12 SD - left card for side gate to be open
22/1 news mon 29th.

APPLICATION NO:
F/2000/3094

LOCATION:
Kingfishers Covert Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Mr G Bridge C/O Greg Farrell

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

EARLIEST DATE FOR DECISION: **29/01/2001**
28 days exp : 02/02/01
APPLICATION WILL HAVE EXPIRED ON:
16/02/2001

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

FACILE FD7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Bridge
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/3094

Parish: **FINCHAMPSTEAD**

Location: **Kingfishers Covert, Hollybush 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:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/02/2001

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: Natalie Brown

Please file in application file

DATE: 05 January 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3094

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

Site Address: Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Mr G Bridge C/O Greg Farrell.

Your observations are required in respect of this application **by 29/01/2001** .

[illegible] SERVICES	HDT
POL	TLS
APP	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/3094

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

Location:
Kingfishers Covert, Hollybush 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. 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 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

05 January 2001

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

Tel: (0118) 974 6492

Date: **05 January 2001**

My ref: F/2000/3094

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/2000/3094
Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3094**
Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
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 6492

Date: **05 January 2001**

My ref: F/2000/3094

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/3094**
Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/3094

Applicant : Mr G Bridge C/O Greg Farrell.

Location : Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : 29/1

Date Registered : 22/12/2000

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001

This application will have expired on: 16/02/2001. 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 :

Planning Issues : (10'd Sett)

Application Number: F/2000/3094

Appraisal :

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

Application Number F/2000/3094
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Kingfishers Covert
Hollybush Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/3094

OFFICER: Natalie Brown

DATE OF SITE VISIT: 29/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
settlement – residential.

3. DESCRIPTION OF SITE/BUILDING
large rear garden
conservatory on same side b'ine

Both set away from boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached –
Timberscombe - rear b'ine extend beyond K'fishers + has a conservatory @ rear. no windows in side elev.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence with T'scombe.

OTHERS hedging on opp side.

Application Number: F/2000/3094

Appraisal:

Development
For a single storey rear extension to form a conservatory on a dwelling sited within the identified settlement of Wokingham. It would be 3.5m wide (level with the side building line facing 'Timberscombe', and be 4.6m in length. It would be 2.3m to the eaves and 3.4m to the ridge. There is a 1.8m fence along the boundary with 'Timberscombe'. Both properties are set back from the dividing boundary. The rear building line 'Timberscombe' extends beyond the rear building line of 'Kingfishers Covert'.

1) Impact upon neighbouring properties
   It is not considered that there would be any adverse impact upon neighbouring properties as the extension would be set away from all boundaries and is single storey with a pitched roof.

2) Impact upon the character of the streetscene
   The proposed development would not be visible from the front of the houses. 'Timberscombe' has a conservatory so the proposed development would not be pout of keeping with the 'rear' streetscene.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 DEC 2000

Officer: NAB | Application No. F/2000/3094

Map No. 10 Site 024

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: KINGFISHERS COURT, HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North; 5.1.2001 → D

Applicant: MR G BRIDGE

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

Enforcement Section to be notified ☐ tick if required (2)

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 : 5.1.2001 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:

.....No pre-apps.....
TPO around adjacent building (Timbercombe) and cutting across the garden of the site (Kingfisher's Covert).

NEIGHBOURS:

.....Site notice and see map.....

Environmental Services

For office use only.
Application number: 22 DEC 2000* 3094

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. G. C. BRIDGE KINGFISHERS COVERT HOLLYBUSH RIDE FINCHAMPSTEAD RG40 3QP 01189 775641
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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 APPLICANTS ~~attached~~.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR SINGLE STORY. LESS THAN 40 SQ M.
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.	LOWEL LEVEL MATCHING RED HOUSE BRICKS DARK BROWN STAIN TIMBER
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: 5
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.	£95	
	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

Date 13/12/00

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

ADDRESS ~~WALDESRUHE~~ KINGFISHERS COVERT HOLLYBUSH RIDE

PARISH 1.4.74 FINCHAMPSTEAD ~~WOKINGHAM~~

PLOT No. CH. OF NAME 29.487

ORD. SHEET No. SU.86Y 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/158/67	MR. W. BRADLEY	O/APP. 2 DET. BUNGALOWS	18.9.67	N/A	C/A
72/69	MR. L. PARSONS	2 DET. HOUSES & GARAGES	22.9.69	APP.	C/A
91/69	MR. T.A. MORGANS	DET. BUNGALOW & GARAGE	2.12.69	APP.	C/A
04452	MR. I. WIGGINS	O/APP. HOUSE & GARAGE AT REAR	15.4.76	N/A	REF.
BR23152	MR J. Morgan	S/ST. side extn.	26.7.84	APP	N/A
23493	"	"	19.6.85	N/A	C/A
26985/6 & 31831	REFER	Erect 29 Det. Houses	25.3.87		Ref.
36840	MRS. B. BRIDGE	GARAGE TO REAR/GARAGE	12.2.90		C/A
BRA9962		PITCHED ROOF TO EXISTING	31.1.91	APP	
41415	MR & MRS "	"	3.11.93		C/A PD
95/63116/F					

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 325/87 TPO 1015/2000 - R/O

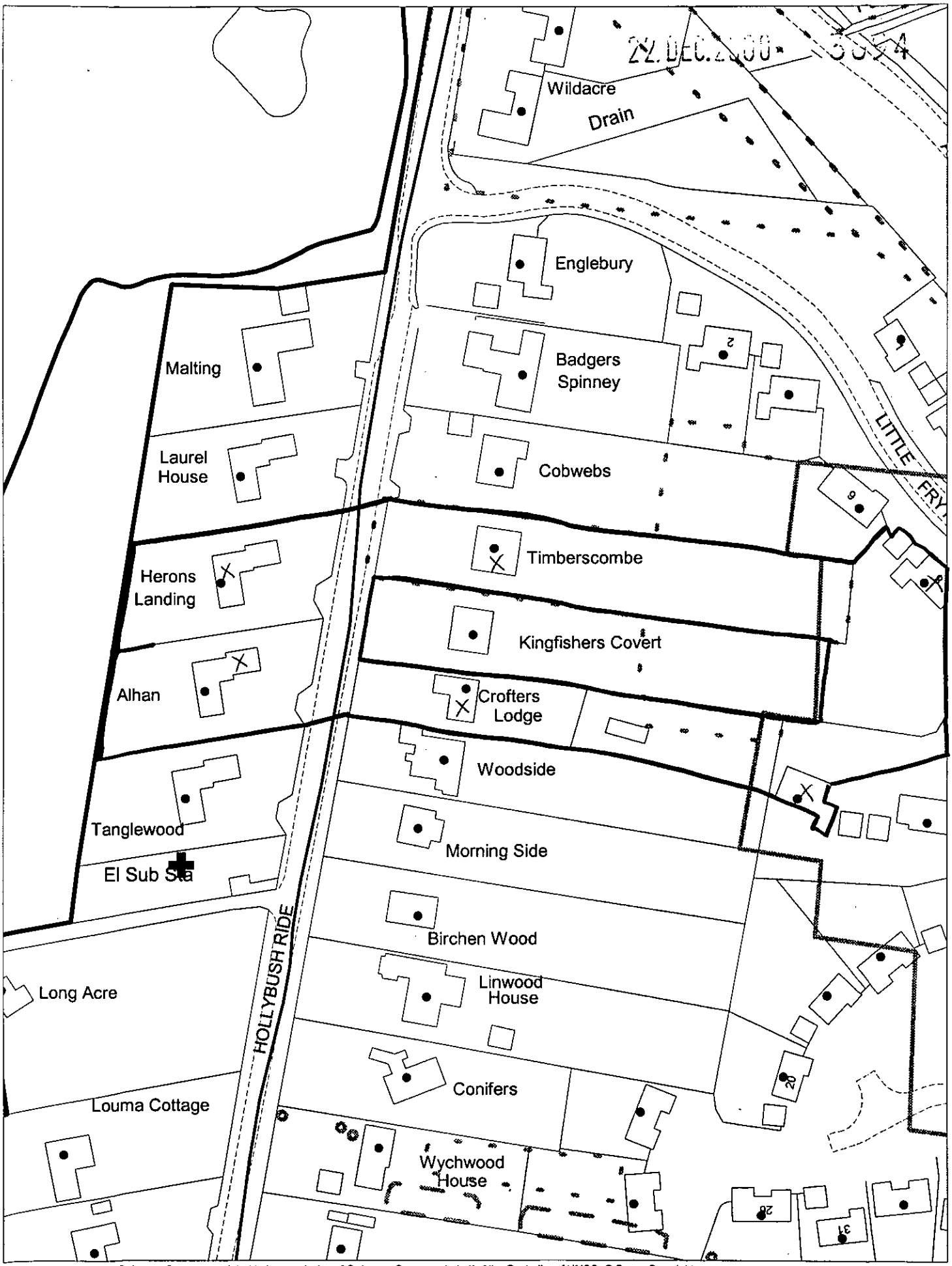
DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3094**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001

Scale: 1 : 1250

N
W E
S