X SYSTEMS LTD

APPLICATION NO:
F/2000/1590

LOCATION:
11 Wild Briar, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Stevens

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **20/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Stevens
11 Wild Briar
Finchampstead
WOKINGHAM
Berkshire
RG40 4UL

Application Number: F/2000/1590

Parish: **FINCHAMPSTEAD**

Location: **11 Wild Briar, Finchampstead, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling**

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: 06/07/2000

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1590	AT
BUILDING CONTROL NUMBER	A/2000/0679	Brian
APPLICANT/~~AGENT~~	Mr + Mrs Stevens.	
ADDRESS OF SITE	11, Wild Briar FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	3	✓
ELEVATIONS	S/831	S/831
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	6/7/00	

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	

Received by Wokingham District Council

Application No: F/2000/1590

Proposal:
Proposed single storey rear extension to dwelling.

Location:
11, Wild Briar, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

Application Number F/2000/1590
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	"WORK"

John Mitchell
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 11 Wild Briar
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1590

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post at front

2. DESCRIPTION OF SURROUNDINGS Residential, 2 storey terraced housing, 1960/70s dev. along quiet cul-de-sac, integral garages, front driveways + landscaped ~~fro~~ open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING white ~~painted~~ gutting (plastic)
2 storey terraced house, (end of block of 5 No.) integral garage + driveway, mix coloured brick ~~(red ish~~ white UPVC windows, wooden door at front, hung tiles at first floor level, interlocking concrete tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/location plan.
(Existing conservatory at rear)

5. SITE CONSTRAINTS

TREES — None

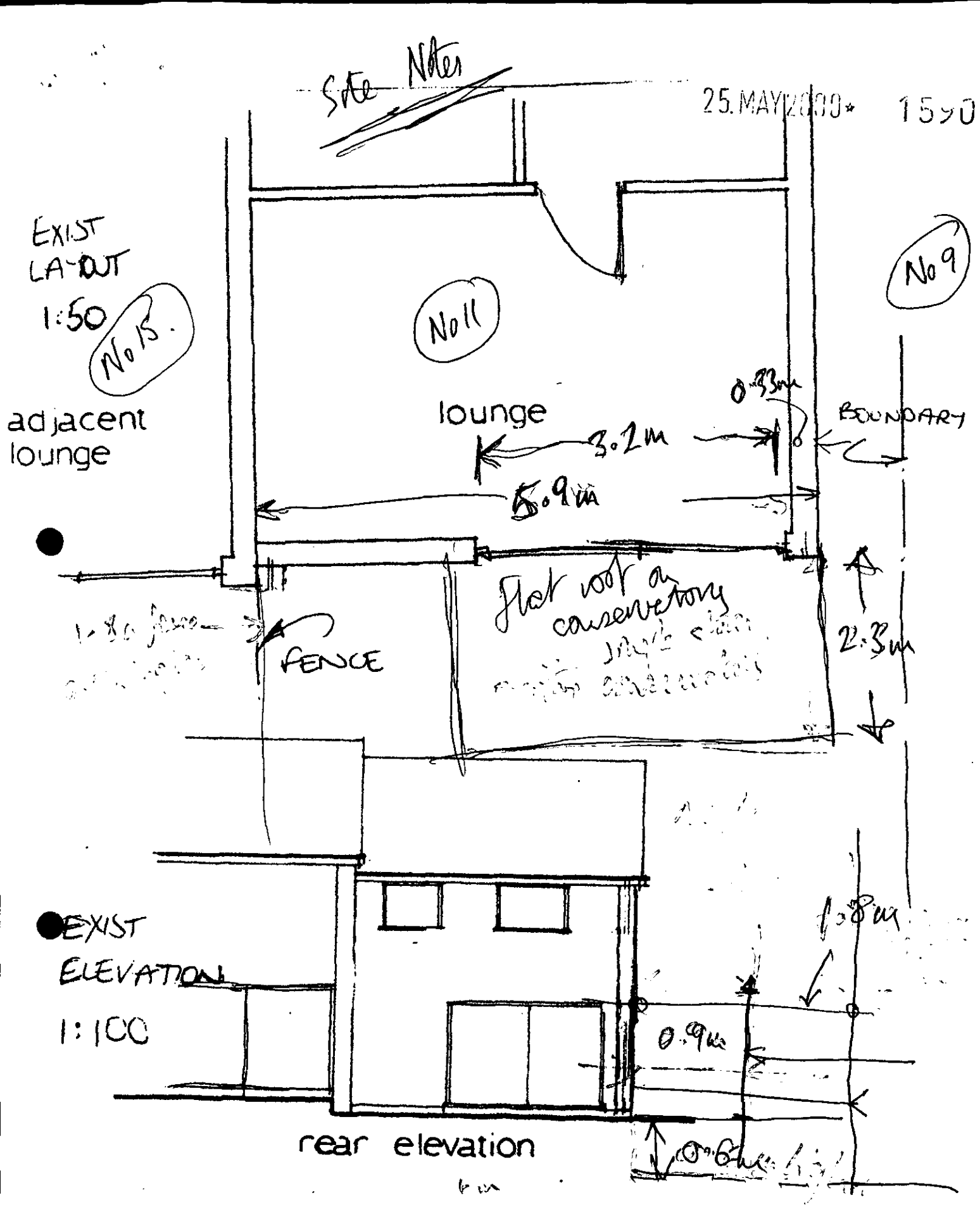
ACCESS/PARKING — Pedestrian-shared access to rear with No. 9, integral garage + driveway at front of property.

LEVELS — Change in levels, 0.6m higher than No 9. + 0.3m lower than No. 15

BOUNDARY TREATMENT — No 9. rear boundary 1.5m cb fence, trellis top.

OTHERS — No. 15 rear adj boundary 1.8m fence (for 6' long) then drops to a 1.5m (~~trellis~~) fence on boundary

(* similar s/st/ext at Nos 17 + 19.) — Rear boundary 1.8m fence backing onto play space/area.



11 WILD BRIAR
FINCHAMPSTEAD

EXISTING ELEVATION
&
FLOOR LAYOUT

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

Tel: 0118 974 6441

Date: **06 June 2000**

My ref: F/2000/1590

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1590
11, Wild Briar, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1590**
11, Wild Briar, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6441

Date: **06 June 2000**

My ref: F/2000/1590

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1590**
11, Wild Briar, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1590

Applicant : Mr & Mrs Stevens .

Location : 11, Wild Briar, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/6/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 20/6/2000

Date Registered : 25/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 20/07/2000

Consultation Responses :

Environmental Health: No Objection

Neighbours: None received

Town/Parish Council: No Objection in principle however see mems/letter re: privacy of neighbours

Environment Agency: No Objection.

Planning Issues : (identified settlement) SEALP

1) Impact on neighbouring properties

2) Impact on street scene / visual impact.

04/07/2008

Application Number: F/2000/1590

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension. It will replace an existing single storey garden room /conservatory measuring approximately 3.6 m wide by 2.3 m deep.

The proposed extension will be 6 m wide, the whole width of the terraced house & protrude from the rear elevation by 2.7 m. It will have a tiled, lean to pitched roof with an eaves height of 2.7 m & a ridge height of 3.6 m. There will be one additional high level window in the west elevation, 1.8 m x 0.5 m, but this will not cause overlooking. To be constructed with brick walls, the existing patio window will be removed & repositioned in the north elevation.

No.9, to the west, 0.6 m lower, adjacent terraced house. Main windows at ground floor & at first floor in rear elevation facing garden. Shared access with No. 11, at side, this property is positioned 1.8 m away, in line with No.11's, rear building line & behind a 2.1 m high boundary. It is considered that after applying the '45 degree rule' (right to light) at mid centre of the patio window on the ground floor and that the rear gardens face north east, there will not be a reduction in light to this property.

No.15, to the east, 0.3 m higher, terraced house. Main windows at ground floor & at first floor in rear elevation facing garden. A 1.8m high close-boarded fence extends 1.8m along the boundary, it then continues along the rest of the boundary with a 1.5m high, fence. After applying the '45 degree rule' at mid centre of the patio window on the ground floor, which marginally clips the proposed extension, and due to the shallow roof pitch of the proposed extension the loss of light will be minimal to this property.

Similar sized rear extensions built at Nos. 17 & 19, Wild Briar.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the position of the houses built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal : [ ]**~~
(tick appropriate box)

WORKINGHAM B.C. DEVELOPMENT CONTROL

Start date: 25 MAY 2000	Map No. 98 Site 0:025
Officer: AT | Application No. F/2000/1590	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 11 WILD BRIAR

Parish: FINCHAMPSTEAD Ward: Finch North
6.6.2000

Applicant: MR | MRS STEVENS
Joint cheque with B/cont

Fee Received 95-00 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			
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 : 6:6:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
~~Environmental Health~~	NA: ... 250m Landfill Site Consultation
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 + 9, 15, 18, 20, 22 Wild Briar

73, 74, 75, 76 Jerrymoor Hill

Our ref: SP\2000\001877/001
Your ref: F/2000/1590

Date: 27th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir

PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION AT 11 WILD BRIAR, FINCHAMPSTEAD

Thank you for your letter dated 6 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU76NE/5/6. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU 799 655	70m	Jerrymore Hill

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

PLANNING SERVICES | HPT 31209
PDL | TLS
DC | EMF
APP
CS
29 JUN 2000
COPIES TO: | ACK:
FILE:

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Mr & Mrs Stevens, 11 Wild Briar, Finchampstead RG40 4UL

FROM: Andrew Thorley

DATE: 06 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1590

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 11, Wild Briar, Finchampstead, Wokingham.

Applicant: Mr & Mrs Stevens .

Your observations are required in respect of this application **by 30/06/2000** .

No objection in principal but concern was expressed as to possible intrusion of privacy to the neighbouring property.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. [signature]

DATE: [illegible] JUN 2000

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health — My Ref: JRM/aky

To: Andrew Thorley, Planning — Your Ref:

Date: 14 June, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING
11 WILD BRIAR, FINCHAMPSTEAD – APPLICATION NO. F/2000/1590

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney

PLANNING SERVICES	HPT
POL	TLS
CC	
AP?	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

Environmental Services

For office use only.
Application number: [illegible] MAY 2000* [illegible]

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 STEVENS
	Address and postcode	11 WILDBRIAR FINCHAMPSTEAD RG40 4UL
	Phone number	0118 9734385
	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
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S REAR EXTENSION
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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

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 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
owner/occupier	15 Wild Briar Finchampstead	24/05/00

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 23/5/00

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

FINCHAMPSTEAD 1.6.86

ADDRESS 11, WILD BRIARS.

PARISH ~~WOK/WITHOUT~~

PLOT No. 187 (2) (Terraced)

ORD. SHEET No. SU. 7965 (88)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/89/60	Mr A. W. Shaw	Outline Res Dev.	13 4 60	N/A Ref
0/154/63	Messrs Bernard Thorpe + Partner	" " 44 acres	31 7 63	N/A Ref
0/7/64	VARIOUS OWNERS	" " "	28 1 64	N/A Ref
0/109/66	Brookcleve Development Ltd	" " 18½ "	28 6 66	N/A Ref
0/55/69	" "	" " 12¼ "	29 5 69	N/A Ref
0/26/70	" "	" " 12¼ "	21 5 70	N/A Ref
387/72	" "	Details Rds + 16 + garages hses	17 5 72	App C/A

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App. dismissed 15 1 65 // 0/26/70 App granted 7 12 70

SPECIAL ORDERS 0/7/64 - APPEAL DISMISSED - 20.1.65

DRAINAGE PD ENQ. S/SF. LF - 22.96

091074 PD Enq - Stevens - Conservatory - 5/4/00

PART 1 REGISTER

25.MAY 2010 1590

DELEGATED

EXIST
LAYOUT
1:50

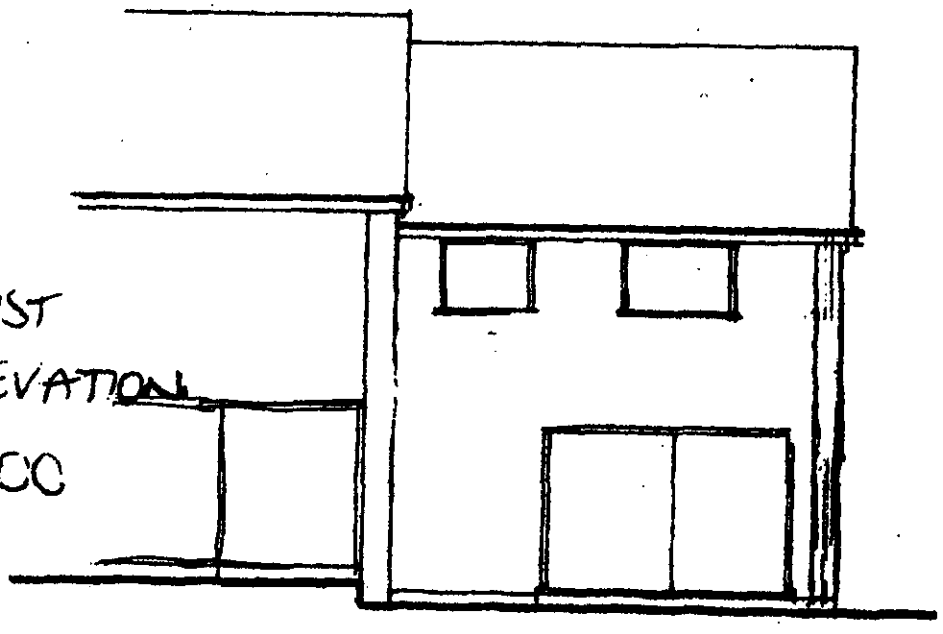
adjacent
lounge

lounge

BOUNDARY

FENCE

APPROVED

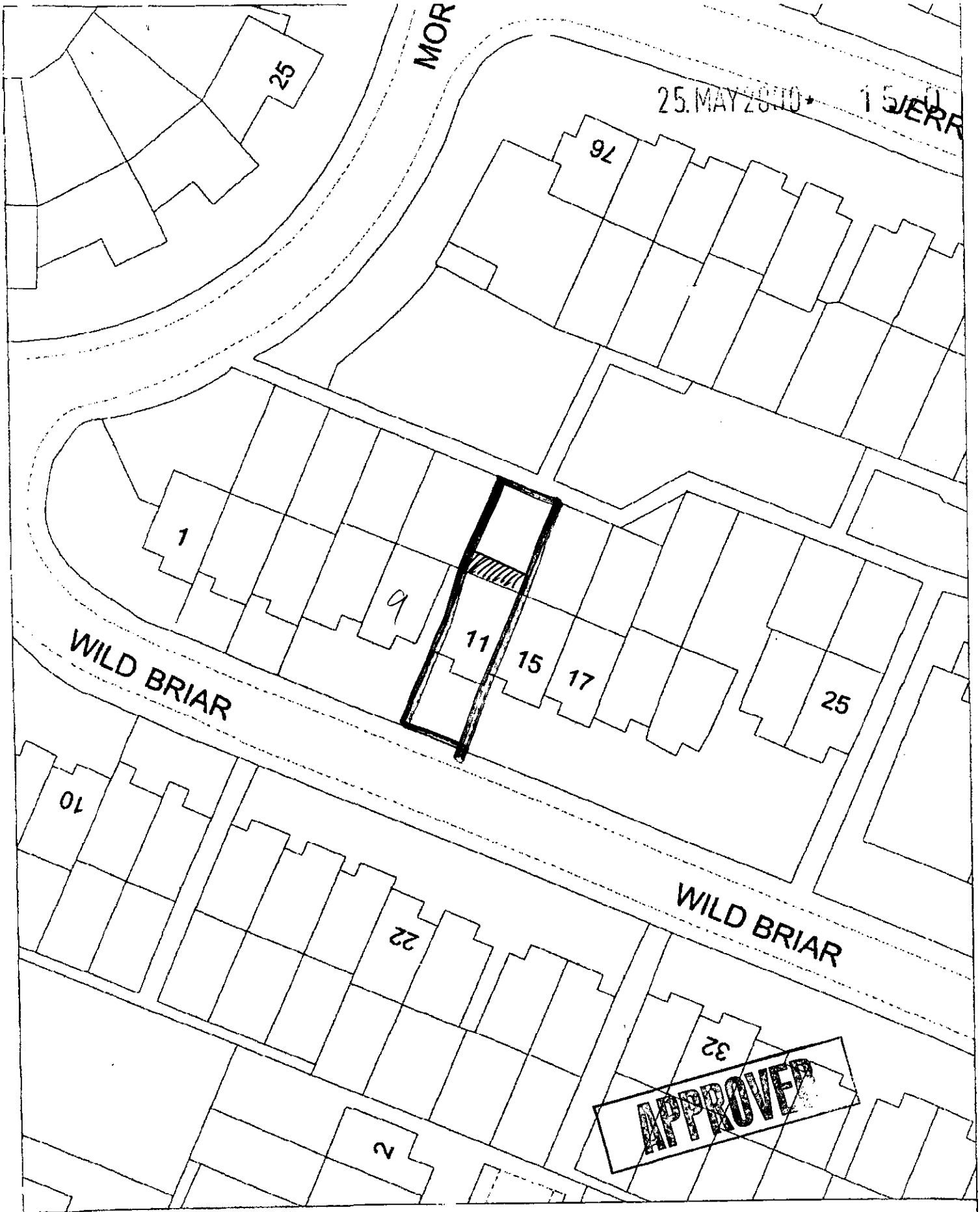


EXIST
ELEVATION
1:100

rear elevation

11 WILD BRIAR
FINCHAMPSTEAD

EXISTING ELEVATION
&
FLOOR LAYOUT



Site Plan, Scale: 1 to 500

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Date: 23 May 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 23 May 2000

N W E S