APPLICATION NO:
F/2000/1017

LOCATION:
Wick Hill House Wick Hill, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs G Mosses C/O Day Tanner Partnership

PROPOSAL:
Proposed side extension to garage with games room in roof space and dormers.

EARLIEST DATE FOR DECISION: **28/04/2000**

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

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs G Mosses
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6LZ

Application Number: F/2000/1017

Parish: **FINCHAMPSTEAD**

Location: **Wick Hill House, Wick Hill, Finchampstead, Wokingham.**

Proposal: **Proposed side extension to garage with games room in roof space and dormers.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. It is considered that the proposed development would add to the bulk and massing of the existing garage block and would therefore have an adverse negative impact upon the streetscene as the development will be within view from Wick Hill Lane. It is also considered that the proposed extension would increase the scale of development on site, such that it would have an adverse negative impact upon the character of the area. As such the proposal is contrary to Policy WCC7 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 26/06/2000

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.

WICK HILL HOUSE

ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 848064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
153/72	Mr A D Wilson	'arranau' flat	17.2.72	APP C/A
BR 19569	MR A. COLE	DBLE GARAGE, EXT, ALTS.	9.11.82	APP N/A
18437	"	"	16.12.82	N/A C/A
19241	"	STABLE BLOCK	6.5.83	N/A C/A
99/70380/F	Mr. G. Mosses	S/SH/R - Conserv.	1.11.99	C/A
	Alts to outbldgs - relocate stables + new gates & fencing			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Relocate Bound. Fence - 18/11/99 + 6/12/99

DRAINAGE PD Enq - Pool enclosing wall & outbldg - Derrett - 14/1/00

091074

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

Tel: (0118) 974 6451

Date: **04 April 2000**

My ref: F/2000/1017

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/2000/1017
Wick Hill House, Wick Hill, Finchampstead, Wokingham.
Proposed side extension to garage with games room in roof space and dormers.

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/2000/1017**
Wick Hill House, Wick Hill, Finchampstead, Wokingham.
Proposed side extension to garage with games room in roof space and dormers.
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 6451

Date: **04 April 2000**

My ref: F/2000/1017

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
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Case officer: **Elaine Connor** Application Number: **F/2000/1017**
Wick Hill House, Wick Hill, Finchampstead, Wokingham.
Proposed side extension to garage with games room in roof space and dormers.
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/2000/1017

Proposal:
Proposed side extension to garage with games room in roof space and dormers.

Location:
Wick Hill House, Wick Hill, 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 28/04/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1017

Applicant : Mr & Mrs G Mosses C/O Day Tanner Partnership.

Location : Wick Hill House, Wick Hill, Finchampstead, Wokingham.

Proposal : Proposed side extension to garage with games room in roof space and dormers.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.4.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :

FINCH. PARISH C : No objection in principal - see comments

HIGHWAYS: recommend cond. approval

Planning Issues :

* IMPACT UPON CHARACTER OF AREA - SETTING OF SETTLEMENT. (WLL6) & SC2.

- COUNTRYSIDE. (WCC7 & SC19).

Application Number: F/2000/1017

Appraisal:

The application site contains a large two storey detached dwelling with existing outbuildings and a detached double capacity garage. The site has had several planning consents in recent years, including a two storey side extension to form an annexe, a detached double garage, and more recently planning permission was given last year for a single storey rear extension to form a conservatory, relocation of existing stables, and a boundary fence and entrance gates.

The application currently being cosidered proposes a two storey side extension to the existing garage block to provide an arch way at ground level, and a room in the roof space over, with a dormer extension. The proposed extension provides additional volume of approximately 162m^3.

Impact upon the character of the area

The application site is located outside the settlement boundary in an area designated as 'setting of settlement' along Wick Hill Lane. The existing garage block is double capacity with a store and lobby, and games room in the roof, with two existing dormers. Presently the site is screened by vegetation along its boundary with the adjacent highway with views through to the garage block and house. The site is accessed via two existing entrances, one of which is located opposite the garage block.

It is considered that the proposed extension would lead to overdevelopment of the site, adding to the existing built form. Despite the soft landscaping surrounding the site there are views through, particularly along the east elevation, adjacent to the existing garage block. Therefore it is considered that the proposed extension, given is size and massing would be out of character in the area. It is also considered that the proposed development would increase the built form across the site and would have an adverse negative impact upon the setting of the settlement.

The proposed application is therefore considered to be contray to policy SC19 of the South East Area Local Plan and Policy WCC7 of the Wokingham District Local Plan (Deposit Draft)

RECOMMENDATION: Refusal

Application Number F/2000/1017
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The proposed extension to the existing garage block is considered to increase the built form on site to an unacceptable~~
			It is considered that the proposed development would would add to the bulk & massing of the existing garage block & would therefore have an adverse neg. impact upon the st. scene as the dev. will be within view from Wick Mill Lane. It is also considered that the prop. extension would increase the scale of development on site, such that it would have an adverse negative impact upon the character of the area. As such the proposal is contrary to policy SC19 of SERLP & policy WE17 of WDLP (Deposit Draft).

John Hutton
26/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Wick Hill House Wick Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1017

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

rural/countryside area.
Sporadic development

3. DESCRIPTION OF SITE/BUILDING

2 st. detached dwelling. N. detached x2 garage stable block in adj. field (recent apps).

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.
front boundary: vegetation along fence recently approved.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 accesses.

LEVELS

BOUNDARY TREATMENT as above

OTHERS

Tel: (0118) 974 6451

Date: **04 April 2000**

My ref: F/2000/1017

PO	
DC	
APP	
CS	
06 APR 2000	
COPIES TO:	ACK:
	FILE:

CONFIDENTIAL

WOKINGHAM DISTRICT COUNCIL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Like small bungalow rebuilt to enormous proportions - I think not. It is almost another house.

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/2000/1017
Wick Hill House, Wick Hill, Finchampstead, Wokingham.
Proposed side extension to garage with games room in roof space and dormers.

the Youngs nearly have been refused a similar extension I believe in the past

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. The form below 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 and must be received within **28 days** of 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/2000/1017**
Wick Hill House, Wick Hill, Finchampstead, Wokingham.
Proposed side extension to garage with games room in roof space and dormers.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Long

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 04 April 2000

Application Number: F/2000/1017

Proposal: Proposed side extension to garage with games room in roof space and dormers.

Site Address:
Wick Hill House, Wick Hill, Finchampstead, Wokingham.

Applicant:
Mr & Mrs G Mosses C/O Day Tanner Partnership.

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).

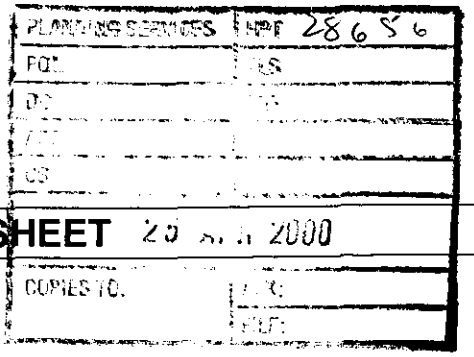
THE GARAGE SHALL ALWAYS REMAIN ANCILLARY TO AND SHALL NOT BE LEASED, SOLD OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

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

13-4-00

FROM: Elaine Connor

DATE: 04 April 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET 20 APR 2000

Application Number: F/2000/1017

Proposal: Proposed side extension to garage with games room in roof space and dormers..

Site Address: Wick Hill House, Wick Hill, Finchampstead, Wokingham.

Applicant: Mr & Mrs G Mosses C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 28/04/2000** .

No objection in principal to the proposals under this application. However, the Parish Council would like to see a condition included in the permission stating that the proposed development is not sold off separately as a dwelling.

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

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2000
Officer: EC	Application No. F/2000/1017

Map No. ..... Site 9..54....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SIDE EXTENSION TO GARAGE WITH GAMES ROOM IN ROOF SPACE ~~WITH~~ AND DORMERS

Location: WICK HILL HOUSE WICK HILL LANE

Parish: FINCHAMPSTEAD Ward: finch north ✓ 4/4

Applicant: MR/MRS MOSSES

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	NO SCALE ✓ 1:100		
6	Floor plans	NO SCALE ✓ 1:100		
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 : 4/4 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: ..... ✓

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 + Ridge farm, Lockhill Lodge & Groves ? Lock Hill
1 Goose Green Cottages, Lambda Cottage ? LANE
The Coach Hse + North Court farm - The Ridges

✓ 4/4

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1505

15 March 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

20.MAR2000* 1017

Dear Sirs

PROPOSED GARAGE EXTENSION AT WICK HILL HOUSE, FINCHAMPSTEAD

You recently gave planning permission for various works to this property including the linking of the existing kitchen by means of a conservatory to existing outbuildings. Our client has commenced these works but has decided that the outbuildings would compromise the view and has subsequently demolished them to allow only the conservatory to be built. Instead, it is proposed to add a small extension to the existing garage block as a substitute to the demolished building, and provide better accommodation over the garage.

Please therefore find enclosed the following documents in order to submit a full planning application:

Six copies each of our drawings numbers 1505/03 and 1505/04 together with location plan
Six copies of Householder application form
Certificate A
Deposit cheque in the sum of £95.00

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

WICK HILL HOUSE

ADDRESS WICK HILL LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. 84 8064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
153/72	Mr A D Wilson	'arranui' flat	17.2.72	APP C/A
6R 19569	MR A. COLE	DBLE GARAGE, EXT, ALTS.	9.11.82	APP N/A
18437	"	"	16.12.82	N/A C/A
19241	"	STABLE BLOCK	6.5.83	N/A C/A
99/70380/F	Mr. G. Mosses	S/SH/R - Conserv.	1.11.99	C/A
	Alts to outbldgs - relocate stables + new gates & fence			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Relocate Bound. Fence - 18/11/99 + 6/12/99

DRAINAGE PD Eng - Pool enclosing wall & outbldg - Derrett - 14/1/00

091074

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM 20 MAR 2000* 1017



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:	
1	YOUR NAME	**MR & MRS G MOSSES**	
	ADDRESS	**WICK HILL HOUSE**	
		FINCHAMPSTEAD	
		BERKSHIRE	
	POST CODE	TEL.NO	
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**	
	ADDRESS	**11-13 DUKES RIDE**	
		CROWTHORNE	
		BERKSHIRE	
	POST CODE	**RG45 6LZ** TEL.NO	**01344 777143**
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale *location plan and 6 copies of the 1:500 scale block* plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**WICK HILL HOUSE** **FINCHAMPSTEAD**	
4	*Give brief details of the proposal* e.g. two storey side extension. ABOUT THE APPLICATION	**SIDE EXTENSION TO EXISTING GARAGE** **BLOCK AND PROVISION OF GAMES** **ROOM OVER WITH NEW DORMERS.**	
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**YES - NONE NEARBY**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**ALL TO MATCH EXISTING**	
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.	**NO**	
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**	

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **5**	Proposed: **5**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

~~I certify that:~~

~~* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.~~

~~Owner's (a) name~~	~~Address at which notice was served~~	~~Date on which notice was served~~

~~* None of the land forms part of an agricultural holding.~~

SIGNED [signature] ON BEHALF OF **MR & MRS G MOSSES**

DATE 15 MARCH 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

Ordnance Survey®

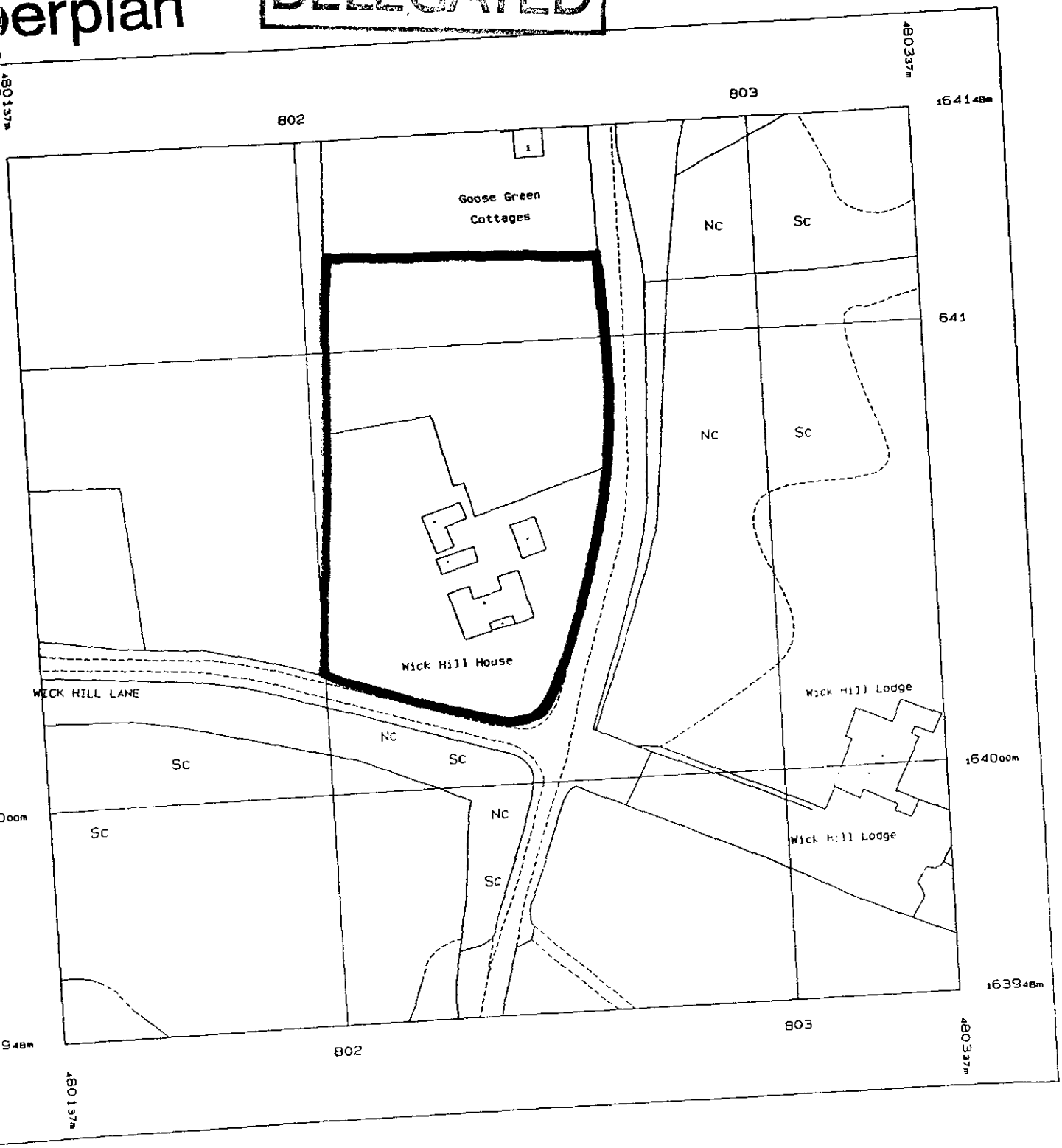
erplan

16.MAR2000* 1017

DELEGATED

Planning Extract - 1

Site-centred



duced 16 Feb 2000 from Ordnance Survey digital
a and incorporating surveyed revision
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thout the prior permission of Ordnance Survey

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

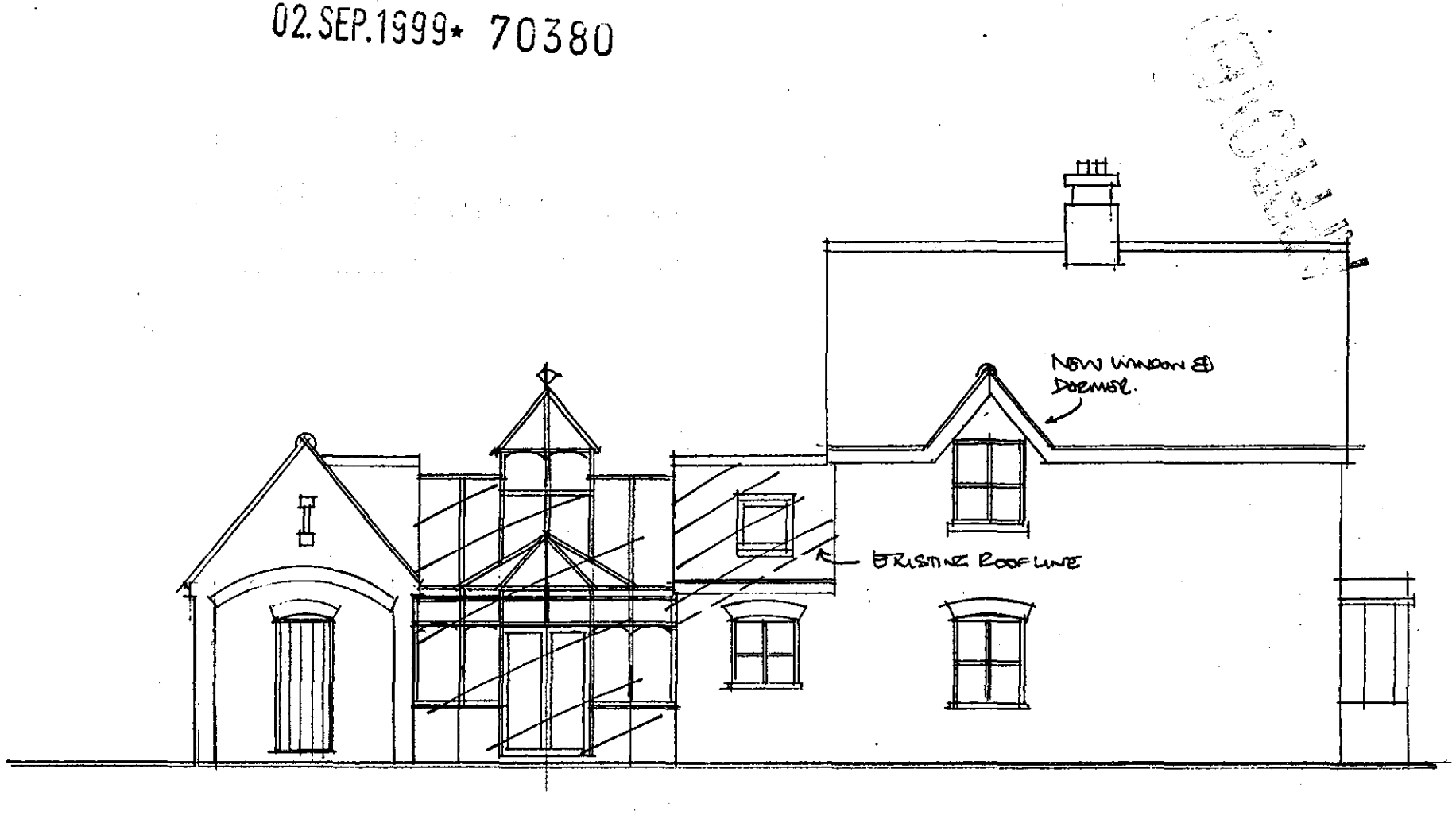
Scale 1: 1250

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

does not contain

02.SEP.1999* 70380

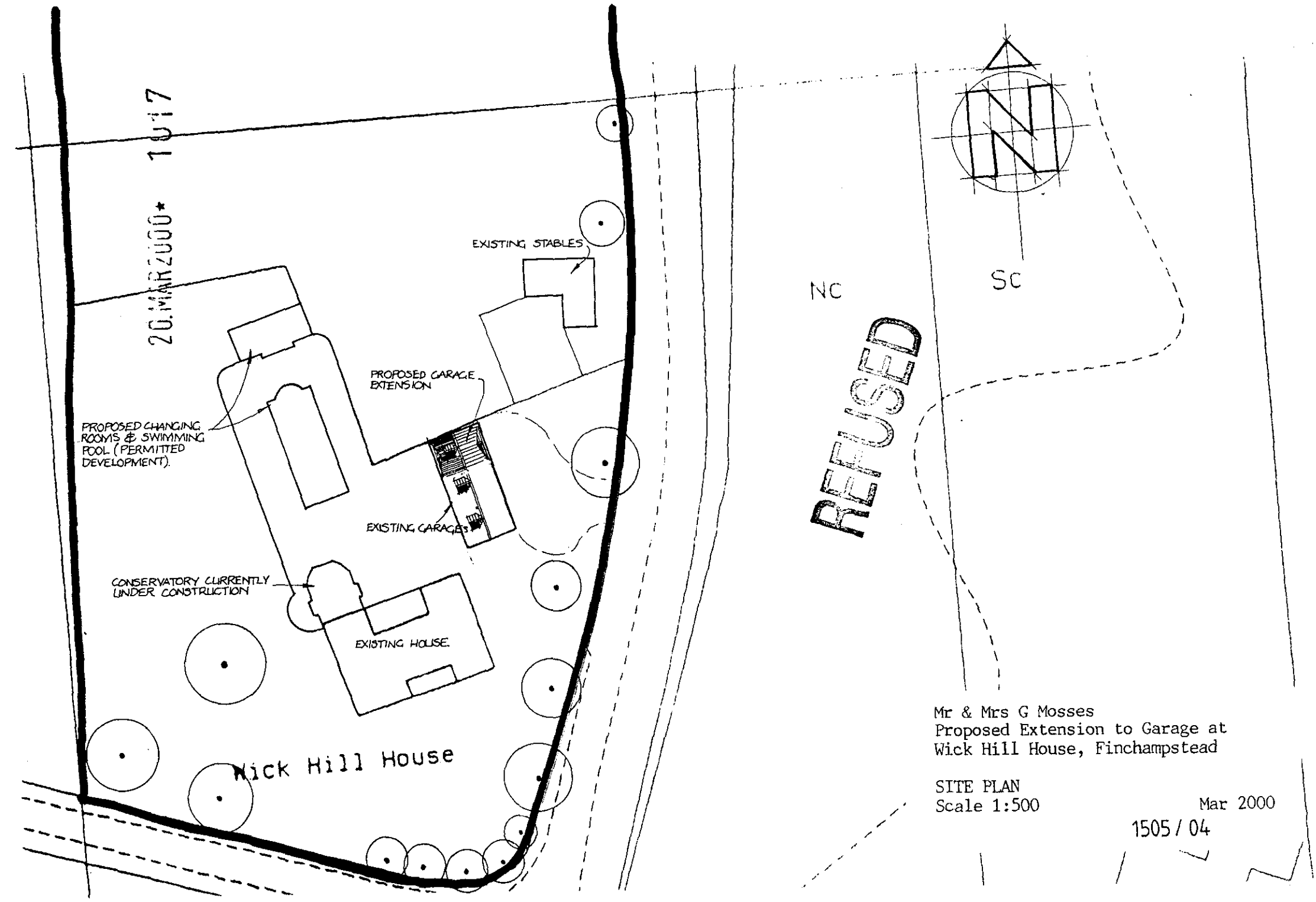


WICK HILL HOUSE, FINCHAMSTEAD

PROPOSED WEST ELEVATION 1:100

DWG. 99/26/04

JD 29/3/00



Mr & Mrs G Mosses
Proposed Extension to Garage at
Wick Hill House, Finchampstead

SITE PLAN
Scale 1:500

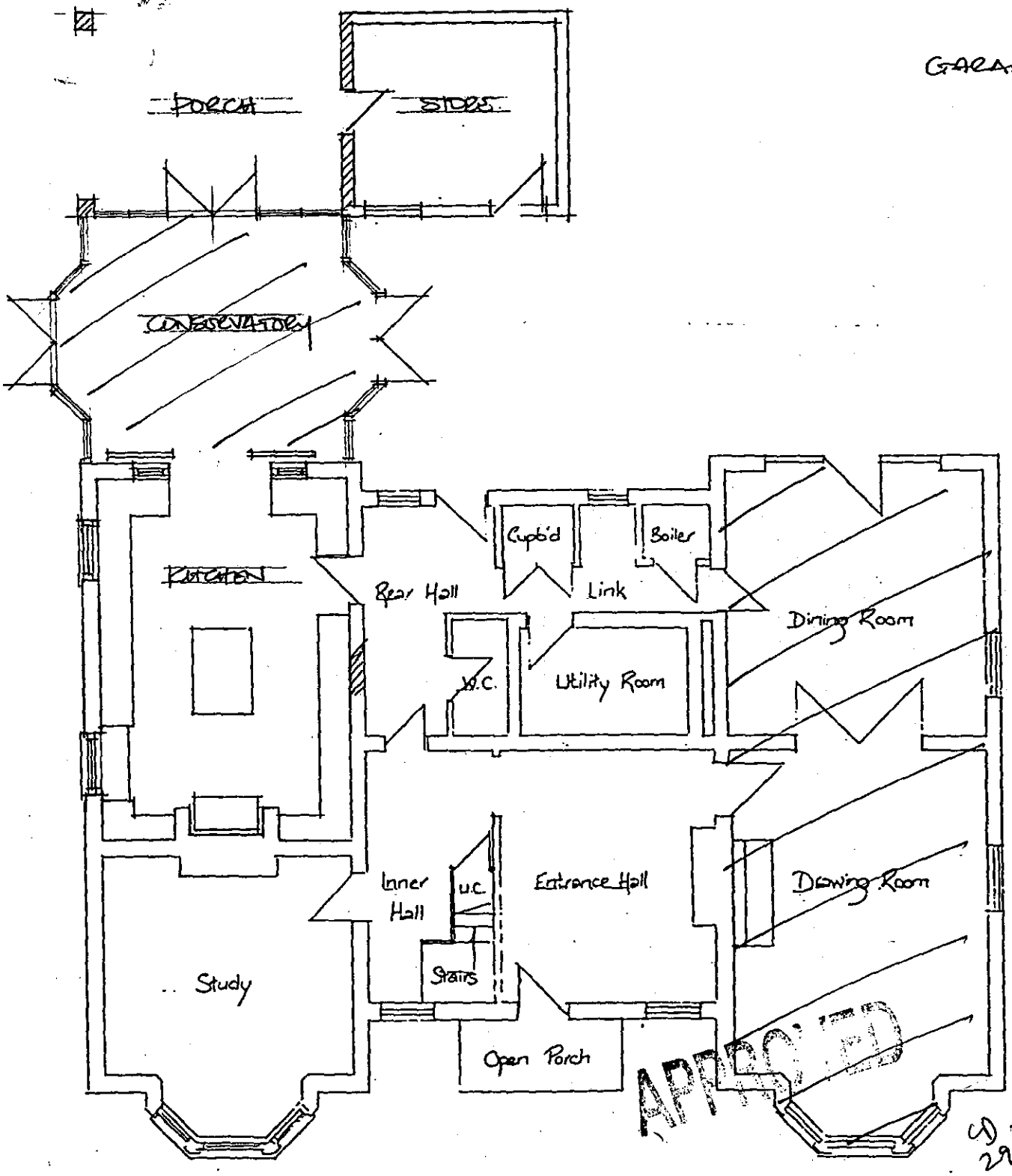
Mar 2000

1505 / 04

PADDOCK.

SHEDS RELOCATED.

02.SEP.1999* 70380

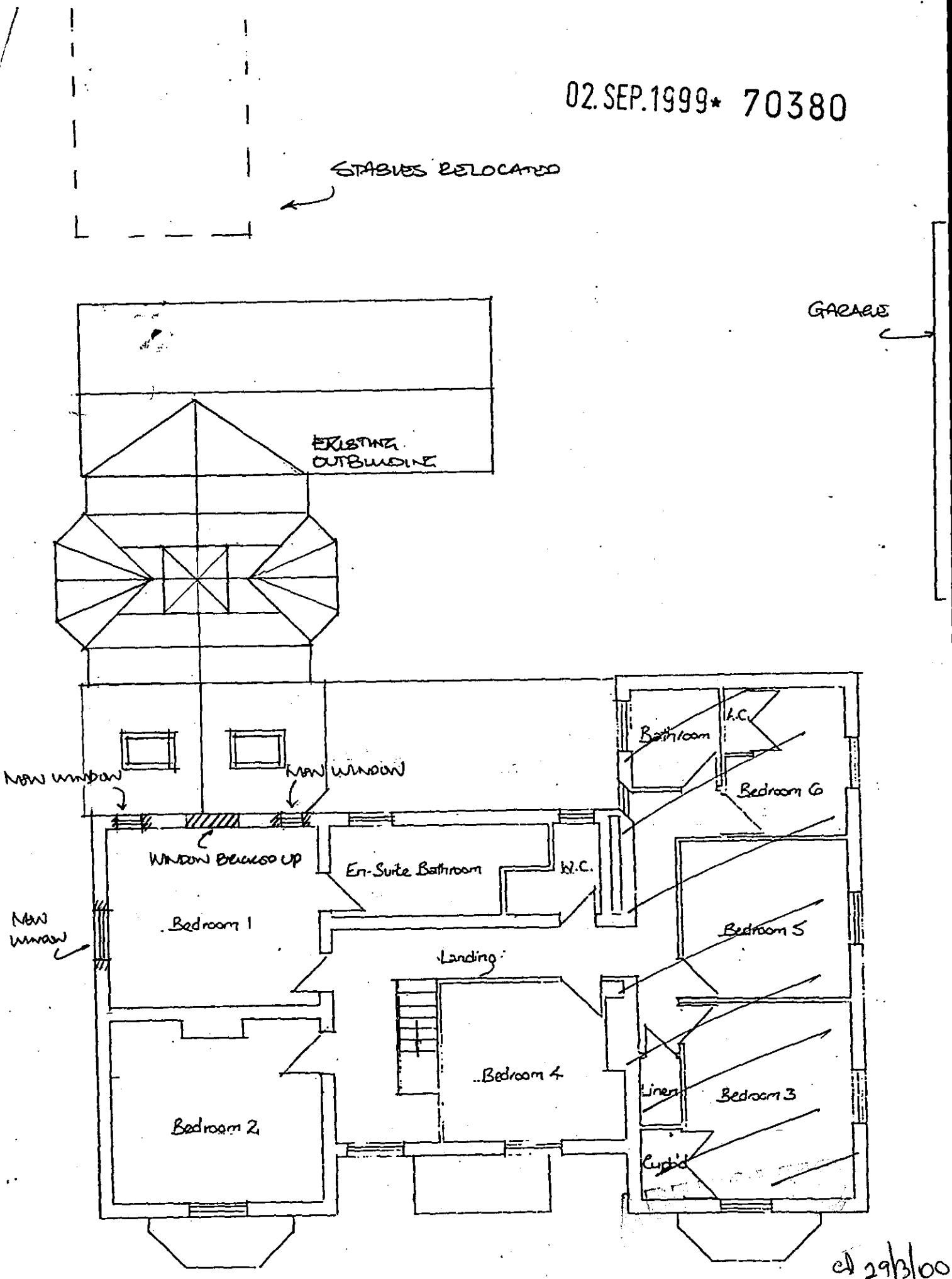


WICK HILL HOUSE, FINCHAMPSTEAD

PROPOSED GROUND FLOOR 1:100.

DWG 99/26/03

02. SEP. 1999* 70380



cl 29/3/00

WICK HILL HOUSE, FINCHAMPSTEAD

PROPOSED FIRST FLOOR 1:100

DWG. 99/26/02