[redacted]

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3058

LOCATION:
Audere Pines Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Barnegren

PROPOSAL:
Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.

EARLIEST DATE FOR DECISION: **26/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2001

CASE OFFICER: **Natalie Brown**

[redacted]

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Barnegren
Audere Pines
Heath Ride
Finchampstead
Wokingham
Berkshire
RG40 3QN

Application Number: F/2000/3058

Parish:	**FINCHAMPSTEAD**
Location:	**Audere Pines, Heath Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.**

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

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

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

Condition
3. 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 additional windows or similar openings shall be constructed in the side elevation facing Brockenhurst of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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:

Berkshire Structure Plan Policy C2.
South East Area Local Plan Policies STV2, SC19, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 12/02/2001

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	3058	MB
BUILDING CONTROL NUMBER	FI 2001 1839	Brian
APPLICANT/~~AGENT~~	Mr + Mrs Barnegren.	
ADDRESS OF SITE	Andare Pines Heath Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	conversion of garage roof to playroom	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	location
ELEVATIONS	B/870	B/870
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/3/01	

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	

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

Tel: (0118) 974 6492

Date: **02 January 2001**

My ref: F/2000/3058

CONFIDENTIAL

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/2000/3058
Audere Pines, Heath Ride, Finchampstead, Wokingham.
Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3058**
Audere Pines, Heath Ride, Finchampstead, Wokingham.
Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2000/3058

Proposal:
Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.

Location:
Audere Pines, Heath 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply 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

02 January 2001

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

Tel: (0118) 974 6492

Date: **02 January 2001**

My ref: F/2000/3058

CONFIDENTIAL

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

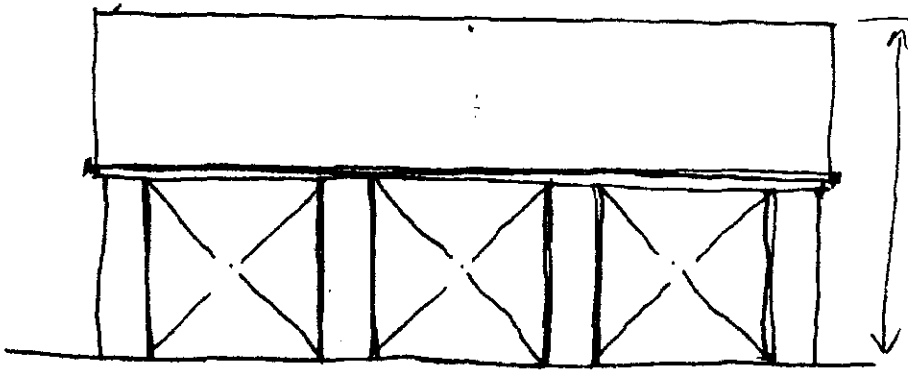
Case officer: **Natalie Brown** Application Number: **F/2000/3058**
Audere Pines, Heath Ride, Finchampstead, Wokingham.
Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

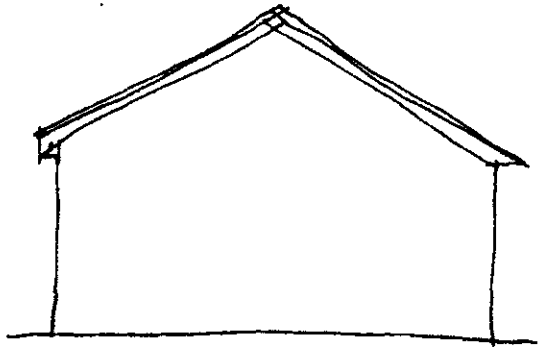
Signed: _____ Date: _____
Councillor Cockroft

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

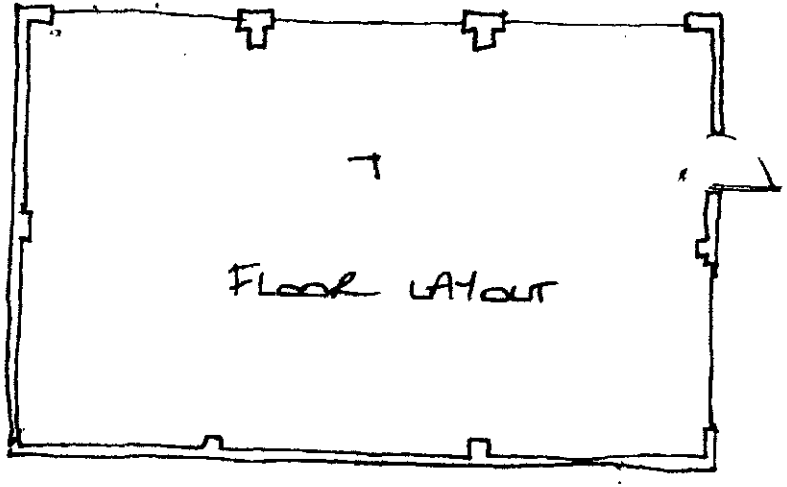
'AUDERE PINES'
HEATH RIDE
WOLVERHAM 1:100



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



19 DEC 2000 * 3253

EARLIEST DATE FOR DECISION		COMMITTEE DATE	
SITE VISIT DATE	3.1.95	RECOMMENDATION AGREED	

INTRO/PLANNING HISTORY:

Existing bungalow on large plot with flat-roofed garage to front. Extension allowed on appeal in 1992.

POLICY ISSUES: SEALP Area of sporadic development

PROPOSAL: Replacement garage

CONSULTATIONS:

Highways - no objection

Engineer - NR

APPRAISAL

Position and footprint similar to existing. Design improved by addition of pitched roof. Materials to match. Distance to boundary as existing. No adverse impact on streetscene or neighbouring occupiers. 6-7m high conifers along boundary may require some pruning as result of the proposed garage

BP 3.1.95

input 4/1/95

RECOMMENDATION: C/A

(Conditions overleaf)

25

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3058

Applicant : Mr & Mrs Barnegren .

Location : Audere Pines, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space.

Site Notice Displayed ? :

YES	NO	DATE
✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....5/1.....

Date Registered : 19/12/2000

Earliest Date for Decision : 26/01/2001

Latest Consultation Date/Site Notice Expiry Date : 26/01/2001

This application will have expired on: 13/02/2001. 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 :

f'stead PC: concerns over creation of addition dwelling & would rec that a cond is added to ensure this doesn't happen if approved.

Neighbours/SN: none received.

Planning Issues : SBAP: Rural/Area sporadic dement
WDLP: C'side.

Application Number: F/2000/3058

Appraisal :

See attached sheet

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

Application Number F/2000/3058
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5 yrs.
	C014	R014	Ex materials to match.
	C044	R044	No windows
			- side elevation facing Brockenhurst
	C062	R062	Ancillary accommodation
			Ins: ~~[illegible]~~ ~~[illegible]~~ extension

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV2, SC19, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WCC1, WCC7
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	C2
MINERALS LOCAL PLAN POLICIES:	—

John Mitchell
12/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Audere Pines Heath Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/3058

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/1

1 SITE/STATUTORY NOTICE DISPLAYED ? (NO) · YES - 15/1

2. DESCRIPTION OF SURROUNDINGS
C'side lane but developed with detached dwellings

3. DESCRIPTION OF SITE/BUILDING
garage(triple) with S.S pitched roof elev fronting road
proposed flank elev facing road - stairs to be on other side
garage + dwelling set back from road edge.

4. RELATIONSHIP TO ADJOINING PROPERTIES
see plan - detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT conifers/shrubs with rd.

OTHERS

Application Number: F/2000/3058

Appraisal:

Development

For a first floor extension above the existing triple garage.

The existing garage is set back from the road edge but is both forward of the building lines of Audre Pines and Brockenhurst. The front area of these houses in front garden and parking.

The site lies within an area designated as countryside/rural but is within a built up residential area, with large detached properties on either side of the road.

1. Impact upon neighbouring properties
   It is not considered that the raising of the garage roof would have any detrimental effect upon neighbouring properties in terms of overlooking, overshadowing, overbearing. The roof would remain pitched taking the massing away from the boundary with Brockenhurst. It is recommended that a condition be added to ensure no windows are added to the elevation facing Brockenhurst in the interests of preventing overlooking.

2. Impact upon the character of the area
   Whilst the site lies within an area of countryside and has been subject to various applications for extensions, it is not considered that the proposed development would have any adverse effect upon the open character of the area. The principle of having a garage forward of the building line was accepted when the triple garage was given approval. It is not considered that the raising of the roof to form a playroom would be enough as to warrant a refusal.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 DEC	**Map No.** 107 Site .0:52.....
Officer: NAB | Application No. F/2000/3058	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED NEW ROOF TO EXISTING GARAGE WITH DORMER EXTENSIONS & FORMATION OF PLAYROOM IN ROOF SPACE

Location: AUDERE PINES HEATH RIDE

Parish: WOKINGHAM W/OUT Ward: FINCHAMPSTEAD SOUTH
02.01.01

Applicant: Mr/Mrs Bamegren

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~1:250~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

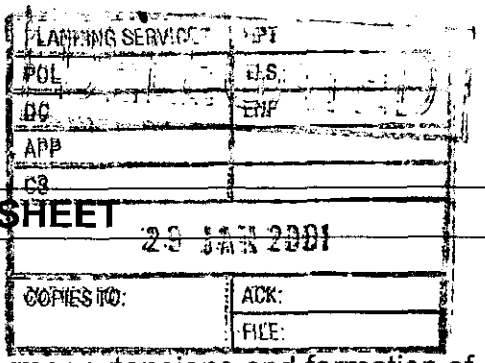
..... No pre-apps .....
.....
.....

NEIGHBOURS:

..... Site notice and see map .....
.....
..... Wildlife Heritage Site } behind the site ✓
..... National Trust Site }
.....
.....
.....
.....
.....

FROM: Natalie Brown

DATE: 02 January 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3058

Proposal: Proposed new roof to existing garage with dormer extensions and formation of playroom in roof space..

Site Address: Audere Pines, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Barnegren .

Your observations are required in respect of this application **by 26/01/2001** .

Objection on the ground of over development of the site. Councillors are concerned that the proposal would create a possible separate dwelling on the site and would recommend that a condition is included to cover this point, should the application be successful.

SIGNED: C.S.Cl DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

Rec'd 18.12.00

Environmental Services

For office use only.
Application number: 19.DEC.2000* 3058

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 Banegren Audere Pines Heath Ride Wokingham RG40 3QN
2	Agent's Name Address and postcode Phone number	
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 above
	Give brief details of the proposal for example, two storey side extension. About the application	new roof to garage & formation of playroom with 3No dormers
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.	All to match
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

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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

Date 18/12-2000

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

[redacted] Auders Pines

ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD E

PLOT No. ORD. SHEET No. SU. 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
158/55	Mrs R Gough	OA dwelling & garage workshop	12.4.55	N/A C/A
3/59	Mr P D H Waygood	bungalow & garage	10.2.59	APP C/A
133/68	Mr D S Hunen	2 bedrooms	18.1.68	APP APP
107/73	"	add to lounge, 2 toilets	5.10.73	N/A C/A
~~C 12236~~	"	& shower room		
212236	"	GARAGE	31.10.79	APP N/A
2097	"	"	13.12.79	N/A REF.
3020	"	REPL. GARAGE & STORE	10.4.80	N/A CA
8736 APPEAL	A. DUGDALE	2 & S/ST. EXTS.	7.1.92	REF.
59378	"	"	18.5.92	REF
P/[illegible]/1157	"	CONSERVATORY	27.1.93	APP
135/87	"	REPL. GARAGE	5.1.95	C/A

DATE OF COMPLETION

MINISTRY DECISION 38736 - APPEAL ALLOWED - 15.7.92

SPECIAL ORDERS

DRAINAGE

091074

43.

933

Audere Pines

ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 8064 (107)

BUILDER

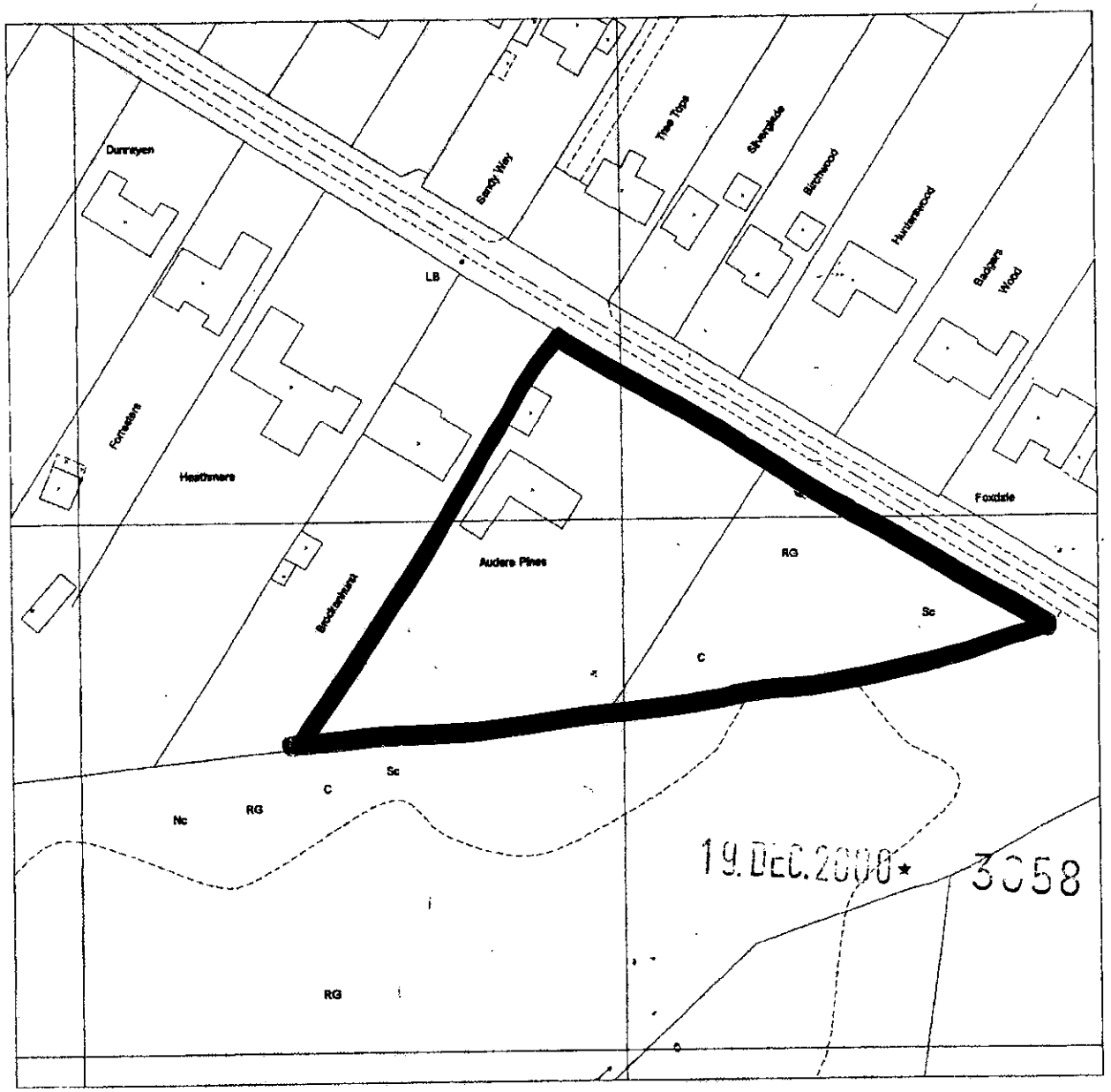
Plan No.	Applicant	Description of Development	Date of Decision	Decision
164211/F	MR. A. DUGDALE	LEFT CONV. & FR. PORCH EXT.	29.8.96	C/A
N 96/6457	"	TRIPLE GARAGE		
164627/F				
167234/F	"	2 St. S. Ext.	27.4.98	C/A.
98/7371	"	" + rooms in roof	5.5.98	REJ ~~REF~~.
98/7371A	"	2 St/S & S/St/F & Rooms in roof	22.1.99	APP

MINISTRY DECISION

SPECIAL ORDERS

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

ANDERE PINES, HEATH RIDE
FINCHAMPSTEAD
WOKINGHAM
RG40 3QN

Centre coordinates : 481087mE 164294mN

National Grid sheet reference at centre of this Siteplan: SU8164SW.

Supplied by : Blackwell's Reading
Serial Number : 2672

Produced 12 Dec 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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