F/3

APPLICATION NO:
F/2002/8263

LOCATION:
45 Nine Mile Ride, Finchampstead .

APPLICANT:
Mr & Mrs S Pines C/O The AED Practice Ltd

PROPOSAL:
Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.

EARLIEST DATE FOR DECISION: 31/01/2003

APPLICATION WILL HAVE EXPIRED ON:
27/03/2003

CASE OFFICER: Louise Smith

REFUSED

Appeal Decision

Site visit made on 15 December 2003

by R D Hiscox MA(Oxon) DipTP MRICS MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
13 JAN 2004

Appeal Ref: APP/X0360/A/03/1127199
45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Simeon Pines against the decision of Wokingham District Council.
- The application (Ref.F/2002/8263), dated 23 December 2002, was refused by notice dated 19 March 2003.
- The development proposed is demolition of existing single-storey garage and swimming pool enclosure and erection of two-storey side extension and internal alterations to existing house.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural matters

1. The application form describes the development as including the demolition of the existing single-storey garage and swimming pool enclosure. However, from the drawings, from the representations made for the appellants, and from what I saw at my visit to the site, it is evident that the intention is for these existing buildings not to be removed, but to be altered and constructed over.

2. It was agreed at my visit to the site that the drawings upon which the Council took its decision, and relevant for the purposes of this appeal, are nos. PS213:01B, 07A, 10, 12, 13, 14 and 15.

Main Issues

3. The main issues in this case are the effect of the proposal upon the character of the area, firstly in respect of the scale of the proposal, and secondly in respect of its design and impact upon the street scene.

Planning Policy

4. The development plan for this area includes the Berkshire Structure Plan, 1991-2006, and the South East Area Local Plan 1994.

5. Policy C2 in the structure plan states that development outside built-up areas and settlement boundaries as defined in local plans will be strictly controlled. The adaptation or redevelopment of existing buildings will be permitted provided that it is appropriate in scale, form, impact, character and siting to its location in the countryside. Policy EN1 aims

generally to protect the character and quality of the environment in towns, villages or other built-up areas.

6. In the local plan Policy SC19 deals with extensions to existing dwellings in rural areas, stating that minor extensions will normally be acceptable but aiming to resist major extensions that have an adverse impact on the rural environment. The cumulative effect of all extensions to the original building will be taken into account. Policy SC1 aims to maintain a clear separation of settlements and resist development that would intensify existing sporadic development. Policies SBE1 and SBE2 seek a high standard of design in new development and aim to resist development that would adversely affect the character of an area.

7. The Council also refers to policies in the deposit draft Wokingham District Local Plan. This has been the subject of a public inquiry and proposed further modifications have been published following the Inspector's report. This plan is at an advanced stage of preparation, and is a material consideration of substantial weight. Policy WCC1 aims to strictly control development outside settlement boundaries, and Policy WCC7 is generally permissive towards extensions to dwellings in the countryside, providing there is no adverse impact on the character of the surrounding countryside and no significant alteration to the scale of the dwelling. Policies WOS3 ands WBE1 set out general development control and design considerations.

8. The Council's Supplementary Planning Guidance, (SPG), 'Guidelines for Extending Your Home', has been adopted by the Council after public consultation, and is also a material consideration in determining this appeal.

Reasons

9. The appeal property is a detached house situated in an area that is characterised by dwellings set in mainly generous and mature grounds. The original house has been extended to the side and rear, and then again to one side to include a garage with a flat roof and a swimming pool enclosure with a pitched roof to the rear of that.

10. The Council calculates that the existing extensions represent a 145% increase in floorspace from the original dwelling. The recently adopted SPG changes the main consideration from an increase in floorspace to increase in volume, but reflects the aim in existing and emerging policies that extensions to dwellings in the countryside should not have a detrimental effect upon rural character. The Council considers that this first floor would enclose the gap to the west boundary and increase the bulk and massing of the dwelling, to the detriment of the rural character of the area. It also considers that it would cumulatively result in a disproportionate amount of development, again detrimental to the open character of the rural area.

11. For the appellant it is argued that the location is not open or rural, the site being bounded on both sides and to the rear by dwellings, and a highway to the front. Most dwellings, including the appeal property, are set well back from the road and heavily screened, and it is considered that this extension would not be in any way significantly visible from the street.

12. I saw at my visit to the site that, although it is outside any settlement boundary, it is situated in a part of Nine Mile Ride that is largely developed with frontage houses, together with some development to the rear in places. This is not an area that is typically rural or open

countryside in nature. It seems to me that the main consideration in terms of the size of the proposal should be whether or not the plot is of sufficient size, and whether or not the extended dwelling would be of a scale out of keeping with its neighbours. To my mind, this is a generous sized plot quite able to accommodate a further expanded dwelling as proposed, and this would not be particularly out of keeping with neighbouring development, where a number of sizeable dwellings are to be found. Overall, therefore, I find no reason why this proposal should have an unacceptable impact in respect of its scale in this particular location.

13. The reasons for refusal also state that the proposal would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. The first floor element to the side of the existing house would be set back from the main frontage, and separated from it by a small distinct link element. It would have a low mono-pitch roof, entirely separate from the roof structure of the existing house. It would be finished in timber cladding above a rendered ground floor, with the roof finished in red pantile tiles. There would be glass doors to the front, set back behind a balcony, small high level windows and rooflights along the flank elevations, and more extensive glazing to the rear elevation.

14. The Council considers that the design and materials proposed are incongruous to the host dwelling and would have an urbanising impact. I saw at my visit to the site that the location of the proposal is well-screened, even in mid-winter, in the only public views from the front by a mix of deciduous and evergreen vegetation. Regardless, insofar as it can be seen across the two access points to the property, I take the view that it is a carefully designed extension that would remain clearly subsidiary to the existing building. It is a contemporary design, but this enables it to remain completely distinct from the traditional and balanced form of the existing building. It also, in my view, offers some improvement from the sizeable flat-roofed element of the existing garage. Overall, I see no reason why either the design or the materials proposed for this extension would be of particular harm to the character or appearance of the locality.

Conditions

15. The Council has suggested a number of conditions to be imposed upon any permission granted if this appeal is allowed. I have considered these conditions in the light of the guidance in Circular 11/95, "The Use of Conditions in Planning Permissions", and borne in mind the model conditions in the annex to that Circular.

16. The first proposed condition is the statutory time limitation. The second would require external finishing materials to match those of the existing building. As not all of the proposed materials are to be found on the existing building, I consider that is too imprecise, and propose to use a condition requiring approval of external finishing materials. The third proposed condition would remove permitted development rights for any additional windows in the side elevations of the extension. This is to protect neighbouring occupiers from potential overlooking, and I am satisfied that this condition is necessary for that reason.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of two-storey side extension and internal alterations to the existing house at 45 Nine Mile Ride, Finchampstead, Berkshire, RG40 4ND in accordance with the terms of the application Ref.F/2002/8263, dated 23 December 2002, and the plans identified above, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, other than those expressly authorised by this permission, shall be constructed on the side elevations of the extension hereby permitted.

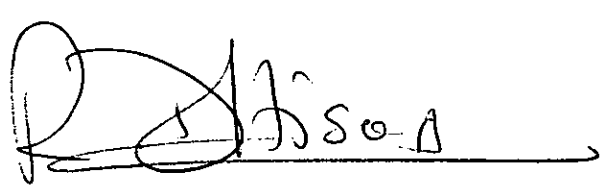
Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

22. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs S Pines
C/O The AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berkshire
RG40 2AZ

Application Number: F/2002/8263

Parish:	**FINCHAMPSTEAD**
Location:	**45, Nine Mile Ride, Finchampstead, .**
Proposal:	**Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.**

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

Reasons

1. The proposed development, when considered alongside previous extensions, would result in an inappropriate scale of development on site detrimental to the open character of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policies SC19 and SC1 of the South East Area Local Plan and policies WCC1 and WCC7 of the Wokingham District Local Plan (as proposed to be modified).

2. The proposed extension would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This refusal is in respect of Plan numbers PS213:PL/10, PS213:PL/12, PS213:PL/13, PS213:PL/14 and PS213:PL/15, received by the Local Planning Authority on 30 December 2002.

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 C2 and C6.

South East Area Local Plan Policies SBE1, SBE2, SC19, SC1, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC1, WCC7, WCC2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 19/03/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8263

Applicant : Mr & Mrs S Pines C/O The AED Practice Ltd.

Location : 45, Nine Mile Ride, Finchampstead, .
Proposal : Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/3.....

Date Registered : 30/01/2003

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

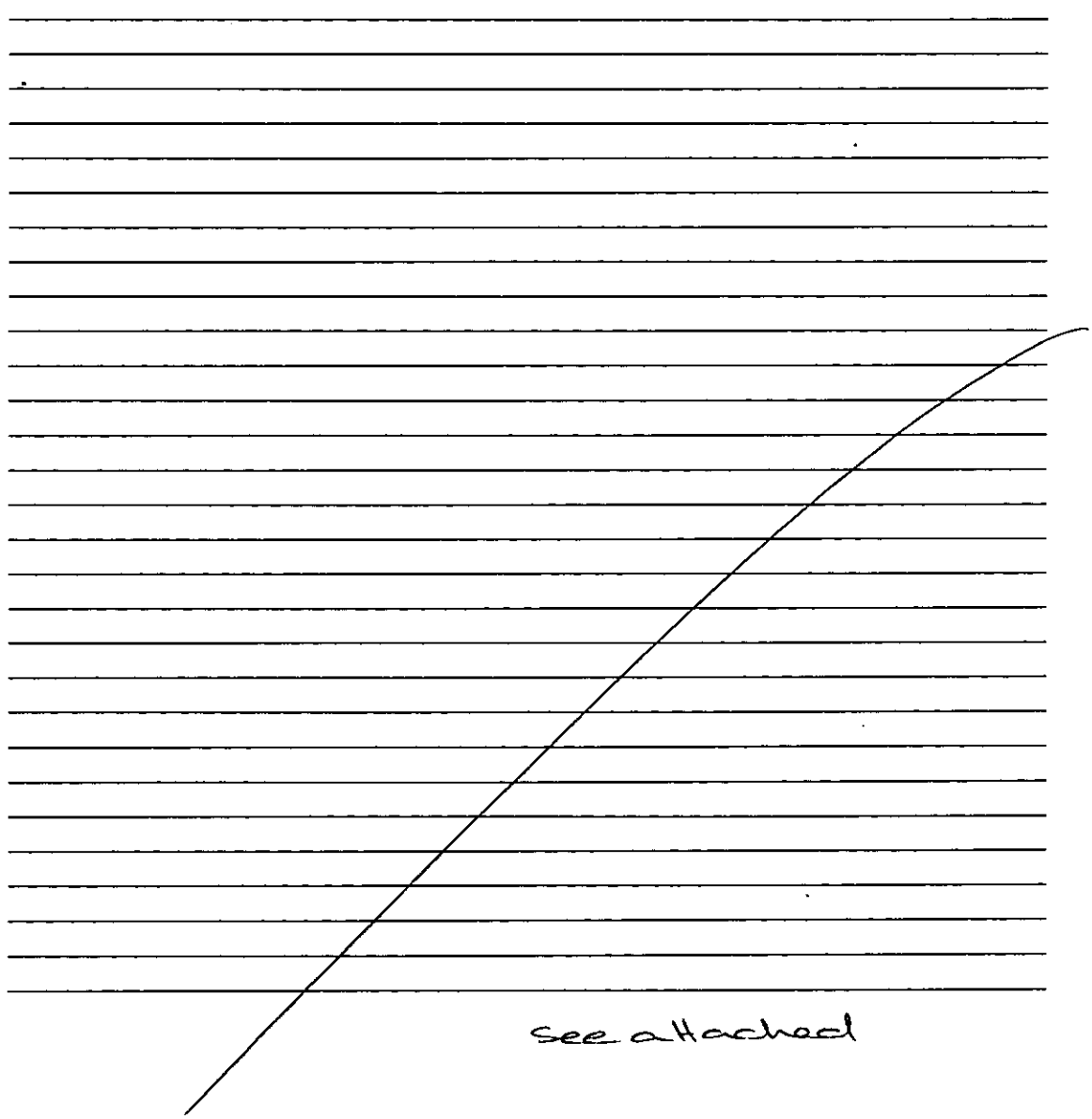
This application will have expired on: 27/03/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
P.C - object to design

Planning Issues :
Rural.
Neighb.
Green Gap/W.
Highway.

Application Number: F/2002/8263

Appraisal :



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

Application Number F/2002/8263
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development, when considered alongside previous extensions, would result in an inappropriate scale of development on site detrimental to the open character of the rural area. As such it is contrary to policies C2 of the BSP, SC19 + SC1 of the SEALP and policies WCC1 WCC7 of the WDLP.
2.			The proposed extension would be out of character with the design of the dwelling and detrimental to the visual amenity of the street scene. As such it is contrary to policy EN1 of BSP, policies SBE1 SBE2 of SEALP, and policy WBE1 + WOS3 of WDLP
		INFORMATIVES:	
	1.	This ~~approval~~/refusal (~~delete as applicable~~) is in respect of the ~~OS Site, Location Plan and~~ Plan No's PS213: PL/10, PS213: PL/12, PS213: PL/13, PS213: PL/14, PS213: PL/15, received by the LPA on 30/12/02	
	2.	**Informative for approvals**	
		N16	
		LODDON AREA LOCAL PLAN POLICIES:	
		SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 SC19 SC1 ST3 ST5	
		WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WCC1 WCC7 WCC2 WT7 WT6	
		GREEN BELT LOCAL PLAN POLICIES:	
		BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6,	
		MINERALS LOCAL PLAN POLICIES:	

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 7/3/03.

Dwelling = white render + red brick

GG/W, RURAL

Mix of building mat in street SC.

some houses have tile hanging + brick mixture

RECORD OF SITE VISIT

SITE ADDRESS: 45 Nine Mile Ride Finchampstead . APPLICATION NUMBER: F/2002/8263	OFFICER: Louise Smith DATE OF SITE VISIT: 16/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post front wall

2. DESCRIPTION OF SURROUNDINGS

Rural - detached dwellings.
Green route.

3. DESCRIPTION OF SITE/BUILDING

2/S detached

4. RELATIONSHIP TO ADJOINING PROPERTIES

lhs - detached sm bungalow. set off long access.

5. SITE CONSTRAINTS

TREES N/A : no significant. trees affected

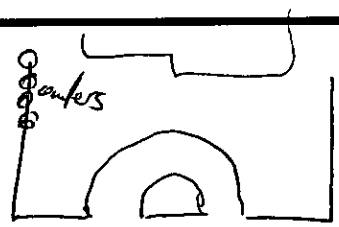
ACCESS/PARKING - 4.

LEVELS Site level - road to side set on c. 0.2m lower land.

BOUNDARY TREATMENT - 2m ab fencing to rear. tall decid. trees to boundary.

OTHERS
rhs - 2.5m conifer hedge
lhs. - land slopes down to other side.
fencing + shrubs.

can



Planning History.

Approved + constructed Extensions:

03853 - 2/S extension
13543 - garage
31364 - swimming pool.

Application Number: F/2002/8263 - 45 Nine Mile Ride, Finchampstead
Appraisal

Development
The site is a detached dwelling situated within a rural area of Finchampstead, designated as green gap within the local plan. The application being considered proposes the erection of a two storey side extension and demolition of the existing single storey extensions that it would replace.

The original dwellinghouse had a two storey front elevation and catslide roof to the rear elevation of bungalow character. The dwelling was extended by a two storey side and first floor rear extension (03853), double garage side extension (13543) and swimming pool side extension (31364)

A previous application for two storey side extension (F/2001/5065) was refused on grounds of over-development and overlooking. The current proposal assumes a similar footprint to that under F/2001/5065 yet the design, materials and scale of the roofline has been modified.

1) Impact upon Neighbouring Properties
Given the location of the extension, over 12m to from No. 41b to the west of the site and over 35m forward of No. 43, no significant overbearing or loss of light effects are considered. The proposed velux windows to the west elevation are located a sufficient distance above internal floor level to prevent significant overlooking.

2) Impact upon the rural area and street scene
Policies WCC1 and WCC7 of the Wokingham District Local Plan relate to development in the countryside. Policy WCC1 states that development, where acceptable in principle, would only be permitted if appropriate in scale, form, design and character to its location within the countryside. Policy WCC7 reiterates this point and refers specifically to dwellinghouse extensions. Policy SC19 of the South East Area Local Plan asserts that only minor extensions will be acceptable and the cumulative impact of extensions on site will be taken into consideration.

The site history has been addressed above. The original floorspace of the dwelling amounts to 148 sq.m, the previous and proposed extensions cumulatively increase this figure by 213.9sq.m, representing a 145% increase to the original.

The original dwellinghouse has been previously extended at two storey level to the eastern site boundary and at single storey level to the western boundary. The proposed development would spread development further across the plot, urbanising this rural site. The gap to the west boundary would be enclosed.

Furthermore, when considering the original form and character of the dwelling, the proposed extension would cumulatively result in an disproportionate amount of development, detrimental to the open character of the rural area. The depth and massing created by the proposed extension at first floor level would be especially harmful.

The proposed development has been reduced in scale from the previous extension, yet it is still considered to exert an adverse impact. The roof form of the new extension has been designed to reduce the massing of the proposal. However, the design and materials are considered incongruous to the host dwelling and would have an urbanising impact on the character of dwelling.

3) Highways and Parking

There would be sufficient on site parking to accommodate the proposed extensions.

Refused

FROM: Louise Smith

DELEGATED

DATE: 07 January 2003

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8263

Proposal: Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool..

Site Address: 45, Nine Mile Ride, Finchampstead, .

Applicant: Mr & Mrs S Pines C/O The AED Practice Ltd.

Your observations are required in respect of this application **by 31/01/2003** .

Objection on the grounds that the proposed two storey side extension is out of keeping with the remainder of the existing dwelling.

SIGNED: C.S.C

DATE: 29 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

Application Number: F/2002/8263

Case Officer : LS

Valid Date :

Map No : 106

Site Area :

Received Date: 30/12/2002

Level : Delegated Application

Description : Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool, enclosure.

Location : 45, Nine Mile Ride, Finchampstead, .

Parish : FI Ward : FIS 7.1.03

Applicant : Mr & Mrs S Pines C/O The AED Practice Ltd.

Fee Required: £110 Fee Received: £110 (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			
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 7.1.03 B.

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

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

...Green...Gap...&...Wedges.....

...Countryside.....

.....

.....

.....

.....

NEIGHBOURS

..S/N..&...See..map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		44NINE MILE RIDEWOKINGHAM	RG40 4HZ
		46NINE MILE RIDEWOKINGHAM	RG40 4HZ
		48NINE MILE RIDEWOKINGHAM	RG40 4HZ
		43NINE MILE RIDEWOKINGHAM	RG40 4ND
		45NINE MILE RIDEWOKINGHAM	RG40 4ND
		47NINE MILE RIDEWOKINGHAM	RG40 4ND
	41B	41BNINE MILE RIDEWOKINGHAM	RG40 4ND

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

Tel: (0118) 974 6463

Date: 07 January 2003

My ref: F/2002/8263

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2002/8263
45, Nine Mile Ride, Finchampstead, .
Proposed erection of two storey side extension to dwelling.
Demolition of existing garage and swimming pool.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8263**
45, Nine Mile Ride, Finchampstead, .
Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.
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 Cockroft

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

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

Tel: (0118) 974 6463

Date: 07 January 2003

My ref: F/2002/8263

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/8263
45, Nine Mile Ride, Finchampstead, .
Proposed erection of two storey side extension to dwelling.
Demolition of existing garage and swimming pool.

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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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8263**
45, Nine Mile Ride, Finchampstead, .
Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.
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 Long

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

Received by Wokingham District Council

Application No: F/2002/8263

Proposal:
Proposed erection of two storey side extension to dwelling. Demolition of existing garage and swimming pool.

Location:
45, Nine Mile Ride, Finchampstead, .

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/2002/8263 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. 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 January 2003

30.DEC.2002 8263

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

PS213

23.12.02

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

Dear Sir or Madam

Proposed extension and alterations to 45 Nine Mile Ride, Finchampstead
Full Planning Application

Please find enclosed the following;

1- Six copies of the Planning Application form
2- A Certificate of Ownwership
3- Six copies of the Plannin Drawings as per attached Drawing Issue Sheet
4- A cheque to the value of £110.00 to cover the fee

Please do not hesitate to contact me direct on 0870 7770299 should you require further information or clarification on the above.

Yours sincerely

Sandra Orlando Payne

Encs.
cc Mr and Mrs S Pines

Finch South.

DRAWING ISSUE SHEET

PS213 Mr. + Mrs. S Pines
45 Nine Mile Ride FINCHAMPSTEAD
Proposed House Extension / Conversion

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
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mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

drawing title	size	drg. no.	issue												
Preliminary Drawings															
EXISTING PLANS	A1	00	/												
PROPOSED PLANS option 1	A1	01	/		A	B									
PROPOSED PLANS option 1	A1	02	/												
EXISTING ELEVATIONS	A1	03		/											
PROP ELEVATIONS OPTION 1	A1	04		/											
PROP ELEVATIONS OPTION 2	A1	05		/											
PROP ELEVATIONS OPTION 3	A1	06		/											
PROP ELEVATIONS OPTION 4	A1	07			/	A									
Planning Drawings															
Site Plan	A4	PL/10					/								
DRAWING NOT USED	-	PL/11													
Existing Floor Plans	A2	PL/12					/								
Existing Elevations	A2	PL/13					/								
Proposed Floor Plans	A2	PL/14					/								
Prop. Sections and Elevations	A1	PL/15					/								

date of issue

Day	02	08	16	25	23								
Month	08	08	08	09	12								
Year	02	02	02	02	02								

distribution	**number of copies (N = negative X = issue sheet only)**												
Mr. + Mrs. S Pines	1	1	1	1	1								
Wokingham D.C Planning Department				2	6								
Record Set	1	1	1	1	1								
Purpose of Issue	**D**	**D**	**D**	**I**	**PL**								

De = Design
C = Construction
Pl = Planning
A = For approval
BR = Building Regulations
I = Information only
T = Tender
AS = As built
Q = Quotation/Costing
M = Measurement

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 30 DEC 2002
8263
30.DEC.2002 8263

1.	APPLICANT'S NAME	MR + MRS SIMEON PIVES
	ADDRESS	45 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE
	POST CODE	RG40 4ND PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE AED PRACTICE LIMITED
	ADDRESS	2 THE COURTYARD, DENMARK STREET WOKINGHAM, BERKSHIRE
	POST CODE	RG40 2AZ PHONE 0870 7770292
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE	SITE LOCATION	45 NINE MILE RIDE, FINCHAMPSTEAD, BERKSHIRE, RG40 4ND
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING SINGLE STOREY GARAGE AND SWIMMING POOL ENCLOSURE AND ERECTION OF TWO-STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE —
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.132HA — SITE AREA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRAWINGS PS213:PL10; PS213:PL11; PS213:PL12; PS213:PL13 PS213:PL14 AND PS213:PL15 —

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only			
	OUTLINE PERMISSION	☐	See question 10
	FULL PERMISSION	☑	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION	☐	State period required
	RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?		N/A		
			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL, SINGLE FAMILY DWELLING 1769b

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NO TREES TO BE FELLED

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK TO MATCH EXISTING PARTIALLY, TIMBER CLADDING PARTIALLY (AS SHOWN DWG PS213:07) RED DOUBLE PANTILE TILES. GUTTERS AND DOWNPIPES AS EXG. TIMBER DOORS/WINDOWS

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 110.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED S Pines ON BEHALF OF MR+MRS S PINES DATE 23/12/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

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PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

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

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

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.

Agricultural Holdings Certificate

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

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 . . . S Payne . . . . . .

On behalf of . . . MR + MRS . S . . PINES . . . . . .

Date . . . . 23/12/02 . . . . . .

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

ADDRESS 45 NINE MILE RIDE PARISH TYNCHAMPST. E

PLOT No. 0/55/64 ORD. SHEET No.

BUILDER 03853 MR. A. SMITH GARAGE 2/ST. RET. RE-ROOF. ALTS TO RENASTRATION 20.2.76 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11637 13026	MR A SMITH	DWELLING ON SITE OF GARAGE.	27.9.79	N/A C/A
BR 15084	"	NEW DBLE GARAGE	2.5.80 6.6.80	REF C/A
13543	"	Double "	3.4.80	N/A C/A
22405	MR. ROBINSON	NEW VEH ACCESS	13.12.84	N/A C/A
31364			29.9.88	C/A
BRA 5634	MRS. D. HAYES	INDOOR SWIMMING POOL	16.8.88	APP
F/2001/5005	Mr & Mrs Pines	2/st side ext + rear ext to form swim pool & gym.	18.1.02	REF
F/2002/8203	" " "	2/st ext. Dem of exist gar + swim pool		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074