APPLICATION NO:
F/2001/5397

LOCATION:
119 Reading Road, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs N Bolter C/O Andesign

PROPOSAL:
***Proposed* dormer extensions to dwelling to form room in loft space.**

EARLIEST DATE FOR DECISION: ***04/01/2002***

APPLICATION WILL HAVE EXPIRED ON:
30/01/2002

CASE OFFICER: **Louise Smith**

APPROVED

509

D1

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Bolter
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5397

Parish: **FINCHAMPSTEAD**

Location: **119, Reading Road, Finchampstead, Wokingham.**

Proposal: **Proposed dormer extensions to dwelling to form room 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 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
6. The height of the dormer extension hereby approved shall not exceed the ridge height of the existing roof.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

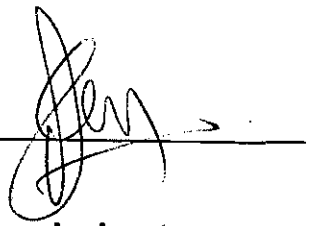
Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of visual amenity.

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 Policies LD3 and C2.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5, STV2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6, WCC1 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

Notice checked by: 

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5397

Applicant : Mr/Mrs N Bolter C/O Andesign.

Location : 119, Reading Road, Finchampstead, Wokingham.

Proposal : Proposed dormer extensions to dwelling to form room in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/1

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/2

Date Registered : 05/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 30/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Parish Council - no objections
Highways Conditional approval

Planning Issues :

Countryside / Rural
Impact on Neighbours
Impact on Streetscene
Parking + Highways.

Application Number: F/2001/5397 – 119 Reading Road

Appraisal:

Development

The site is a detached bungalow, situated in a rural area of sporadic development within Finchampstead.

The proposed development is for dormer extensions to the dwelling to form an en-suite bedroom in the loft space. Two dormer windows are proposed in the front elevation and one to the rear, all with hip roofs. The original floorspace of the dwelling is 87.99m². The single storey rear extension (44.2m²) and the proposed loft conversion (42.41m²) brings about a cumulative increase of 98%. However, the proposed extension would be contained within the existing outline of the dwelling and the only external modifications would be the dormer windows.

1. Impact upon neighbouring properties
   No 119 is set forward 7m of No 121 and in line with No 117. The Boundary treatment between No's 119 and 121 comprises a 1.8m fence, and the distance between the two neighbouring dwellings is 4m. The dwelling in question is set a sufficient distance from No117, and the tall coniferous trees on the boundary line (which reach the roof height of No119) makes the impact on this neighbour negligible.

   With regard to overlooking, the dwelling is set a sufficient distance from No's 120 and 122 to prevent adverse effects. The position of the rear dormer would be to the middle of this elevation and the ground floor side elevation windows to the rear of 121 are considered to be set a sufficient distance so as not to be adversely affected.

   The dormers would reach the same height of the roof and would protrude to the sides, however, the scale is not considered too significant to provoke overshadowing onto No 121. The location of the dormers, to the middle and left of the dwelling, combined with the hip roof design would further reduce the impact of overshadowing and overbearing.

2. Impact upon the character of the area
   The dwellings along Reading Road are set back from the highway and screened behind tall trees and hedges. There is a mixture of detached two storey dwellings, bungalows and chalet bungalows. With regards to the latter, numerous dormer window extensions can be seen, notably at No's 121, 120, 122, 124 and 128 Reading Road. As such it is considered that the extension in question would be in keeping with the streetscene and not detract from the character of the locality.

3. Impact upon highway safety (parking provision)
   The proposed extension would convert this 4 bedroom property to that of a 5. However, the additional parking space required for this is sufficiently met by the existing garage and driveway.

Approval: **Refusal:**

✓

Application Number F/2001/5397
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	INSERT: extension
6.			The height of the dormer extension hereby approved shall not exceed the ridge height of the existing roof
			In the interests of visual amenity.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 ST5 ST12 SC19.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WCC1 WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LO3 C2
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 28.1.02

111 - 1st floor rear extension
105 - 1st floor rear extension

RURAL AREA.
+ AREA OF SPORADIC DEVT
+ RIVER VALLEYS POLICIES AREA

RECORD OF SITE VISIT

SITE ADDRESS: 119 Reading Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5397

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front fence

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - houses set back - tree frontage on road. mixture of house size + design. chalet bungalows, 2 storey detached dwellings red brick / white render / brown / grey tile roofs.

Front Dormer windows No 122 + 120 + 124 + 128 + neighbour right.

3. DESCRIPTION OF SITE/BUILDING
Bungalow, red brick.
single storey rear extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
Left - 2 storey house boundary = 2.5m c/o fence + tall conifer hedge. almost to height of 119 roof.

Right 1.8m fence - neighbour = bungalow - front dormer extension no side windows. set back.

+ conifers

front dormers would have no impact

no rear dormers

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Overshadowing impact on No 121 which is set back ?

Overlooking 120 should be ok - sufficient distance, see for other roof conversions

LOOK FOR OTHER DORMER EXTENSIONS.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5397	Louise Smith
BUILDING CONTROL NUMBER	FX2001/2514	Smith
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	119 Reading Road FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	loft conversion with dormer cnts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3275	AH/E/3275
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

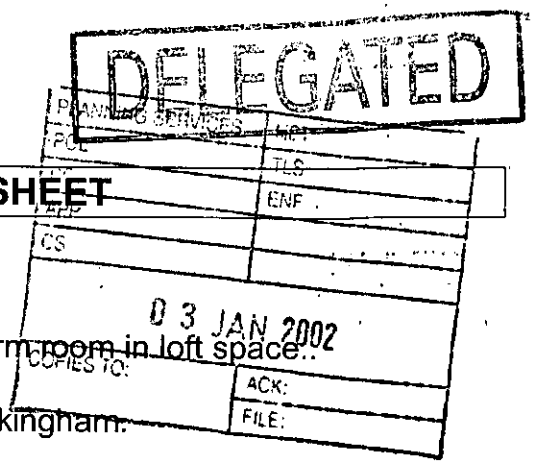
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Louise Smith

DATE: 11 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5397

Proposal: Proposed dormer extensions to dwelling to form room in loft space.

Site Address: 119, Reading Road, Finchampstead, Wokingham.

Applicant: Mr/Mrs N Bolter C/O Andesign.

Your observations are required in respect of this application **by 04/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5397

Proposal:
Proposed dormer extensions to dwelling to form room in loft space.

Location:
119, Reading 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5397 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 04/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 December 2001

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

Tel: (0118)0974 6444

Date: **11 December 2001**

My ref: F/2001/5397

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/2001/5397
119, Reading Road, Finchampstead, Wokingham.
Proposed dormer extensions to dwelling to form room 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 **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5397**
119, Reading Road, Finchampstead, Wokingham.
Proposed dormer extensions to dwelling to form room 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**********

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

Tel: (0118)0974 6444

Date: **11 December 2001**

My ref: F/2001/5397

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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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5397**
119, Reading Road, Finchampstead, Wokingham.
Proposed dormer extensions to dwelling to form room 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**********

E

Application Number : ~~NEW~~/2001/5397	Map No : 113
Case Officer : LS	Site Area : 0.09
Valid Date : 5/12/01	Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed dormer extensions to dwelling to form room in loft space.

Location : 119, Reading Road, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr/Mrs N Bolter C/O Andesign.

Fee Required: £95 Fee Received: £95 (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

OTHERS

(CORAL AREA / COUNTRYSIDE)

No pre-appn

5397

Environmental Services

For office use only.
Application number: 05.DEC.2001 * 5397

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	MR & MRS N. BOLTER
	Address and postcode	119 READING ROAD. FINCHAMPSTEAD, BERKS RG40 4RD
	Phone number	9732514
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOF CONVERSION
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS N. BOLTER

Date 4/12/2001

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

ADDRESS 119 READING ROAD PARISH LINCH

PLOT No. ORD. SHEET No. E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 19143	MR. O. WILLIAMS	PART BEDROOM ENSUITE BATHROOM	27.8.82	APP. N/A
27804	MR. A. ROY	GARAGE TO WORKSHOP	18-6-87	REL

DATE OF COMPLETION

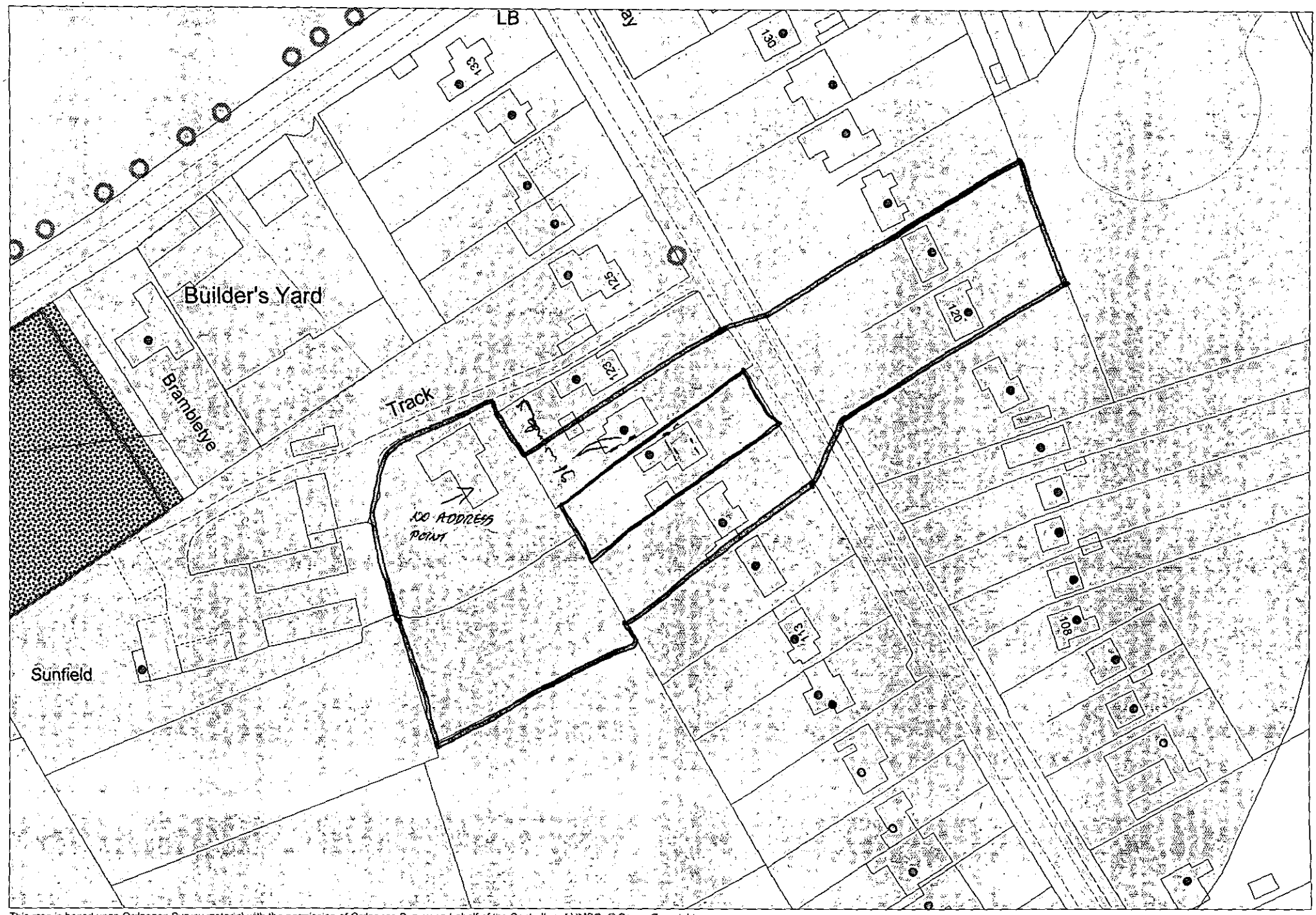
MINISTRY DECISION APPEALS AGAINST ENF. NOTICE ALLOWED — GARAGE AS WORKSHOP —

SPECIAL ORDERS 23-1189

DRAINAGE

091074

05 DEC 2001 * 5397



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2001

Scale: 1 : 1250

N W E S