S/N.

APPLICATION NO:
F/2000/2738

LOCATION:
11 Billing Avenue, Finchampstead Wokingham.

APPLICANT:
Mr M Mcguire

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory (retrospective)

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
MarbleBoard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Mcguire
11 Billing Avenue
Finchampstead
WOKINGHAM
Berkshire
RG40 4JE

Application Number: F/2000/2738

Parish: **FINCHAMPSTEAD**

Location: **11 Billing Avenue, Finchampstead, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory (retrospective)**

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.

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 Policy EN1
South East Area Local Plan Policy SBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 22/12/2000

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.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2738

Applicant : Mr M Mcguire .

Location : 11, Billing Avenue, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory (retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/00

Date Registered : 06/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 01/01/2001. 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 :

FINCHAMPSTEAD PARISH COUNCIL - No objection.
PROPERTY DEPARTMENT - Does not adversely effect councils adjoining interests

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.
* IMPACT UPON STREET SCENE.

Application Number: F/2000/2738

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop single storey rear extension to dwelling to form conservatory. The app is retrospective. The conservatory has hipped roof design which stands at height of 3.235 metres.

The ext. projects 2.970 metres from the rear of the existing property. To the west side the side elevation is of brick wall to a height of approx 3 metres. The neighbouring prop of No 10 has one rear facing habitable window approx 1m - 1.5 metres away from the extension. The overshadowing impact of the extension has been evaluated on the neighb. prop by ~~sunlight testing~~ testing for daylight testing an aspect of height and projection. It is found through the test, that approx 1/3 of the window may be overshadowed by the dev. However due to the orientation of the property it is not considered that this is significant enough to warrant a refusal on the application.

IMPACT UPON STREET SCENE

The property forms a line of terraces. The extn. can be seen over the existing fences to the rear. However it is not considered that the ext. forms a significant detrimental impact on the street scene.

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

Application Number F/2000/2738
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	~~C001~~	~~R001~~	
2	~~C014~~	~~R014~~	NO CONDITIONS - RETROSPECTIVE SUBMISSION.

RECORD OF SITE VISIT

SITE ADDRESS: 11 Billing Avenue Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2738

OFFICER: Farah Humayun

DATE OF SITE VISIT: 29/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - AT GATE

2. DESCRIPTION OF SURROUNDINGS

RES - TERRACED STREET.

3. DESCRIPTION OF SITE/BUILDING

TERRACE HOUSE

4. RELATIONSHIP TO ADJOINING PROPERTIES

EXISTING CONS TO ~~NEIGHBOUR~~ WITH NEAR 5M BRICK WALL REDUCES TO 1.8 M C/B FENCE. CAN BE SEEN FROM REAR PLUS HEIGHT UPWARDS - WALL TO THE SIDE ON SUBSEQUENT NOTE TO END OF CONS - 1.8 M C/B FENCE. HABITABLE WINDOW V. CLOSE TO WALL

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS LEVEL.

BOUNDARY TREATMENT 2 M TO OTHER SIDE.

OTHERS

FROM: Farah Humayun

DATE: 14 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2738

Proposal: Proposed single storey rear extension to dwelling to form conservatory (retrospective).

Site Address: 11, Billing Avenue, Finchampstead, Wokingham.

Applicant: Mr M Mcguire .

Your observations are required in respect of this application **by 08/12/2000** .

Parish Council has no objection to this application

PLANNING SERVICES	HPT
POL	TLS
DS	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C S Cole PPW DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

FROM:
Property Dept

TO: **From:** Farah Humayun



Date: 14 November 2000

Application Number: F/2000/2738

Proposal: Proposed single storey rear extension to dwelling to form conservatory (retrospective).

Site Address:
11, Billing Avenue, Finchampstead, Wokingham.

Applicant:
Mr M Mcguire .

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

The above property is a former Council house which was sold under the Councils right to buy scheme in 1992.

The proposed extension does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
for Head of Property Section.

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2738

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/2000/2738
11, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective)

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2738**
11, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective)
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 6482

Date: **14 November 2000**

My ref: F/2000/2738

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

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11, Billing Avenue, Finchampstead, Wokingham.
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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2738**
11, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective)
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/2000/2738

Proposal:
Proposed single storey rear extension to dwelling to form conservatory *(retrospective)*

Location:
11, Billing Avenue, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2000
Officer: FH	Application No. F/2000/2738

Map No. 10b Site 09.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING (RETROSPECTIVE) TO FORM CONSERVATORY

Location: 11 BILLING AVENUE

Parish: FINCHAMPSTEAD Ward: Finch. South

14.11.2000 B

Applicant: MR M MCGUIRE

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

CASH banked 6/11/00

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 : 14.11.2000 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NDO pre-apps .....
.....
.....

NEIGHBOURS: S/N + 10, 12, 32, 33 + 34 Billing Ave
.....
4 Dart close
.....
28 orbit close
.....
.....
.....
.....

Environmental Services

For office use only.
Application number:

06.NOV.2000 2738

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	MICHAEL A. McGUIRE
	Address and postcode	11 BILLING AVE FINCHAMPSTEAD WOKINGHAM RG40 4JE
	Phone number	0118 9734982.
	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.	11 BILLING AVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR OF HOUSE SINGLE STOREY 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.	BRICK & UPVC
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:
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:* M A McGuire

on behalf of

Date 2/11/00

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

ADDRESS 11 Billing Avenue PARISH Finchampstead

PLOT No. ORD. SHEET No. SU 7964 (106)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/14/63	Wok Rural Dist Council	res dev	11 · 7 · 63	N/A ref
B/1/66 0/242/65	various owners	"	15 · 9 · 63	N/A ref
B/4/68	"	"	8 · 2 · 67	N/A C/A
B/4/69	"	terraced house	10 · 4 · 68	APP C/A
		mod of layout	7 · 7 · 69	N/A C/A

DATE OF COMPLETION

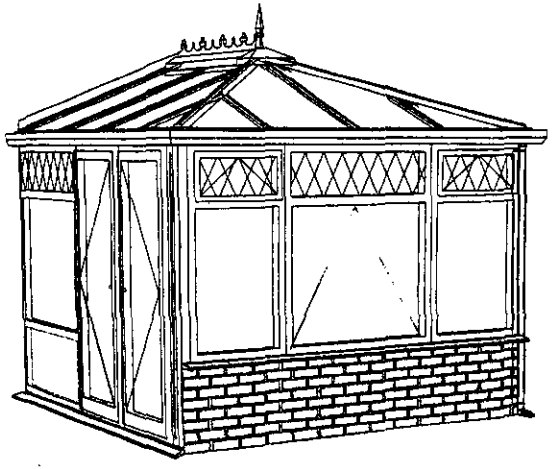
MINISTRY DECISION

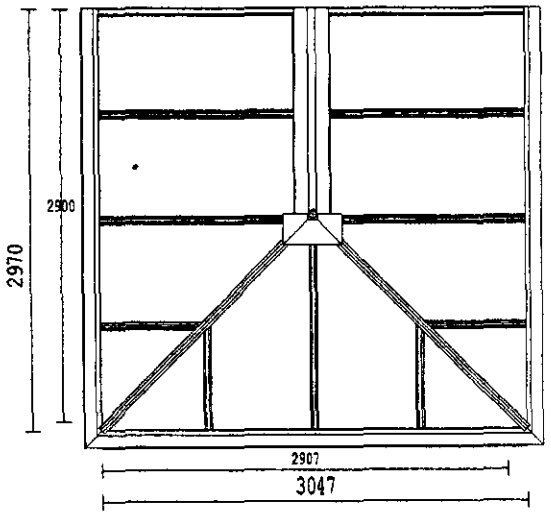
SPECIAL ORDERS PD enq - S/st r ext conservatory - Mrs McGuire 27.10.00

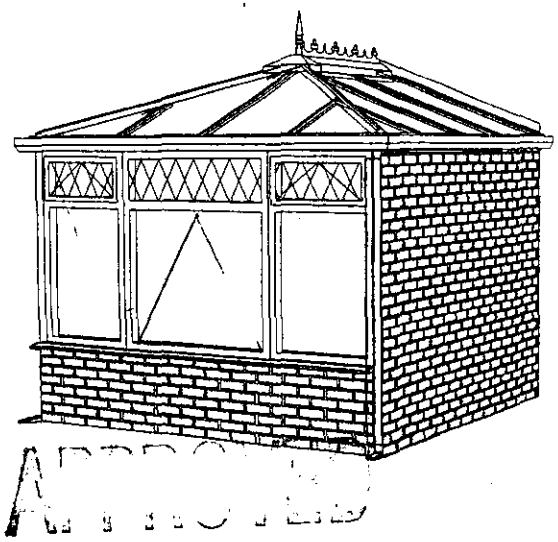
DRAINAGE

091074

ALL PLAN VIEWS

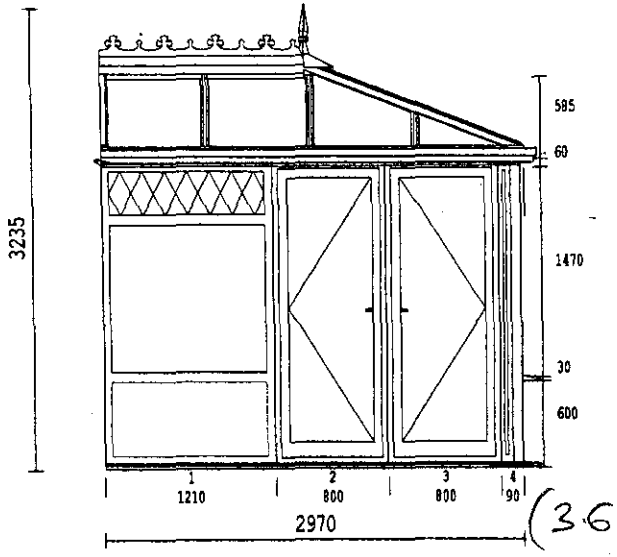






APPROVED

(33)



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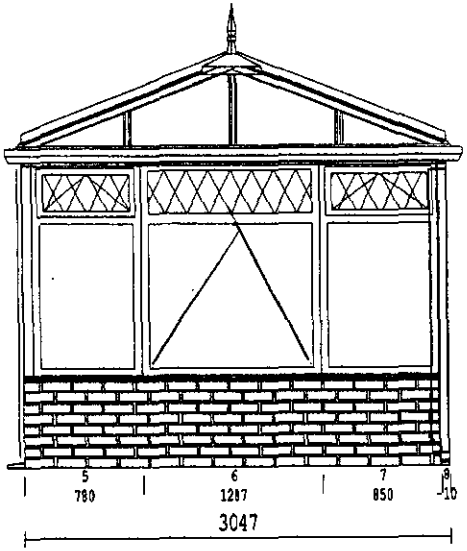

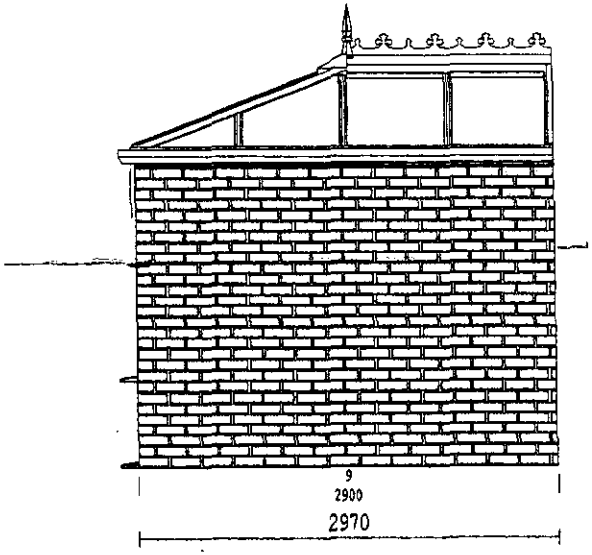

06 NOV 2000
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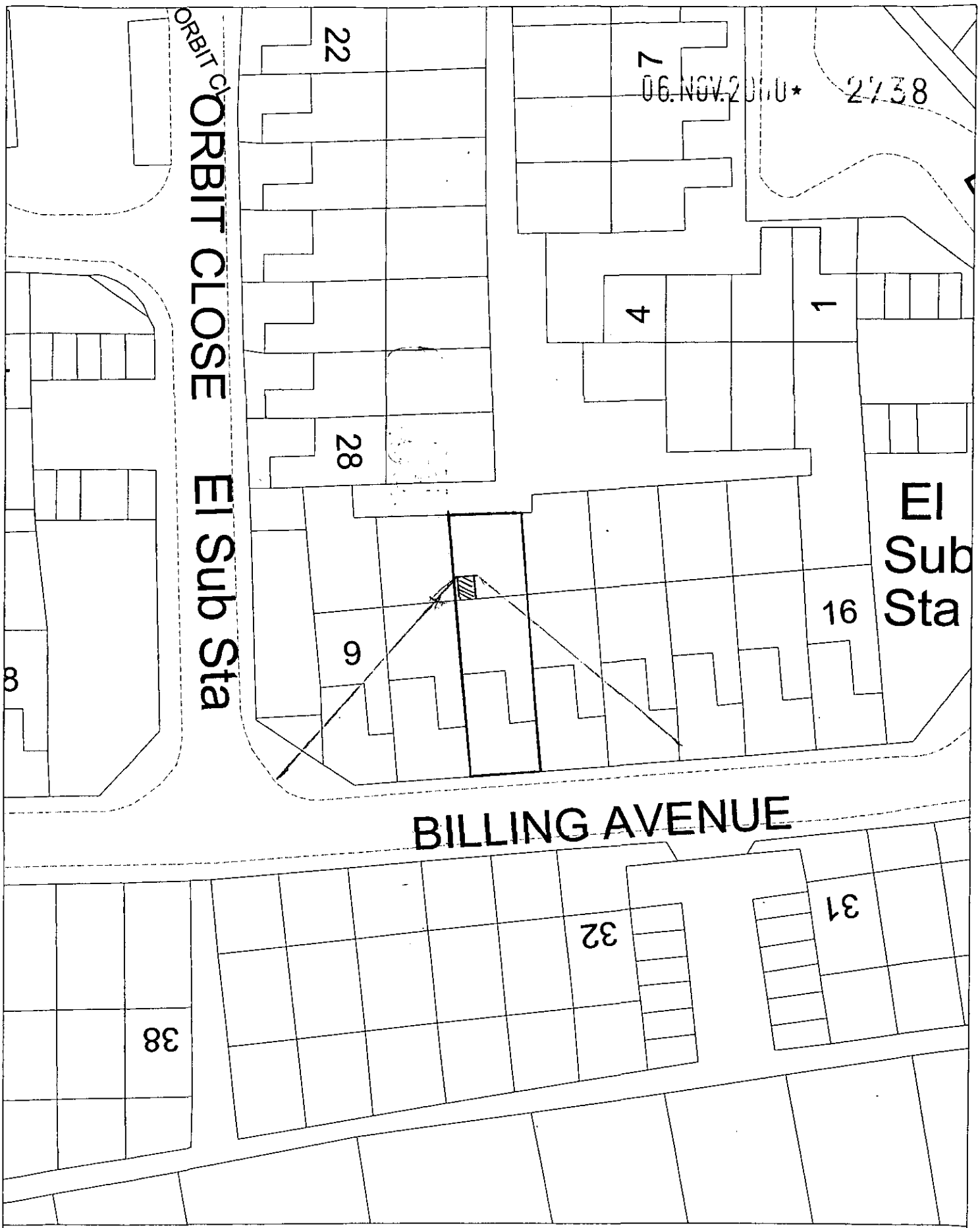
Just Picture IT Conservatory Software Just I.T. SOLUTIONS LTD.	PLEASE NOTE ALL DIMENSIONS IN MM DIMENSIONS TO INTERNAL RING BEAM FRAMES CONFORM TO BS5750 ALL GLAZING TO BS6262 ROOF LOADING TO CONFORM WITH BS6399	EDWARDIAN MR.& MRS.MCGUIRE PREPARED BY:- WOKINGHAM WINDOWS LIMITED	DRAWN BY DIETER DATE 01.04.99 SCALE 1: 55 DRAWING NO. MCGUIRE4



Site Plan, Scale: 1 to 500

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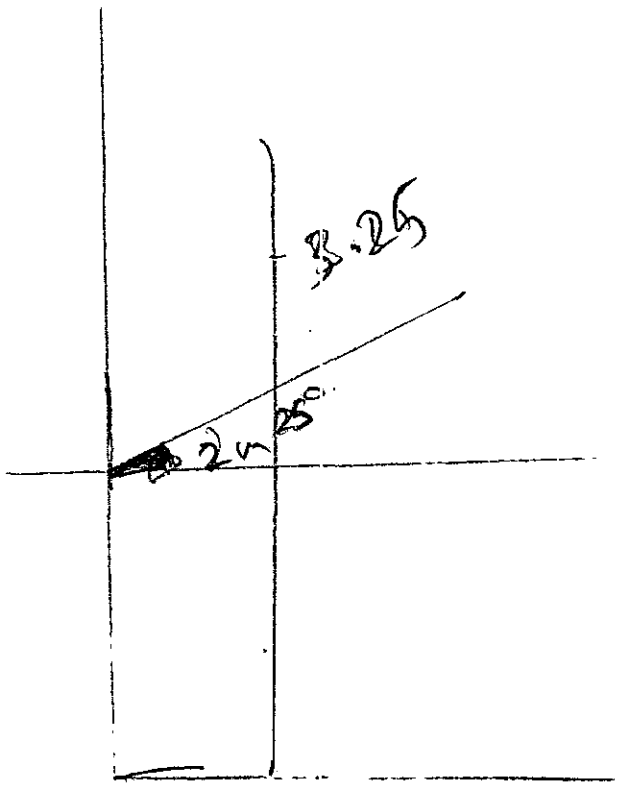
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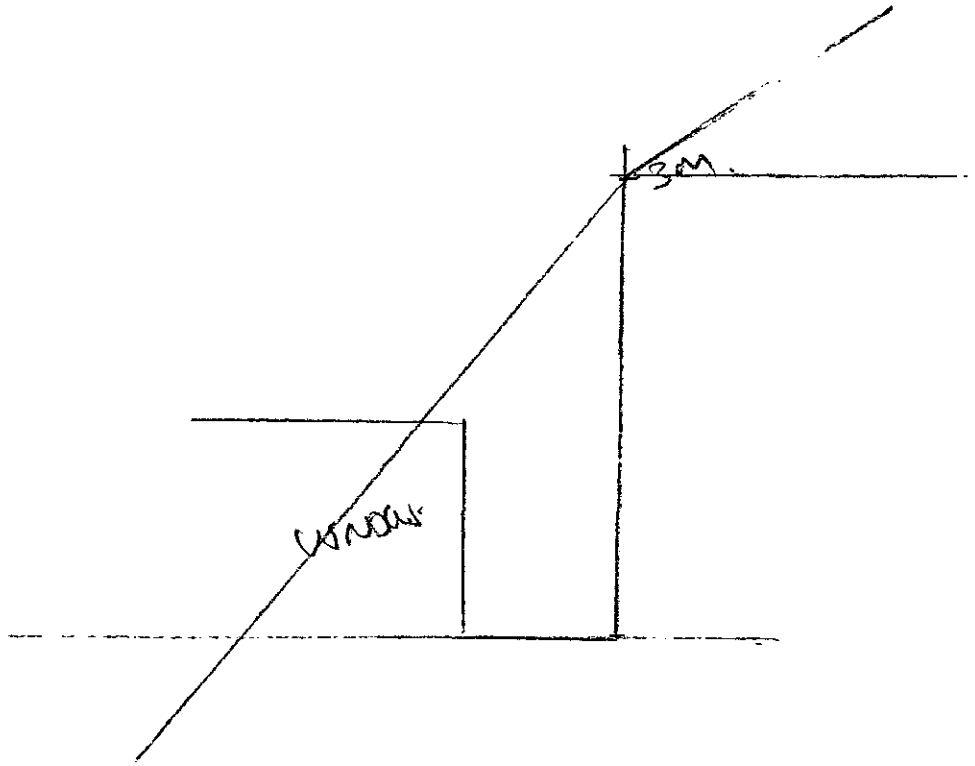
3m.



Site Plan, Scale: 1 to 2500

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Date: 6 November 2000

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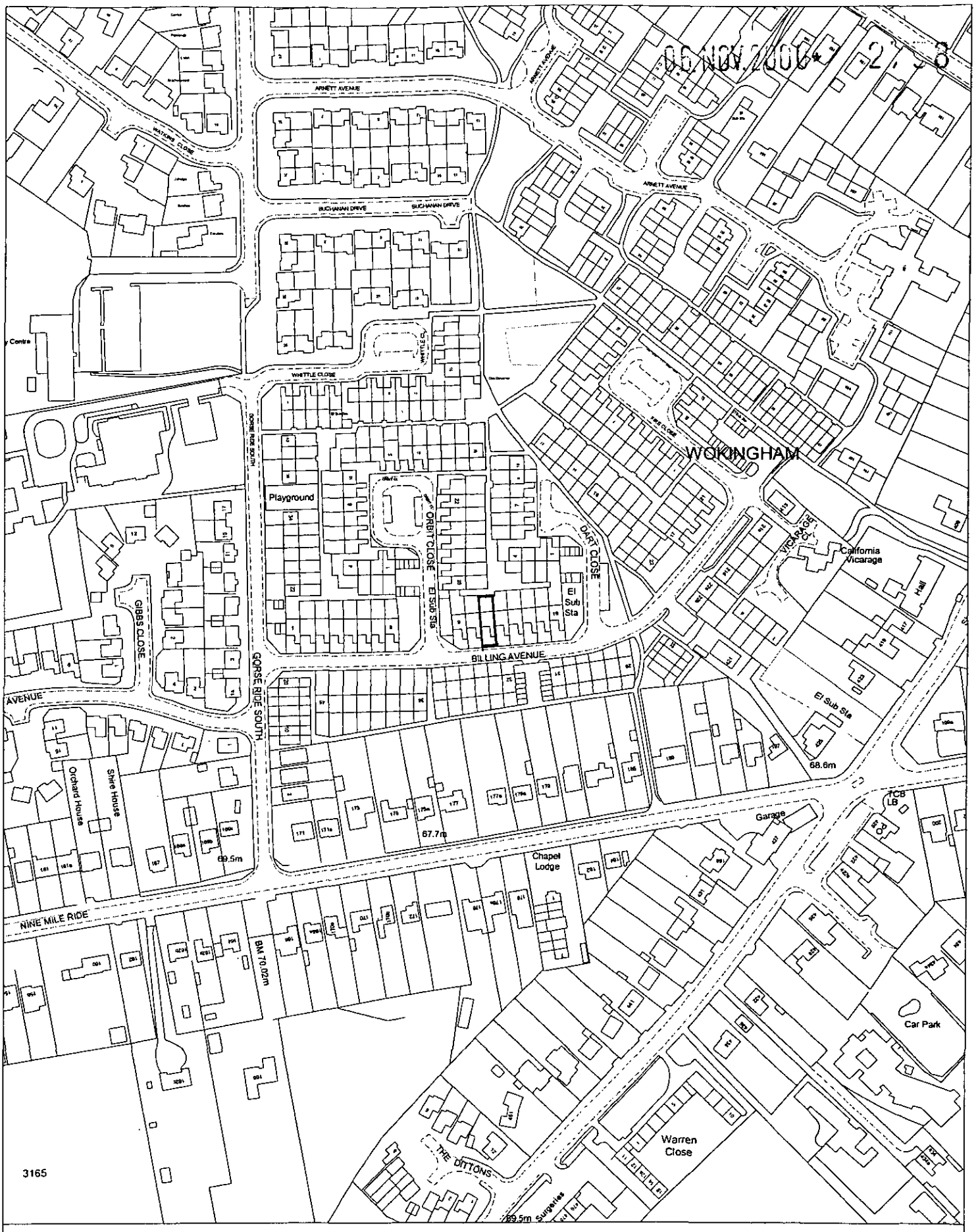
Development Control Section, Environmental Services, Wokingham District Council.

9 November 2000

Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

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Date: 6 November 2000

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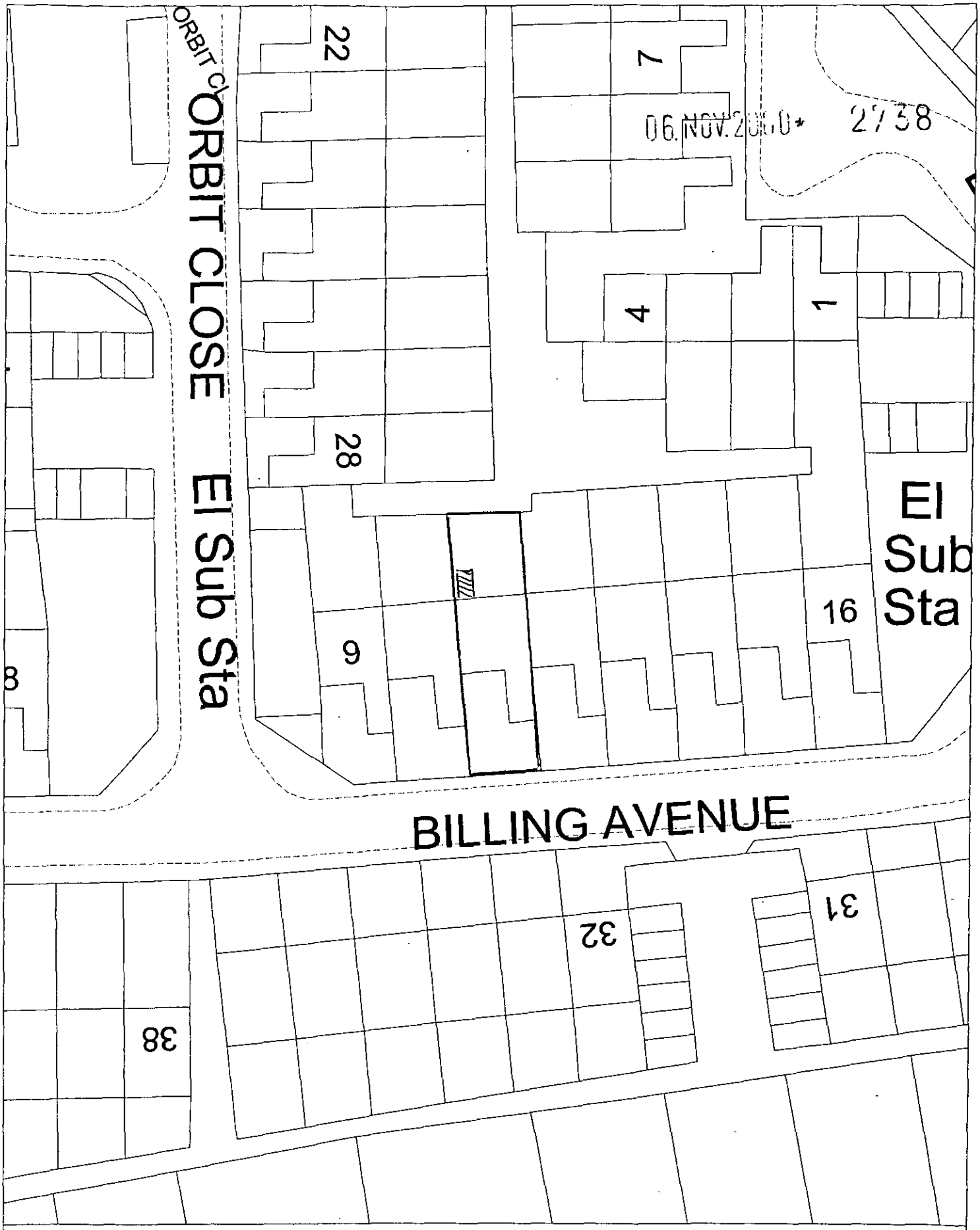

Site Plan, Scale: 1 to 500

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Date: 6 November 2000

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