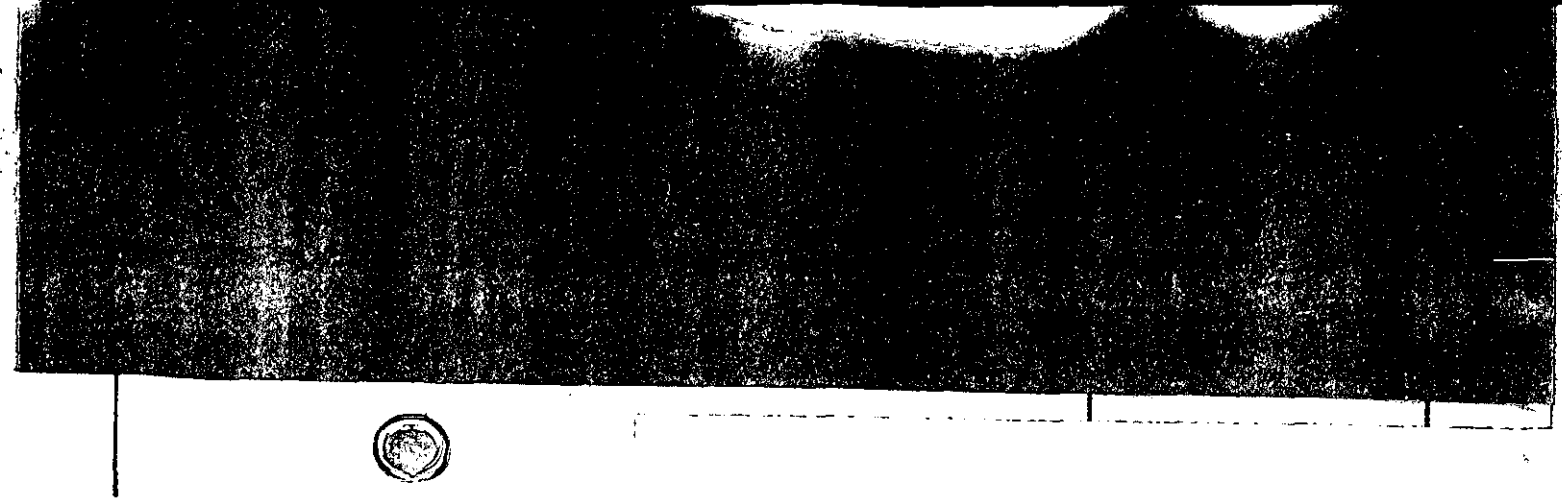

SOUTH LONDON SYSTEMS LTD

APPLICATION NO:
F/2000/1158

LOCATION:
398 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Mr S Bourton C/O A R D Chartered Architect

PROPOSAL:
Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft space.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Bourton
C/O A R D Chartered Architect
13 Circuit Lane
Southcote
Reading
Berkshire
RG30 3HB

Application Number: F/2000/1158

Parish: **FINCHAMPSTEAD**

Location: **398, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft 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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the flank wall of the side extension or the roof plane of the side extension facing No. 400 Finchampstead Road.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 08/06/2000

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.

Ordnance Survey

03.APR.2000* 1158

Siteplan

1:1250 Scale



Produced 28 Mar 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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20 0 20 40 60 80

Metres

APPROVED

398 - 416 FINCHAMPSTEAD ROAD
FINCHAMPSTEAD
WOKINGHAM
RG40 3RA

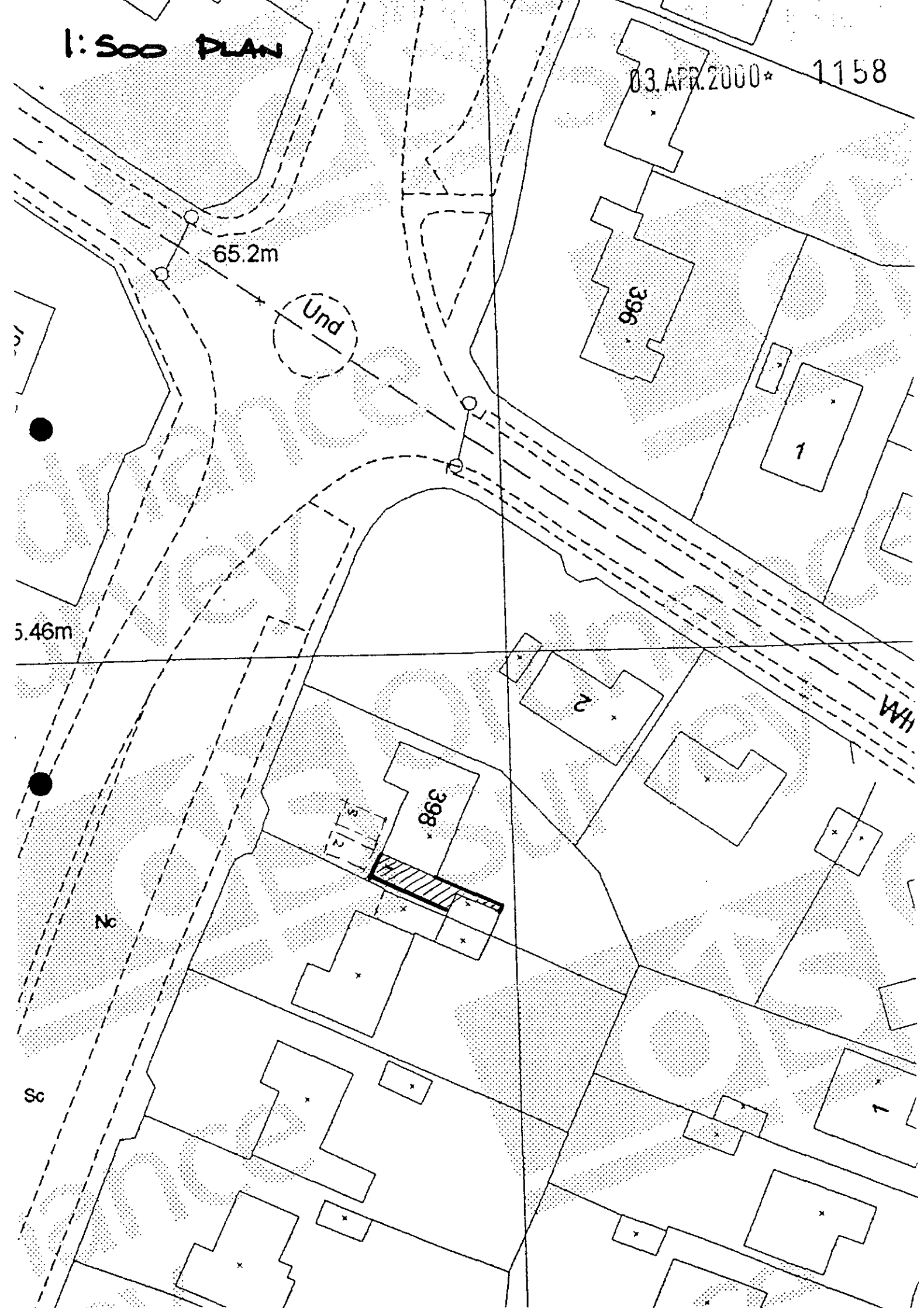
Centre coordinates : 479886mE 165087mN

National Grid sheet reference at centre of this Siteplan: SU7965SE.

Supplied by : Blackwell's Reading
Serial Number : 705

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying


1:500 PLAN
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396
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5.46m
2
398
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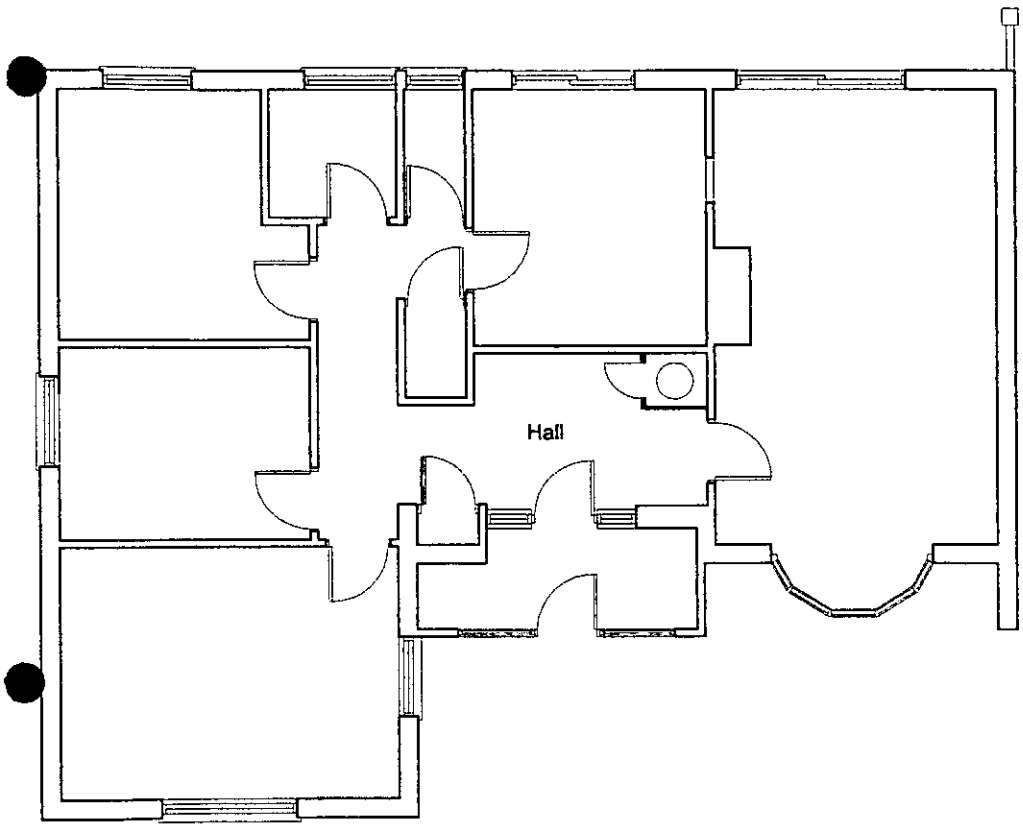
1

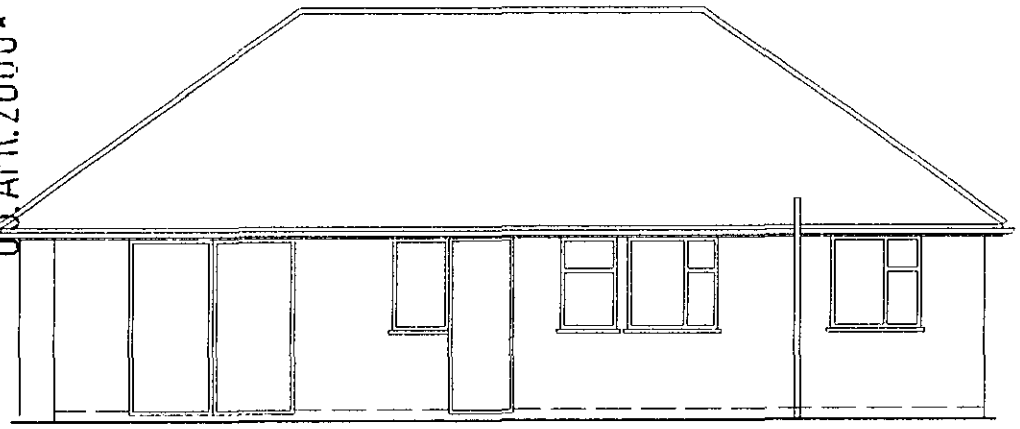
03. APR. 2000 1158



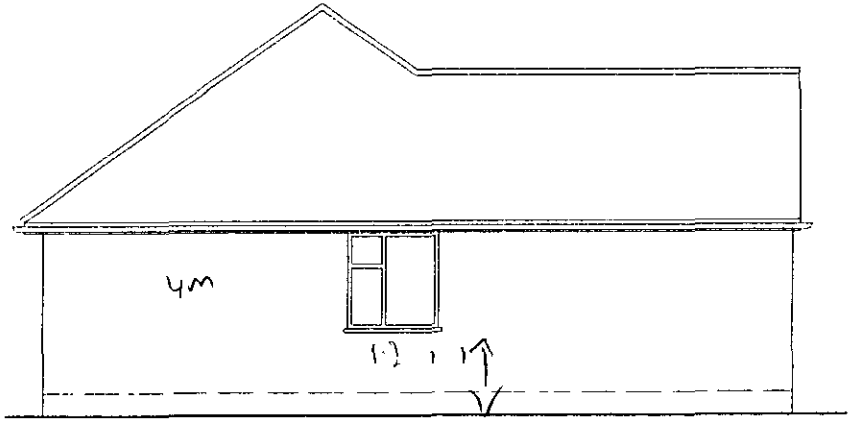
Ground Floor

398 Finchampstead Road
Existing Plan
Scale 1:100
DWG 00/08/01

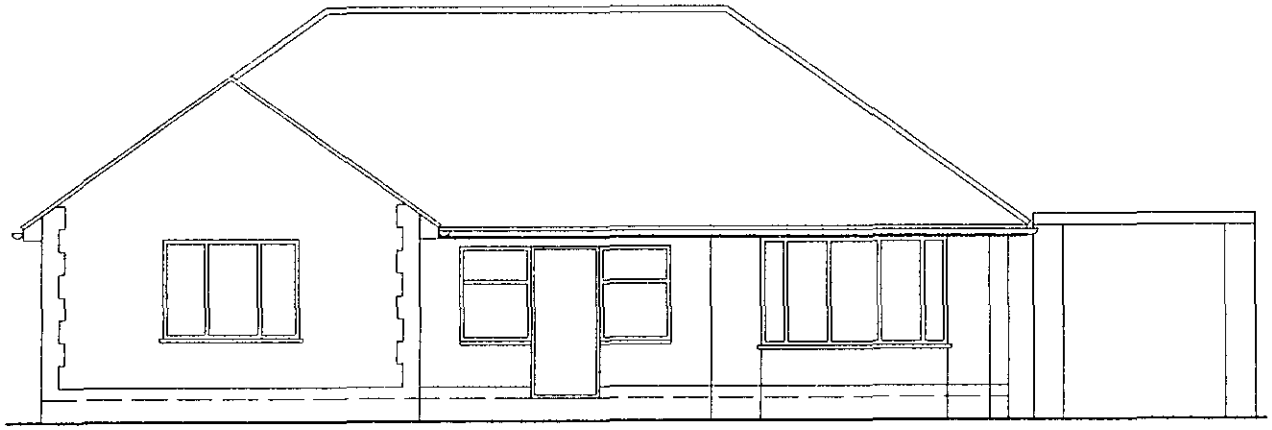
03 APR 2000 * 1158



EAST



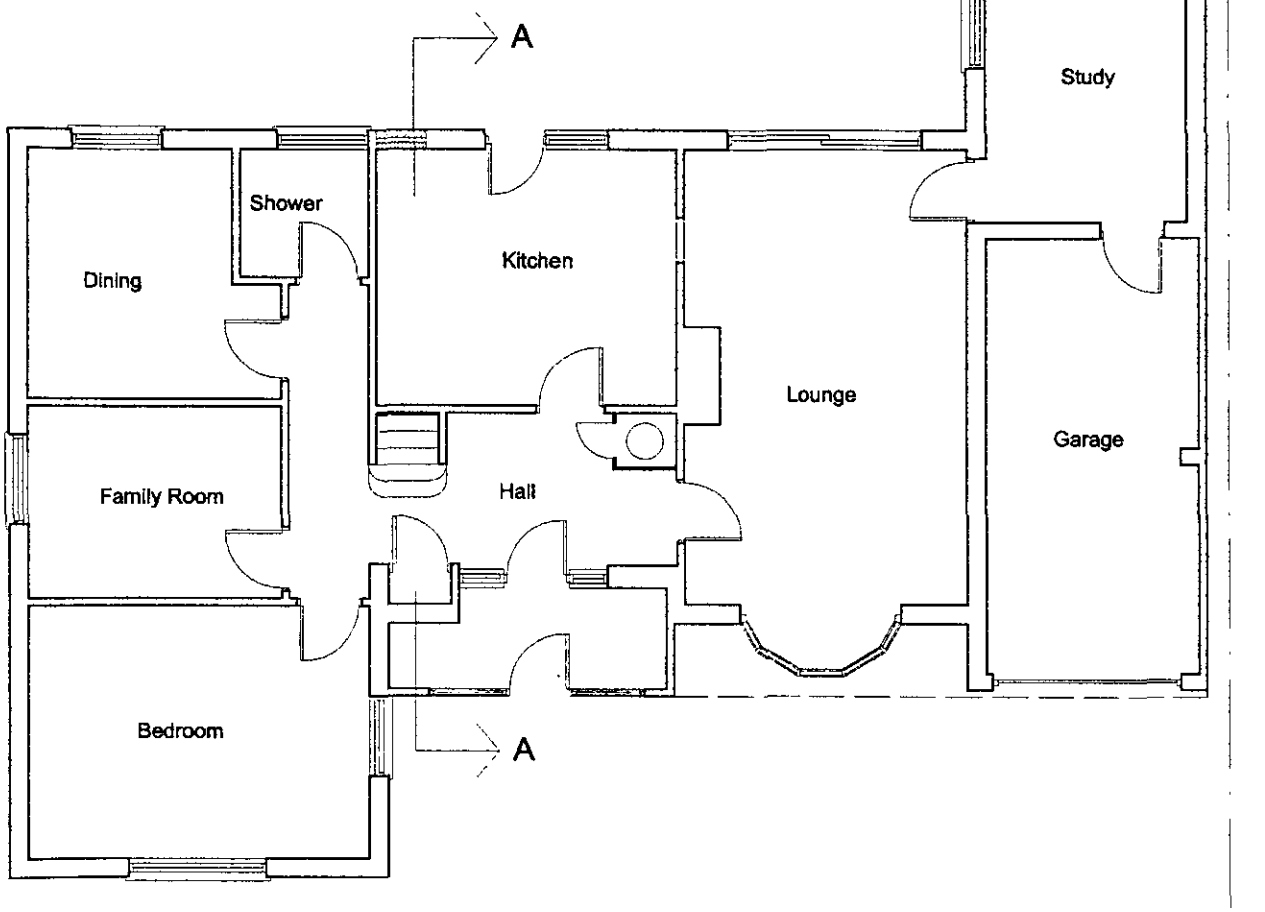
NORTH



WEST

398 Finchampstead Road
Existing Elevations
Scale 1:100
DWG 00/08/02

03.APR.2000 1158



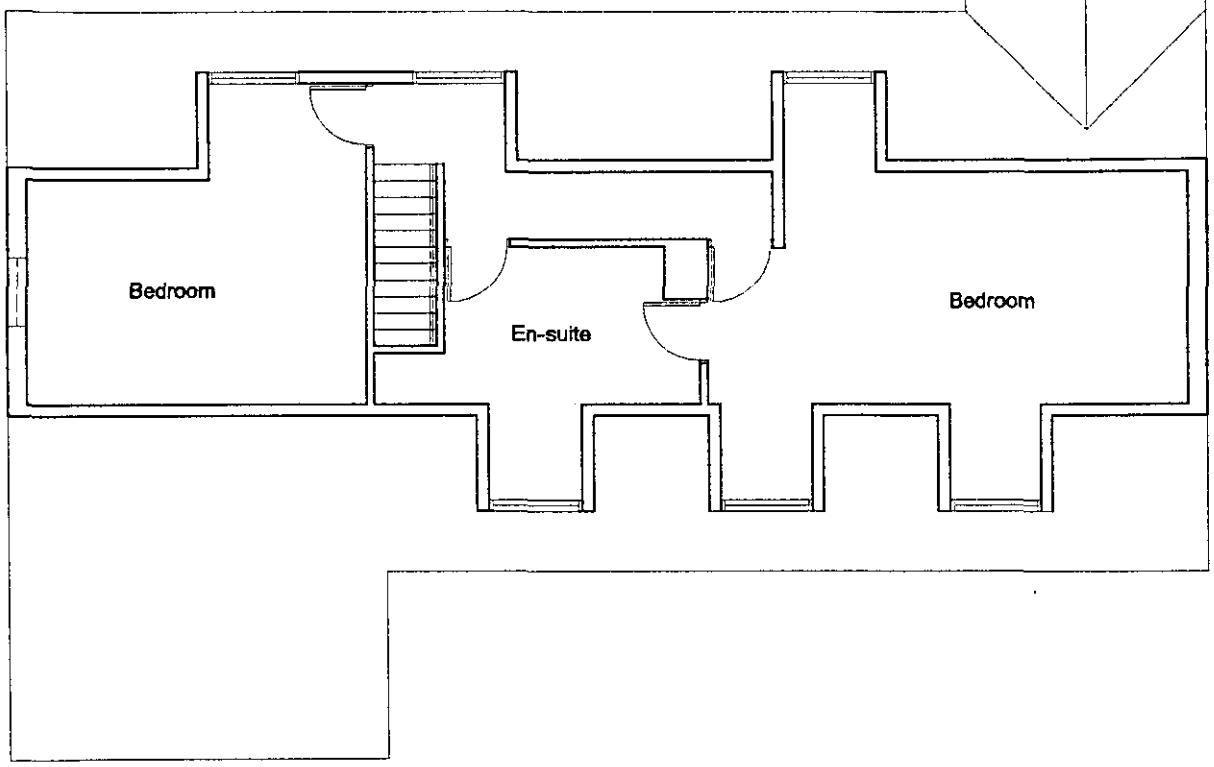
Ground Floor

APPROVED

398 Finchampstead Road
Proposed Ground Floor Plan
Scale 1:100
DWG 00/08/03

27/7/00.

03.APR.2000 1158



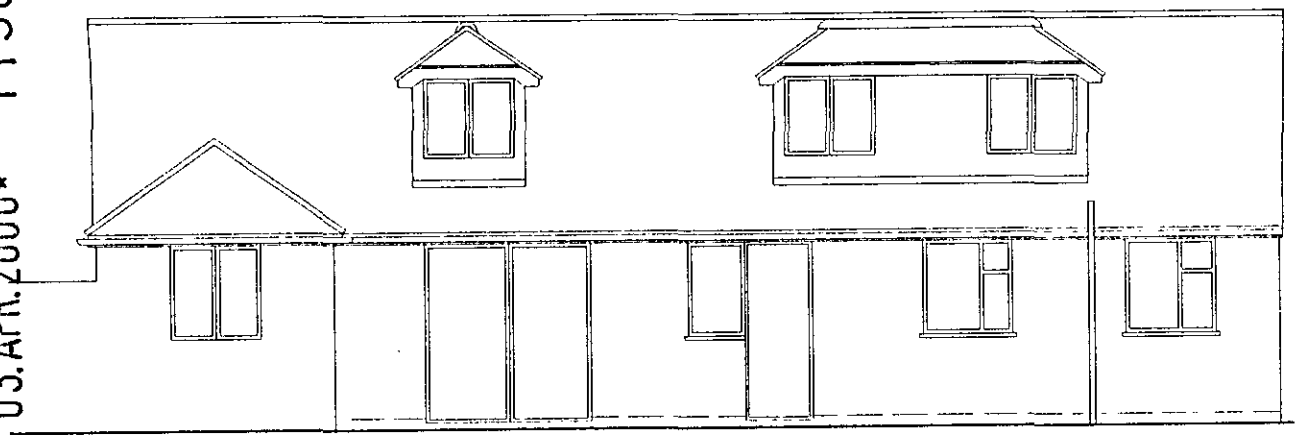
First Floor

APPROVED

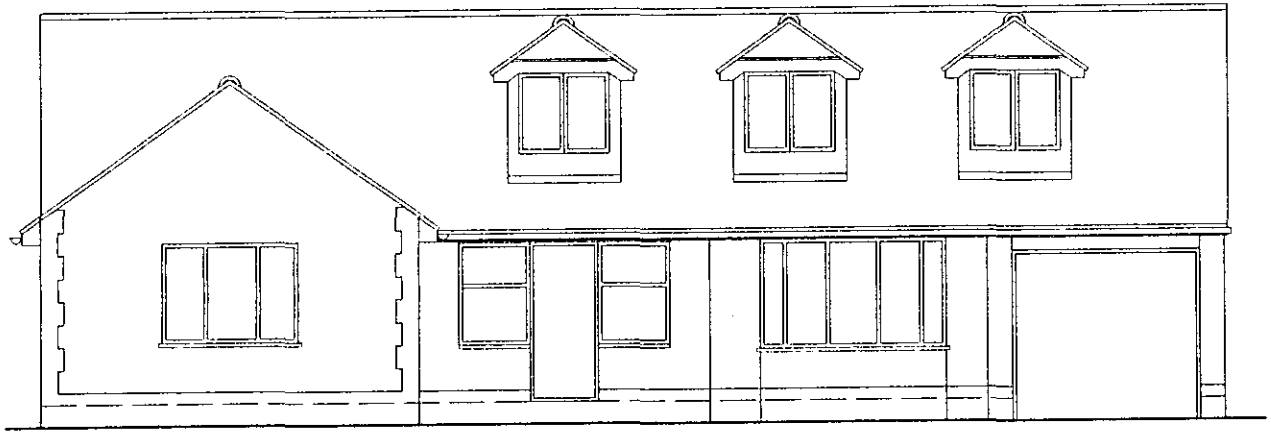
398 Finchampstead Road
Proposed First Floor Plan
Scale 1:100
DWG 00/08/04

27/4/00

03.APR.2000* 1158



EAST

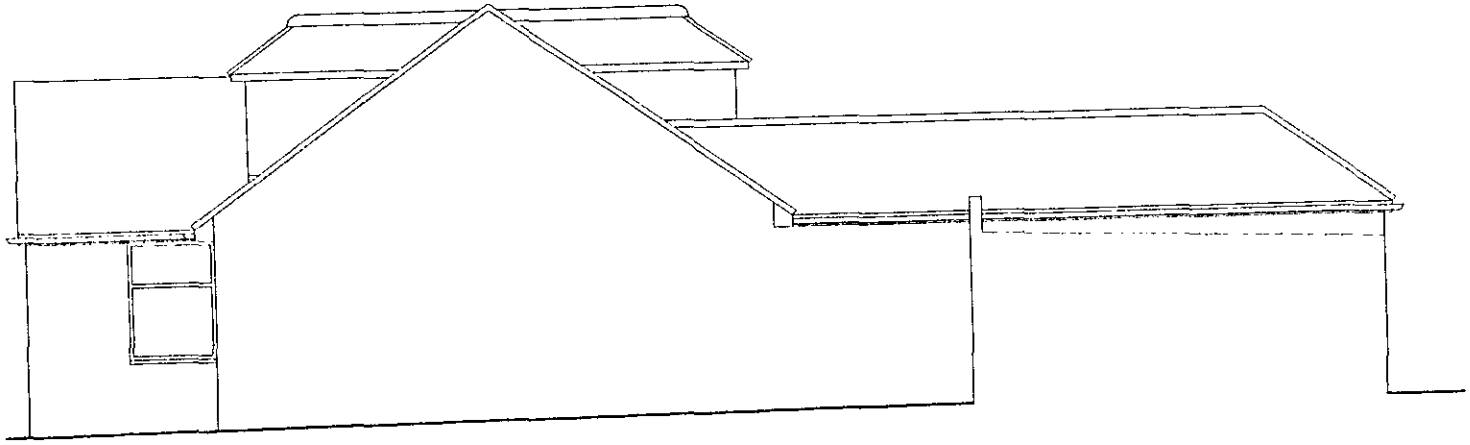


WEST

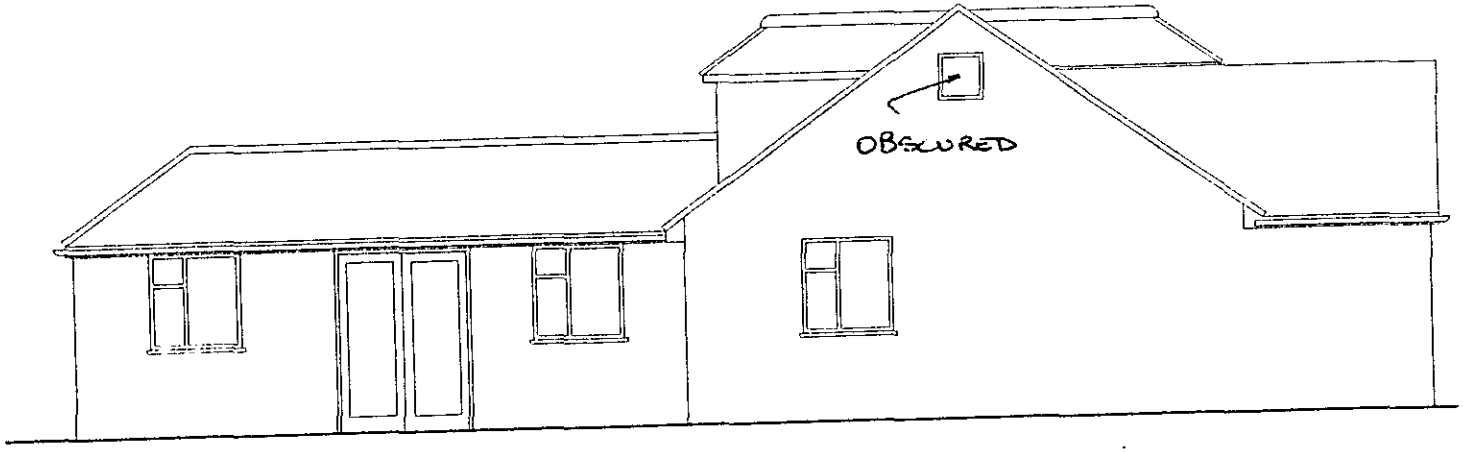
398 Finchampstead Road
Proposed Elevations
Scale 1:100
DWG 00/08/05

SD 21/1/00

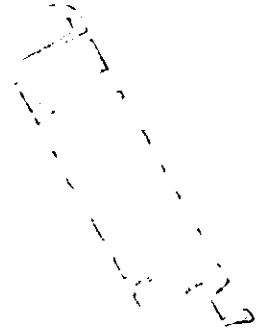
03.APR.2000* 11:58



SOUTH



NORTH



90 27/1/00

398 Finchampstead Road
Proposed Elevations
Scale 1:100
DWG 00/08/06

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

Tel: (0118) 974 6451

Date: **17 April 2000**

My ref: F/2000/1158

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/2000/1158
398, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1158**
398, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft 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/2000/1158

Proposal:
Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft space.

Location:
398, Finchampstead Road, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. 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

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

Tel: (0118) 974 6451

Date: **17 April 2000**

My ref: F/2000/1158

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1158**
398, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft 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**********

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 17 April 2000

Application Number: F/2000/1158

Proposal: Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft space.

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

Applicant:
Mr S Bourton C/O A R D Chartered Architect.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Foster **Print name:** N TROTTER

26-4-00

FROM: Elaine Connor

DATE: 17 April 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1158

Proposal: Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft space..

Site Address: 398, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr S Bourton C/O A R D Chartered Architect.

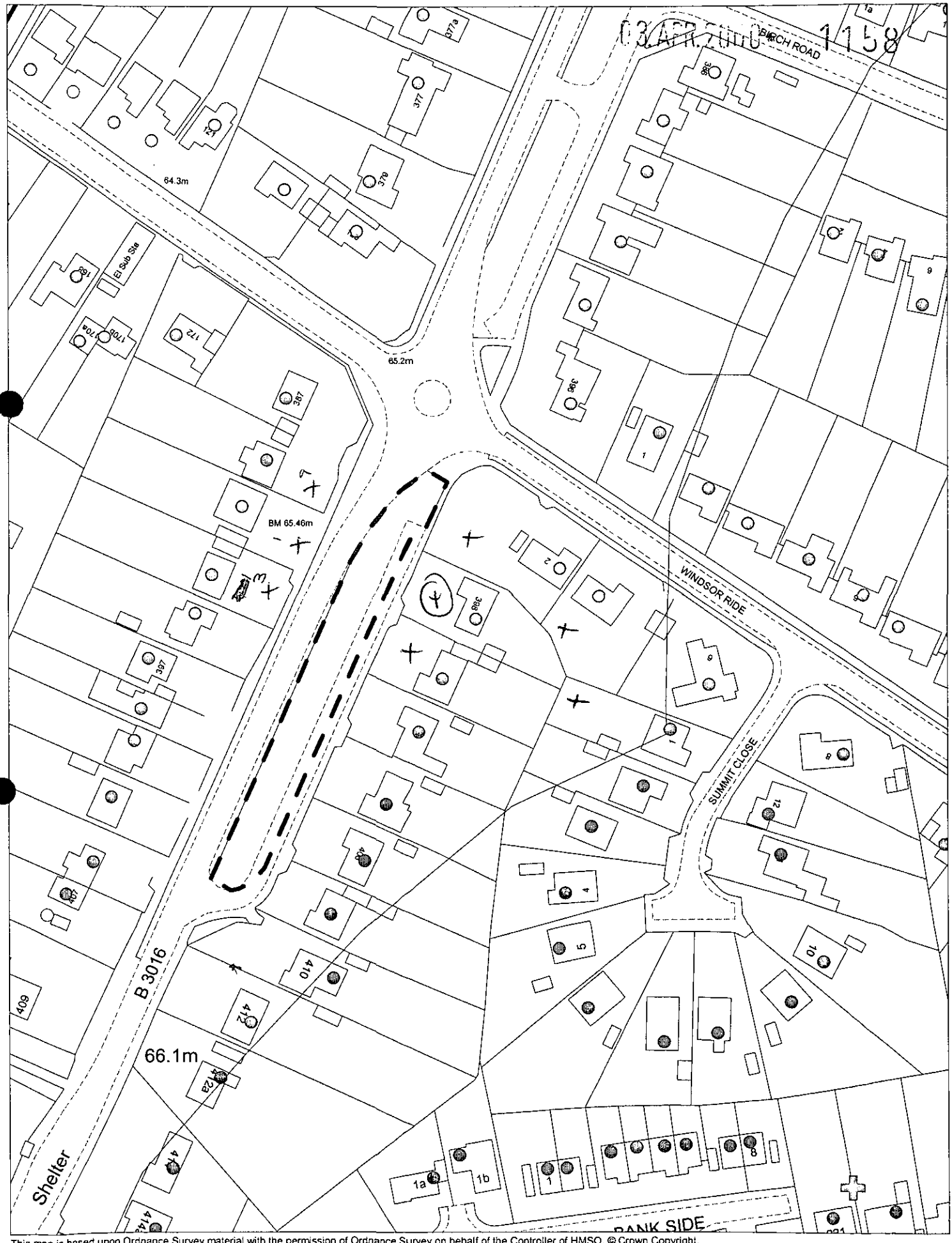
Your observations are required in respect of this application **by 11/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.C

DATE: 20-4-00.

Clerk To Finchampstead Parish/Town Council.



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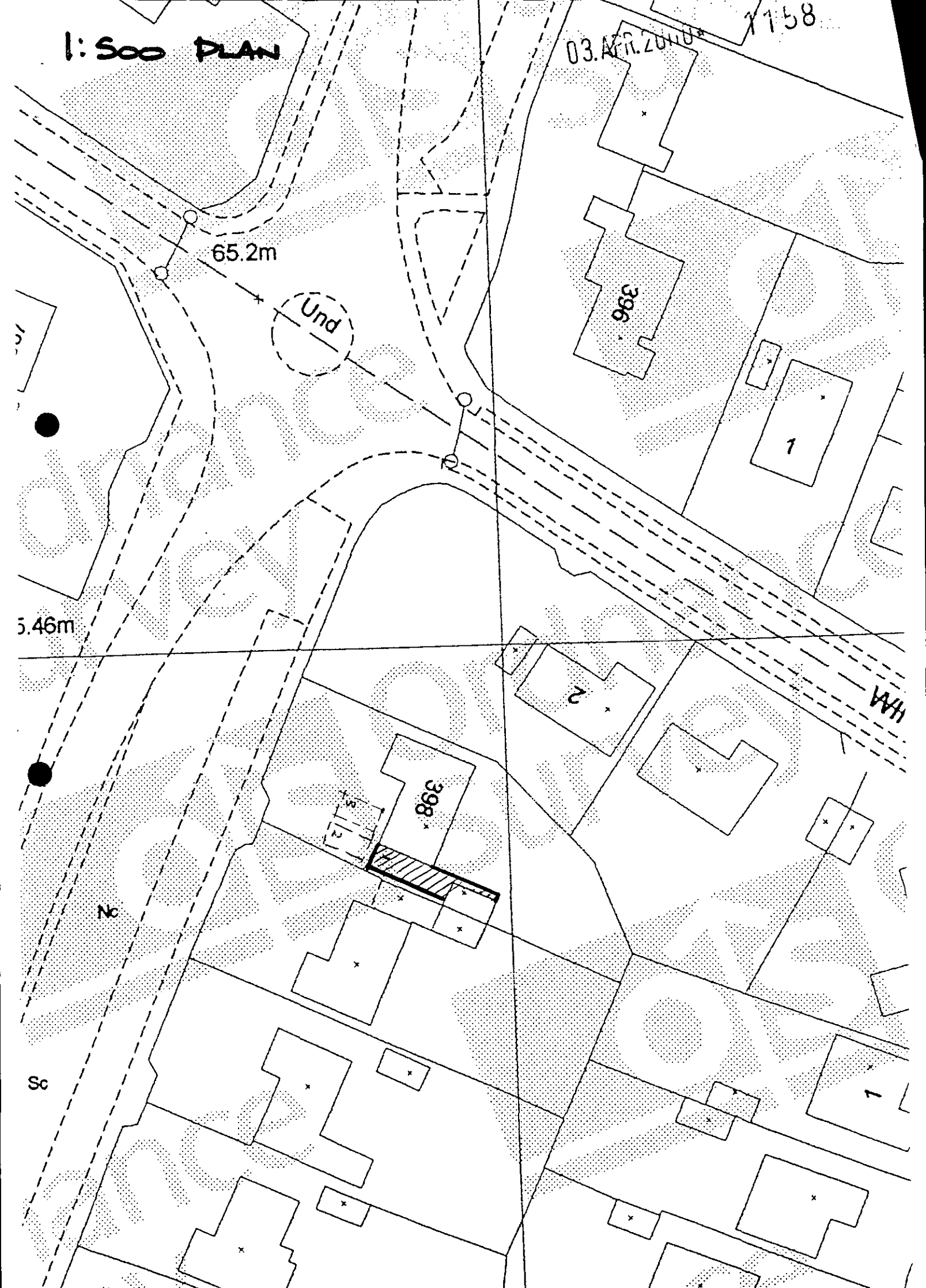
Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 1250

N W E S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Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1158

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) 977 8909
DX: 33506 – Wokingham

Mr S Bourton
c/o ARD Chartered Architect
13 Circuit Lane
Southcote
Berkshire
RG30 3HB

Dear Sirs

PLANNING PERMISSION F/2000/1158
SITE: 398 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1158 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1158	EC
BUILDING CONTROL NUMBER	AP2000/0921	Brian
~~APPLICANT~~/AGENT	ARD Chartered Architects	
ADDRESS OF SITE	398 Finchampstead Rd FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	L/K, conversion (dormer exts) + S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	BR 00/08/07 BR 00/08/08.	DWG 00/08/05 DWG 00/08/06.
FLOOR PLANS	BR/00/08/02 BR/00/08/03	DWG. 00/08/03. DWG 00/08/04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - improved side (away from neighbour's)	
DATE	27/7/00.	

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	

Application Number F/2000/1158
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	'WORK'
3	SC08	SR05	Plank walls of the side extension or the roof plane of the side extension facing facing no 4.00 Finchampstead Road.

John Mitchell
8/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 398 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1158

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area.
houses of similar design.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow with detached garage adj. gar of no. 400

4. RELATIONSHIP TO ADJOINING PROPERTIES
garages adjoining (no. 398 / 400).
no windows in flank wall of 400.
no: no the immediate props have front dormers but 402 - has rear dormers.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1158

Applicant : Mr S Bourton C/O A R D Chartered Architect.

Location : 398, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling and dormer extensions to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.5.00

Date Registered : 03/04/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses :

FINCH. P. COUNCIL : No objection.

HIGHWAYS: recommend approval, no conditions.

Planning Issues :

- IMPACT UPON NEIGH. PROPS
- " " STREET SCENE.

Application Number: F/2000/1158
PROP: S.ST. SIDE EXT. & DORMER EXTS TO FORM ROOMS
Appraisal : IN THE ROOF.

IMPACT UPON NEIGHB. PROPS:

The dwelling which is the subject of this application is a detached bungalow with a detached garage built to the boundary with no. 400.
The proposal being considered would replace the garage with a workshop & extend forward of the existing garage to create a study and new garage. The proposed development would be built within 0.3m of the side boundary with no. 400. No. 400 is also a detached bungalow, and has no windows in its north side elevation. The proposed side extension will not be built forward of the existing building line. It is therefore not considered that the proposed side extension will not have an adverse negative impact upon this dwelling.
The proposal also includes front & rear dormer windows. The windows on the rear elevation would overlook the rear gardens of 1 Summit Close, & no. 2, 4 & 6 Windsor Ride. However, giving given the siting of no. 398 in relation to these neighb properties it is not considered that the windows will have an adverse negative impact upon the living conditions of these dwellings.

IMPACT UPON ST. SCENE:
Given that the proposed side extension will not project forward of the existing building line it is not considered that the proposal will have an adverse neg. impact upon the st. scene.

Although none of the immediate neighb. props have front dormer extensions, it is not considered that such extensions would be out of character. Therefore, the proposed development is considered acceptable

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: - 3 APR 2000	
Officer: EC	Application No. F/2000/1158

Map No. 98 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: 398 FINCHAMPSTEAD ROAD

Parish: ~~WOKINGHAM~~ FINCH Ward: Finch South
17.4.2000

Applicant: MR BOURTON

Fee Received 9.5.00 Required ..... Additional ..... Refund .....
(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17-4-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + 393, 391, 389 + 400 Finchampstead Rd
2+4 Windsor Ride
1 Summit close ✓

ADDRESS 398 FINCHAMPSTEAD ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 7965 (SB)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
500/55	Mr P Washington	CA res dev	27 · 6 · 55	N/A R
214/57	Mr R Dewey	30 dwelling	23 · 5 · 57	N/A R
858/57	"	det bungalow	12 · 11 · 57	APP C/A
BR 5012	Mr A Edwards	erection of porch	7 · 7 · 76	APP N/A
04973	"	"	5 · 8 · 76	N/A C/A
AR24795	"	S/S. EXTENSION	7.6 85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION 500/55 appeal ~~dismissed~~ allowed 17·10·56

SPECIAL ORDERS TPO 719/95 SERVICE ROAD TO FRONT

DRAINAGE

091074

1305 **ENVIRONMENTAL SERVICES**

03.APR.2000* 1158

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS	MR S. BOWERS 398 FINCHAMPSTEAD RD WOKINGHAM
	POST CODE	RG40 3RA TEL NO
2	AGENT'S NAME ADDRESS	ARCHITECTURAL ASSISTANT 13 CIRCUIT LANE READING
	POST CODE	RG30 3HB TEL NO.
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	398 FINCHAMPSTEAD RD. WOKINGHAM
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	LOFT CONVERSION AND SIDE EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH BROWN TILES 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~~

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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

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

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

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

SIGNED Ad Sewett ON BEHALF OF ADD Architects

DATE 30.3.2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐