APPLICATION NO:
F/2001/5357

LOCATION:
251 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Sweet C/O KPG Design Services

PROPOSAL:
Proposed single storey side extension to dwelling and replacement rear conservatory.

EARLIEST DATE FOR DECISION: **27/12/2001**
Members listing: 31/12/01
APPLICATION WILL HAVE EXPIRED ON:
22/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

467

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sweet
C/O KPG Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Application Number: F/2001/5357

Parish: **FINCHAMPSTEAD**

Location: **251, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and replacement rear conservatory.**

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.

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.

Informative

1. The applicant is reminded that this 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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

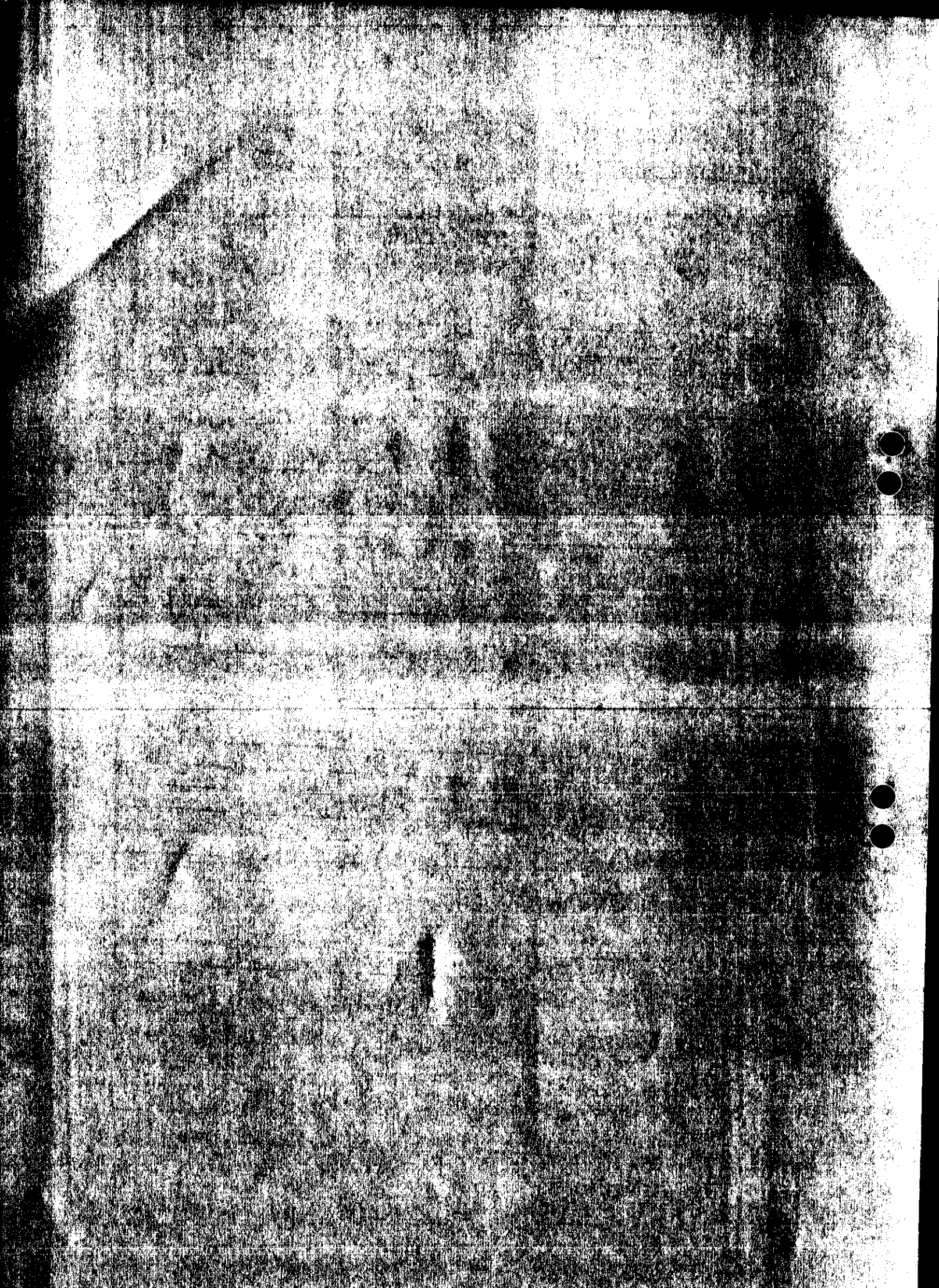
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5357	RK
BUILDING CONTROL NUMBER.	BP 2002/3091	
~~APPLICANT~~/AGENT	KR Design Services	
ADDRESS OF SITE	251 Finchampstead Rd WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext + S/S rear conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	KPG-218/06	KPG-218/06
ELEVATIONS	KPG-218/08 09,10,11.	KPG-218/08 09,10,11
FLOOR PLANS	KPG-218/09B	KPG-218/07E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/02	

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	



Received by Wokingham District Council

Application No: F/2001/5357

Proposal:
Proposed single storey side extension to dwelling and replacement rear conservatory.

Location:
251, Finchampstead Road, 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 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/2001/5357 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 6229

Date: **03 December 2001**

My ref: F/2001/5357

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/2001/5357
251, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and replacement rear conservatory.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5357**
251, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and replacement rear conservatory.
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 6229

Date: **03 December 2001**

My ref: F/2001/5357

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5357
251, *Finchampstead* Road, *Finchampstead*, Wokingham.
Proposed single storey side extension to dwelling and replacement rear conservatory.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5357**
251, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and replacement rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5357

Applicant : Mr & Mrs Sweet C/O KPG Design Services.

Location : 251, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling and replacement rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 27/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application <u>will have expired on</u>: <u>22/01/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Parish Council - no objections.

Planning Issues :

Application Number: F/2001/5357

Appraisal :

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

Application Number F/2001/5357
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 251 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5357

OFFICER: Richard Kelly

DATE OF SITE VISIT: 3/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Wide variety of houses.

3. DESCRIPTION OF SITE/BUILDING Semi with 249.

4. RELATIONSHIP TO ADJOINING PROPERTIES

253 is c. 2.5m from wall of 251.

5. SITE CONSTRAINTS

c. 5m from existing cons.

TREES — Silver Birches in Garden of 253. 0.2m from bldg. 1m in front of garage,

ACCESS/PARKING — we will remove existing v. narrow (2.1m) access to garage.

LEVELS —

BOUNDARY TREATMENT 2m fence to b.s. for first 12m of grdn then hedge (rose) to no. 249

OTHERS

Application Number F/2001/5357 – 251 Finchampstead Road, Finchampstead

Appraisal:

This proposal is for the erection of a single storey side extension and replacement rear conservatory. The property is semi detached with No 249. This application raises two issues:

Impact on streetscene: WBE1, SBE1

The proposed single storey side extension is to provide a downstairs toilet and shower room. This would project 1.24m from the existing side of the house, leaving a 0.6m side passage. Due to the relatively small size of this extension, it is not considered that this will cause undue harm to the streetscene. It is acknowledged that a 0.6m side passage is quite narrow, but the only party affected by this is the applicant. The existing side passage was once used as a driveway leading to a garage. However, given that the 1.84m wide driveway is inadequate for most modern cars and the garage has permission to convert into granny annexe (F/2000/1314 - not yet implemented) it is not considered that the loss of this would be detrimental to the streetscene.

Impact on adjoining properties: SBE1, SBE2, WBE1

The proposed replacement conservatory would project 1m further than the existing one, and would be for the entire width of the house. To the ridge the proposed conservatory would be 3.7m tall, falling to 2.7m at the eaves. Given the predominantly glass construction of the conservatory and the fact that it is a replacement of an existing one, it is not considered that there is sufficient impact on the adjoining property to warrant refusal.

Approval ~~**Refusal**~~

kpg
design services

PLANNING SERVICES	HPT 51379
POL	TLS
DC	ENF
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE.

Your Ref: F/2001/5357
Our Ref: KPG -218

12 December 2001

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

Dear Mr Kelly

PROPOSED SINGLE STOREY SIDE EXTENSION AND REPLACEMENT CONSERVATORY TO REAR AT 251 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE.

Further to your letter dated 3 December 2001 regarding the above, I am writing to confirm that the proposed works will encroach over the boundary by only the width of a fascia board, approximately 25mm, as the wall of the conservatory is built up to the boundary.

Please find enclosed, therefore, the completed forms as requested.

I trust that this application will meet your approval, and should you have any further queries or comments, please do not hesitate to contact me.

Yours Faithfully

Karl Grover BSc (Hons) ACIOB ABEng

Encl.

8 Owl Close, Wokingham, Berkshire, RG41 3HY. Tel: 0118 9793067 Fax: 0118 9795854 email: karlgrover@kpg.freeserve.co.uk

SCHEDULE 2 Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 251 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS

I give notice that *(b)* MR & MRS SWEET

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* PROPOSED NEW REPLACEMENT CONSERVATORY

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* P.O. BOX 157, SHUTE END, WOKINGHAM, RG40 1WR

by *(f)* 2 JANUARY 2002

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of MR & MRS SWEET

Date 12/12/01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	249 FINCHAMPSTEAD ROAD WOKINGHAM	12/12/01

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

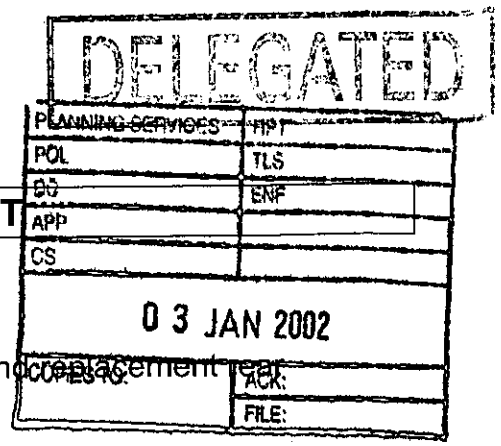
On behalf of . MR & MRS SWEET . . . . . .

Date . 12/12/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

FROM: Richard Kelly

DATE: 03 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5357

Proposal: Proposed single storey side extension to dwelling and replacement rear conservatory..

Site Address: 251, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Sweet C/O KPG Design Services.

Your observations are required in respect of this application **by 27/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 NOV 2001	Map No. 91 Site 0:06
Officer: RK / Application No. F/2001/5357	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND REPLACEMENT REAR CONSERVATORY

Location: 251 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: FINCH NORTH

Applicant: MR / MRS SWEET
(L)

Fee Received 95-00 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	ENCROACHMENT LETTER REQUIRED.	3/12	3/13
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 .....
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

27 NOV 2001 * 5357

Your Ref:
Our Ref: KPG -218

26 November 2001

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

Dear Sirs

PROPOSED SINGLE STOREY SIDE EXTENSION AND REPLACEMENT CONSERVATORY TO REAR AT 251 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE.

Please find enclosed a full planning application submitted on behalf of my clients Mr and Mrs Sweet regarding the above, comprising of the following:

- 6 No. copies of Drawing Nos. KPG-218/01-11 inclusive.
- 6 No. copies of Householder Planning Application Form duly completed and signed.
- A cheque for the sum of £95.00 made payable to Wokingham District Council.

I trust that this application will meet your approval, and should you have any queries or comments, please do not hesitate to contact me.

Yours Faithfully



Karl Grover BSc (Hons) ACIOB ABEng

Encl.
cc Mr and Mrs Sweet

Environmental Services

For office use only.
Application number: 27.NOV.2001 • 5357

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 SWEET 251 FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE. —
2	Agent's Name Address and postcode Phone number	KPG DESIGN SERVICES 8 OWL CLOSE WOKINGHAM BERKSHIRE RG41 3HY 0118 9793067
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.	251 FINCHAMPSTEAD ROAD WOKINGHAM BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION PROPOSED REPLACEMENT CONSERVATORY TO REAR.
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.	FACING BRICKS TO MATCH EXISTING ROOF TILES TO MATCH EXISTING. JOINERY TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red.
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of MR & MRS SWEET.

Date 23/11/01.

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

ADDRESS 251 FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD ~~Hook~~ 1.4.86

PLOT No. THE NOOK ORD. SHEET No. 91

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/30/69	Wallis	Demo No. 247 & erect 1		
		pr of semis & 5 det hses	23/10/69	REF
BR 23388	MR & MRS H. ATKINSON	S/ST. EXTENSION	14.9.84	APP N/A
BR 23589	"	CONSERVATORY	1.10.84	APP N/A
97/65293/F	MR. D. YATES	2/ST. EXTENSION	6.5.97	REF
97/66820/F	Mr + Mrs YATES	S/ST Rear ext	26.1.98	C/A
F/2000/1314	Mr. Sweet	con-garage + annexe for disabled person	24/07/00	C/A
FP/2000/0659	Mr. & Mrs. Sweet	Garage conversion	21.6.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

27.NOV.2001 5357



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001 Scale: 1 : 1250

N
W E
S

27.NOV.2001* 5357

Client:- MR & MRS SWEET

Job Title:- PROPOSED EXTENSION & CONSERVATORY
AT
251 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE

Ref:- KPG - 218

kpg
design services

8 Owl Close,
Wokingham,
Berkshire, RG41 3HY.
Tel: 0118 9793067 Fax: 0118 9795854

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DRAWING SCHEDULE.

KPG – 218/01	Ground Floor Plan Existing
KPG – 218/02	Front Elevation Existing
KPG – 218/03	Left Hand Flank Elevation Existing
KPG – 218/04	Rear Elevation Existing
KPG – 218/05	Right Hand Flank Elevation Existing
KPG – 218/06	Site & Location Plans
KPG – 218/07	Ground Floor Plan Proposed
KPG – 218/08	Front Elevation Proposed
KPG – 218/09	Left Hand Flank Elevation Proposed
KPG – 218/10	Rear Elevation Proposed
KPG – 218/11	Right Hand Flank Elevation Proposed



PLANNING NOTES.

This application is to compliment application number F/2000/1314 at this property regarding conversion of the garage into a self contained annexe. My clients relative, Mrs Collins, who was to live in the converted annexe, is fortunately still able to live independently, therefore, the annexe is not required at present. The ground floor cloaks and shower will greatly aid Mrs Collins when she visits, as currently the only WC to the house is on the first floor. The conservatory will be used as a day room as well as a dining room, thus allowing the existing dining room to be used as a ground floor bedroom during visits.

The annexe has yet to be converted, and will be done so should Mrs Collins health deteriorate, with the proposed works within this application providing emergency accommodation during the works.

Roof:	Plain tiles to match existing to cloaks. Glass to conservatory roof.
Walls:	Facing bricks to match existing.
Joinery:	Colour white to match existing.
Rainwater Goods:	UPVC half round gutters and circular downpipes to match existing.



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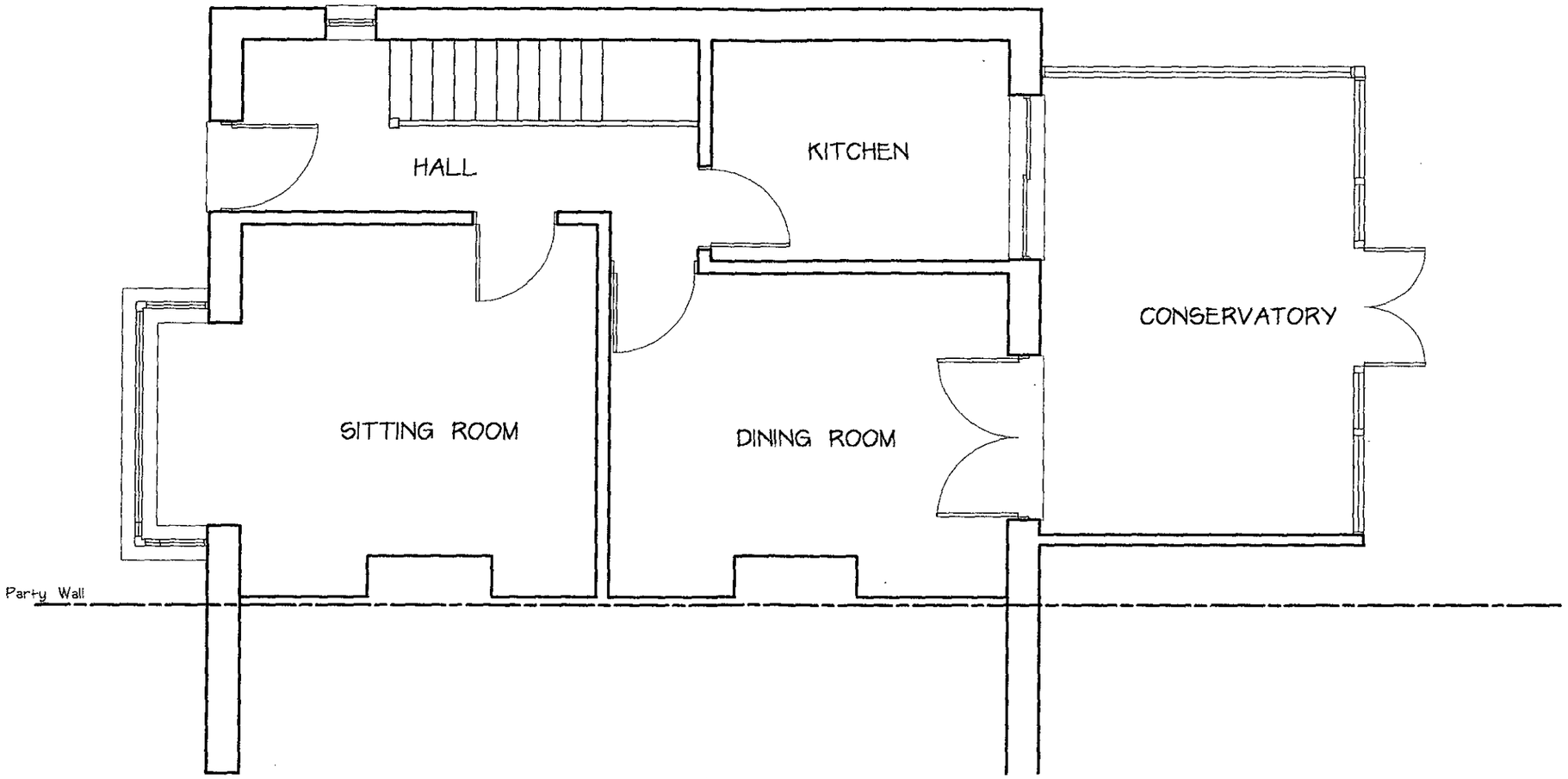
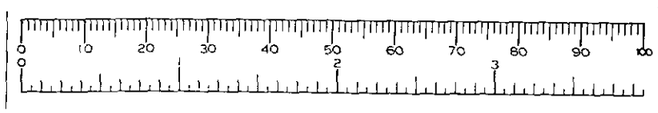




APPROVED

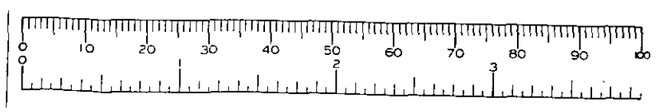
DWG NO. KPG-218/01
GROUND FLOOR PLAN
EXISTING
SCALE 1:50

27.NOV.2001* 5357



APPROVED

DWG NO. KPG -218/02
FRONT ELEVATION
EXISTING
SCALE 1:50



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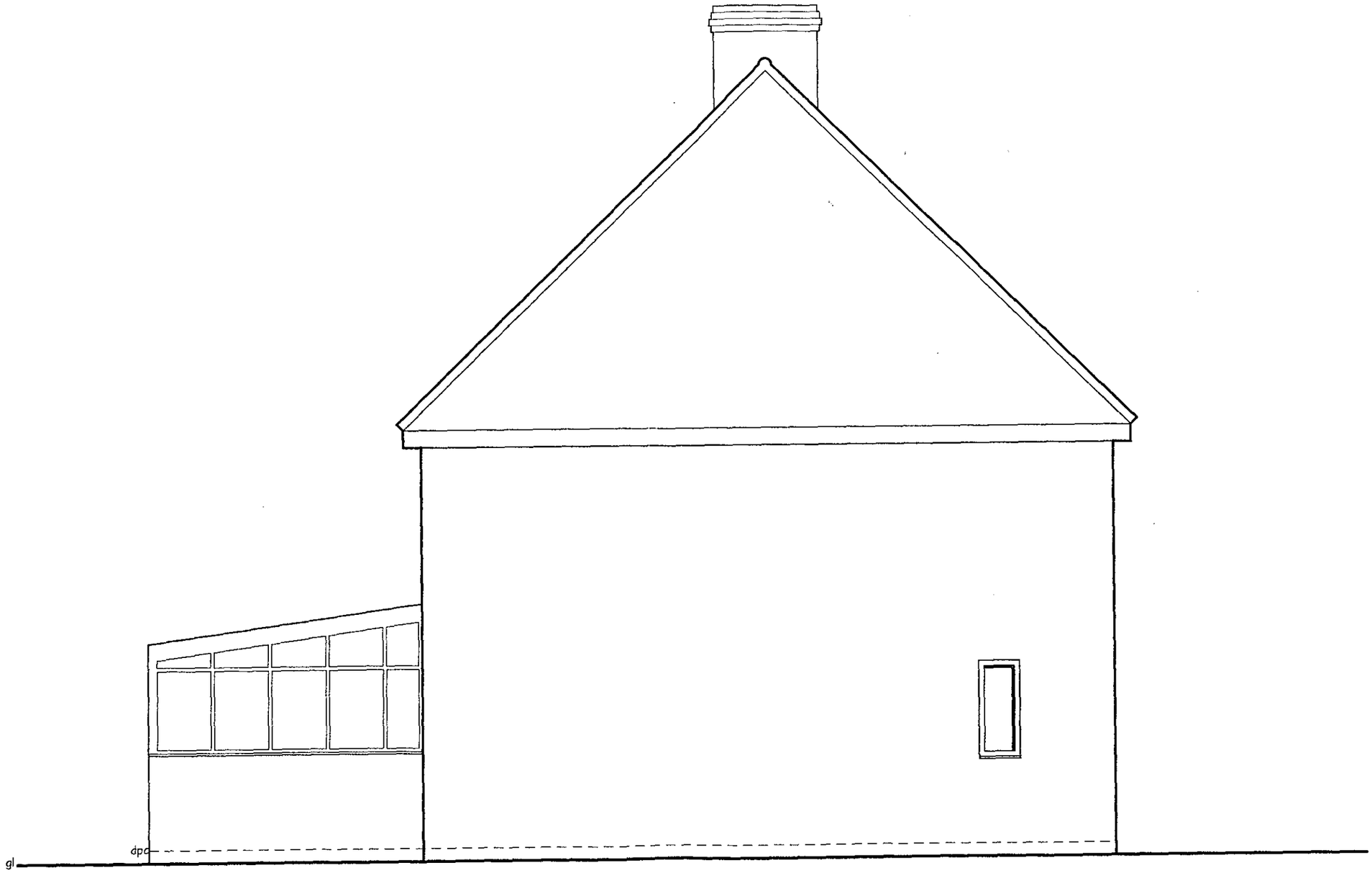

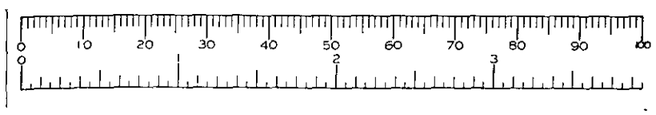

APPROVED

DWG NO. KPG-218/03
LEFT HAND FLANK ELEVATION
EXISTING
SCALE 1:50

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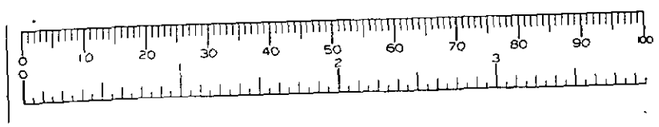
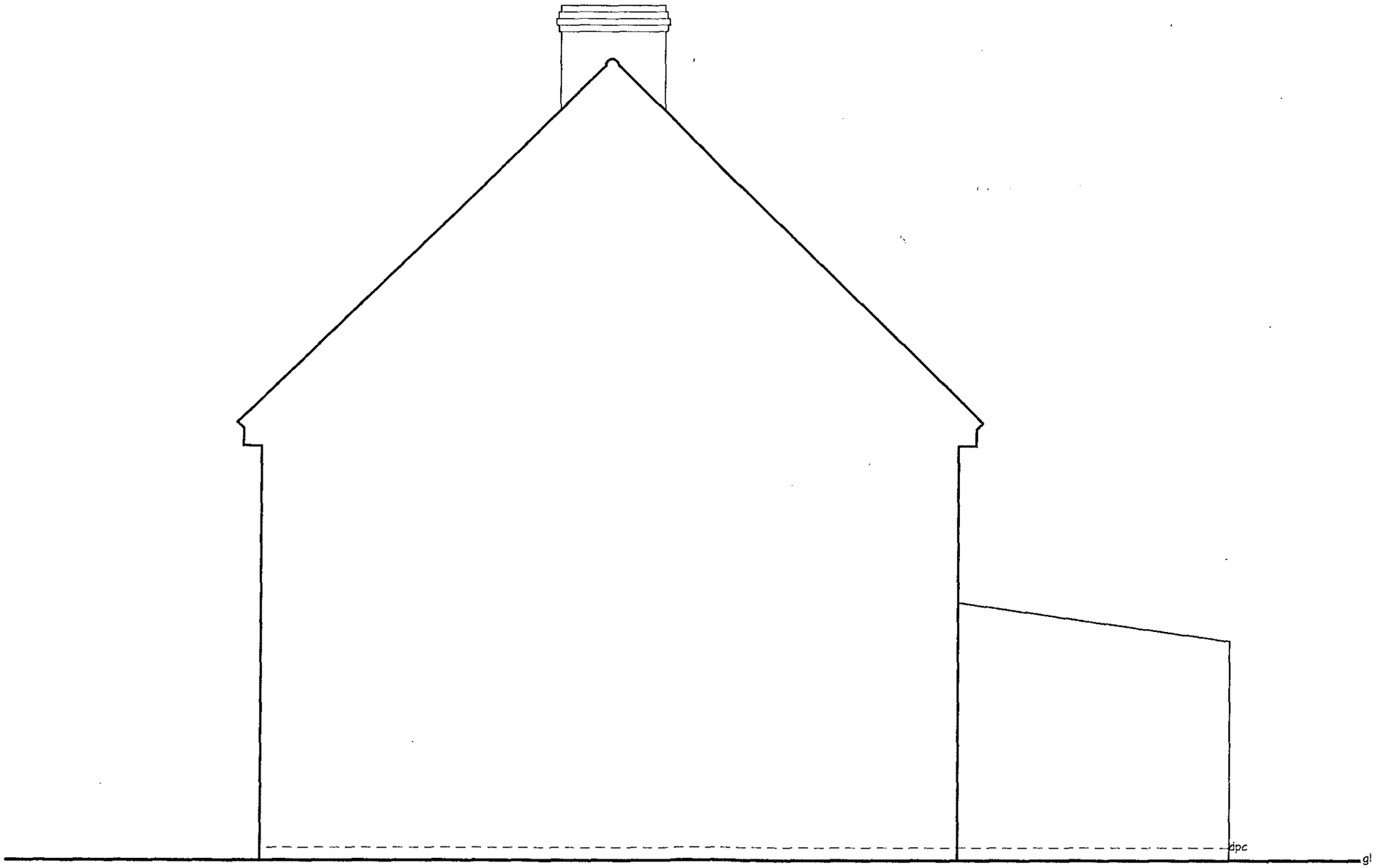
Party Wall



APPROVED

DWG NO. KPG-218/04
REAR ELEVATION
EXISTING
SCALE 1:50

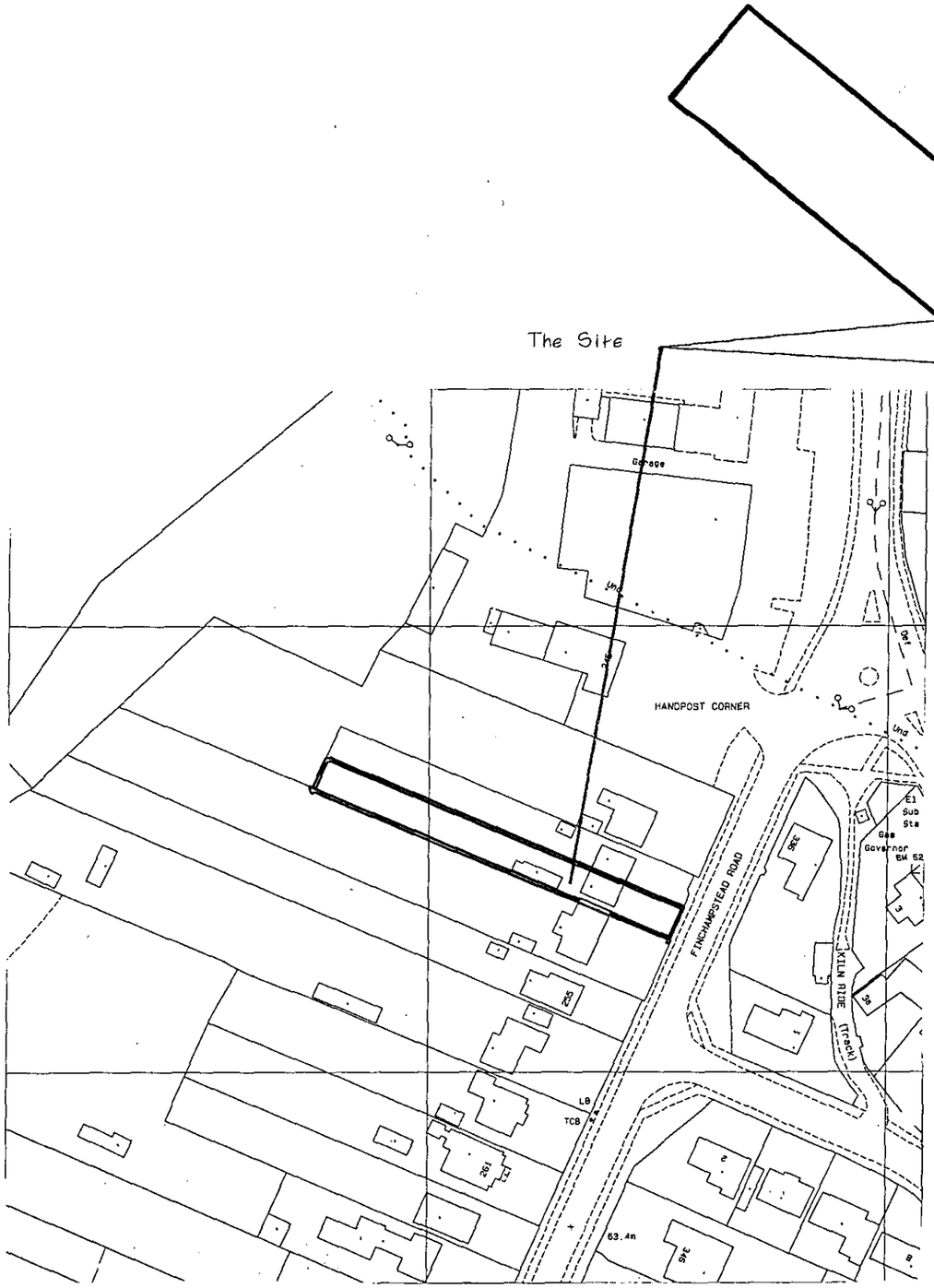
27.NOV.2001* 5357



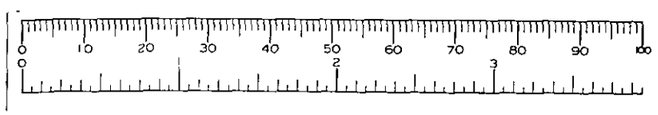
APPROVED

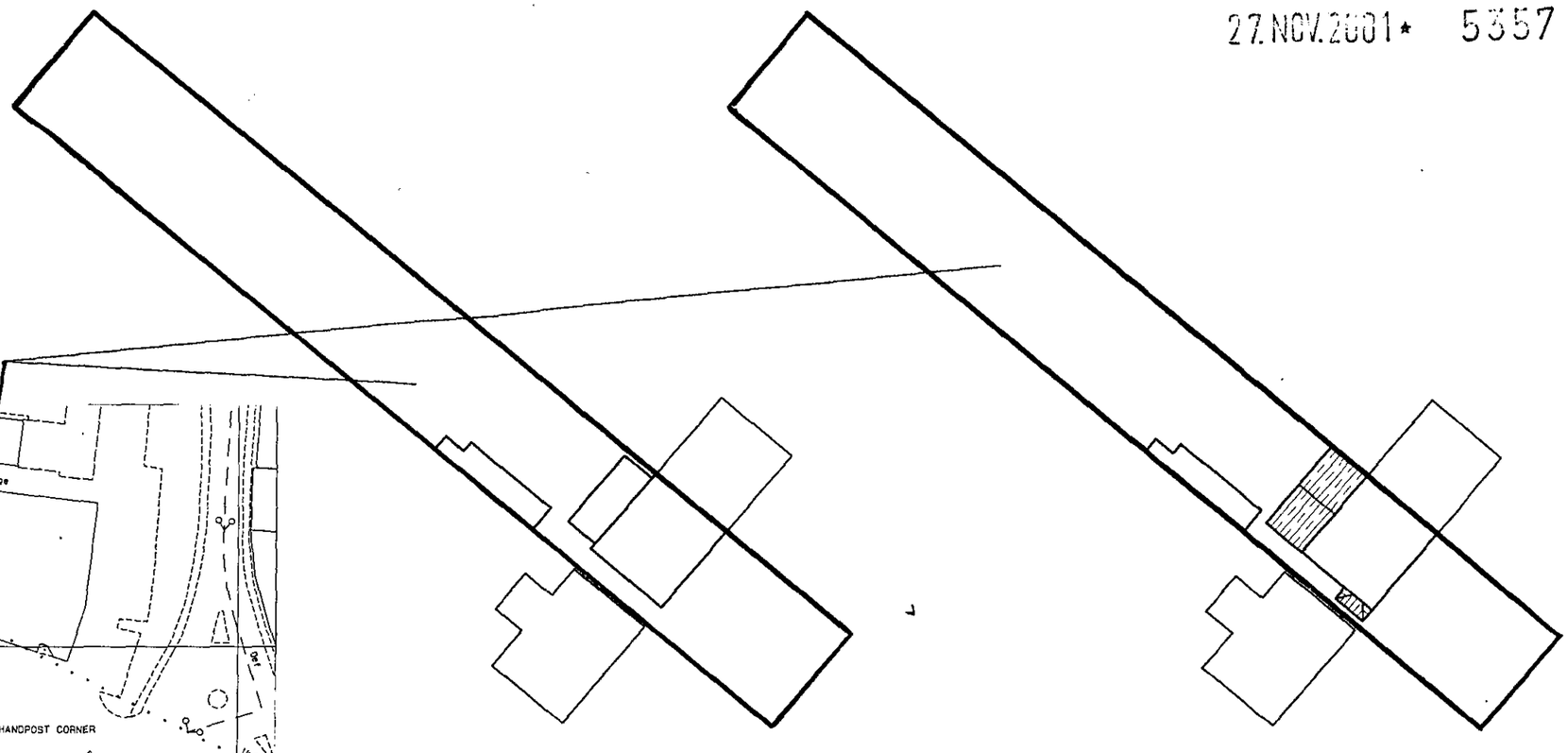
DWG NO. KPG-218/05
RIGHT HAND FLANK ELEVATION
EXISTING
SCALE 1:50

27.NOV.2006* 5357



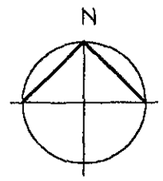
LOCATION PLAN Scale 1:1250





SITE PLAN EXISTING
Scale 1:500

SITE PLAN PROPOSED
Scale 1:500



APPROVED

DWG NO. KPG - 218/06
SITE & LOCATION PLANS
SCALE AS SHOWN

16/3/07

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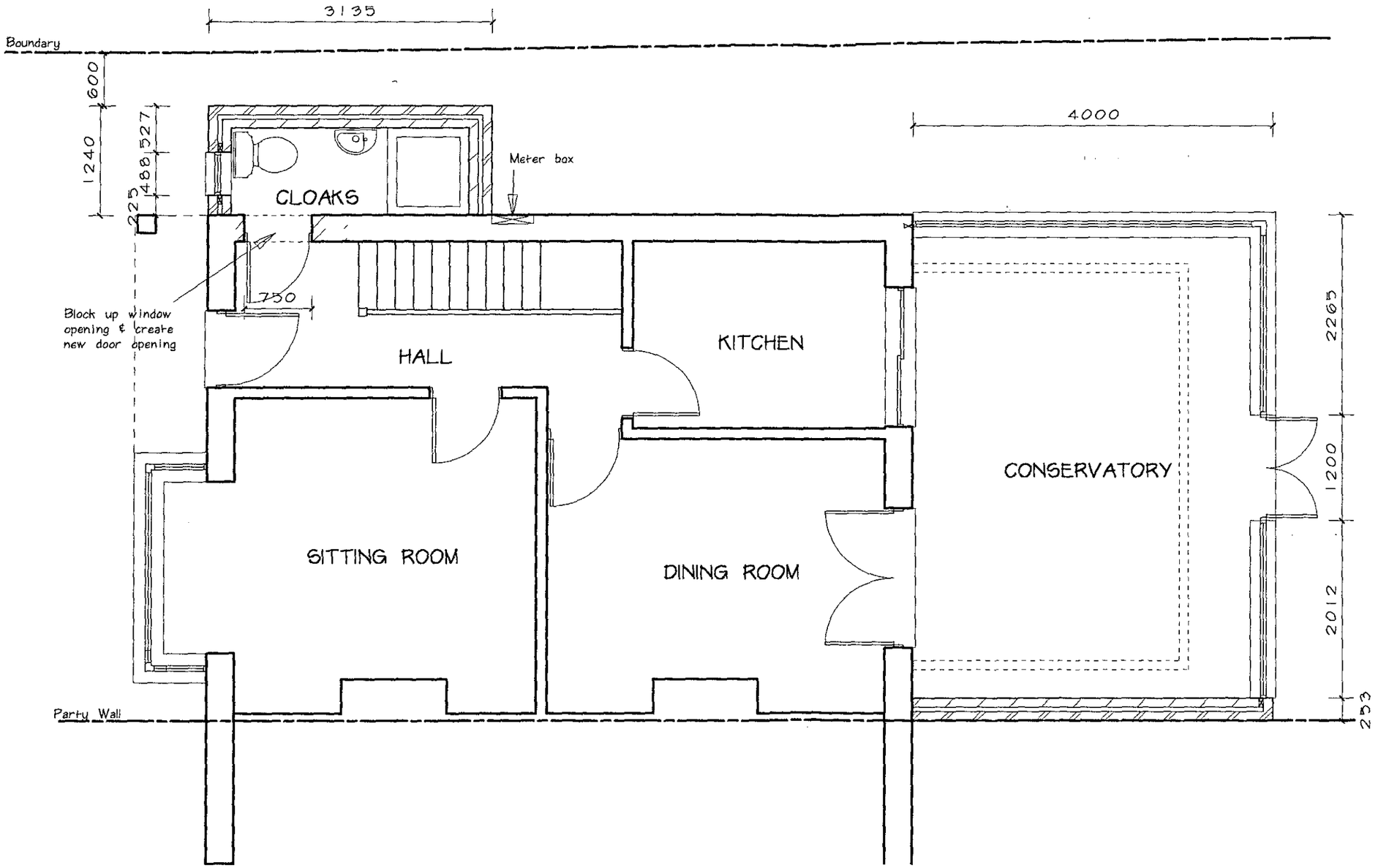


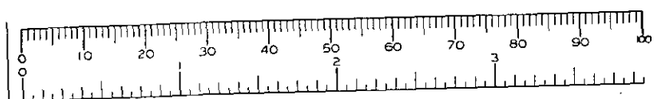
APPROVED

DWG NO. KPG-218/07
GROUND FLOOR PLAN
PROPOSED
SCALE 1:50

16/1/02

27 NOV 2001 * 5357





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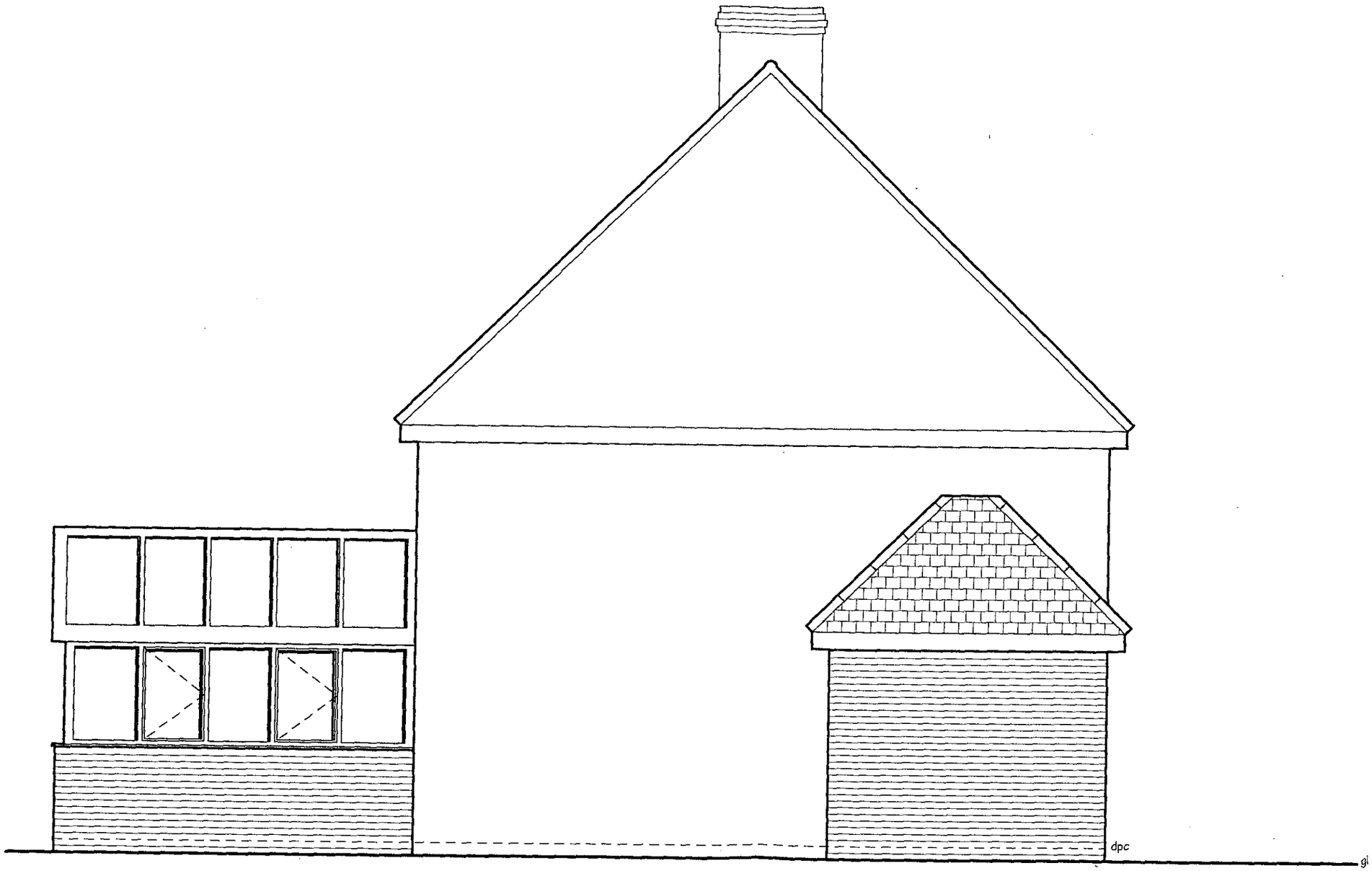
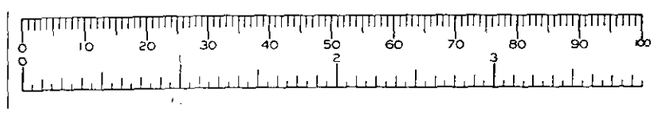
DWG NO. KPG-218/08
FRONT ELEVATION
PROPOSED

27.NOV.2001* 5357



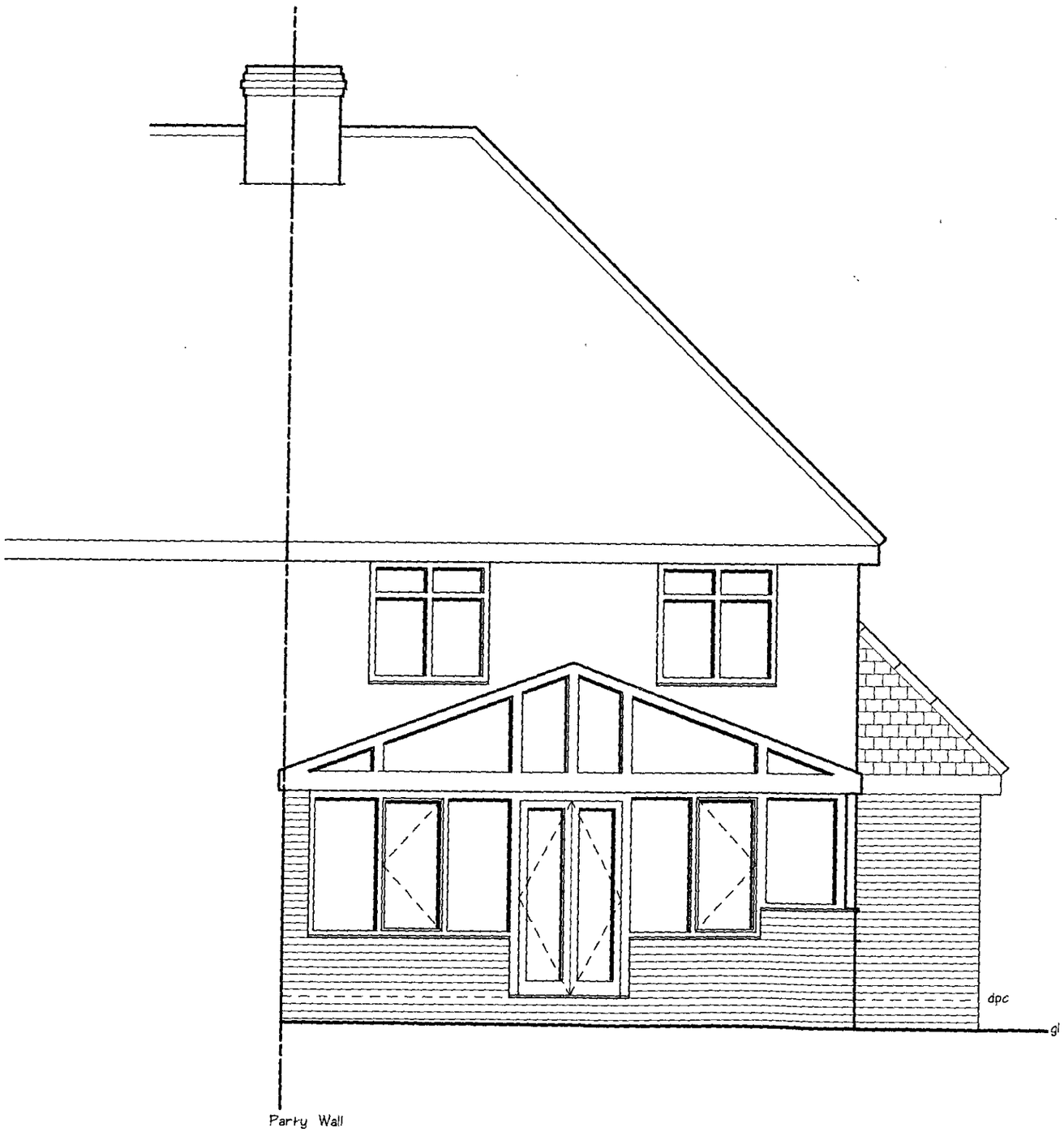


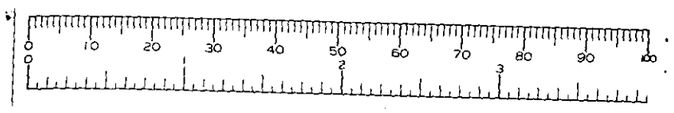
APPROVED

DWG NO. KPG-218/09
LEFT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

16/1/02

27.NOV.2001* 5357

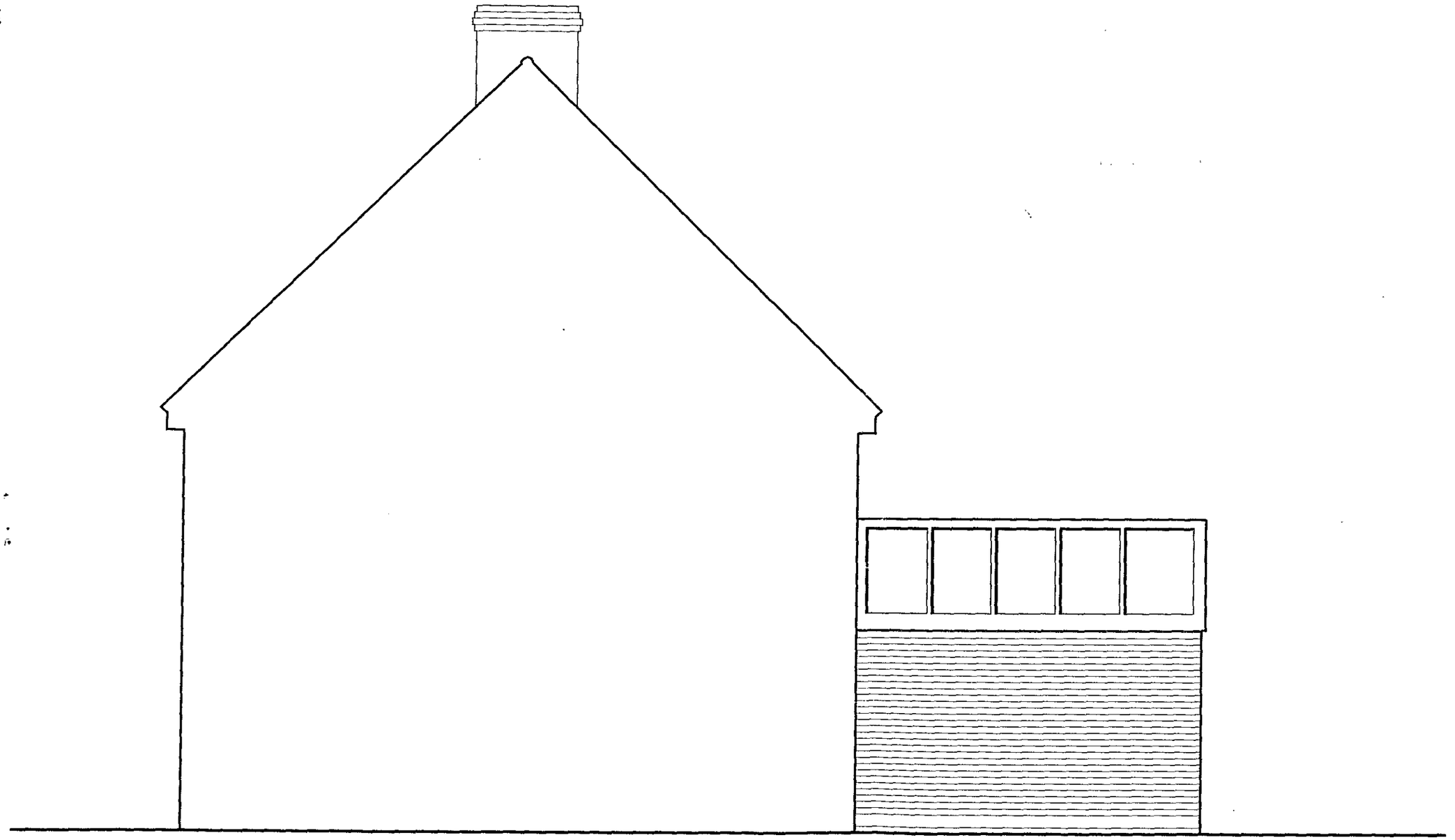


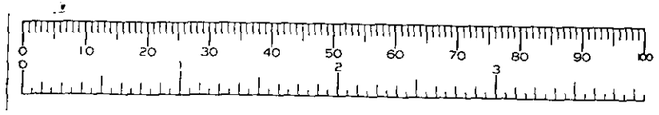


APPROVED

DWG NO. KPG-218/10
REAR ELEVATION
PROPOSED
SCALE 1:50

27.NOV.2001* 5357





APPROVED

DWG NO. KPG-218/11
RIGHT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

9/6/Kor