APPLICATION NO:
F/2000/0666

LOCATION:
Springwood Tintagel Road, Finchampstead Wokingham.

APPLICANT:
Mr G Roberts

PROPOSAL:
Proposed single storey side extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: **26/03/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Roberts
Springwood,
Tintagel Road
Finchampstead
Wokingham
Berkshire
RG403JJ

Application Number: F/2000/0666

Parish: **FINCHAMPSTEAD**

Location: **Springwood, Tintagel Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling plus front porch extension.**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 16 May 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.

Received by Wokingham District Council

Application No: F/2000/0666

Proposal:
Proposed single storey side extension to dwelling plus front porch extension.

Location:
Springwood, Tintagel 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 26/03/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0666 EC
BUILDING CONTROL NUMBER	FP2000/0488 bna
APPLICANT/AGENT	K. Hodgkinson
ADDRESS OF SITE	Springwood Cottage Road FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 30/3/00	rec'd 29/2/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/5/00	

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/2000/0666
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'.

John Mitchell
10/5/02

RECORD OF SITE VISIT

SITE ADDRESS: Springwood Tintagel Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0666

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
mature residential area.
mixture of H. types.

3. DESCRIPTION OF SITE/BUILDING
lrge detached bungalow, set back from main road.

4. RELATIONSHIP TO ADJOINING PROPERTIES
N/A.

5. SITE CONSTRAINTS –

TREES –

ACCESS/PARKING –

LEVELS –

BOUNDARY TREATMENT –

OTHERS /

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0666

Applicant : Mr G Roberts .

Location : Springwood, Tintagel Road, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling plus front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : 7.4.00

Date Registered : 29/02/2000

Earliest Date for Decision : 26/03/2000

Latest Consultation Date/Site Notice Expiry Date : 26/03/2000

Application Expiry Date: 25/04/2000

Consultation Responses :

LANDSCAPING : No objection .

FINCH. PARISH COUNCIL : No objection .

Planning Issues :

* IMPACT UPON CHARACTER OF AREA .

Application Number: F/2000/0666
PROP: SINGLE STOREY REAR & FRONT EXTENSION.
Appraisal :

IMPACT UPON CHAR. OF AREA.

The application being considered is for a single storey front extension to form a porch & single storey side extension, towards the rear of the property, to form a breakfast area & dining room.
It is considered that the proposed extensions are in keeping with the character of the existing dwelling. It is also considered that given the location, and scale of the extensions, the proposed development will not have an adverse negative impact upon the character of the area.

It is not considered that, given the siting of the extensions, that they will have any impact upon neighbouring properties.

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

TO: DEVELOPMENT CONTROL
Elaine Connor

FROM: Environmental Design

DATE: 15th March 2000

Location:	Springwood, Tintagel Road, Finchampstead, Wokingham
Proposal:	PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION
Application Number:	F/2000/0666

In response to your consultation dated 2nd March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposed development would not affect any existing planting and there are no significant views into, or, out from the site.

ROBERT PETROW
Consultant Landscape Architect

FROM: Elaine Connor

DATE 02 March 2000

PLANNING SERVICES
FOL
DC
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0666

Proposal: Proposed single storey side extension to dwelling plus front porch extension..

Site Address: Springwood, Tintagel Road, Finchampstead, Wokingham.

Applicant: Mr G Roberts .

Your observations are required in respect of this application **by 26/03/2000** .

: Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 10 - 3 - 00

Clerk : Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 FEB 2000~~ VALID 29 FEB 2000	Map No. 99. Site 0:3
Officer: EC / Application No. F/2000/0666	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

Location: SPRINGWOOD TINTAGEL ROAD

Parish: ~~WOKINGHAM~~ FINCH Ward: FINCHAMPSTEAD NORTH ✓ 3.03.00

Applicant: MR G ROBERTS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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	No red line } plans copied	29 FEB 2000	
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	which is site } see disclaimer – Mark pos. of porch on block plan.	21/2	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	21/2 29 FEB 2000	
6	Floor plans	Position of new Velux windows not indicated on floor plan.	21/2	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	29/2 (NB) other elevation to follow a sap.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees (TPO on site. ✓)	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:

..... (Rural Area) .....

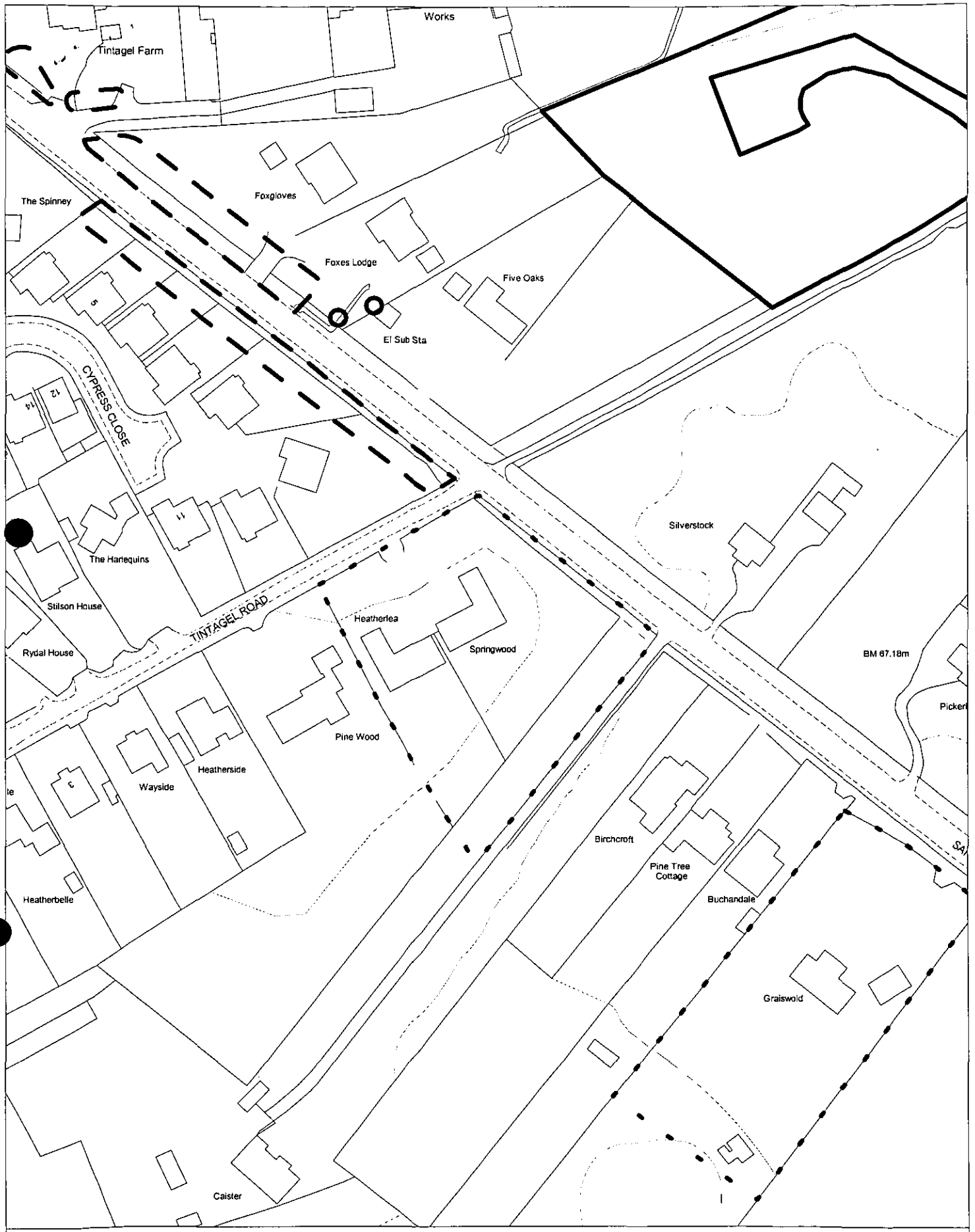
.....

No pre-apps. .....

NEIGHBOURS:

..... 2 x S/N – Sandhurst Rd .....

..... ✓ & Tintagel Rd. .....



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

29.FEB.2000 E666

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Date: 17 February 2000

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W E
S

ADDRESS SPRINGWOOD TINTAGEL ROAD PARISH LINCHAMPST.

PLOT No. A ORD. SHEET No. SU. 8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32118	MR. M. GRIGGS	DET. BUNGALOW	15.12.88	CA
BRA 6278	"	"	4.11.88	APP
37656	MR. G. ROBERTS	6' FENCE AT FRONT	5.7.91	R
39473	"	GARAGE TO RES./NEW	16.7.92	C/
		GARAGE / S/ST. EXT		
FP95/3414	"	"	27.3.95	APP
96/63612/F	"	PORCH	13.5.96	C/A
98/68307/F	Mr. G. Roberts	S/St/S Ext.	2.11.98	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng - Erection of Car port - Mr. Roberts - 22.7.98

DRAINAGE

091074

ADDRESS SPRINGWOOD TINTAGEL ROAD PARISH LINCHAMPST.

PLOT No. A ORD. SHEET No. SU. 8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32118	MR. M. GRIGGS	DET. BUNGALOW	15.12.88	CA
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39473	"	GARAGE TO RES./NEW	16.7.92	C/
		GARAGE / S/ST. EXT		
FP95/3414	"	"	27-3-95	APP
96/63612/F	"	PORCH	13-5-96	C/A
98/68307/F	Mr. G. Roberts	S/St/S Ext.	2.11.98	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Enq - Erection of Car port - Mr. Roberts - 22.7.98

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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 G. ROBERTS
	Address and postcode	SPRINGWOOD TINTAGEL ROAD WOKINGHAM BERKS RG40 3JJ
	Phone number	01189 791727.
	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.	SPRINGWOOD TINTAGEL ROAD WOKINGHAM BERKS RG40 3JJ
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED EXTENSION TO BUNGALOW AND PROPOSED PORCH
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.	MATCHING ROOF TILES MATCHING BRICKWORK MATCHING WINDOWS
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

29.FEB.2000* 0666

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.		
	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: G Roberts

on behalf of

Date 13/02/00

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