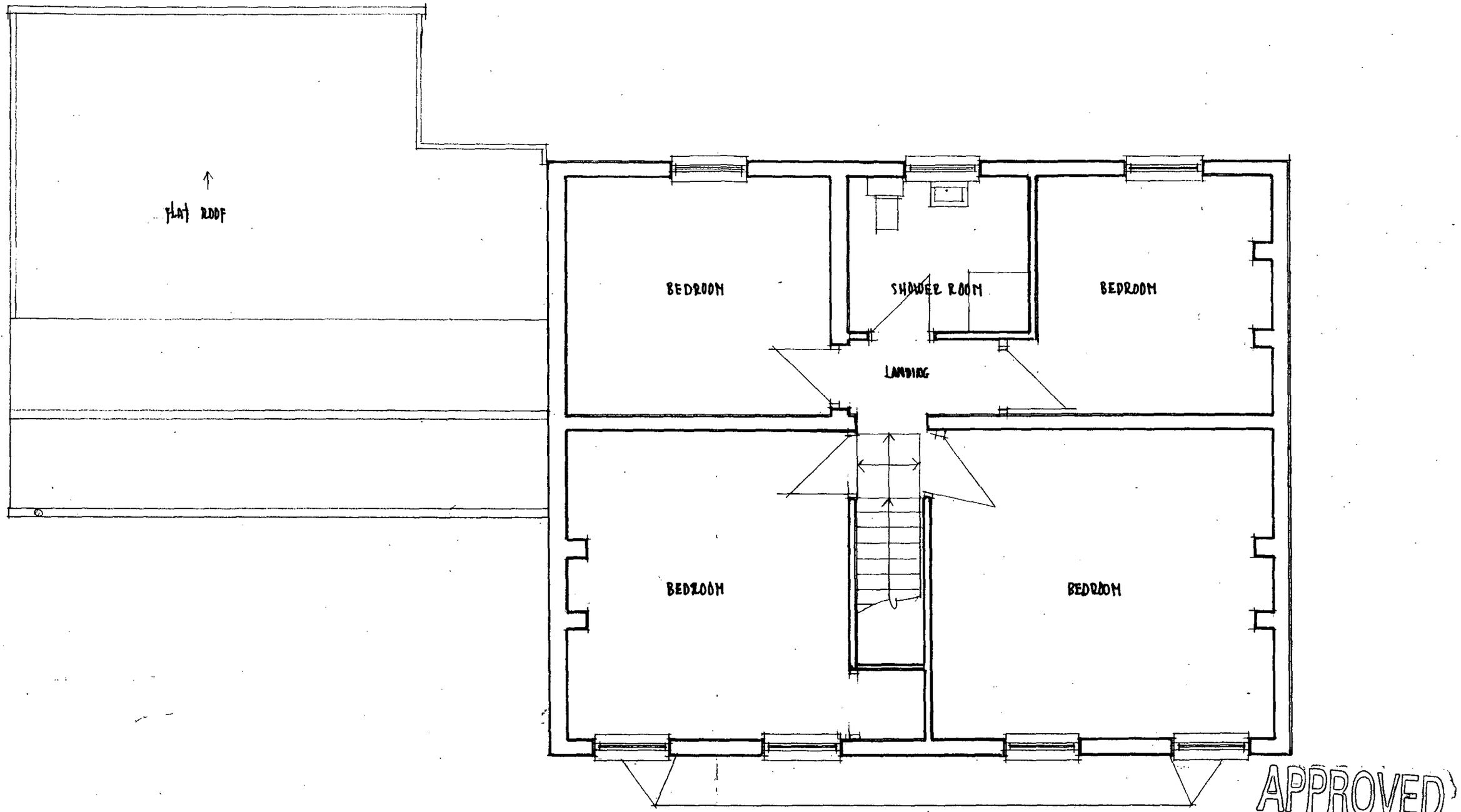
92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/339/2. SCALE.: 1:50 . DATE: 16/03/01

Revisions;

20.NOV.2001* 5351



APPROVED

FIRST FLOOR PLAN : AS EXISTING.

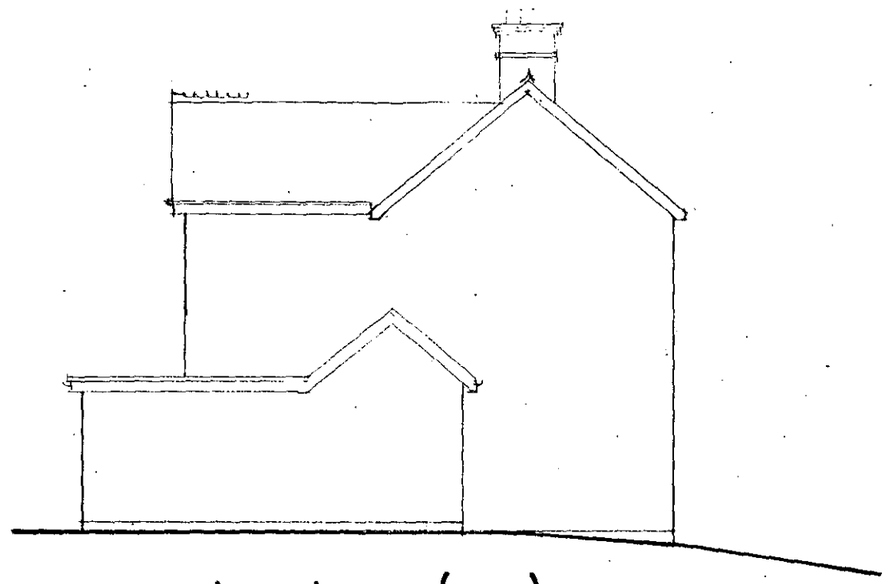
92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS.
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 01/39/3 SCALE.: 1:50 . DATE: 16/02/01
Revisions;

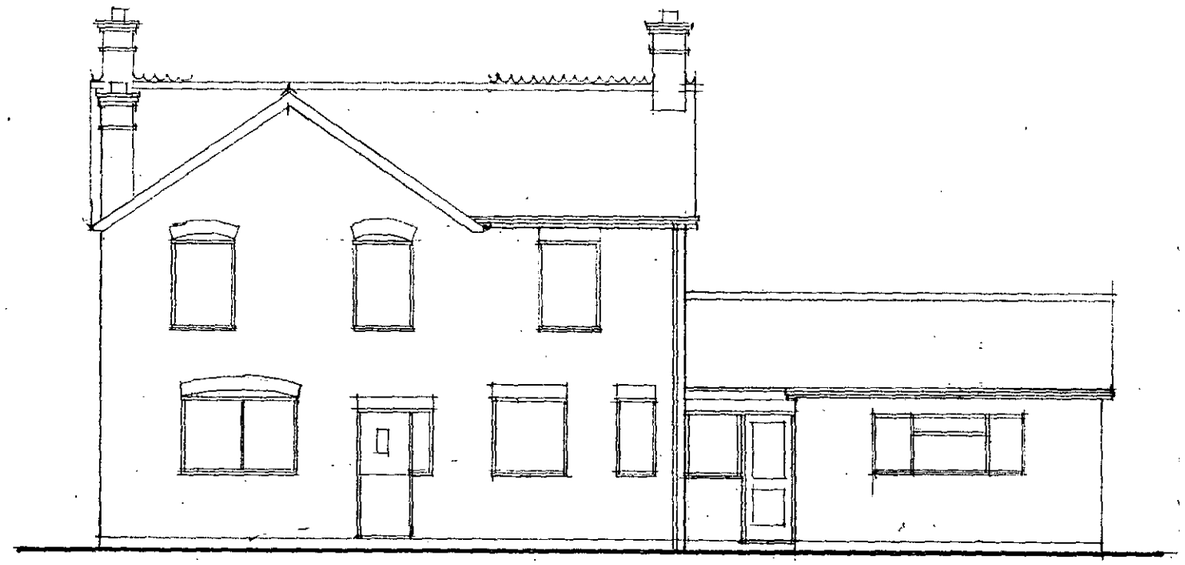
26.NOV.2001* 5351



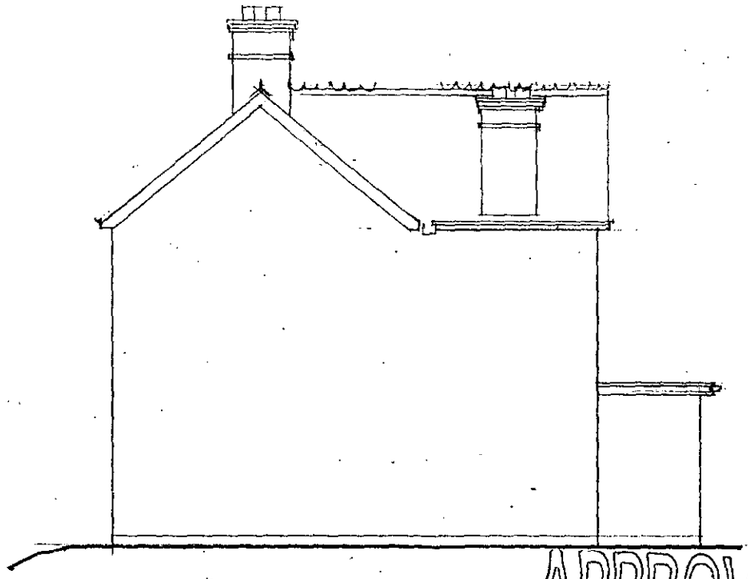
FRONT ELEVATION (WNW)



SIDE ELEVATION (NNE)



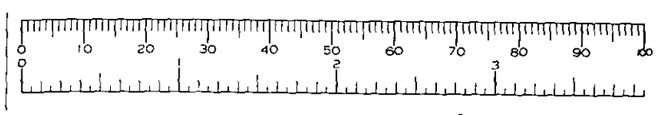
REAR ELEVATION (SSE)



SIDE ELEVATION (SSW)

APPROVED

ELEVATIONS: AS EXISTING.



92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.

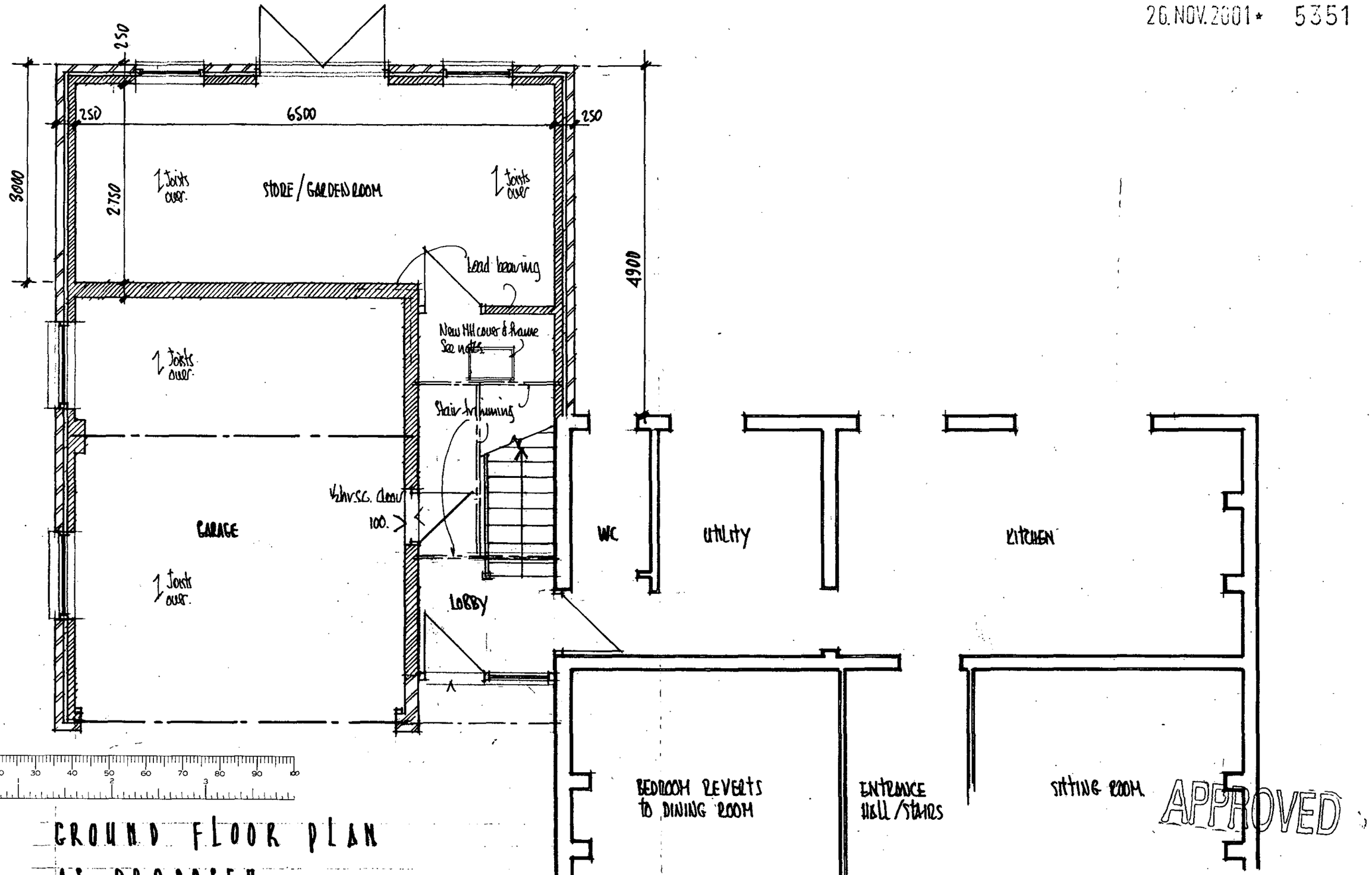
ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/339/4 .SCALE.: 1:100 . DATE: 17/01/01

Revisions;.....

26.NOV.2001 * 5351



GROUND FLOOR PLAN AS PROPOSED 92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT.

APPROVED

ROGER PRING & SONS.

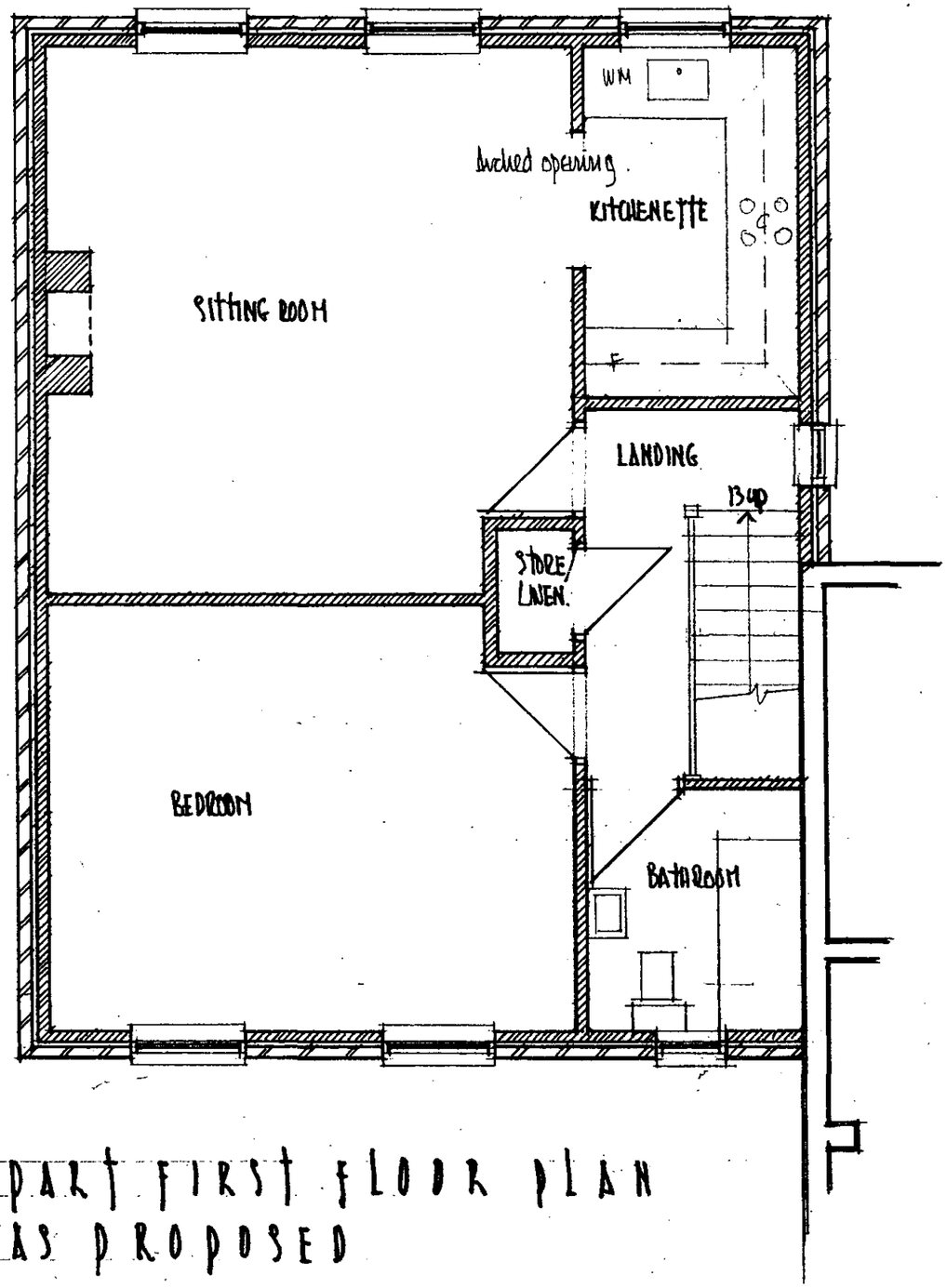
ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

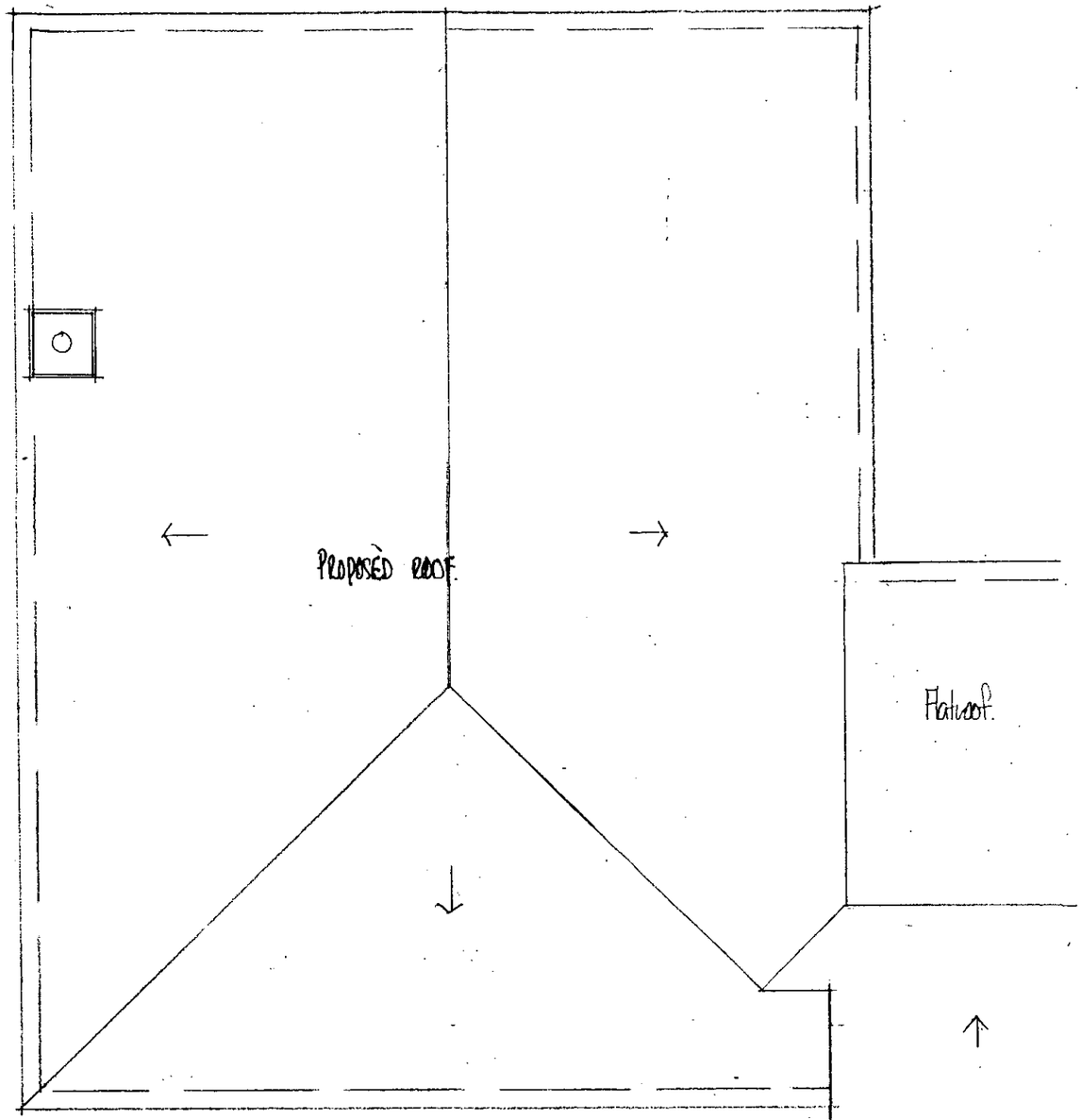
DRG. NO.: 01/339/S SCALE.: 1:50 . DATE: 23/04/01

Revisions;.....

26.NOV.2001 * 5351



PART FIRST FLOOR PLAN
AS PROPOSED



PART ROOF PLAN
AS: PROPOSED

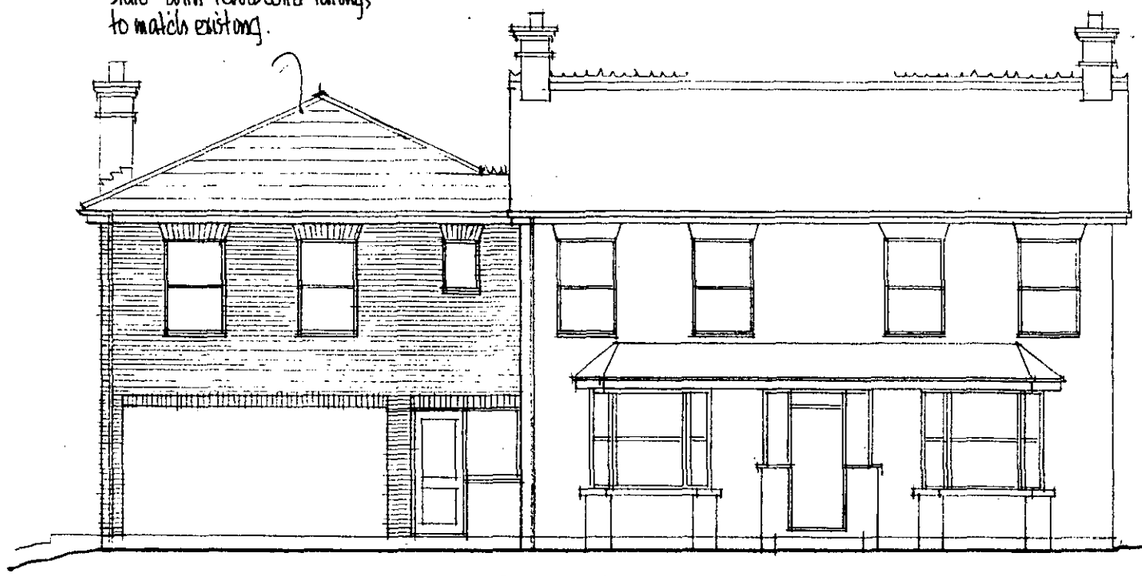
APPROVED

92 FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 2NT

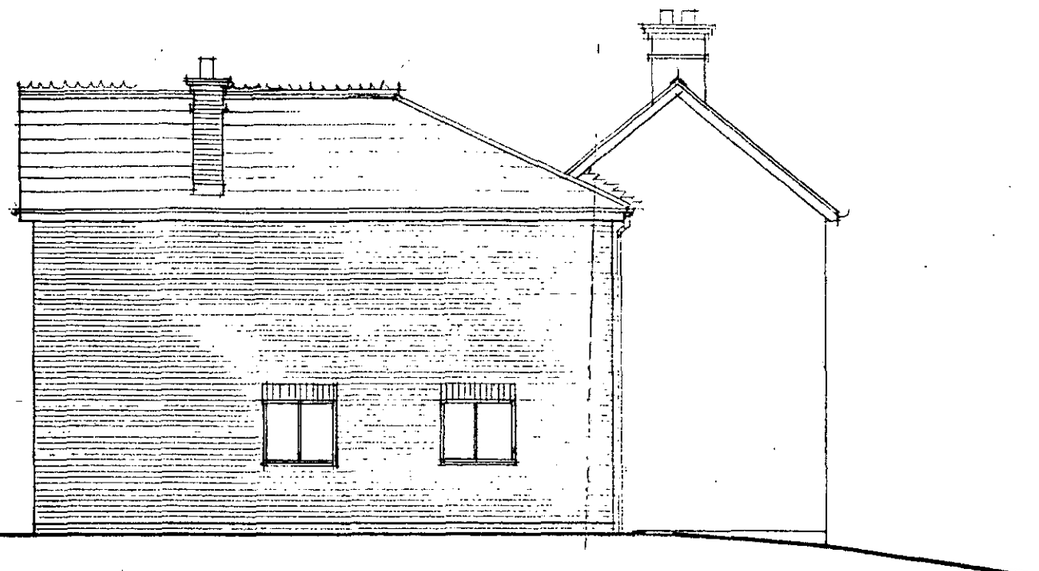
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 01/339/6 SCALE.: 1:50 . DATE: 23/04/01
Revisions;

26.NOV.2001 5351

Slate with Terracotta fittings to match existing.



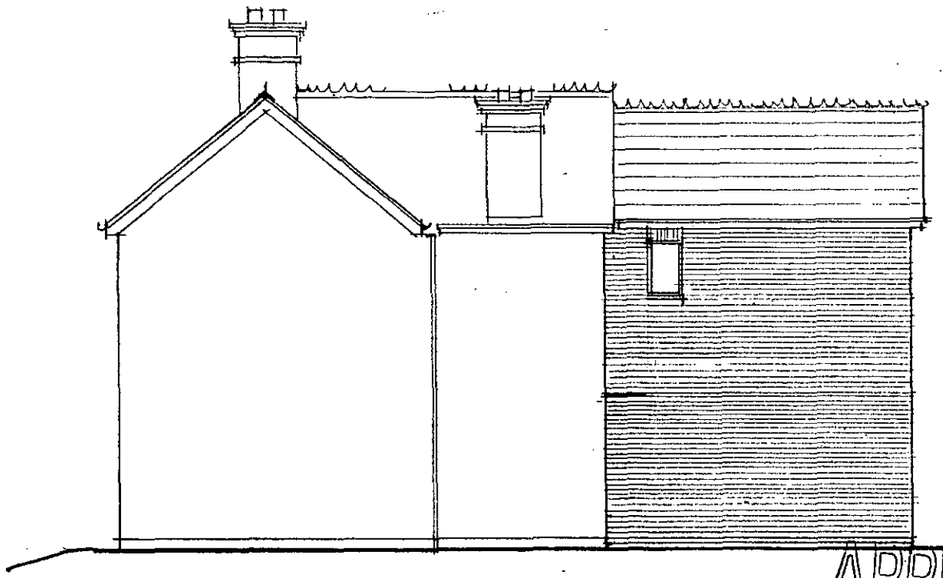
FRONT ELEVATION (WNW)



SIDE ELEVATION (NNE)



REAR ELEVATION (SSE)



SIDE ELEVATION (SSW)

APPROVED

ELEVATIONS: AS PROPOSED

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6280.

DRG. NO.: 01/339/7 SCALE.: 1:100 . DATE: 23/04/01

Revisions;

92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ENVIRONMENT AGENCY

Our Ref : SP/2001/004964-1/1
Your Ref : F/2001/5351

Date : 15 January 2002

PLANNING SERVICES	HPT 51960
POL	TLS
DC HH	ENF
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CS	
18 JAN 2002	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

2 STOREY REAR EXTENSION TO DWELLING, FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY LINK WITH ALTERATIONS TO ACCES, PARKING AND TURNING AT 92 FINCHAMPSTEAD ROAD, WOKINGHAM

Thank you for your letter dated 03rd December 2001, received on 05th December 2001. Please quote the following reference in any correspondence: **SU86NW/11/33**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, *which protects nesting wild birds and their nests.*

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If

bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: RODGER PRING & SONS

Date: 19 December 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5351

Location: 92, Finchampstead Road, Wokingham.

Proposal: Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

Applicant: Mr & Mrs J Pape C/O Roger Pring & Sons.

Case Officer: Heidi Lynch

The new plans show the following: Amendments to site access & parking arrangements. Drawing nos 01/339/1A.

Comments are required by 29/12/2001.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6442.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2001 | 5351 (Planaps) / (Ludhouse) Date Rec. 11|12|01

Location: 92 Finchampstead Road, Wokingham, Berkshire

Parish

Applicant: Mr & Mrs Pape C/o Roger Pring & Sons

Description of attached plans Amendments to site access & parking arrangements

Drawing No's: 01|339|1A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	✓
2.	NK (Env. Design)	X
3.	XA (Highways)	✓
4.	NF (Building Control)	X
5.	BC/DC Liaison	X

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: —

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER HEIDI LYNCH

Consultations Sent by Admin. on 19.12.PS

Yellow - Part One Copy
Green - Officer's Copy

Recd AM 11-12-01

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

PLANNING SERVICES	HPT 50800
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CS HL	
11 DEC 2001	
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	FILE:

ARCHITECTURAL & SURVEYING CONSULTANTS

Heidi Lynch,
Development Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref; F/2001/5351.
My Ref; RP/339

REVISED PLAN

5351

10 December 2001

Dear Madam,

Re 2 storey rear extension to behind existing garage, first floor extension above existing garage and link with alterations to access, parking and turning at 92, Finchampstead Road, Wokingham, Berkshire, RG40 2NT.

Further to my meeting with Mr. T. Callaghan yesterday, I am pleased to enclose 6 copies of my amended drawing no.01/339/1A which shows amendments to the site access and parking arrangements, which I understand, meet with his approval.

Could you please append these to the planning application.

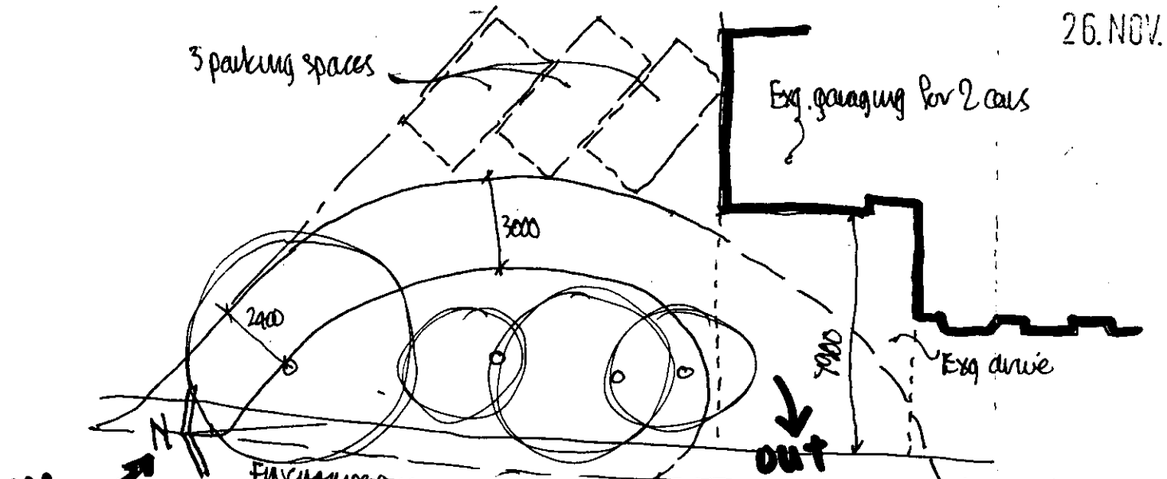
Yours faithfully,

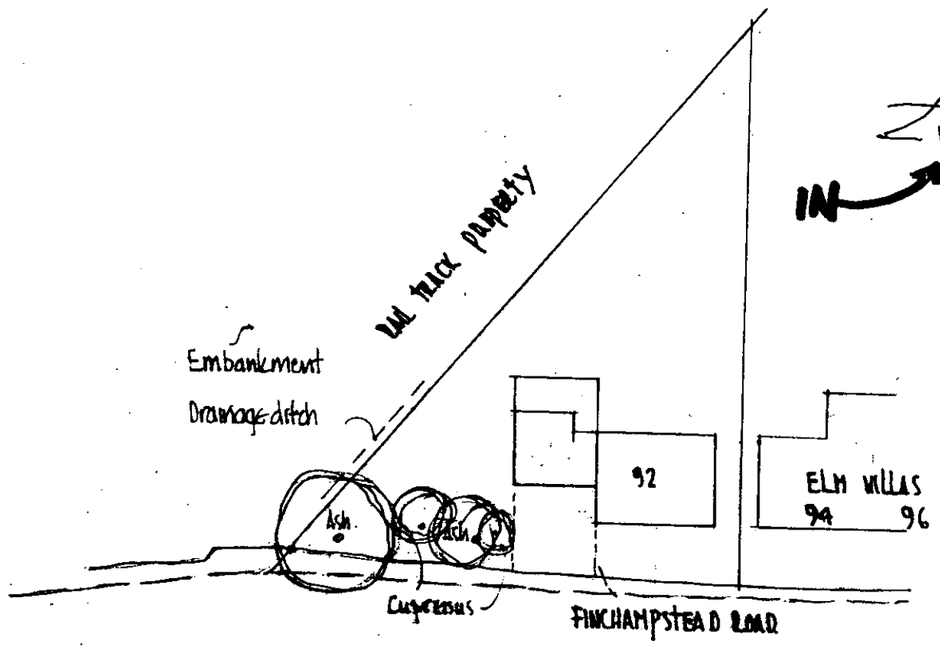
Roger Pring.

C/C Mr. T. Callaghan, Team Leader Highways Development Control.
C/C Mr. & Mrs. J Pape.

REGISTERED NO. 2284491

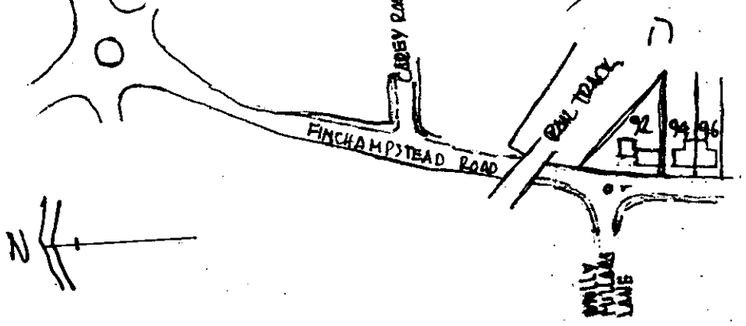
26.NOV.2001* 5351





SITE PLAN 1:500

Parking. (5 bedroom. 4 spaces required)
See 1:200 PARKING/TURNING/ACCESS LAYOUT



LOCATION PLAN 1:2500

SUPERCEDED PLAN

92. FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
276, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
DRG. NO.: 01/539/1 SCALE: As shown DATE: 18/03/01
Revisions:

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 03 December 2001

Application Number: F/2001/5351

Proposal: Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

Parish: WOKINGHAM TOWN

Site Address:
92, Finchampstead Road, , Wokingham.

Applicant:
Mr & Mrs J Pape C/O Roger Pring & Sons.

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).

FURTHER TO MY PREVIOUS MEMO DATED 12TH JUNE 2001, I HAVE BEEN IN DISCUSSION WITH THE APPLICANTS AND THEIR AGENT CONCERNING THE ACCESS LAYOUT. I CAN CONFIRM THAT THE ACCESS LAYOUT PROPOSED IS NOW ACCEPTABLE TO THE HIGHWAY AUTHORITY AND THEREFORE RECOMMEND CONDITIONAL APPROVAL.

THIS IS HOWEVER SUBJECT TO THE PROPOSED EXTENSION NOT BEING SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

(1) PRIOR TO THE DEVELOPMENT BEING BROUGHT INTO USE, THE ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS TO BE SUBMITTED TO AND APPROVED BY THE LPA.

(2) C139 'CARRIAGEWAY BACK'

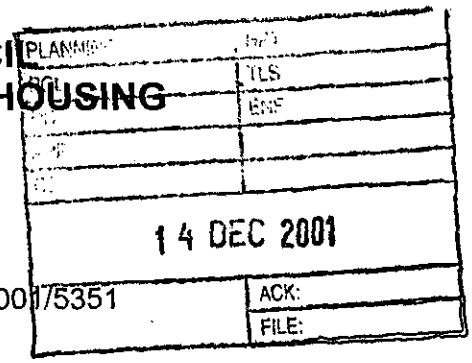
(3) C122 PARKING & TURNING

(4) I29 CONSTRUCTION VEHICLES.

NO7

TR 10/12/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING



MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2001/5351

From: John Mullaney
Environmental Heath

My Ref:

Date. December 13, 2001

PROPOSED: TWO STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION

LOCATION: 92 FINCHAMPSTEAD ROAD, WOKINGHAM

According to our records, there is one landfill site within 100 metres of the proposed development. This landfill is known as Mulberry Park, Eastheath Brickworks. (SU 805 677) and is believed to be filled in the 1960's with mixed waste. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

(i) The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

(ii) Standard planning condition C070 regarding hours of work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PAM

cc. ~~Neil~~ Eggleton, Building Control

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	APP 51616
POL	TLS
DC HL	ENF
APP	
C	

09 JAN 2002

COPIES TO

4th January 2002

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

Y/r F/2001/5351
O/r WOKINGHAM/W/MM

Dear Sir or Madam

TOWN & COUNTRY PLANNING ACT
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning
92 FINCHAMPSTEAD ROAD, WOKINGHAM

I acknowledge receipt of your letter dated 3rd December 2001, with regard to the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 8 January 2002

Location:	92 Finchampstead Road, Wokingham
Proposal:	Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access parking and turning.
Application Number:	F/2001/5351

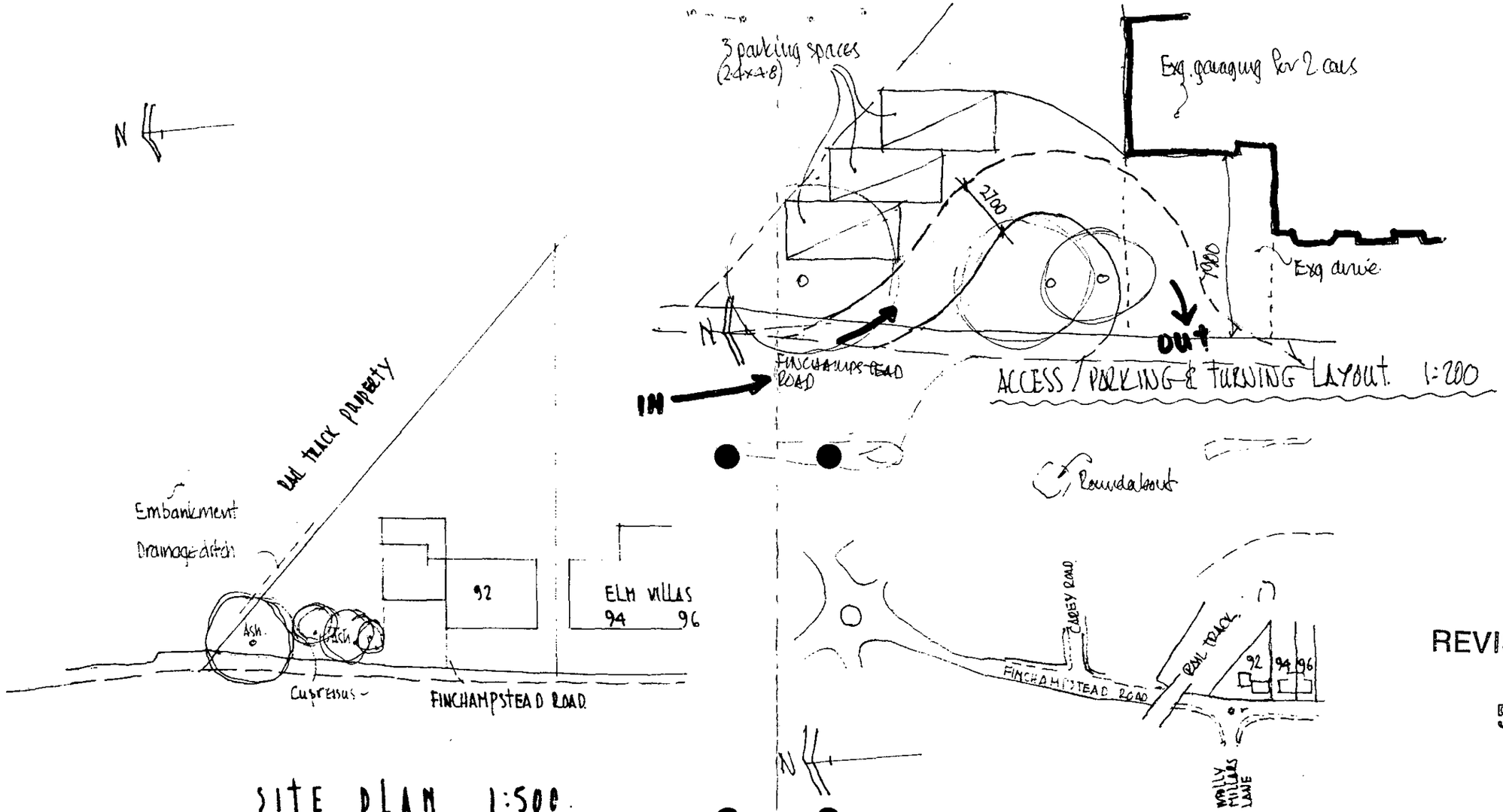
In response to your consultation dated 19 December 2001 for the above application, the landscape comments are as follows:

The amendments to the site access and parking arrangements shown on drawing no. 01/889/1A shows the access road to be further from the trees than previous plans, however the parking now comes within one metre of the large ash tree. This will not cause significant damage to the tree if the parking areas are to be constructed of free draining material, loosely compacted in order to lessen the damage to the tree roots.

If it is considered necessary for the tree to be removed, a replacement tree will need to be planted at the front of the site, as the Finchampstead Road is designated a Green Route.

Catherine Brimble

Catherine Brimble
Landscape Architect



REVISED PLAN

5351

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11 DEC 2001	
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92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERSHIRE, RG40 2NT.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: D1339/1A SCALE: As shown DATE: 18/03/01
Revisions; A. Site entry position & parking amended. 10/12/01

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 6 December 2001

Location:	92 Finchampstead Road, Wokingham
Proposal:	Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access parking and turning.
Application Number:	F/2001/5351

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed extension. The revised access arrangements as shown on the site plan may require the ash tree closest to the railway to be removed. It is a reasonably large tree and if it is removed a replacement tree will need to be planted adjacent to the other trees at the front of the site shown to be retained, as the site is on a Green Route. If there is the space to retain the tree, the drive will need to be constructed of free draining material, loosely compacted in order to lessen the damage to the tree roots.

Catherine Brimble

Catherine Brimble
Landscape Architect

SERVICES	HPT
	TLS
	ENF
APP	
CS	
COPIES TO	
	FILE

DEC 2001

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Heidi Lynch

Application Number: F/2001/5351

Proposal: Proposed two storey rear extension to dwelling, first floor side extension, single storey link, with alterations to access, parking & turning

Site Address: 92 Finchampstead Road , Wokingham

Applicant: Mr & Mrs J Pape C/O Roger Pring & Sons

Your observations are required in respect of this application **by 24/12/01**

No objection, subject to Highways approval of the access arrangements

Comment

- **The plan showing the access/parking/turning layout – drawing no. 01/339/1 dated 18/03/01 – is the same plan as the one that was submitted with the previous application - F/2001/3948, which was refused on access grounds.**

SIGNED: _____ **DATE:** 19/12/01

CLERK TO Wokingham Town Council

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5351
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: F/2001/5351

Proposal:
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

Location:
92, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5351 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

03 December 2001

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5351

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5351
92, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5351**
92, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5351

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/5351
92, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.

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If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5351**
92, Finchampstead Road, , Wokingham.
Proposed two storey rear extension to dwelling, first floor side extension, single storey link with alterations to access, parking and turning.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 NOV 2001

Officer: H/h | Application No. F/2001/5351

Map No. 83 Site 0.09

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING, FIRST FLOOR SIDE EXTENSION, SINGLE STOREY LINK WITH ALTERATIONS TO ACCESS, PARKING AND TURNING

Location: 92 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: NEScott

Applicant: MR/MRS PAPE

resubmission F/2001/3948 - refused

Fee Received 00-00 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			
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 : 3/12 ..... Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

Building Control .....

Landscape .....

Trees ✓ .....

Conservation Officer .....

Environmental Health LANDFILL SITE 250m CONSULTATION .....

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 LANDFILL SITE 250m CONSULTATION ✓ .....

Rail Track SOUTHERN ZONE ✓ .....

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 + area map .....

.....

.....

.....

.....

.....

.....

.....

.....

26.NOV.2001* 5351

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

Your Ref;
My Ref; RP/339

23 November 2001

Dear Sirs/Madam,

Re 2 storey rear extension behind and first floor extension above existing garage and link with alterations to access, parking and turning at 92, Finchampstead Road, Wokingham, Berkshire, RG40 2NT.

We believe that, following discussions with Mr Callaghan of Highway Development Control, whose cooperation in the interest of safety is appreciated, the alterations to the vehicular access, proposed under application no. F/2001/3948, are acceptable.

Until today, when I checked with the Planning Section, I was under the impression that application no. F/2001/3948 was being held in abeyance until such time as the above access issues were resolved. Unfortunately I did not and still have not received a Refusal Notice despite being informed today that the application was refused during July this year.

I am, therefore submitting, herewith, a second application for the same proposals comprising 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/339/1 to 7. No fee is payable as this is a re-application.

Continued

For your information I received a letter from Catherine Brimble dated 18/04/01 in which she suggests that the large ash tree at the site entrance will suffer root damage due to the proximity of the drive. I am sure, if this becomes a problem, my clients' safe access to and departure from their property will be of paramount importance and that they would agree to some replacement planting if so required.

Finally, in support of the application, I would point out that the extension is set back approximately 3.5 metres behind the front wall of the existing dwelling and has a subservient roof line. It will be of similar scale and proportions as the adjacent to a pair of semi-detached houses but with a staggered appearance, it will not cause any loss of daylight or sunlight to them neither will it cause any loss of amenity by overlooking. I also discussed the proposed extension with a duty officer and was informed that they appeared 'OK in principle'

Please write to me if there are any issues which you would like to discuss in order to provide my Clients with a satisfactory outcome on this occasion.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. J Pape.

Environmental Services

For office use only
Application number 26. NOV. 2001 * 5351

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 & MRS J PAPE 92 FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE RG40 2NT 0118 978 9970
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 278 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3NT 0118 973 3502
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.	92 FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE RG40 2NT
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR EXTENSION BEHIND & FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE & LINK WITH ALTERATIONS TO ACCESS PARKING & TURNING
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS & TILES TO BE OF SIMILAR COLOUR & TEXTURE 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.	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: 4	Proposed: 1
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.		
	Re-application - F/2001/3048 refused		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS. J. POPE

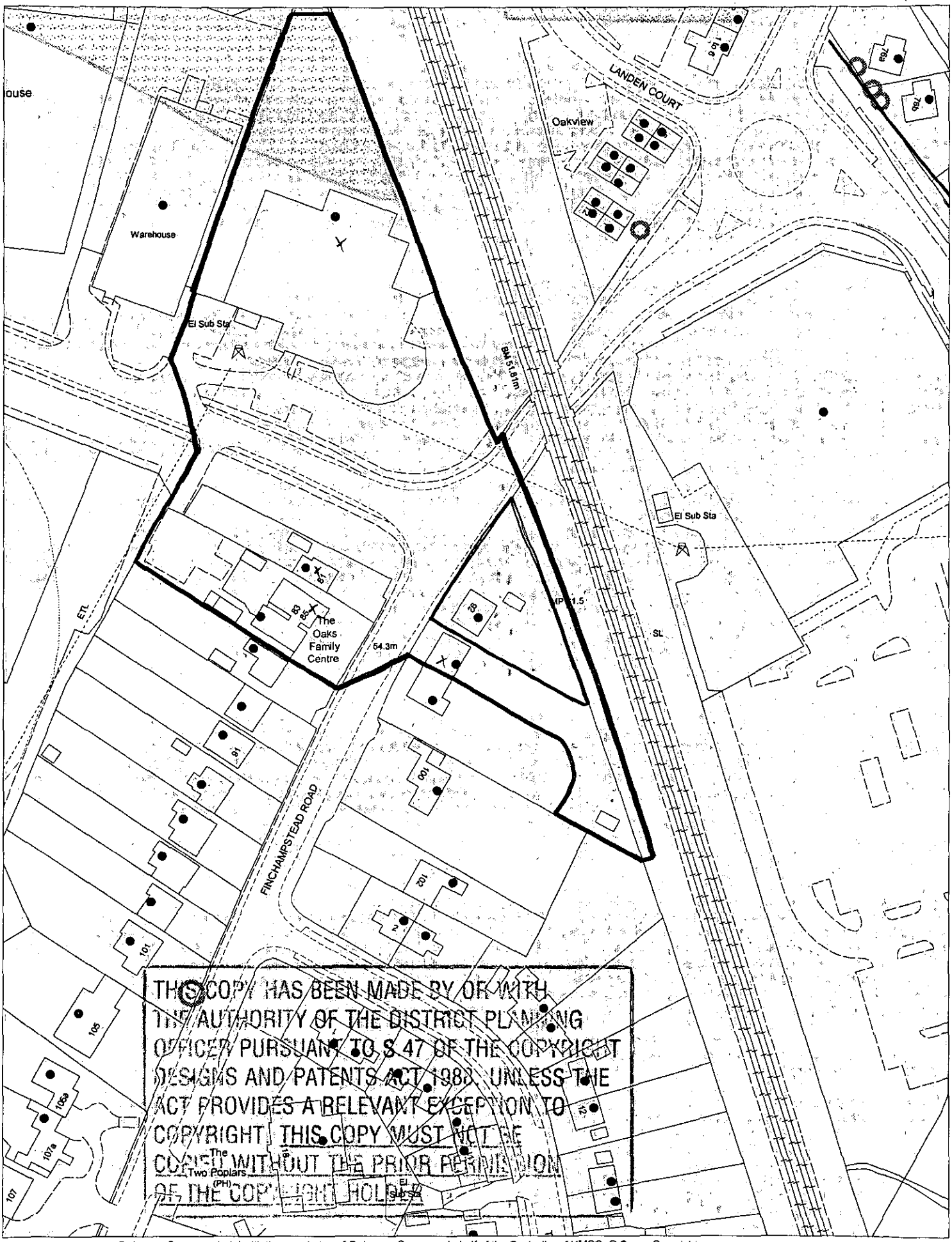
Date 23/11/01

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

92, FINCHAMPSTEAD ROAD — ELM BANK

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
R/72/71	16.4.71		Erection of garage and provision of access to classified road	9.6.71 C			
	8446X				6.8.71		
	BR10842		UTILITY ROOM & W.C. (MR. J. PARK)		17.5.79 BRP.		
11959			Ext to form add Bedroom " "	22.11.79 CA			
	BR16475		GARAGE & BEDROOM		31.3.81 BRP.		
F/2001	3948		Mr. & Mrs Pape (2 St/R & F/Fl/S ext)	3.7.01	Ref.		

26.NOV.2001 ★ 5351



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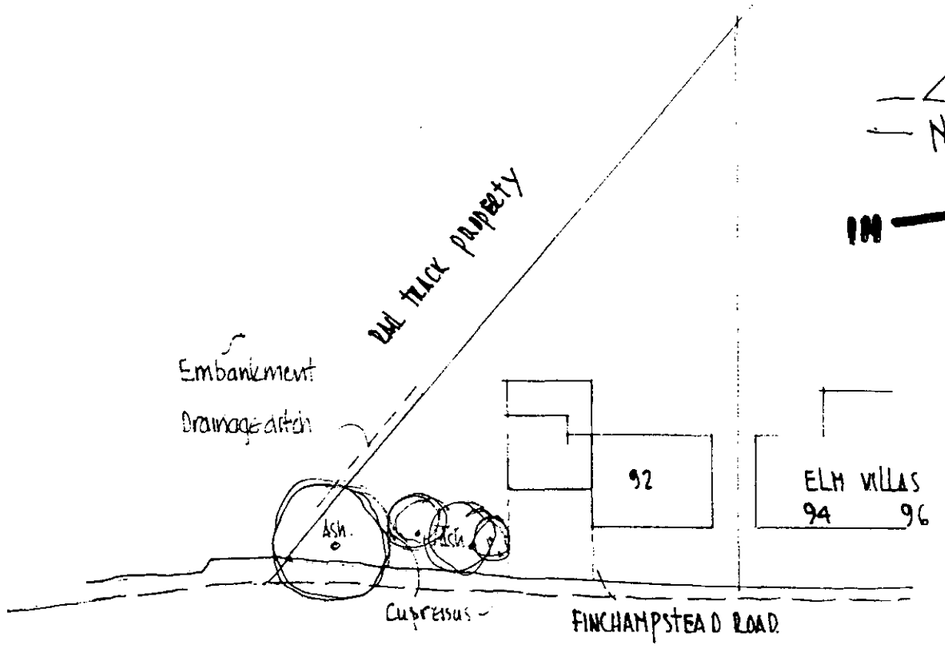
Development Control Section, Environmental Services, Wokingham District Council.

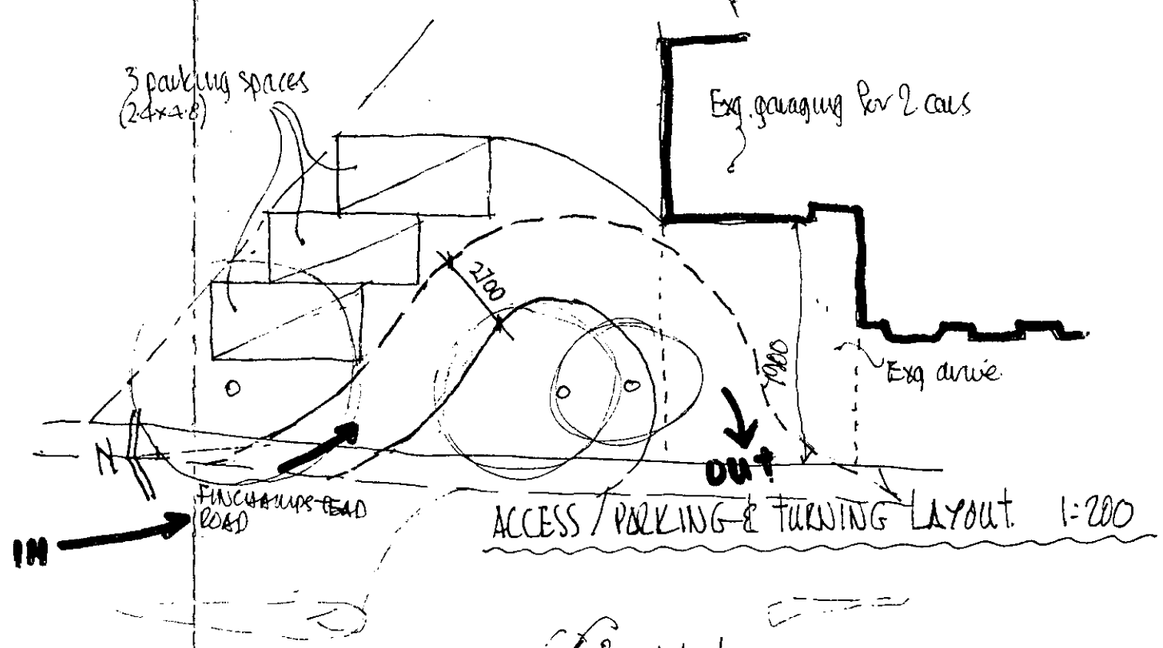
28 November 2001 Scale: 1 : 1250

N W E S

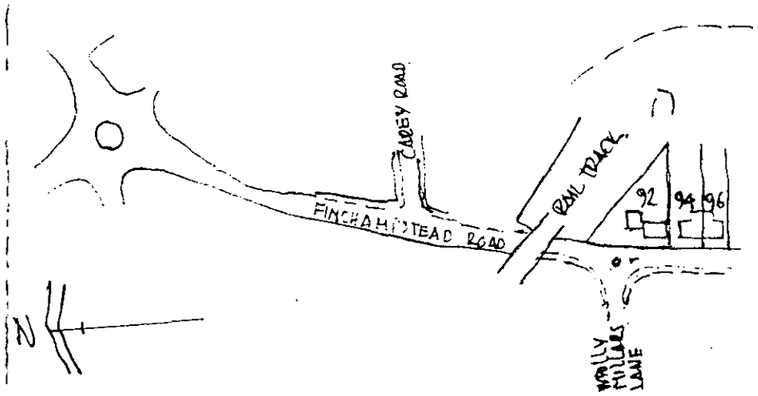


SITE PLAN 1:500.

Parking. (5 bedrooms. 4 spaces required)
See 1:200 PARKING/TURNING/ACCESS LAYOUT



ACCESS / PARKING & TURNING LAYOUT 1:200



LOCATION PLAN 1:2500.

REVISED PLAN
5351

11 JUL 2001
APPROVED

92. FINCHAMPSTEAD ROAD, WOKINGHAM, BERSHIRE, RG40 2NT.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
DRG. NO.: 01/339/1A SCALE: As shown DATE: 18/03/01
Revisions: A. Site entry position & parking amended. 10/7/01

26.NOV.2001 • 5351

8500 to boundary

Invert 500 mm below DPC.

MH

Flow 94.

SOUP

Gulley

GARAGE

Lobby

WC

UTILITY ROOM

KITCHEN / BREAKFAST

BEDROOM

SITTING ROOM

ENTRANCE HALL

PARKING

APPROVED

10 20 30 40 50 60 70 80 90 100

GROUND FLOOR PLAN : AS EXISTING.

to Public sewer. NH.

92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

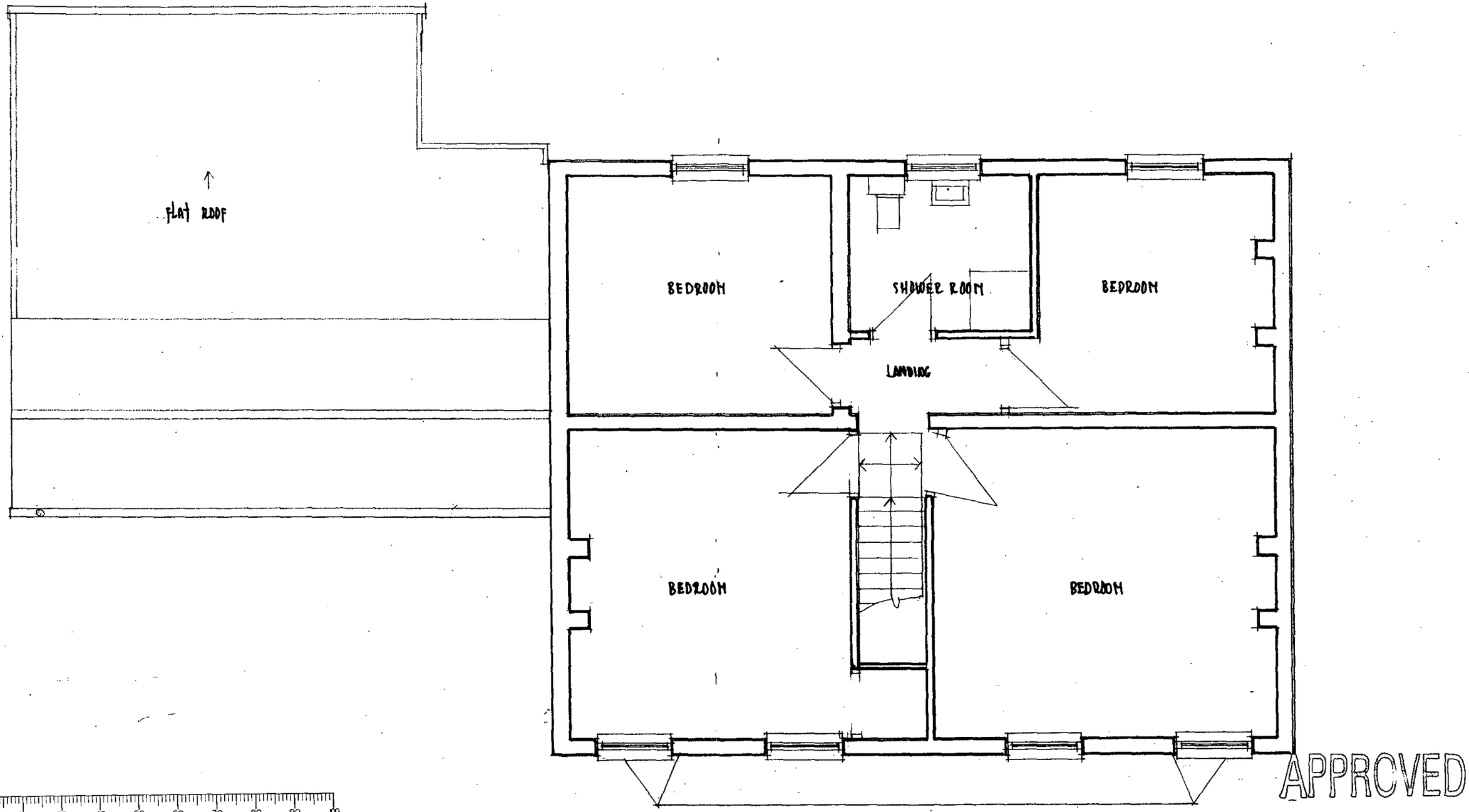
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.

Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/339/2 SCALE.: 1:50 . DATE: 16/03/01

Revisions:

26.NOV.2001 * 5351



APPROVED

FIRST FLOOR PLAN : AS EXISTING.

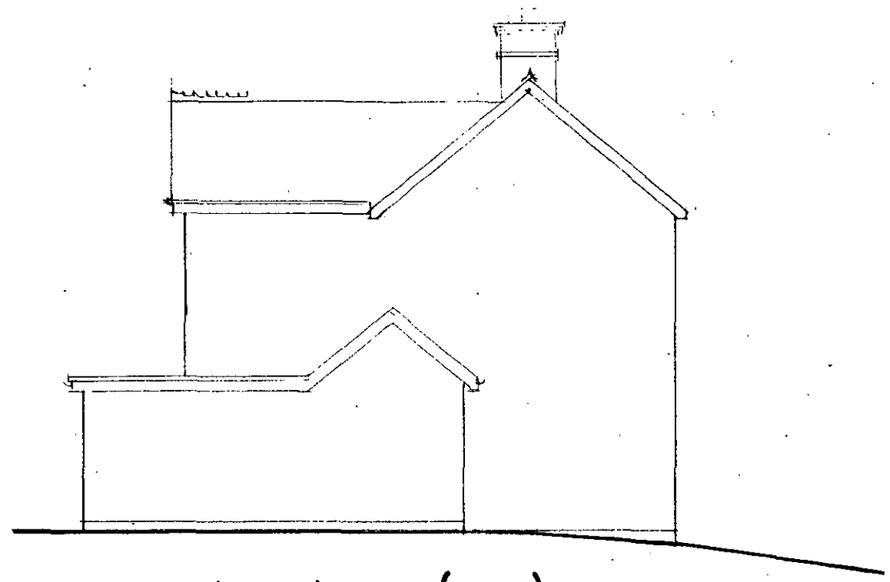
92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 01/339/3 SCALE: 1:50 . DATE: 16/03/01
Revisions;.....

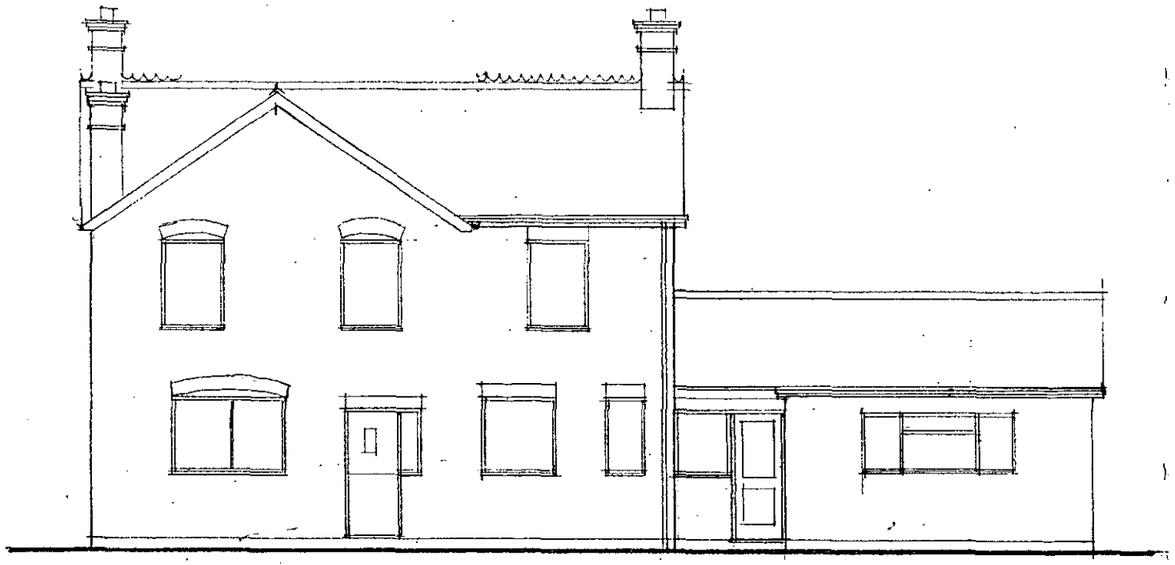
26.NOV.2001* 5351



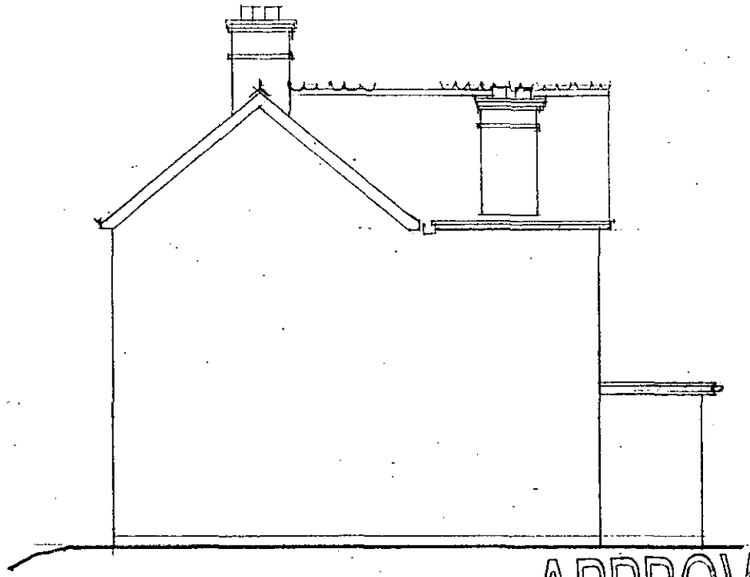
FRONT ELEVATION (WNW)



SIDE ELEVATION (NNE)



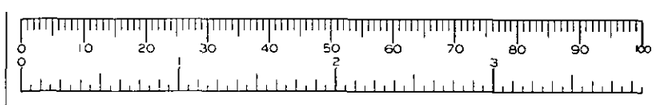
REAR ELEVATION (SSE)



SIDE ELEVATION (SSW)

APPROVED

ELEVATIONS: AS EXISTING.



92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

ROGER PRING & SONS.

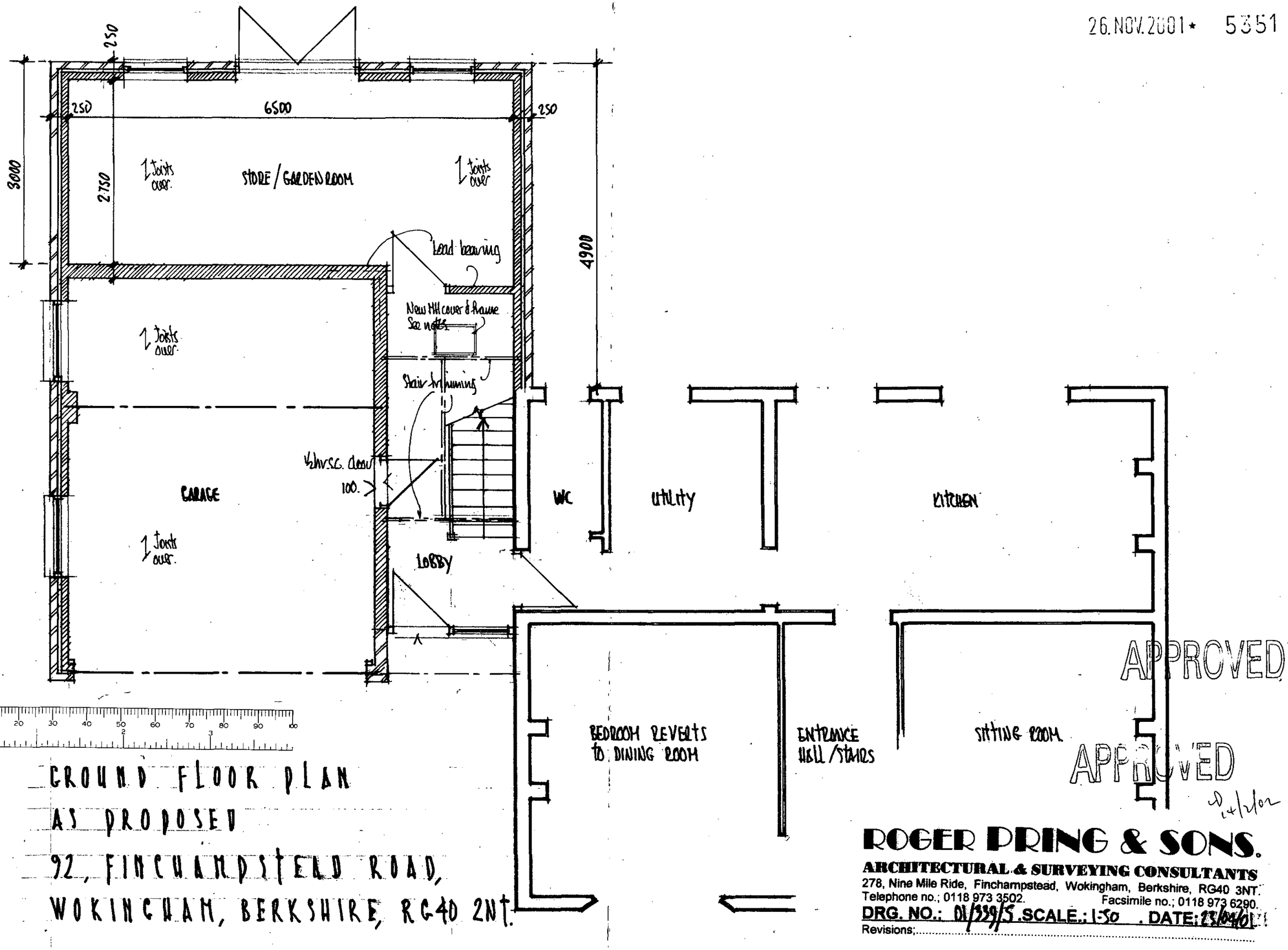
ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.; 01/339/4 SCALE.; 1:100 . DATE; 17/03/01

Revisions;.....

26.NOV.2001* 5351



GROUND FLOOR PLAN AS PROPOSED

92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT.

APPROVED

APPROVED

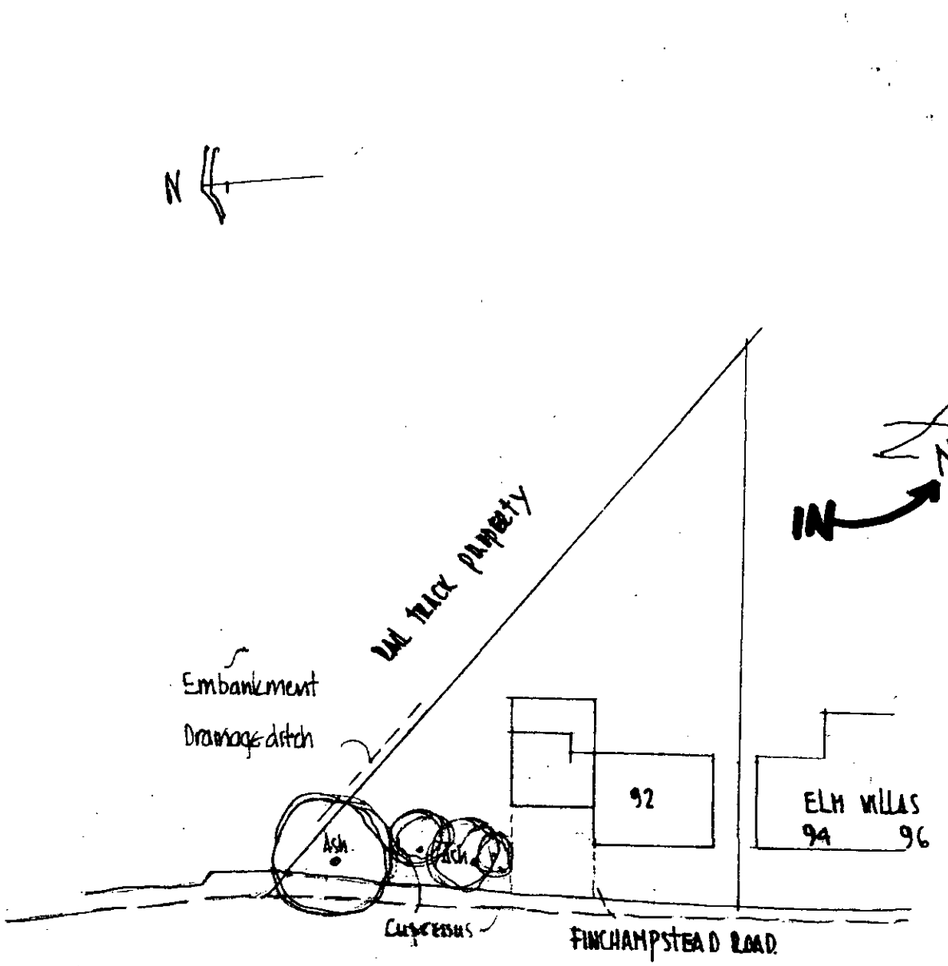
14/2/02

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/339/5 SCALE.: 1:50 . DATE: 23/04/01

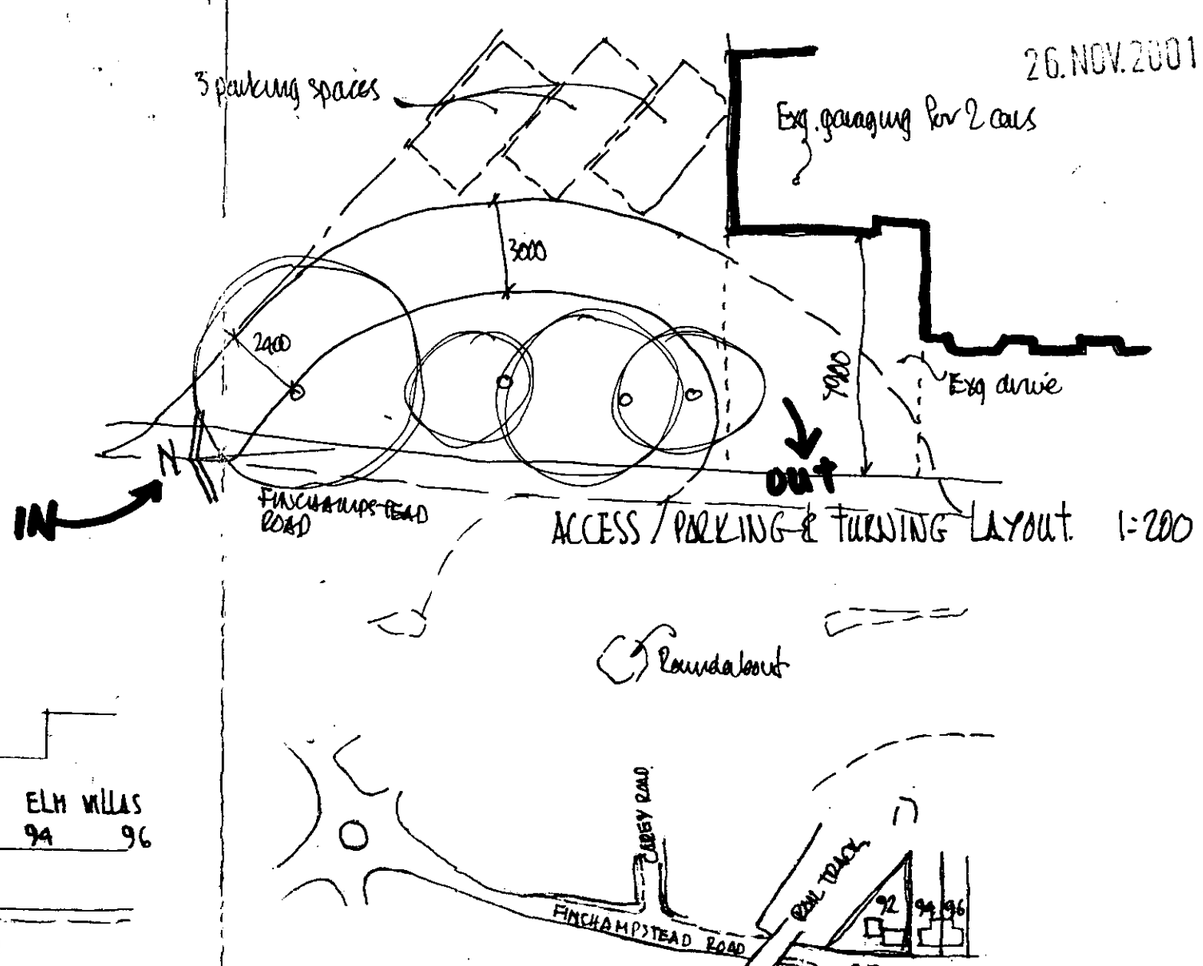
Revisions;.....

26.NOV.2001* 5351



SITE PLAN 1:500.

Parking. (5 bedrooms, 4 spaces required)
See 1:200 PARKING/TURNING/ACCESS LAYOUT



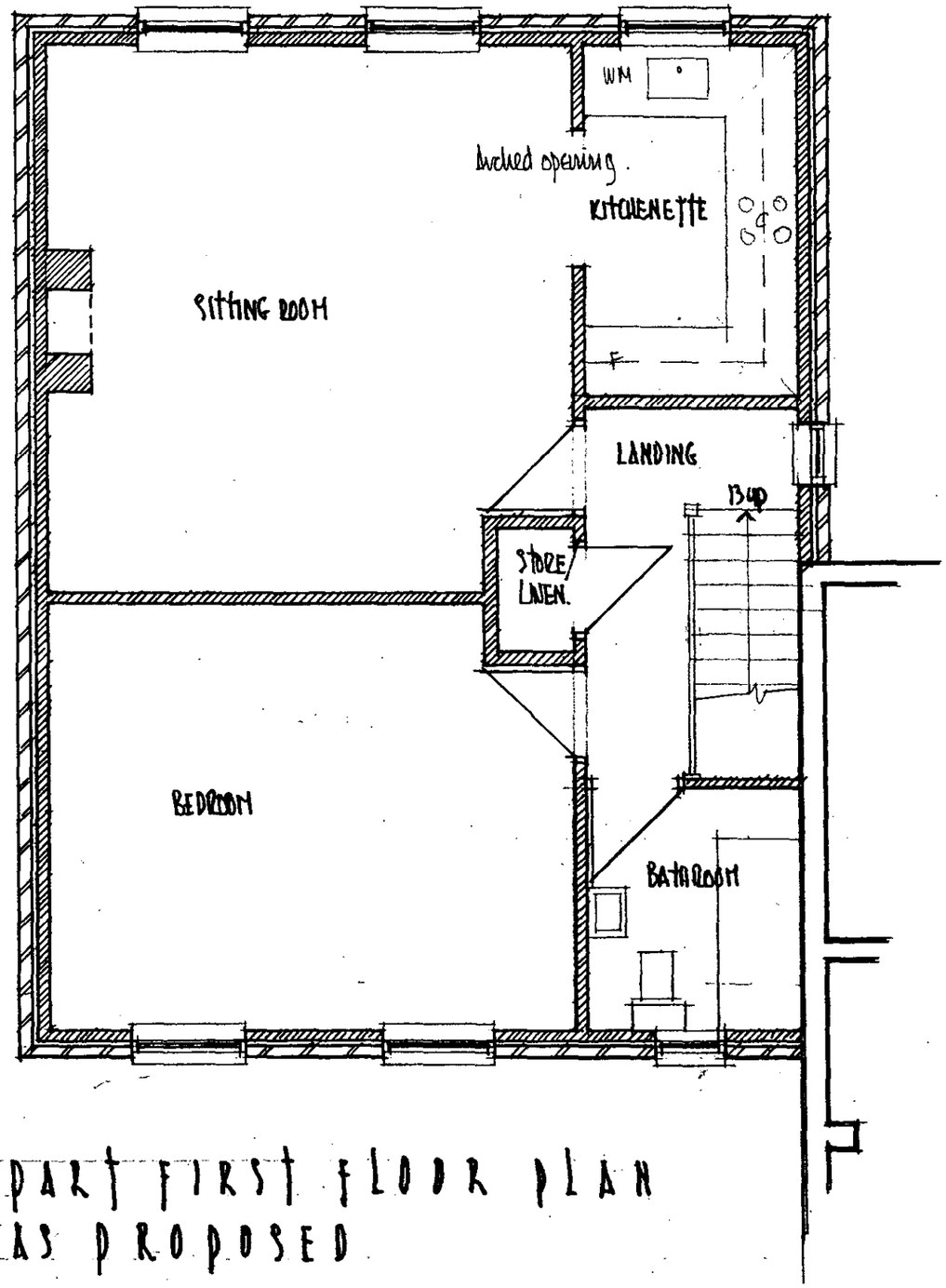
LOCATION PLAN 1:2500

SUPERCEDED PLAN

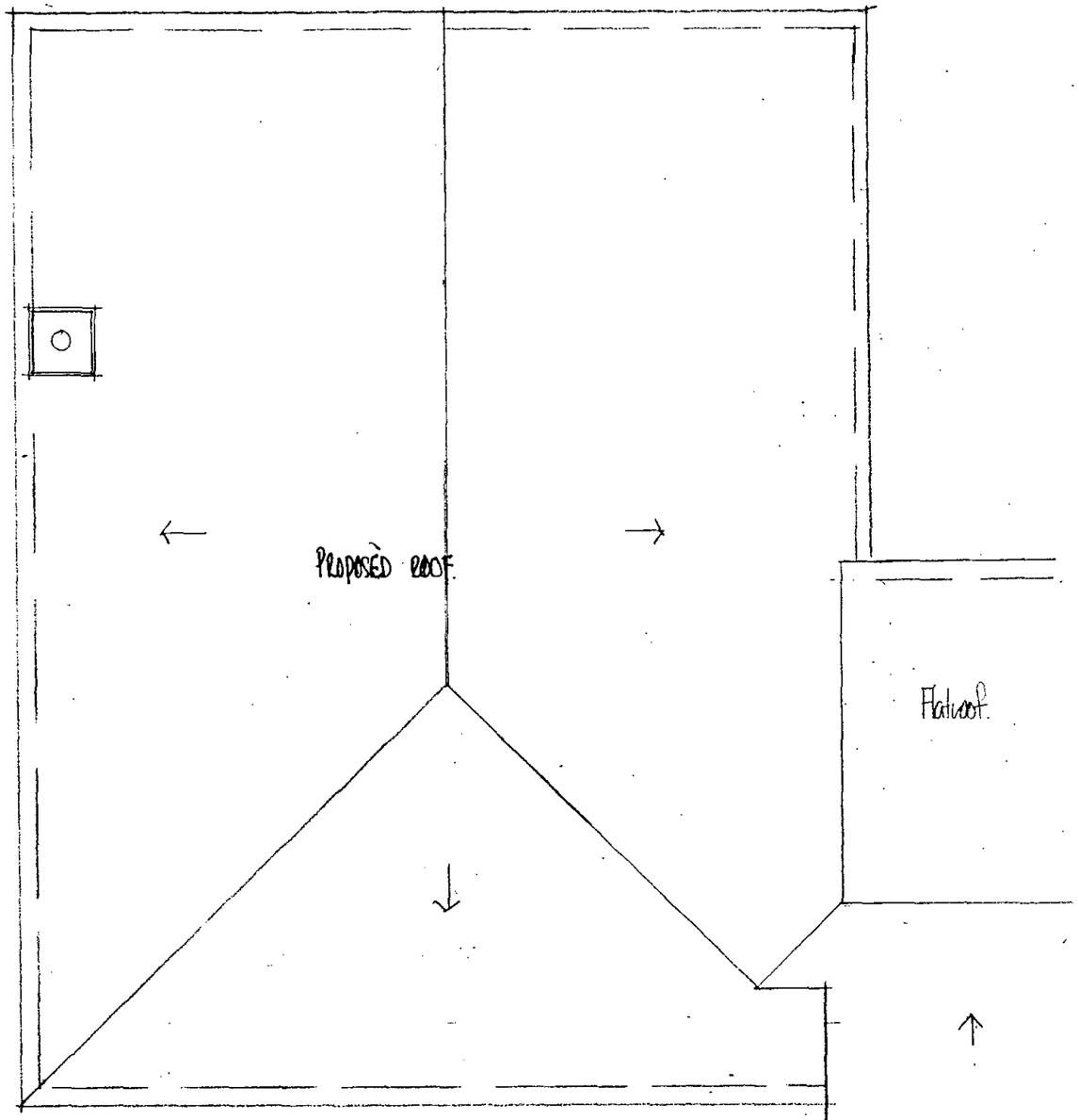
92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERSHIRE, RG40 2NT.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
DRG. NO.: 01/539/1 SCALE: As shown DATE: 18/09/01
Revisions;

26.NOV.2001 * 5351

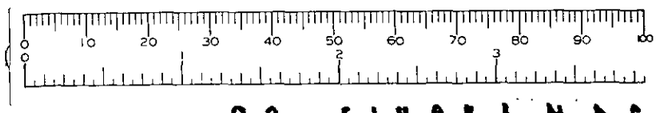


PART FIRST FLOOR PLAN
AS PROPOSED



PART ROOF PLAN
AS: PROPOSED

APPROVED
14/1/02



92 FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 2NT

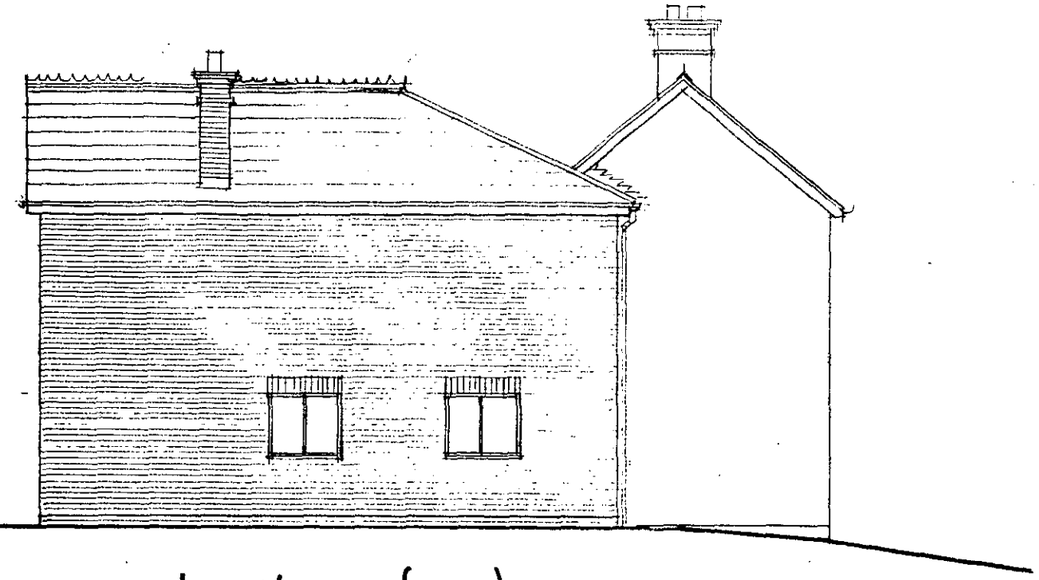
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO.: 01/339/6 SCALE.: 1:50 . DATE: 23/04/01
Revisions;.....

26.NOV.2001 * 5351

Slate with Terra cotta fittings to match existing.



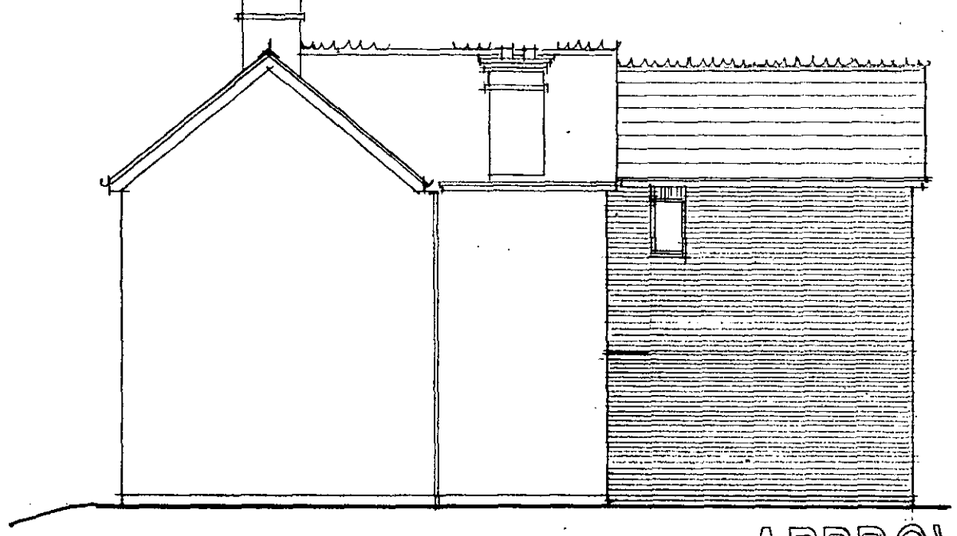
FRONT ELEVATION (WNW)



SIDE ELEVATION (NNE)



REAR ELEVATION (SSE)



SIDE ELEVATION (SSW)

APPROVED

ELEVATIONS: AS PROPOSED

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO.: 01/339/7 .SCALE.: 1:100 . DATE: 23/04/01

Revisions;.....

23/12/02

92, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE, RG40 2NT

San Jordan
T/F/2001/5551
Please reissue
approval conditions
Condition 9.

ENVIRONMENT AGENCY

Our Ref: SP/2001/004964-2/1
LPA Ref: F/2001/5351
Date: Friday, 08 February 2002

Heidi Lynch
Development Control Team
Environmental Services Department
Wokingham District Council
PO BOX 157, Shute End
Wokingham
Berkshire, RG40 1WR

Dear Heidi Lynch

Identification of Landfill Gas Risk at 92 Finchampstead Road, Wokingham

Further to a telephone conversation today with Mr Pring of Rodger Pring and Sons, the agent acting on behalf of the applicants with proposals for a domestic extension at this site.

He raised in the conversation the district council's concerns to landfill gas migration from a nearby landfill site. The aim of this letter is to confirm the Environment Agency's view (contained in our earlier response to your standard consultation letter, copy enclosed), that there is unlikely to be any risk to the extension from migrating landfill gas.

The landfill site in question is Mulberry Park, Eastheath Brickworks. It was filled during the 1960's with commercial waste in an area that consists mainly of clay. The landfill is approximately 110 metres away from the proposed development.

Due to the distance from the proposals, and the nature of the fill material, the Agency considers the risk to the extension to be low, and we would not therefore ask for gas protection measures (Condition 9 of Planning Permission) to be included in the development.

If you have any further queries, please contact me quoting the reference at the beginning of this letter

Yours sincerely

Matthew Rose
Development Planning Officer

Direct Dial: 01276 454349
Direct Fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Mr Pring, Rodger Pring and Sons, 278 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT

ENVIRONMENT AGENCY

Our Ref : SP/2001/004964-1/1
Your Ref : F/2001/5351

Date : 15 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lynch

2 STOREY REAR EXTENSION TO DWELLING, FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY LINK WITH ALTERATIONS TO ACCES, PARKING AND TURNING AT 92 FINCHAMPSTEAD ROAD, WOKINGHAM /

Thank you for your letter dated 03rd December 2001, received on 05th December 2001. Please quote the following reference in any correspondence: **SU86NW/11/33**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301