APPLICATION NO:
F/2000/0987

LOCATION:
55 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr P Webb

PROPOSAL:
Proposed single storey front extension to garage.

EARLIEST DATE FOR DECISION: **25/04/2000**

APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Webb
55 Nash Grove Lane
Finchampstead
Berks
RG40 4HE

Application Number: F/2000/0987

Parish: **FINCHAMPSTEAD**

Location: **55, Nash Grove Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front extension to garage.**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 06/06/2000

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	0987	EC
BUILDING CONTROL NUMBER.	BN2000/0921	Brian
APPLICANT/~~AGENT~~	Mr Peter Welsh.	
ADDRESS OF SITE	55 Nashgrove Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S ~~flat~~ ext to garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	need 12/4/00	need 20/3/00
FLOOR PLANS	✓	✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/6/00.	

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	

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

Tel: (0118) 974 6451

Date: **29 March 2000**

My ref: F/2000/0987

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/2000/0987
55, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey front extension to garage.

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0987**
55, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey front extension to garage.
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 6451

Date: **29 March 2000**

My ref: F/2000/0987

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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55, Nash Grove Lane, Finchampstead, Wokingham.
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Case officer: **Elaine Connor** Application Number: **F/2000/0987**
55, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey front extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/0987

Proposal:
Proposed single storey front extension to garage.

Location:
55, Nash Grove Lane, 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 letter 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 25/04/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 March 2000

Application Number: F/2000/0987

Proposal: Proposed single storey front extension to garage.

Site Address:
55, Nash Grove Lane, Finchampstead, Wokingham.

Applicant:
Mr P Webb .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

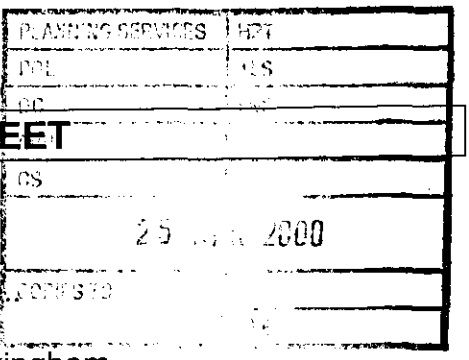
SC 23 - GARAGING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

7-4-00

FROM: Elaine Connor

DATE: 29 March 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0987

Proposal: Proposed single storey front extension to garage.

Site Address: 55, Nash Grove Lane, Finchampstead, Wokingham.

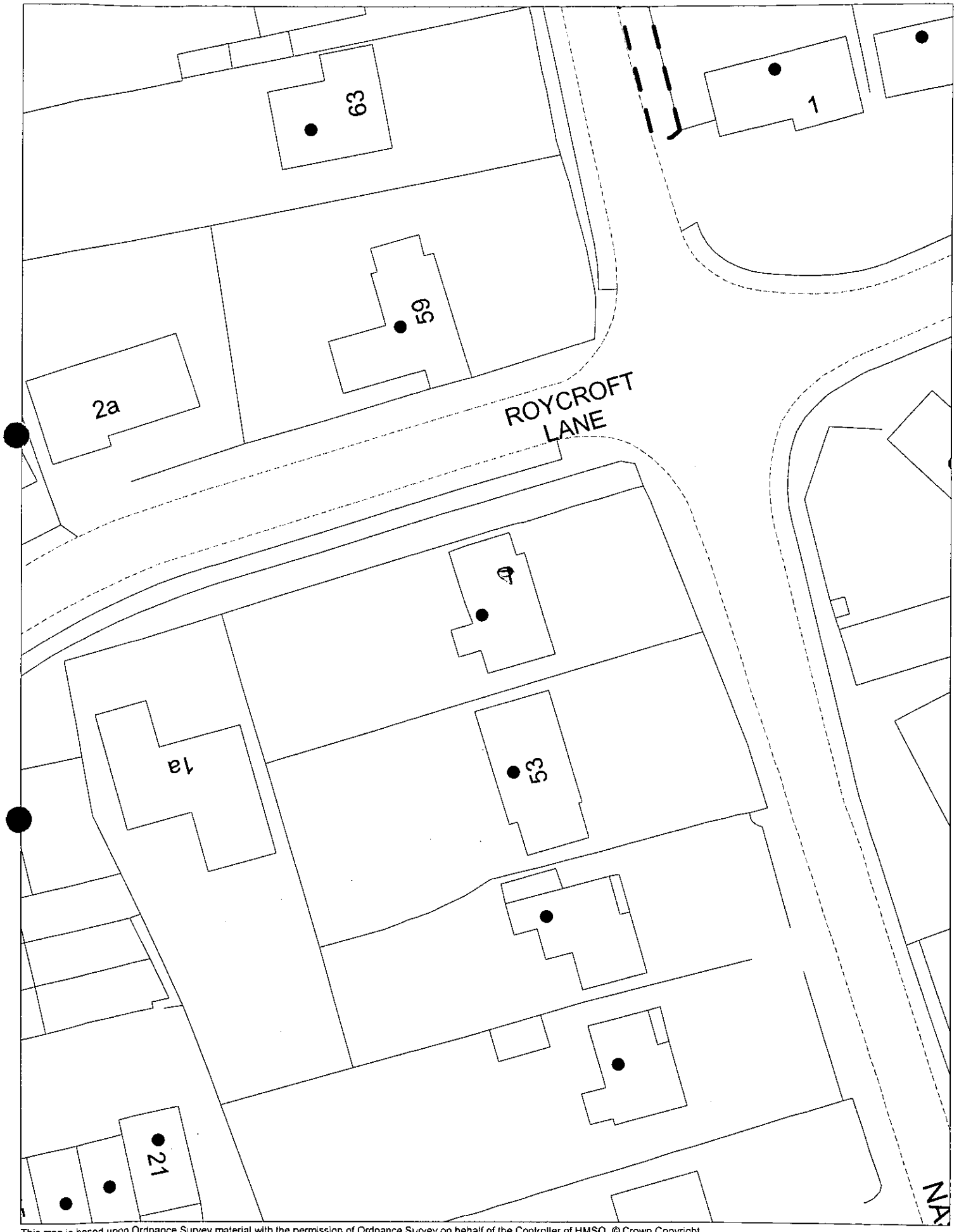
Applicant: Mr P Webb .

Your observations are required in respect of this application **by 25/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.G DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2000

Scale: 1 : 500

N
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S

1933

ADDRESS 55 NASH GROVE LANE PARISH ~~BARNET~~ FINCHLEY/HENDON 1.4.65

PLOT No.

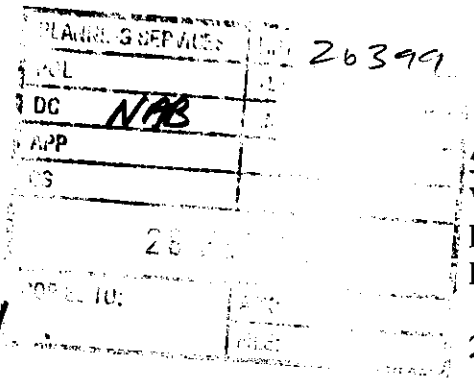
BUILDER

ORD. SHEET No. 54.7469 (98)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
884/57	MR. L. BOWLER	O/L	25.2.58	C/A
74/58	MR. L. MORRIS	BUNGALOW & GARAGE	15.5.58	APP C/A
36279	MR. P. WEBB	S/St. EXTENSION	31.8.90	C/A
36593	"	REPL. GARAGE/LOUNGE	17.10.90	C/A
BRA 9594	"	S/St. EXTENSION	17.10.90	APP
F/2000/0987				

MINISTRY DECISION

SPECIAL ORDERS



Planning Officer
Wokingham District Council
Shute End
Wokingham

Reply rqd

55 Nashgrove Lane
Wokingham
Berks
RG40 4HE

25/02/2000

PLANNING APPROVAL – Is it necessary for small garage extension?

Dear Sir/Madam

I attach a diagram showing an extension to my garage which I hope to have built. **I am writing to ask whether planning permission is necessary**.

The area is highlighted, and it is 5000mm by 2790mm. The height of the proposed garage extension would be the same as the present garage, i.e. 2600mm.

As you will see, the proposed garage extension occupies the space where a garage used to exist, i.e. where it says "*existing garage to be removed*", and does not extend in front of the present building line - in fact it is set back slightly to make the guttering easier to fix. When the old garage was removed, a new garage was built further to the rear of the property, and flush with the new lounge extension, to allow for the possibility of fitting a side window to the dining area. However this window was never fitted, and I do not intend to do so.

There are no other buildings within 5 metres of the proposed garage extension – Roycroft Lane runs immediately the other side of the boundary, as I have shown. (the front of the property is Nashgrove Lane).

Yours faithfully

PJWebb

Peter Webb

Tel. (Home) 0118 973 2343 (Work) 01344 770 776

Fax (Work) 01344-770864 (please mark for my attn.)

Email (Work) pwebb@trl.co.uk

Tel: (0118) 974 6479(Direct Line)
Fax: (0118) 974 6484
Date: 30th March 2000
My ref: JP / Wokingham .PP
Your ref:

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

Peter Webb
55 Nashgrove Lane
Wokingham
Berks
RG40 4HE.

Dear Mr Webb

RE: PROPOSED SINGLE STOREY EXTENSION AT NO.55 NASHGROVE LANE

Further to your letter dated 28th February I can confirm that planning permission will be required . As there has already been previous developments on the property the permitted development allowances have already been utilised

Yours sincerely

M.I.Thorp
Principal Development Control Officer

Tel: (0118) 974 6479(Direct Line)

Fax: (0118) 974 6484

Date: 30th March 2000

My ref: JP / Wokingham .PP

Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
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Wokingham
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RG40 4HE.

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Environmental Services Department
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Peter Webb
55 Nashgrove Lane
Wokingham
Berks
RG40 4HE.

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Yours sincerely

M.I.Thorp
Principal Development Control Officer

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0987

Applicant : Mr P Webb .

Location : 55, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey front extension to garage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/03/2000

Earliest Date for Decision : 25/04/2000

Latest Consultation Date/Site Notice Expiry Date : 25/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :

FINCH. PARISH COUNCIL: No objection

HIGHWAYS: recommend condition SC23 (SR06) 'garaging'

Planning Issues :

- IMPACT UPON ST. SCENE.

Application Number: F/2000/0987

PROP: S.ST. FRONT EXT TO GARAGE.

Appraisal :

IMPACT UPON ST. SCENE :

The property which is the subject of this application is a detached bungalow with an existing integral flat roof garage. The application proposes extending this garage forward by approx 5m. The front of the garage would be stepped back from the front boundary of the house by approx 0.4m.

The No. 55 is located on the corner of Nash Grove Lane & Raycroft Lane & the prop. extension abutts the boundary with Raycroft Lane. A 1.8m fence runs along this side boundary.

It is not considered that the proposed extension will have an adverse negative impact upon the street scene

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/0987
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'
3	SC23	SR06	'GARAGING'

RECORD OF SITE VISIT

SITE ADDRESS: 55 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0987

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. attached, flat roof garage.
corner site w. N.G Lane & Raycroft Lane.
well screened along front boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES
prop. development - adjacent to highway - no. immediate neighb. prop.
1.8m fence adjacent to highway

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS FLAT

BOUNDARY TREATMENT —

OTHERS —

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2000
Officer: EC	Application No. F|2000|0987

Map No. ..... Site ..008....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO GARAGE

Location: 55 NASH GROVE LANE

Parish: FINCHAMPSTEAD Ward: Finch North ✓ 3013

Applicant: MR P WEBB

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

Enforcement Section (3) 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 : 30/3..... 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: 30/3

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 + 53, +59 Nash grove lane

1+2 Waverley way 30/3

1a + 2a Roycroft Lane

1933

ADDRESS 55 NASH GROVE LANE

FINCHAMSTEAD 1.4.86

PARISH ~~BARKHAM~~.

PLOT No.

BUILDER

ORD. SHEET No. SU 7669 (68)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
884/57	MR. L. BOWYER	O/L	25.2.58	C/A
74/58	MR. L MORTIS	BUNGALOW & GARAGE	15.5.58	APP C/A
36279	MR. P. WEBB	S/St. EXTENSION	31.8.90	C/A
36593	"	REAR GARAGE/LOUNGE	17.10.90	C/A
BRA 9594	"	S/St. EXTENSION	17.10.90	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 20 MAR 2000* 0987

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	PETER WEBB
	Address and postcode	55 NASHGROVE LANE WOKINGHAM RG40 4HE
	Phone number	Home 973-2343 Work 01344-770076
	Agent's Name	
	Address and postcode	N/A
	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	EXTENSION OF EXISTING ATTACHED GARAGE TOWARDS THE FRONT OF THE PROPERTY
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.	RED BRICK TO MATCH EXISTING BRICKS. WHITE PAINTED WOOD FOR FRAMES. RE-USE EXISTING DOOR
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: PJWe66

on behalf of

Date 17/3/00

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.

27 March 2000

Scale: 1 : 1250

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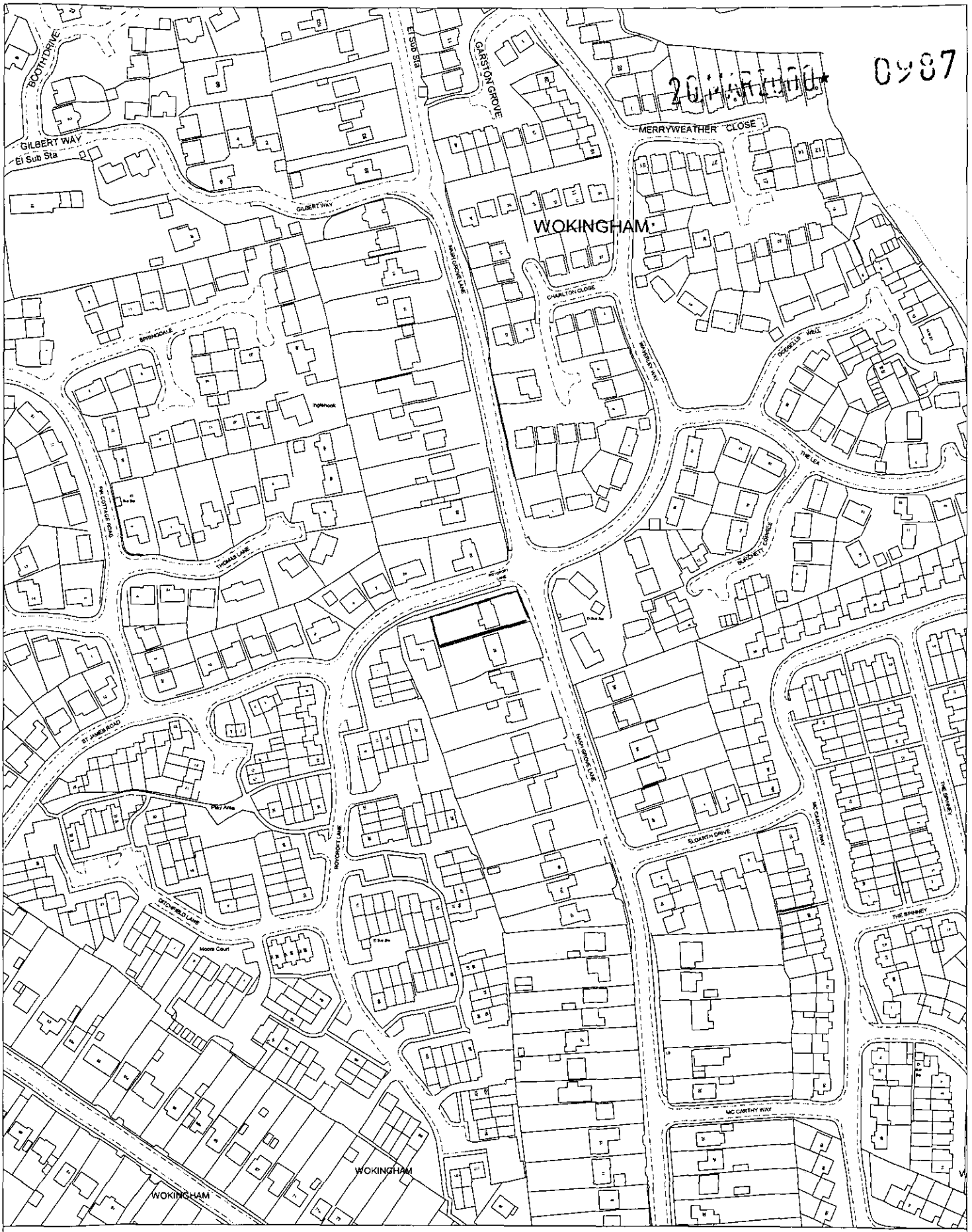

Site Plan, Scale: 1 to 2500

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Date: 13 March 2000

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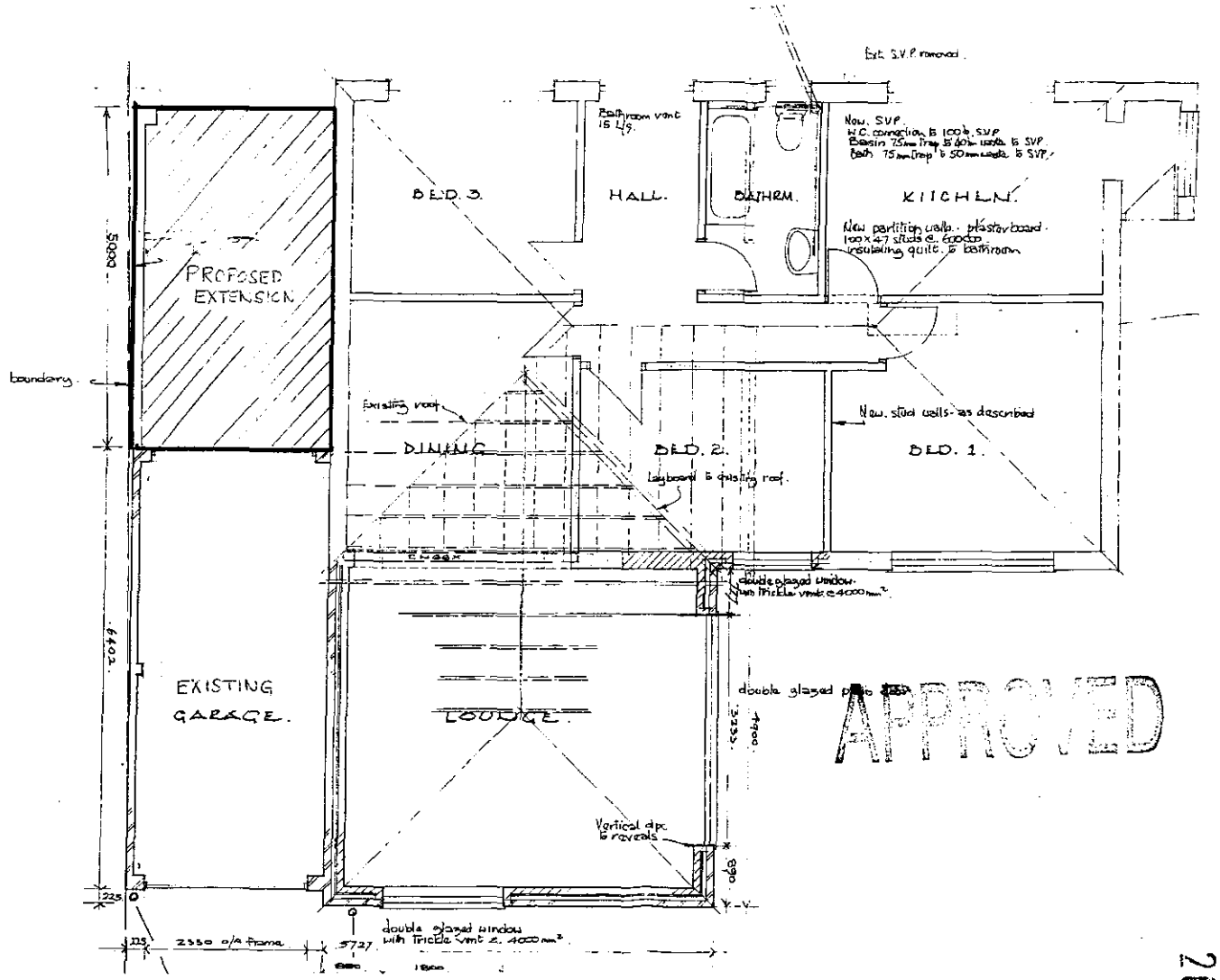
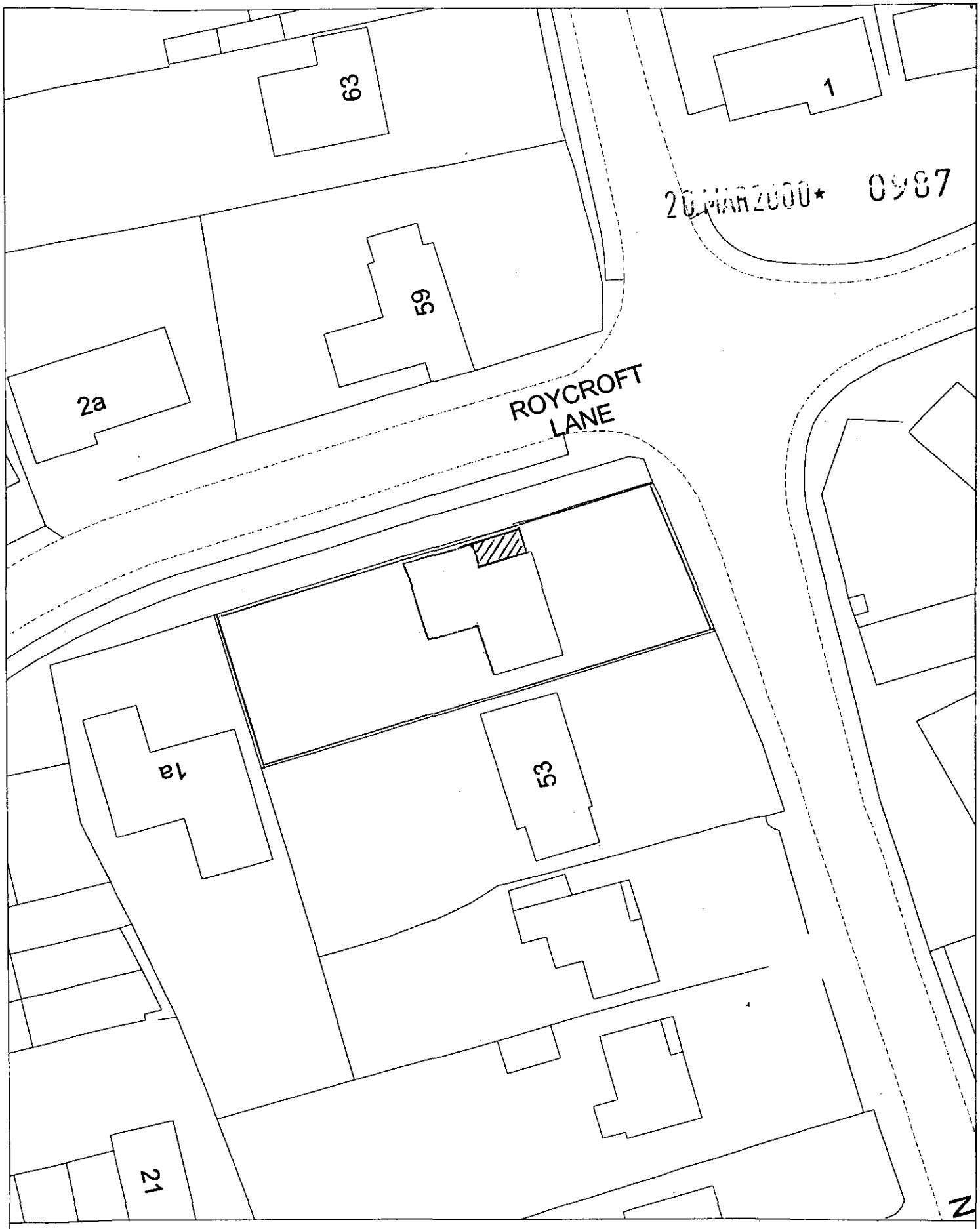


Scale 1:100

20 MAR 2000 0987



20 MAR 2000* 0987

Site Plan, Scale: 1 to 500

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Date: 13 March 2000

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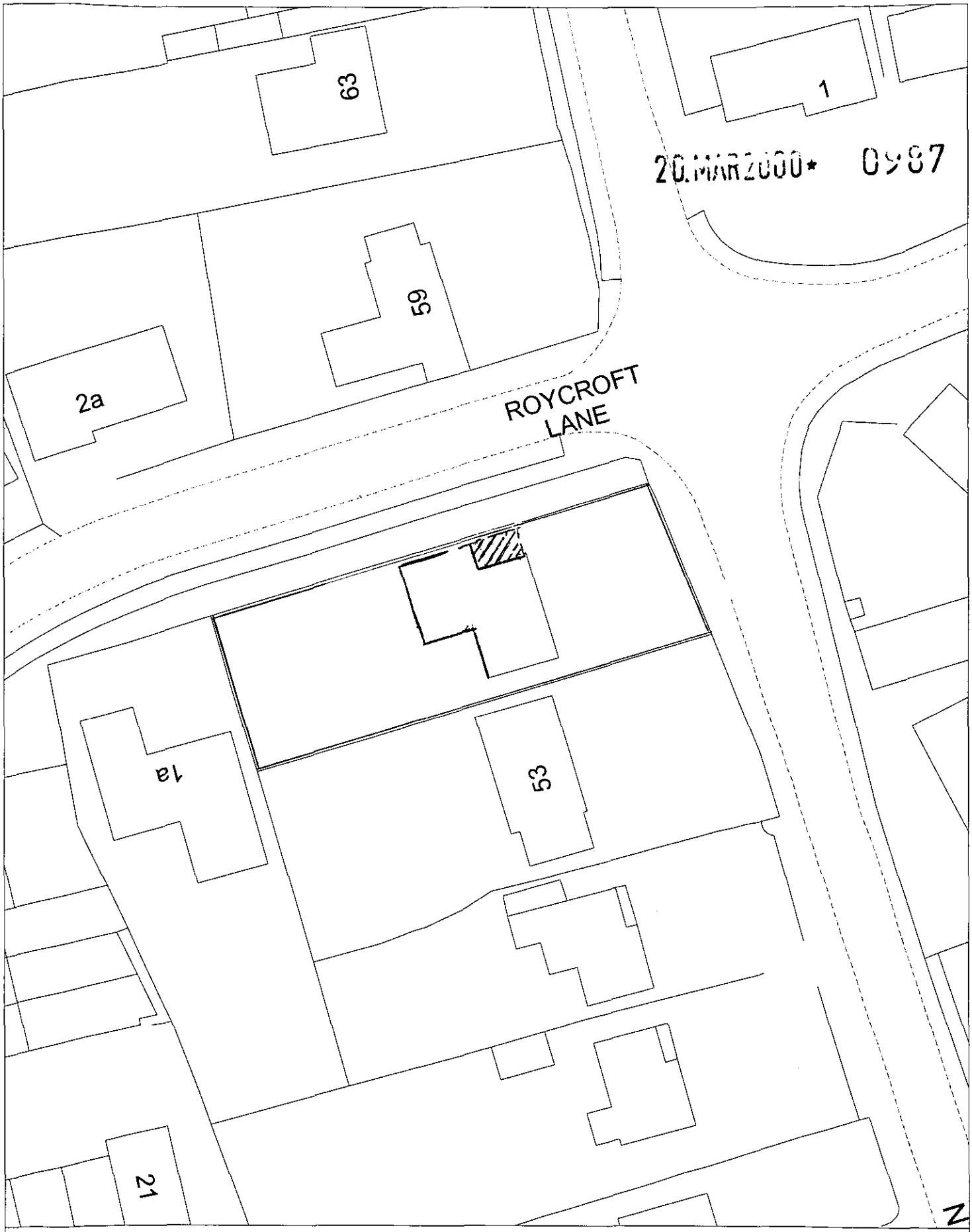

Site Plan, Scale: 1 to 500

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