APPLICATION NO:
F/2001/5363

LOCATION:
248 Finchampstead Road, Wokingham.

APPLICANT:
Mr/Mrs Sims C/O Mr G Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

472

D5

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr and Mrs Sims
C/O Mr G Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2001/5363

Parish: **WOKINGHAM**

Location: **248, Finchampstead Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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. This permission relates to the application as amended with revised plan number Simms:01 C submitted to the Local Planning Authority on 11th February 2002 showing a hipped roof 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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

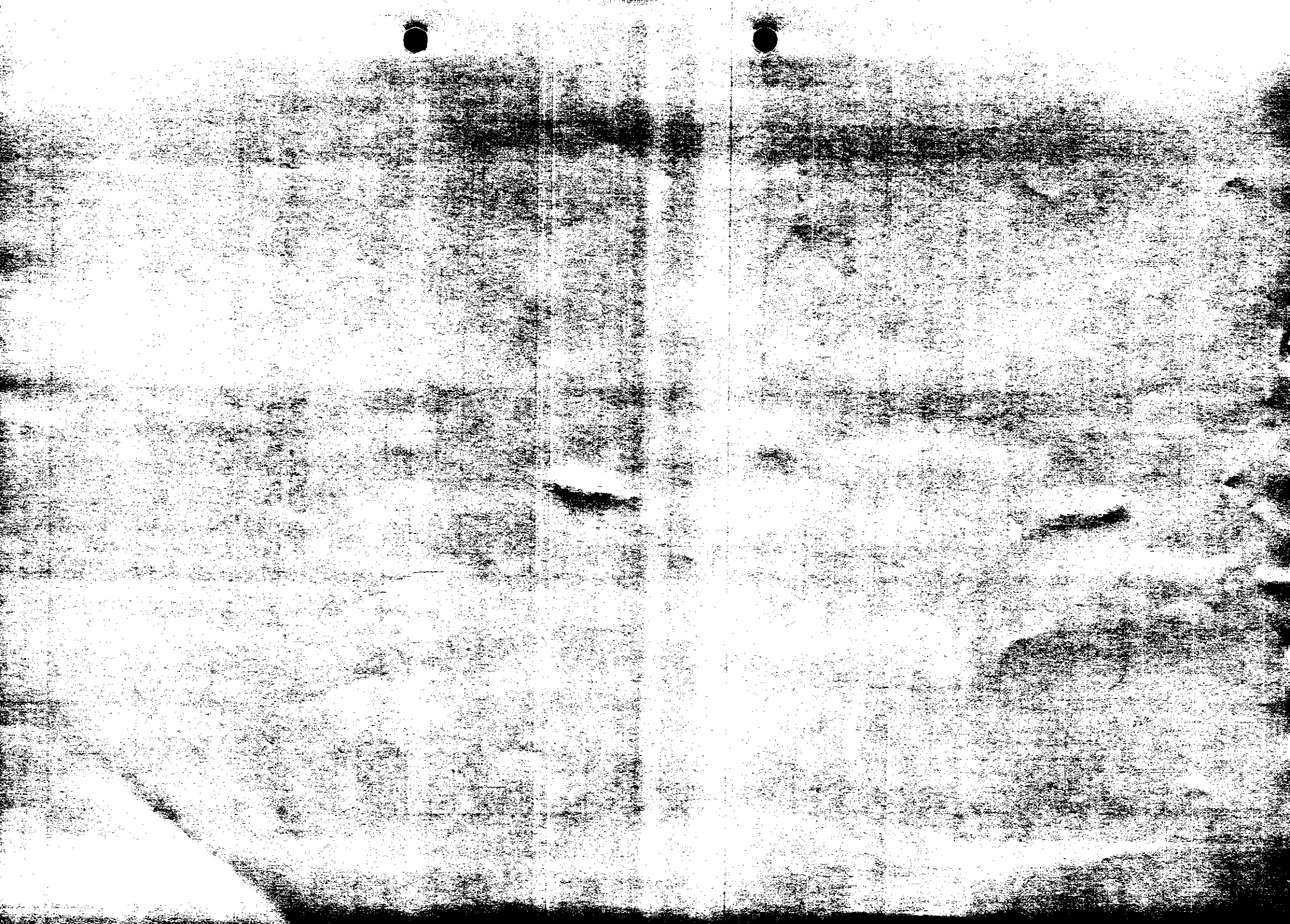
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5363	HL
BUILDING CONTROL NUMBER	FP 2002/3320	
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	248 Hookamphead Rd. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Simms 01 E	Simms 01 C
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC Sean Heidi - OK	alterations to windows/doors	
DATE no conditions	23/8/02	

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	



WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5363

Applicant : Mr/Mrs Sims C/O Mr G Farrell.

Location : 248, Finchampstead Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		23/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 23/01/02

Date Registered : 03/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application will have expired on: 28/01/2002. 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 :

Highways - appeal with no conditions

Planning Issues :

Identified settlement — ENI
Impact on street — WOS3, WBE1
Impact on neighbours — SBE1, SBE2

South East Area Local Plan

Application Number F/2001/5363
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			Informatives
		N02	inset - plan numbered Simms:01 C
			inset - ~~[illegible]~~ 11 Feb 2002
			inset - a hipped roof

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: HOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. T Ewetson
(Development Control Manager)

Date: 19/2/02

RECORD OF SITE VISIT

SITE ADDRESS: 248 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5363

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 23/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Golf course on one side
Wont be seen from road.

Pair of houses identical - no extensions on adjoining house.

3. DESCRIPTION OF SITE/BUILDING Large section well screened from road.
Semi-detached red brick old house

sted at rear of site. Pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES
Neighbour behind has no windows in side flank wall, & also is some distance away.
Wont affect any neighbours.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING plenty of driveway space for parking at least 3 cars.

LEVELS level

BOUNDARY TREATMENT High close board fence & shrubs along main road & house set well back from road. well screened from road

OTHERS

Application Number: F/2001/5363

Appraisal:

The proposed development is a two-storey side extension to a semi-detached house. The property is located on a corner site in a residential street within an identified settlement. The property is large and the house is two-storeyed with a pitched roof and is considered fairly small. The site is bound to the south by a golf course.

The ground floor section of the proposal would be make up a dining room and utility room. It will be 4.23m in depth from the side of the existing house and will be 7.12m in length. A single storey section will extend past the rear flank wall of the existing house by 2.25m. The first floor will comprise an additional bedroom with toilet. It will be 4.23m in depth from the side of the house and 4.85m in length, being flush with the rear flank wall of the house. The extension will be set back from the front of the house by approximately 7.5m and will have a pitched roof 50mm below the existing roof. The extension will basically be an additional wing to the house with the roof at right angles to the existing house.

1. Impact upon neighbouring properties

The proposed extension will only potentially affect two dwellings – the attached house no.250 and a detached house to the north of the site no.228.

No.228 has no windows in the side elevation looking into the application site and will be located at least 12m away from the closest point of the proposed extension. It is therefore considered that this property will not be affected by loss of daylight, privacy issues or overbearing issues.

The attached house no.250 will not be affected by the two-storey part of the extension as it is flush with the existing rear flank wall and on the other side of the house. The single storey section is only 2.25m deep and will be at least 4.25m away from the side boundary with no.250. The proposed extensions will therefore have little effect on the adjoining house.

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 house is identical to the attached house no.250 and considered to be a period house. No.250 has had no extensions to it in the past. The houses are well screened from Finchampstead Road by a large thick hedge as well as being well set back from this road. The houses also face towards the golf course and so are not orientated to Finchampstead Road. As such it is considered that the extended house will not look out of character with the surrounding area, and as both houses are not viewed from Finchampstead Rd, the extensions are not considered to be out of character with the attached house.

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. The proposed two-storey side extension is subservient in scale, being recessed in its front elevation as well as having a hipped roof to reduce bulk. As the house is situated on a large plot the extended house would not appear over-dominant in its setting. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety

The number of bedrooms is increasing from two to three so no additional car park spaces are required. There is enough room for three car park spaces on the driveway. 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:**~~

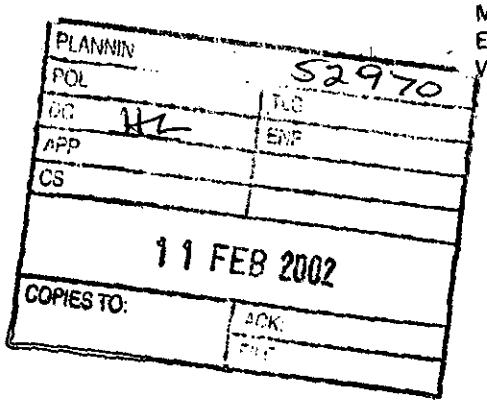
Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85



Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Mr Thorpe

8th February 2002

Your Ref: F/2001/5363

Dear Sir

Re: 248 Finchampstead Road, Wokingham, Berks.

Further to our recent conversation I enclose four copies of revised plans showing the provision of a full hip and the roof set down by 50mm.

Please give me a call should you have any further queries.

Yours faithfully

Greg Farrell

Building &
Design
Consultant

Greg Farrell

Planning, Building
Regulations &
Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

PLANN	HPT 52573
POL	TLS
DC Hh	ENF
APP	
CS	
01 FEB 2002	
COPIES	OK

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Heidi Lynch

31st January 2002

Your Ref: F/2001/5363

Dear Sir

Re: 248 Finchampstead Road, Wokingham, Berks.

Further to our conversation I enclose four copies of revised plans showing alterations to the roof structure. As discussed the existing roof is what is termed as a raised collar roof i.e. the ceiling is higher than the wall plate and internally this translates as a small element of sloping ceiling. It would not be possible therefore to drop this plate level any further not withstanding the fact that the bottom of the rafters are now level with the proposed windows. For the same reason it would not be possible to provide a full hip to this roof however by way of compensation it is possible to add a half hip which is a character of houses of this age.

I trust these proposals meet with your requirements and please give me a call should you have any further queries.

Yours faithfully

Greg Farrell

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 12 December 2001

Application Number: F/2001/5363

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
248, Finchampstead Road, , Wokingham.

Applicant:
Mr/Mrs Sims C/O Mr G Farrell.

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).

Signed: _____ **Print name:** AC 13/12/01

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5363
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/2001/5363

Proposal:
Proposed two storey side extension to dwelling.

Location:
248, 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/2001/5363 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 05/01/2002. 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

12 December 2001

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

Tel: (0118) 974 6442

Date: **12 December 2001**

My ref: F/2001/5363

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/2001/5363
248, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5363**
248, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling.
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: **12 December 2001**

My ref: F/2001/5363

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/2001/5363
248, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling.

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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/2001/5363**
248, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

* PRE-APP ATTACHED *

F

Application Number : ~~NEW~~/2001/5363	Map No : 91
Case Officer : HL	Site Area : 0.12
Valid Date : 3/12/01	Received Date: 03/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 248, Finchampstead Road, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr/Mrs Sims C/O Mr G Farrell.

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation of utility room	request with SPN 12/12	
FLOOR PLANS	FRONT ELEVATION TO SHOW PROTRUDING UTILITY ROOM ROOFLINE.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England

NEIGHBOURS

S/D + see map

OTHERS

Pre-app attached

Environmental Services

For office use only.
Application number: 03.DEC.2001 • 0003

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 SIMS 248 FINCHAMPSTEAD ROAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	Two storey side extension
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.	Brick + tiles 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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 Messrs Sims

Date 27/9/01

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

1933

ADDRESS 248 FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66401/O	WOODCROFT MANOR FARM PARTNERSHIP.	O/L. DWELLING & CHANGED ACCESS	N 11.97	REF
97/66738/O	"	"	15-1-98	REF
98/68751/F	Mr. M. Bower	Erect Boundary fence	8.2.99	C/A.
F/2000/0888/PREV	Mr M Bowyer	Erect det. Garage	17.05.00	REF

MINISTRY DECISION 97/66401/97/66738 - APPEALS DISMISSED - 1-5-98

SPECIAL ORDERS PD Enq - Erect Fence - Mr. Bower - 9/10/98 0888 - APPEAL ALLOWED - 17/5/00