EX SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/2528

LOCATION:
Robinswood Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Turner C/O Jim Gane

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.

EARLIEST DATE FOR DECISION: **12/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
29/11/2000

CASE OFFICER: **Elaine Connor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Turner
C/O Jim Gane
630 Wokingham Road
EARLEY
Berkshire

Application Number: F/2000/2528

Parish: **FINCHAMPSTEAD**

Location: **Robinswood, Heath Ride, Finchampstead, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.**

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 resemble 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:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies SBE1, SBE2, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 21/11/2000

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/2000/2528

Proposal:
Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.

Location:
Robinswood, 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. 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 12/11/2000. 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

19 October 2000

WORK SHEET FOR : ~~Elaine Connor~~ Andrew Thorley

Application Number : F/2000/2528

Applicant : Mr & Mrs Turner C/O Jim Gane.

Location : Robinswood, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/10/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 31/10/2000

Date Registered : 04/10/2000

Earliest Date for Decision : 12/11/2000

Latest Consultation Date/Site Notice Expiry Date : 12/11/2000

This application will have expired on: 29/11/2000. 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 :

Finchampstead PC: No comments.
Neighbours: No comments received

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on Streetscene

Application Number: F/2000/2528
Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey, detached house to form a conservatory.

It will be 5.5 metres wide, and will protrude from the rear elevation by 4.3. It will have two pitched glazed roofs with an eaves height of 2.6 metres and a ridge height of 3.8 metres.

Constructed of brick to below window level with two pairs of double glazed doors located on the south east elevation and the north west elevation. Part of the pitched roof will have concrete tiles so to match the existing main roof of the house.

'The Ridings', to the north west, slightly lower, 2 storey, detached neighbour, extended and much altered. Main windows at ground floor and at first floor face rear garden. Footprint set back by 1 metre and positioned 6 metres away from the proposal behind a 1.8 metres high brick wall. Therefore it is considered that the occupants of this property will not be overlooked.

'Bracken', to the south east, 2 storey, detached neighbour. Main windows at ground floor and at first floor face rear garden. Footprint set forward by 2 metre and positioned 8 metres away from the proposal behind a 3 – 4 metre high dense hedging. Therefore it is considered that the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the house walls. Therefore no impact upon visual amenity of the area – considered acceptable.

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

Application Number F/2000/2528
Conditions/[redacted]

No	Std Con	Std Reas	Non Std Conditions / [redacted]
1.	COO1	ROO1	'Full Permission' – 5 Years
2.	CO14	RO14	External Finishes To Match
			INFORMATIVES:
			N16 Relevant Policies WDLP: WBE1, WOS2/3, SEALP: SBE1/2, STV1, STV6. BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

24/11/00

RECORD OF SITE VISIT

SITE ADDRESS: Robinswood Heath Ride Finchampstead Wokingham. APPLICATION NUMBER: F/2000/2528	OFFICER: Elaine Connor DATE OF SITE VISIT: 31/10/2001

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS
'Ridings' set forward slightly by 1m, 2 storey extended detached house, large enclosed garden
'Bracken' in line, 2 storey, modernised house, detached.

3. DESCRIPTION OF SITE/BUILDING Extended + modernised. Dormer bungalow
2 storey detached, red brick, brown concrete tiled roof, brown stained windows UPVC type. brown fascia boards + panelling. black guttering etc.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to location plan / The Ridings has been altered + extended adjacent to boundary.

5. SITE CONSTRAINTS

TREES — Not affected

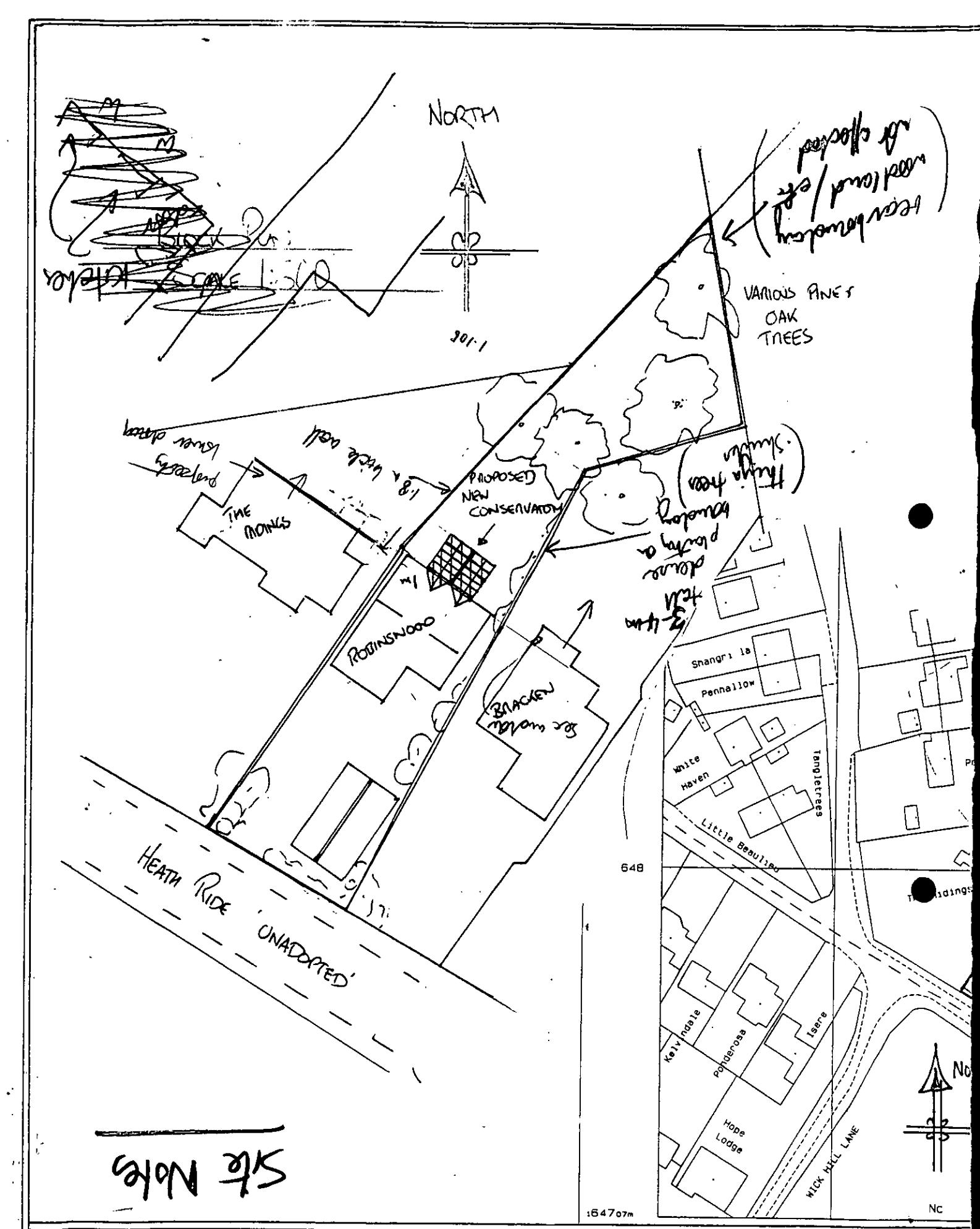
ACCESS/PARKING — As existing

LEVELS — The Ridings is slightly lower

BOUNDARY TREATMENT — 'The Ridings', 1.8m high brick wall

OTHERS — 'Bracken' 3-5 m high dense foliage shrubs + Lawson / Thuja tree ~~[illegible]~~.

Nb. The Ridings has kitchen windows on adjacent part of house neighbouring with Robinswood.



SIDE ELEVATION

PROPOSED WOODGRAIN UPVC CONSERVATORY FOR MR & MRS TURNER

RG40 3QJ

SITE LOCATION 1:

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

Tel: (0118) 974 6451

Date: **19 October 2000**

My ref: F/2000/2528

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2528
Robinswood, Heath Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.

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

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2528**
Robinswood, Heath Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: (0118) 974 6451

Date: **19 October 2000**

My ref: F/2000/2528

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/2000/2528
Robinswood, Heath Ride, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2528**
Robinswood, Heath Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 OCT 2000	Map No. 107 Site 0011
Officer: EC / Application No. F/2000/2528	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 plus formation of new gable

Location: Robinswood Heath Ride

Parish: Finchampstead Ward: FINCHAMPSTEAD NORTH

19.10.00

Applicant: Mr & Mrs Turner

Fee Received 95.00 (6) 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	Doesnt show all windows	19.10.00	
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 19.10.00 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 (BABTIE) .....
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:

NO pre-apps .....
.....
.....

NEIGHBOURS:

S/N + Portelet - Kiln Ride Extension ✓
The Ridings ? Heath Ride ✓
Bracken ?
256 Nine mile Ride ✓

FROM: Elaine Connor

DATE: 19 October 2000

24 OCT 2000

COPIES TO: ACK: FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2528

Proposal: Proposed single storey rear extension to dwelling to form conservatory plus formation of new gable..

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

Applicant: Mr & Mrs Turner C/O Jim Gane.

Your observations are required in respect of this application **by 12/11/2000** .

No comments from the Parish Council DELEGATED

SIGNED: C S Cole PP VW DATE: 06/11/00

Clerk To Finchampstead Parish/Town Council.

Environmental Services

For office use only.
Application number: 04.OCT.2000* 2528

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 TURNER
	Address and postcode	'ROBINSWOOD' HEATH RIDE FINCHAMPSTEAD RG40 3QJ
	Phone number	01189 7773387
	Agent's Name	JIM GANE
	Address and postcode	630 WOKINGHAM RD EARLEY READING
	Phone number	01189 616964
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.	ROBINSWOOD HEATH RIDE FINCHAMPSTEAD RG40 3QJ
4	Give brief details of the proposal for example, two storey side extension. About the application	WOODGRAIN UPVC CONSERVATORY ONTO BRICK BASE
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.	WOODGRAIN UPVC, GLASS ROOF MATCHING FACE BRICKS
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: 5	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: [signature]

on behalf of Mr & Mrs Turner

Date 2/10/08

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

(1) (and adj The Ridings) ADDRESS ROBINSWOOD HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1011/55	Mr E J Cox	res dev	5.12.55	N/A ref
35/56	"	"	26.1.56	N/A ref
03370	Mr W E Davis	OA 1 dwelling	2.10.75	N/A C/A
BR 3985	Froud & Barrat	bung & double gar	6.1.76	APP N/A
03962	"	"	22.1.76	N/A C/A
BR 21375	MR. A. J. Taylor.	Convert garage/erect new garage	6/9/83	APP N/A
20166	"	"	22.9.83	N/A C/A
31547	"	S/St. Lt	4.11.88	C/A
BRA 7674	"	"	31.7.89	APP
96/64232/F	MR & MRS TURNER	LOFT CONVERSION WITH DORMER EXTS & GARAGE.	24.9.96	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

04.OCT.2000* 2528 58

1933

(2) ADDRESS ROBINSWOOD HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64701/F	MR & MRS S. TURNER	DORMER ROOF EXT/GARAGE	16.01.97	C/A
FP 96/5854/A	MR & MRS. S. TURNER	1ST FLOOR, NEW ROOF STRUCTURE, INT. ALTS.	~~13.12.96~~ 25.02.97	APP REF

MINISTRY DECISION

SPECIAL ORDERS PD Eng - S/St/R - Conserv - 11.6.98 - Turner

D



This map is based upon ... with the permissi... Survey on behalf of ... ISO, ... own Copyright.
Unauthorised repr... and may lea... or civil proceedin... Council ... ence LA0... 34

Developm... ...ction, Env... ...ntal Services, W... ...gham District Council.

9 October ...

Scale: 1 : 12...