APPLICATION NO:
F/2001/5439

LOCATION:
Wedgeways Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr J Collins C/O A 1 Design

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

Lsby exp. 7/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2002

CASE OFFICER: **Phillip Taylor**

APPEAL

555

Do

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Collins
C/O A 1 Design
185 Worthing Road
Basingstoke
Hants
RG22 6NR

Application Number: F/2001/5439

Parish:	**FINCHAMPSTEAD**
Location:	**Wedgeways, Heath Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WBE2.

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.

FROM: Phillip Taylor

DATE: 10 December 2001

DELEGATED
PLANNING SERVICES
APP
CS
03 JAN 2002
COPIES TO:
ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5439

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

Site Address: Wedgeways, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr J Collins C/O A 1 Design.

Your observations are required in respect of this application **by 31/12/2001** .

The Parish Council has no objections to this application.

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

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5439

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

Location:
Wedgeways, Heath Ride, 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/2001/5439 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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

10 December 2001

ENVIRONMENT AGENCY

Our Ref : SP/2001/005014-1/1
Your Ref : F/2001/5439

Date : 15 January 2002

PLANNING SERVICES	HPT 51947
POL	TLS
DC PT	ENF
APP	
OS	
18 JAN 2002	
COPIES TO:	ACK
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Taylor

CONSERVATORY EXTENSION TO DWELLING AT WEDGEWAYS, HEATH RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 10th December 2001, received on 11th December 2001. Please quote the following reference in any correspondence: **SU86SW/21/14**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

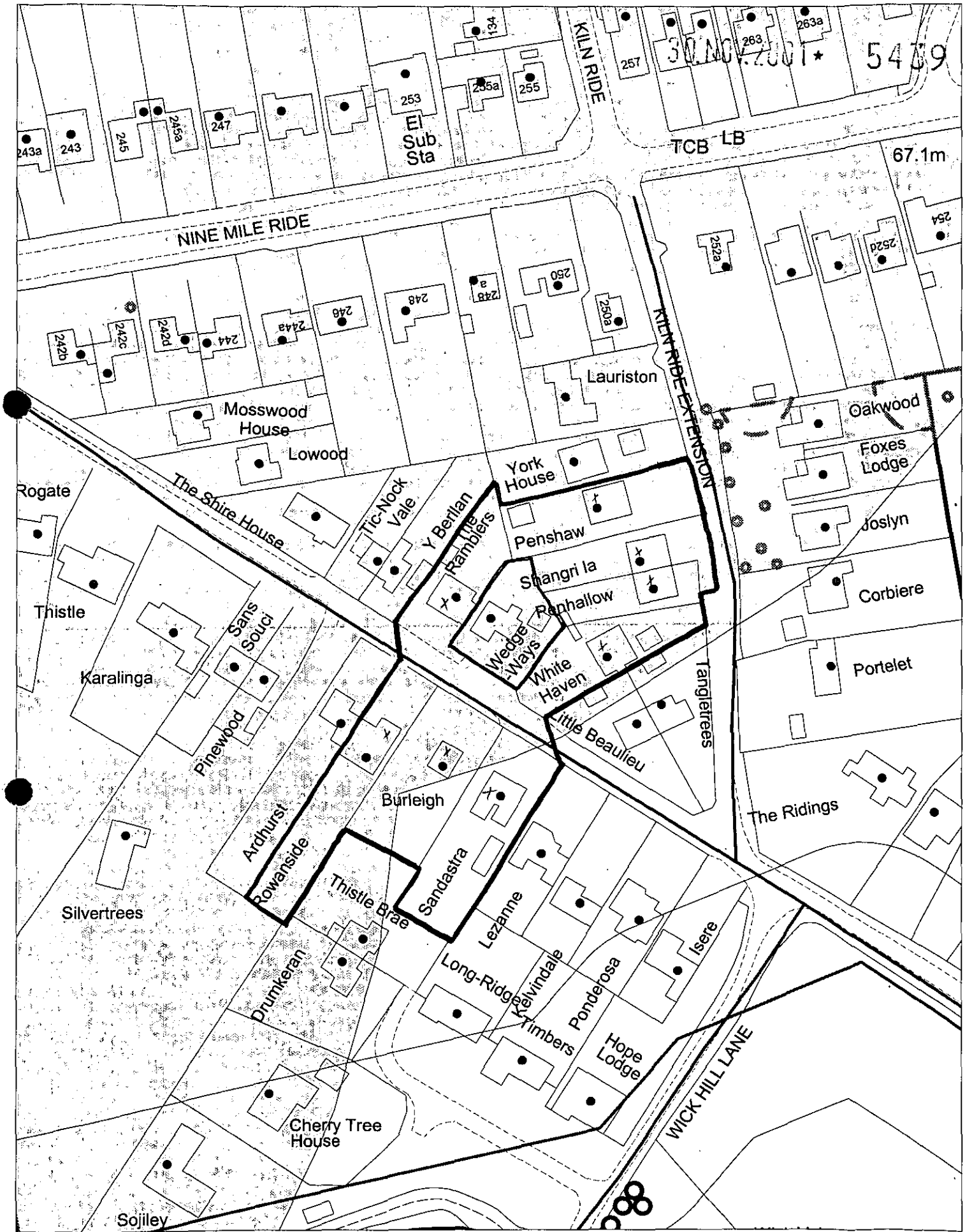
DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: A1 Design



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Development Control Section, Environmental Services, Wokingham District Council.
4 December 2001 Scale: 1 : 1250

N W E S

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5439

Applicant : Mr J Collins C/O A 1 Design.

Location : Wedgeways, Heath Ride, Finchampstead, Wokingham.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		9/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 9/1/02

Date Registered : 30/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 25/01/2002. 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 :

Finchampstead Parish Council - No objection

EA - No objection

Planning Issues :

Impact on Neighbouring Properties

Policy

WBE1, WOS3
LOE1, LOE2

Application Number: F/2001/ 5439–Wedgeways Heath Ride, Finchampstead

Appraisal

Development

The proposal is for a single storey rear conservatory. The dimensions are 2.2 m in width, 3.0m in length and 2.2m to the eaves (2.4m to ridge). An existing patio terrace is to be used as a base for the conservatory. The roof has a very shallow mono pitch and the walls are glazed on all sides with a brick base.

The dwelling is a detached bungalow located within the identified settlement of Finchampstead.

1. Impact upon neighbouring properties

The 'Ramblers' is the neighbouring dwelling to the west, boundary treatment here takes the form of a 1.7m wooden fence. This combined with the distance to the fence, eliminates any chance of overlooking. The levels drop to the rear of the garden so a high (2.1m) fence has been erected , to screen the garden of the properties situated to the North. The conservatory is screened from viewing to the East by the rear projection of the house.

It is not considered the conservatory would have any adverse impacts on the neighbouring properties nor the character of the area.

√ Approval □ Refusal

Application Number F/2001/5439
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full permission - 5 year
2	C014	R014	External materials to match.

RECORD OF SITE VISIT

SITE ADDRESS: Wedgeways Heath Ride Finchampstead Wokingham. APPLICATION NUMBER: F/2001/5439	OFFICER: Phillip Taylor DATE OF SITE VISIT: 9/1/02

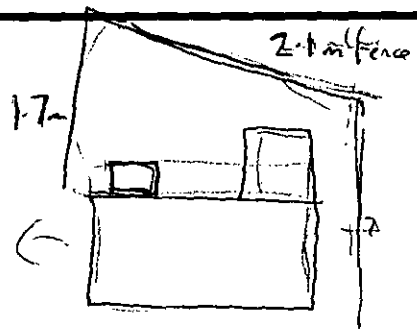
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS detached mod density large hous. private? road.

3. DESCRIPTION OF SITE/BUILDING Private single rd v. quiet Outer Wall.
Current had dwd area infront of long room. > Render (white)
Conservatory brick? to be white rendered too?

4. RELATIONSHIP TO ADJOINING PROPERTIES Ramblers (left) 1.5m to bordg fence
1.7m fence
no other gardens visible from ~~site~~ spot of consent
High 2.1m fence to (N) of garden

5. SITE CONSTRAINTS — none



TREES no

ACCESS/PARKING

LEVELS down to rear of garden
hard surface existing.

BOUNDARY TREATMENT
1.7 + 2.1m fence

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2001	Map No. 107 Site 0.05
Officer: PT / Application No. F/2001/5489	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: WEDGE WAYS HEATH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North. 10.12.01 BR

Applicant: MR J COLLINS

Fee (3) 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 : 10.12.01 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 (LANDFILL SITE 250m CONSULTATION) .....

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

HERITAGE BODIES

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

OTHERS:

No. pre-apps.....

.....

.....

NEIGHBOURS:

S/N + see map.....

Wedgeways
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No.

BUILDER

ORD. SHEET No. SU8064 (107)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
352/57	R A Harris	garage & store	14·5·57	APP N/A
770/55	C Harris	bungalow	6·12·55	APP C/A
BR 4264	Mr S Newell	replace garage & workshop	23·2·76	APP N/A
04238	"	double gar, store & workshop	15·4·76	N/A C/A
BR16286	MR M PARFITT	BEDROOM & W.C.	2·3·81	REF N/A
BR16487	"	"	13·4·81	REFUSED N/A
15074	"	" "	9 4 81	NA C/A
16898	"	SITE LIC. FOR CARAVAN	11·2·82	24.2.82 TP
16899	"	CARAVAN	11·2·82	24.2.82 TP
BR18285	"	DRAINAGE TO "	26·4·82	APP N/A
30277			10.6.88	CLOSED
BRA4714	MR. R. WOODS	SAT. LIT., ALTS., EXTENSION	21.3.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
30.NOV.2001* 5439

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 Address and postcode Phone number	MR J COLLINS WEDGE WAYS HEATH RIDE FINCHAMPSTEAD WOKINGHAM RG40 3QF 01189735615
	Agent's Name Address and postcode Phone number	A1 DESIGN 185 WORTING RD. BASINGSTOKE HANTS RG22 6NR 01256 350613
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.	WEDGE WAYS HEATH RIDE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR
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.	MAHOGANY WOODGRAIN. FRAME
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 ☑

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of J Collins

Date 22-11-01

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

30.NOV.2001* 5439

Proposed Conservatory To Rear Of Wedge Ways, Heath Ride, Finchampstead Wokingham, Berkshire, RG40 3QF for Mr J Collins

APPROVED

Project Ref. HR/516

A1 DESIGN
Architectural Services
185,Worting Road
Basingstoke,Hants.RG22 6NR
01256 350613 Mobile 07831 578795

Ordnance Survey®

Superplan®

Planning Extract - 1

Site-centred



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Scale 1: 1250

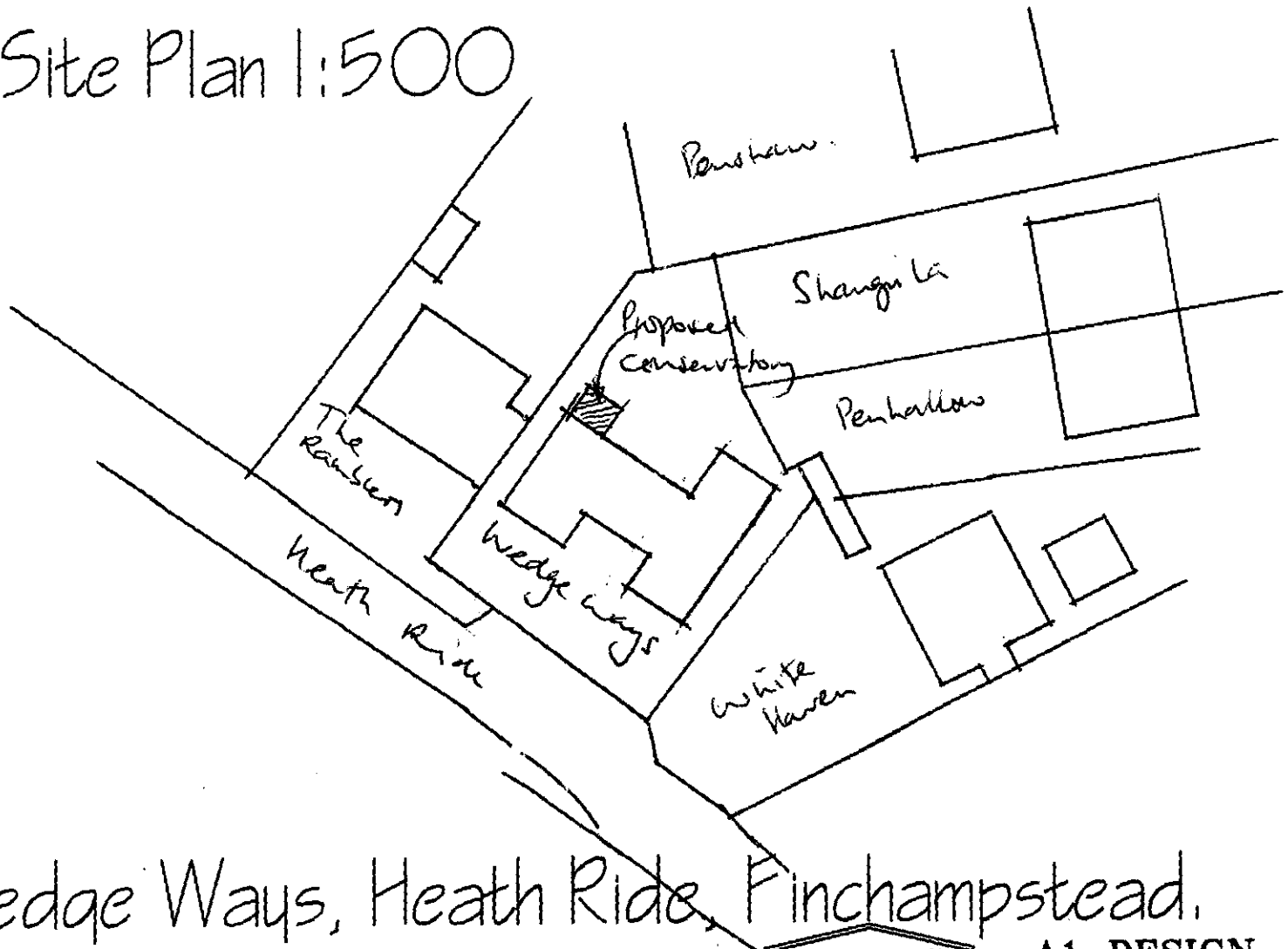
Part or all of this Superplan is enlarged from mapping produced at one or more of th following scales: 1: 1250, 1: 2500 & 1: 10000

National Grid sheet reference at centre of this Superplan: SU8064

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

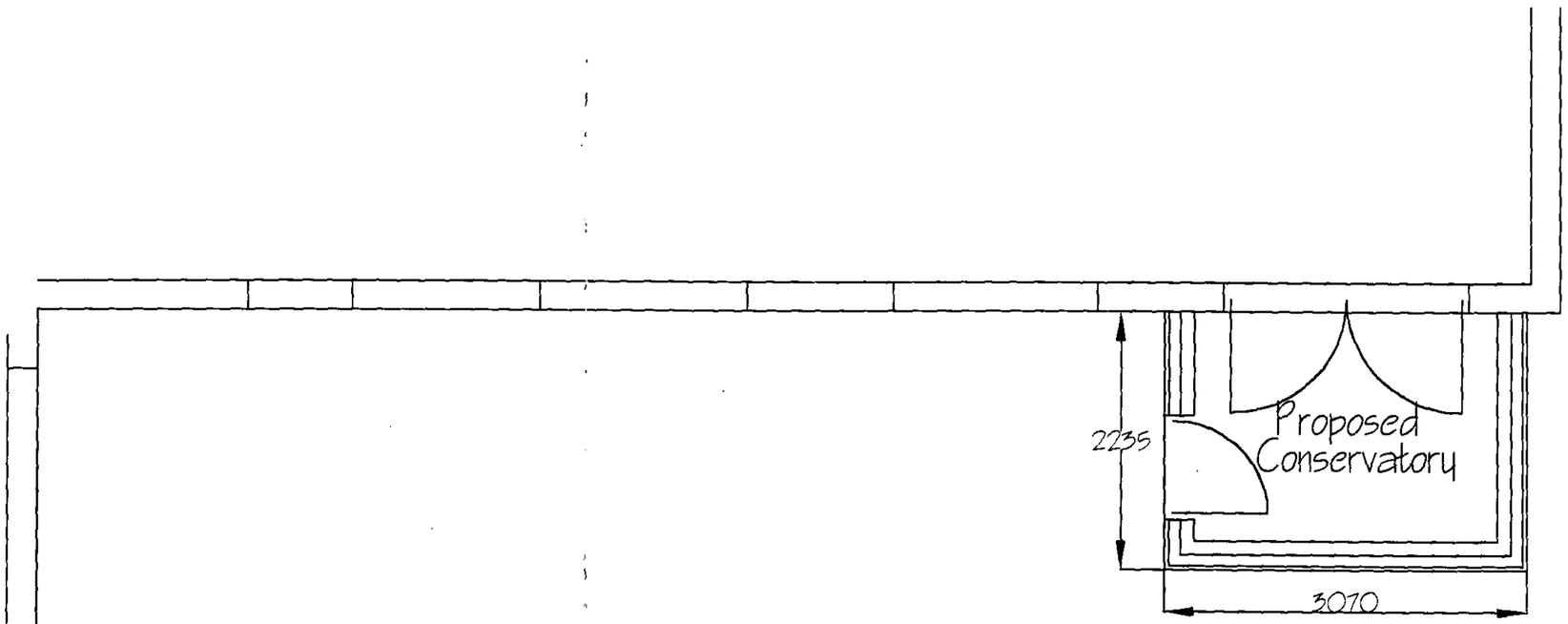
Site Plan 1:500



Wedge Ways, Heath Ride, Finchampstead.

Drg. No. HR/516/01

A1 DESIGN
Architectural Services
185, Worting Road
Basingstoke, Hants. RG22 6NR
01256 350613 Mobile 07831 578795



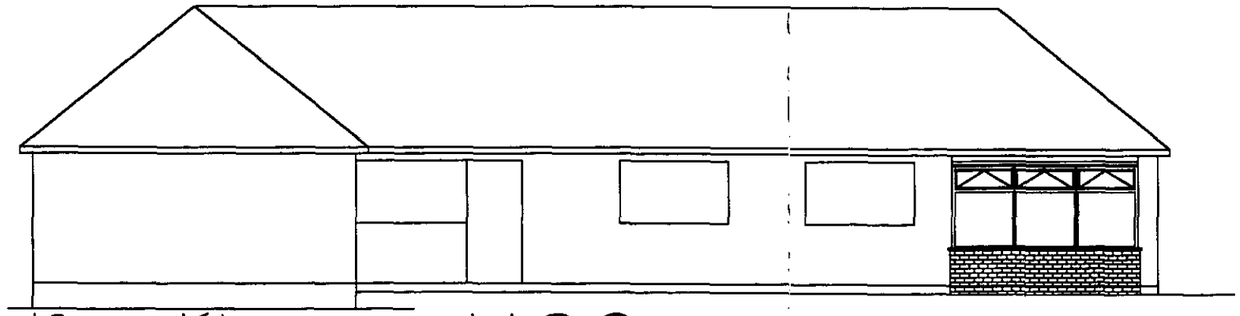
Plan 1:50

Drg. No. HR/516/02

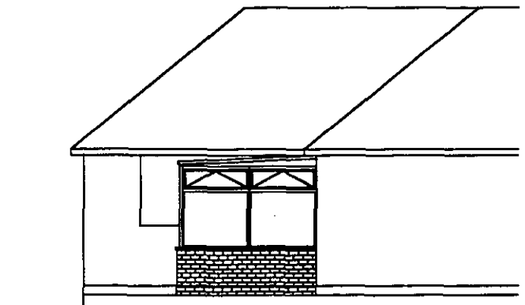


Client. Mr J Collins
Wedge Ways, Heath Ride, Finchampstead

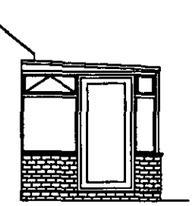
A1 DESIGN
Architectural Services
185, Worting Road
Basingstoke, Hants. RG22 6NR
01256 350613 Mobile 07831 578795



Rear Elevation 1:100

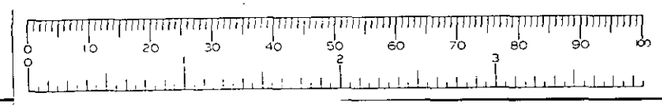


Side Elevation



Side Elevation

Drg. No. HR/516/03



Client. Mr J Collins
Wedge Ways, Heath Ride,Finchampstead

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