APPLICATION NO:
F/2002/6462

LOCATION:
9 Windsor Ride, Finchampstead Wokingham.

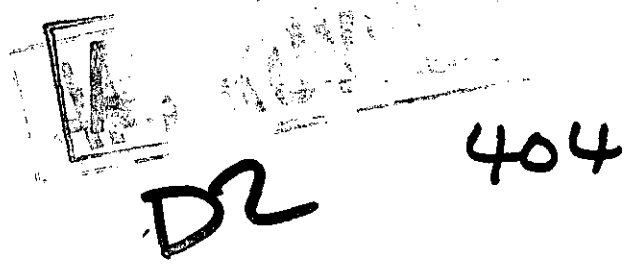
APPLICANT:
Mr & Mrs Tweed C/O Greenshadows Design

PROPOSAL:
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

EARLIEST DATE FOR DECISION: **31/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/06/2002

CASE OFFICER: **Richard Kelly**



D2 404

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tweed
C/O Greenshadows Design
Greenshadows
9 Waterloo Road
Crowthorne
Berkshire
RG45 7PB

Application Number: F/2002/6462

Parish: **FINCHAMPSTEAD**

Location: **9, Windsor Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extensions to dwelling to form living accommodation and 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. 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 Policy SBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/06/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

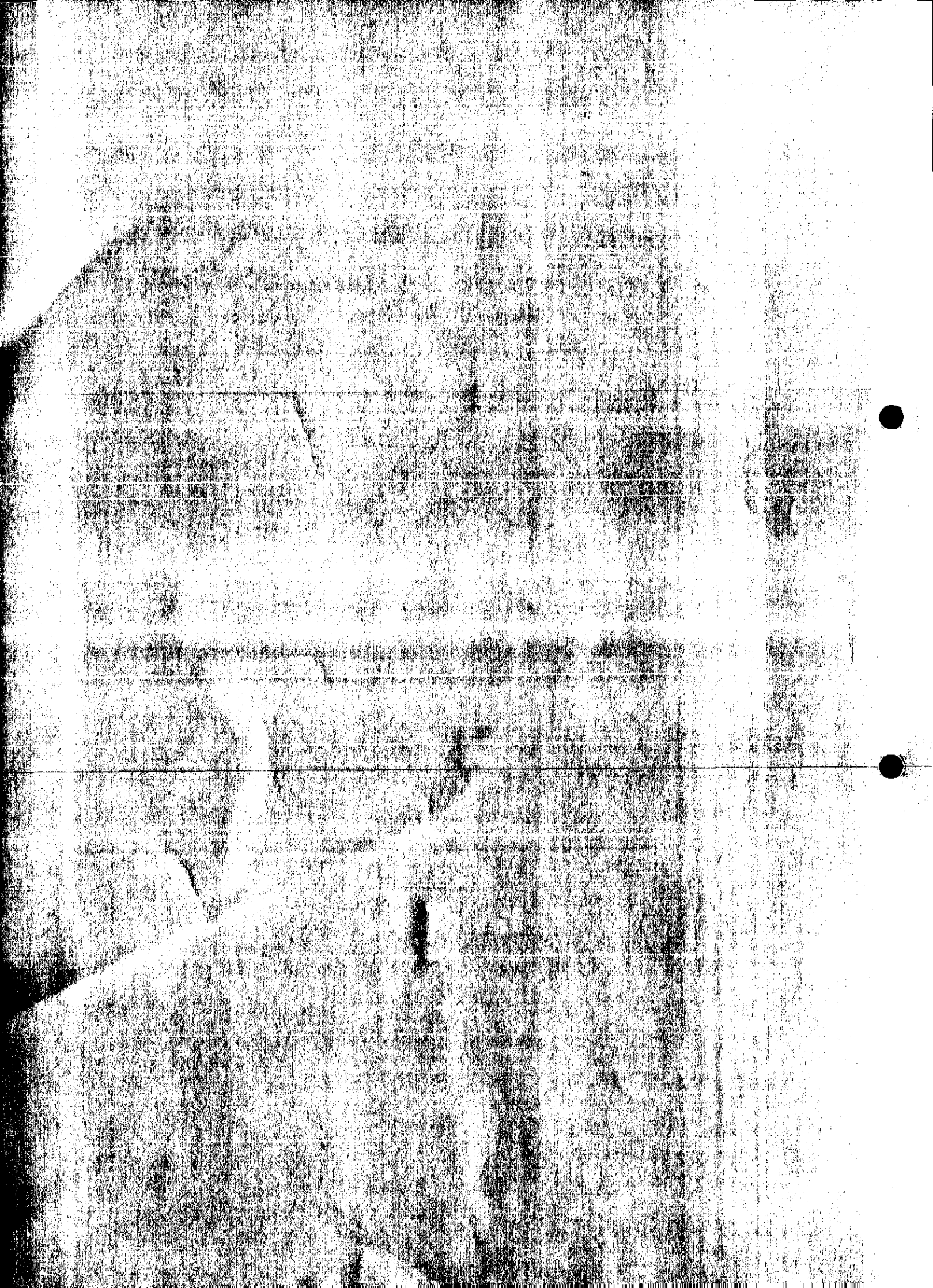
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6462 RK
BUILDING CONTROL NUMBER	FX/2002/3395 South
~~APPLICANT~~/AGENT	Greenshaders Design
ADDRESS OF SITE	9 Windsor Ride FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01	01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	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 : Richard Kelly

Application Number : F/2002/6462

Applicant : Mr & Mrs Tweed C/O Greenshadows Design.

Location : 9, Windsor Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/04/2002

Earliest Date for Decision : 31/05/2002

Latest Consultation Date/Site Notice Expiry Date : 31/05/2002

This application <u>will have expired on</u>: <u>20/06/2002.</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
Environment Agency: no objections

Planning Issues :

Application Number: F/2002/6462

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Application Number F/2002/6462
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: 9 Windsor Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6462

OFFICER: Richard Kelly

DATE OF SITE VISIT: 13/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Bungalows 1950s.

3. DESCRIPTION OF SITE/BUILDING Detached bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES 7 is 0.5m lower with 1m beyond proposed flat roof single storey.

5. SITE CONSTRAINTS

TREES none affected

ACCESS/PARKING

LEVELS 7 is lower.

BOUNDARY TREATMENT 1.8m fence to 7 & small trees

OTHERS 1.2m fence + 3.5m hedge to 11.

No 11. higher

Application Number: F/2002/6462 – 9 Windsor Ride, Finchampstead

Appraisal:

This application is for a single storey rear extension to dwelling to form a conservatory and other living accommodation. This raises one issue:

Impact on adjoining properties: SBE1, WBE1

The proposal is set well away from both boundaries and screened by existing single storey elements to both sides. There is no harm caused.

Approve

ENVIRONMENT AGENCY

Our Ref : SP/2002/005749-1/1
Your Ref : rk/2002/6462

Date : 22 May 2002

PLANNING SERVICES	HF 56783
POL	TLS
PO RK	ENF
APP	
CS	
24 MAY 2002	
COPIES TO	
	FILE

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

Dear Richard Kelly

SINGLE STOREY REAR EXTENSIONS TO FORM CONSERVATORY AND ACCOMMODATION

9 WINDSOR RIDE FINCHAMPSTEAD WOKINGHAM

Thank you for your letter dated 7 May 2002, received on 9 May 2002. Please quote the following reference in any correspondence: SU76NE/5/12. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE

Waste Regulation
According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU802650	190m	Foxcote, Finchampstead .

In view of the distance of the site from the landfill and the nature of the fill it is unlikely that landfill gas will present a risk to this proposal.

Water Conservation
Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a

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

half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation
Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

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

Natural Drainage
The development should incorporate Sustainable Drainage Systems (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 faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

FROM: Richard Kelly

DATE: 07 May 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
13 MAY 2002	
COPIES TO	

Application Number: F/2002/6462

Proposal: Proposed single storey rear extensions to dwelling to form living accommodation and conservatory..

Site Address: 9, Windsor Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Tweed C/O Greenshadows Design.

Your observations are required in respect of this application **by 31/05/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 10 MAY 2002

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/6462	Map No : 98
Case Officer : RK.	Site Area : 0 09
Valid Date : 25.4.02	Received Date: 25/04/2002

Level : Delegated Application

Description : Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

Location : 9, Windsor Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIN 7.5.02 JJ

Applicant : Mr & Mrs Tweed C/O Greenshadows Design.

Fee Required: £110 Fee Received: £110 (3)

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.5.02 JB.

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) ✓ – Landfill Site 250m Consultation

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-app

NEIGHBOURS

S/N+ see map

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

Tel: (0118) 974 6296

Date: 07 May 2002

My ref: F/2002/6462

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6462
9, Windsor Ride, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/6462**
9, Windsor Ride, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Cundy

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

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

Tel: (0118) 974 6296

Date: 07 May 2002

My ref: F/2002/6462

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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/2002/6462
9, Windsor Ride, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6462**
9, Windsor Ride, Finchampstead, Wokingham.
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/6462

Proposal:
Proposed single storey rear extensions to dwelling to form living accommodation and conservatory.

Location:
9, Windsor Ride, 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/2002/6462 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 31/05/2002. 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.

Trevor Watson
Development Control Manager

07 May 2002

Organisation_Name	Building_Name	address1	Postcode
		11WINDSOR RIDEWOKINGHAM	RG403LG
		6WINDSOR RIDEWOKINGHAM	RG403LG
		7WINDSOR RIDEWOKINGHAM	RG403LG
		8WINDSOR RIDEWOKINGHAM	RG403LG
		9WINDSOR RIDEWOKINGHAM	RG403LG
		6BIRCH ROADWOKINGHAM	RG403LB
		8BIRCH ROADWOKINGHAM	RG403LB

Environmental Services

For office use only.
Application number: 64162

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 TWEED 9 WINDSOR RIDE FINCHAMPSTEAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	GREENSHADOWS DESIGN GREENSHADOWS 9 WATERLOO ROAD CROWTHORNE BERKS RG45 7PB 01344 773775
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.	9 WINDSOR RIDE FINCHAMPSTEAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND CONSERVATORY
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.	BROWN INTERLOCKING CONC TILES TO MATCH EXTG, MULTI STOCK PAVING BRICKWORK TO MATCH EXTG
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: J M

on behalf of Mr & Mrs Tweed

Date 20/4/02

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

ADDRESS 9 WINDSOR RIDE PARISH LINCHMERE

PLOT No. ORD. SHEET No. SU. 7965 - 95

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/55	CAPT. WASHINGTON	O/APP. RES. REQ	29.9.55	N/A REF
0/26/58	PYE LTD.	"	15.5.58	N/A REF.
0/170/58	"	"	17.12.58	N/A REF.
0/155/59	"	"	11.11.58	N/A CIA
44/61	LACKLOND BLDG. CO.	DET. BUNGALOW & GARAGE	23.3.61	APP APP
PD/463/71	MR. C. MARSH	S/STOREY EXTENSION	5.8.71	APP N/A

DATE OF COMPLETION

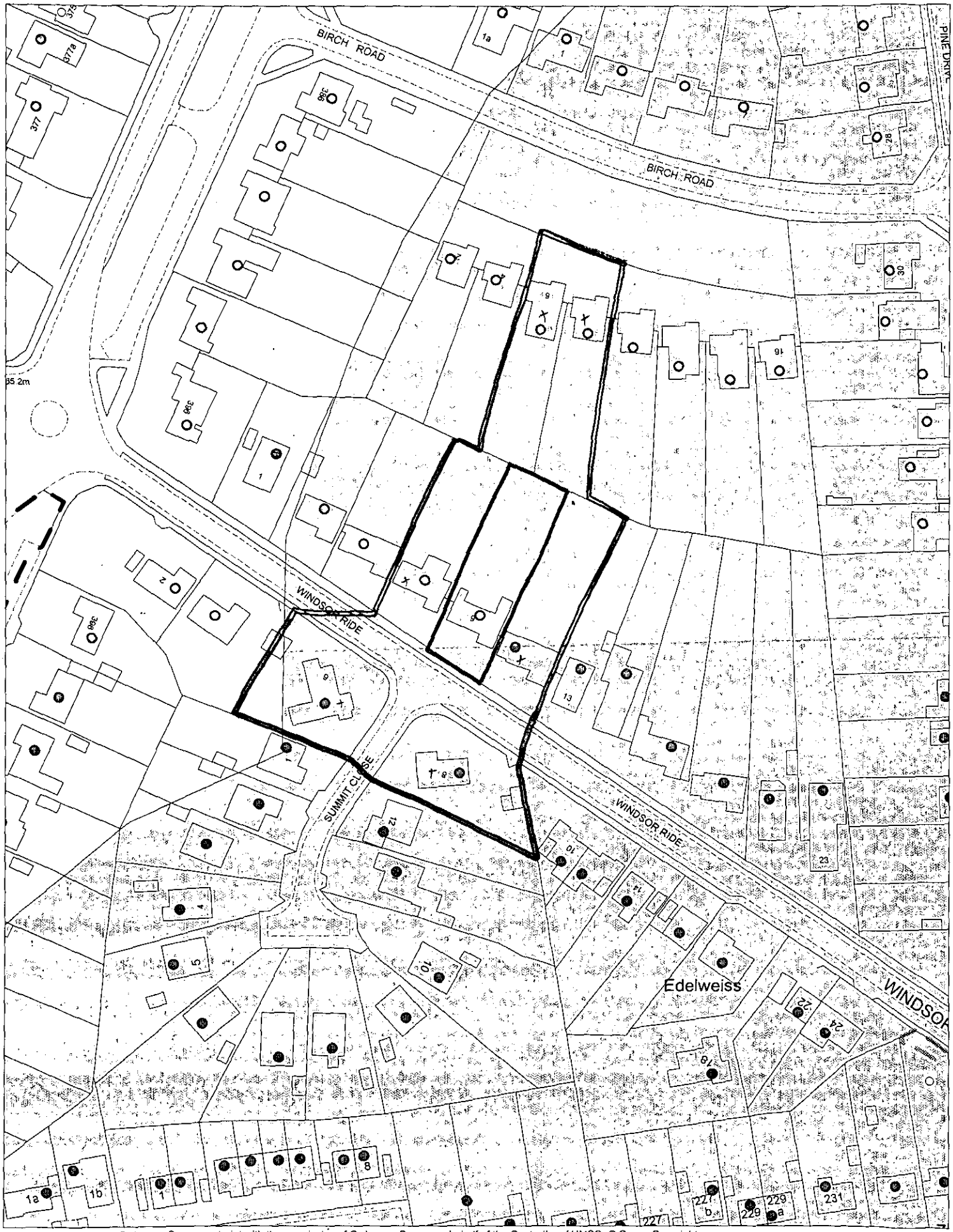
MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS

DRAINAGE

091074

25.APR.2002 0402



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Development Control Section, Environmental Services, Wokingham District Council.
2 May 2002 Scale: 1 : 1250

N
W E
S