APPLICATION NO:
**F/2000/1686**

LOCATION:
**400 Finchampstead Road, Finchampstead Wokingham.**

APPLICANT:
**Mr R Fyfe C/O The Edwards Irish Partnership**

PROPOSAL:
**Proposed single storey front extension to dwelling and pitched roof to existing rear extension.**

EARLIEST DATE FOR DECISION: **09/07/2000**

**APPLICATION WILL HAVE EXPIRED ON: 07/08/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr R Fyfe**
**C/O The Edwards Irish Partnership**
**36 Langborough Road**
**Wokingham**
**Berkshire**
**RG40 2BT**

**Application Number: F/2000/1686**

**Parish:** **FINCHAMPSTEAD**

**Location:** **400, Finchampstead Road, Finchampstead, Wokingham.**

**Proposal:** **Proposed single storey front extension to dwelling and pitched roof to existing rear 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 work 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
Development Control Manager
Date: 24/07/2000

**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.**

FROM: Elaine Connor

DATE: 14 June 2000

DELEGATED

# FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** F/2000/1686

**Proposal:** Proposed single storey front extension to dwelling and pitched roof to existing rear extension..

**Site Address:** 400, Finchampstead Road, Finchampstead, Wokingham.

**Applicant:** Mr R Fyfe C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 09/07/2000** .

---

The Parish Council has no objections to this application.

| | |
|---|---|
| DC | |
| PP | |
| CS | |
| 26 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

23 JUN 2000

SIGNED: C.S. [signature]

DATE:

Clerk To Finchampstead Parish/Town Council.

**Received by Wokingham District Council**

# Application No: F/2000/1686

**Proposal:**
Proposed single storey front extension to dwelling and pitched roof to existing rear extension.

**Location:**
400, 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 notice 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 09/07/2000. 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**

**14 June 2000**

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

Tel: (0118) 974 6451

Date: **14 June 2000**

My ref: F/2000/1686

**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

**Application Number: F/2000/1686**
**400, Finchampstead Road, Finchampstead, Wokingham.**
**Proposed single storey front extension to dwelling and pitched roof to existing rear extension.**

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,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/1686**
**400, Finchampstead Road, Finchampstead, Wokingham.**
**Proposed single storey front extension to dwelling and pitched roof to existing rear extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **14 June 2000**

My ref: F/2000/1686

**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


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*John Mitchell*

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1686**
**400, Finchampstead Road, Finchampstead, Wokingham.**
**Proposed single storey front extension to dwelling and pitched roof to existing rear extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

ADDRESS 400 FINCHAMPSTEAD PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU 7963 (98)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 500/55 | Mr P Washington | OA res dev | 27.6.55 | W/A |
| 214/57 | Mr R Dewey | 30 dwellings | 23.5.57 | N/A |
| 858/57 | " | det bungalows | 12.11.57 | APP |
| PO/3403/67 | Mr R A Fyfe | bedroom in roof space | 6.7.67 | APP |
| BR 24396 | " | S/St. EXTENSION | 1.4.85 | APP |
| 23391 | " | " | 29.6.85 | |

DATE OF COMPLETION

MINISTRY DECISION 500/55 appeal allowed 17.10.56

SPECIAL ORDERS TPO 719/95 SERVICE ROAD TO AMONT

DRAINAGE

091074

finished

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 1686 EC |
| BUILDING CONTROL NUMBER. | FP 2000 0658 Bra |
| ~~APPLICANT~~/AGENT | The Edwards Irish Partnership |
| ADDRESS OF SITE | 400 Finchampstead Rd. WOKINGHAM. |
| DESCRIPTION OF PROPOSED WORK | S/S front ext rear pitched roof (also loft conversion) |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 1330 07A | 1330 07A |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 24/7/00 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 26/7/00. | |

| 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 | |

**WORK SHEET FOR :** Elaine Connor

**Application Number :** F/2000/1686

**Applicant :** Mr R Fyfe C/O The Edwards Irish Partnership.

**Location :** 400, Finchampstead Road, Finchampstead, Wokingham.

**Proposal :** Proposed single storey front extension to dwelling and pitched roof to existing rear extension.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 23.6.00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 12/06/2000**

**Earliest Date for Decision : 09/07/2000**

**Latest Consultation Date/Site Notice Expiry Date : 09/07/2000**

**This application will have expired on: 07/08/2000. 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. COUNCIL: no objections

**Planning Issues :** IDENT. SETTLEMENT.

* IMPACT UPON NEIGHB. PROPS
* " " ST. SCENE

**Application Number: F/2000/1686**
PROP: Pitched roof on existing flat roof extension & S.St-front extension
**Appraisal :**

IMPACT UPON ST. SCENE:

The proposed S. st-front extension to form an ensuite & entrance way will project out from the existing front doorway by approx 0.9m with a width of approx. 3.8m. The proposed extension will not project beyond the boundary front building line of the dwelling. Given this, plus the relatively minor scale of the development it is not considered that the proposed front extension will have an adverse negative impact upon the st-scene.

IMPACT UPON NEIGHB. PROPS:
The proposed extension to the rear will replace the existing flat roof extension with a pitched roof which will stand at approx. 4.2m to the ridge. Given the distance of the dev. from the neighbouring dwelling to the S.W & given the siting of no. 402's garage adjacent to the boundary w.. no. 400, it is not considered that the proposed extension will have an adverse neg. impact upon the neighb. prop.

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

**Application Number F/2000/1686**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| 1 | SC01 | SR02 | |
| | | | |
| 2 | SC53 | SR12 | 'WORK' |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 400 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1686

OFFICER: Elaine Connor

DATE OF SITE VISIT: 22-6-00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
established residental area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached chalet style bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES
garage of no. 402 built adj. to bandary with no. 400.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

| | |
|---|---|
| Start date: ~~1[illegible]2000~~ 12 JUN 2000 | Map No. 98 Site 0:05 |
| Officer: ~~NAB~~ FC. Application No. F/2000/1686 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND PITCHED ROOF TO EXISTING REAR EXTENSION

Location: 400 FINCHAMPSTEAD ROAD

Parish: ~~WOKINGHAM~~ Finchampstead Ward: Finch South.

14.6.2000

Applicant: MR R FYFE

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

(1)

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 | where is front extn? | 30/5 | ✓ 12/6 |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | existing to show | 30/5 | ✓ 12/6 |
| 6 | Floor plans | clearly differences. | | |
| 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 : 14.6.2000 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 + 398, 402, 391, 393, 395 Finchampstead Rd

4 Windsor Ride

1, 2 Summit Close

12 JUN 2000* T686


# The Edwards Irish Partnership

## Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net


Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

8th June 2000

Dear Sirs

Extension to 400 Finchampstead Road, Wokingham

Following the return of the above application and your request for additional information I enclose the amended application.

The application now consists of six copies of drawings 1330/01, 02 and 07A together with forms, Certificate A and a cheque for £95.00 being the appropriate fee.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

P H Edwards

# Environmental Services

For office use only.
Application number: 12 JUN 2006* 1686

## 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. R. FYFE |
| | Address and postcode | 400 FINCHAMPSTEAD ROAD<br>WOKINGHAM<br>BERKS. |
| | Phone number | |
| 2 | Agent's Name | THE EDWARDS IRISH PARTNERSHIP |
| | Address and postcode | 36 LANGBOROUGH ROAD<br>WOKINGHAM<br>BERKS<br>RG40 2BT |
| | Phone number | 0118 989 4403 |
| 3 | Site<br>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. | 400 FINCHAMPSTEAD ROAD<br>WOKINGHAM<br>BERKS. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY FRONT EXTENSION AND REAR EXTENSION FOR NEW ROOF. |

| | | |
|---|---|---|
| 5 | Are there any trees on the site?<br>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. | PLAIN CONCRETE TILES TO MATCH EXISTING<br>FACE BRICKWORK TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by

Please turn over

1305B

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 4 | Proposed: 4 0 |
| 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 |
|---|---|---|
| | | |

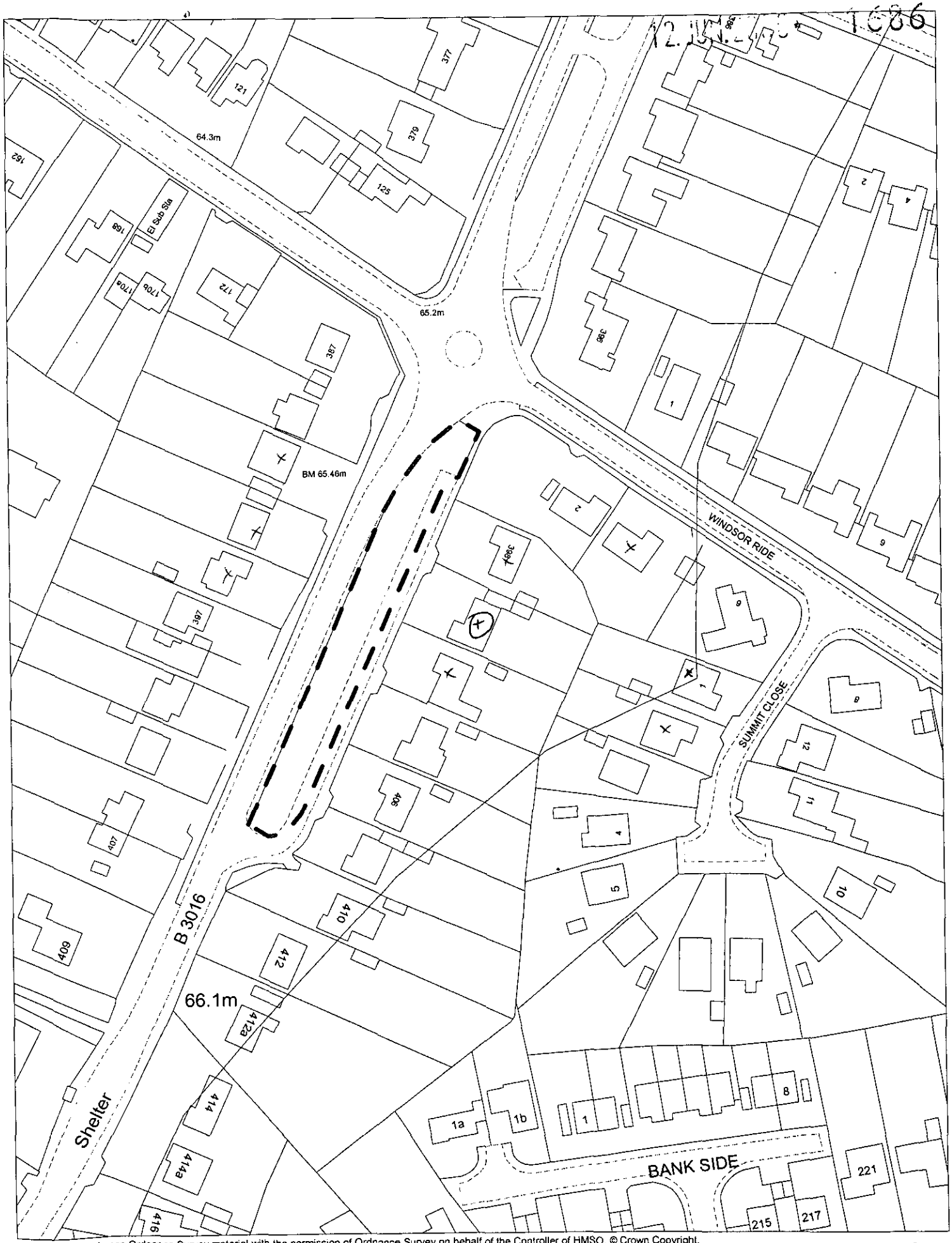
~~None of the land forms part of an agricultural holding.~~

Your signature: R Edwards

on behalf of Mr R. FYFE

Date 15 : 5 : 2000

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

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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 1250

N
W E
S