APPLICATION NO:
F/2002/6210

LOCATION:
27 Nash Grove Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Black

PROPOSAL:
Proposed single storey rear extension to dwelling plus alterations to front windows.

EARLIEST DATE FOR DECISION: **27/04/2002**
28 day expiry. 1/5/02
APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: **Francis Leo**

NO OBS

180

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Black
27 Nashgrove Lane
Finchampstead
Berks
RG40 4HD

Application Number: F/2002/6210

Parish: **FINCHAMPSTEAD**

Location: **27, Nash Grove Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling plus alterations to front windows.**

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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

WAFFL. 66035

NAB. Post appln.

11 FEB 2003

COPIES TO | ACK | FILE

Sheila Viner

From: Neil Harrison [NeilHa@Attachmate.com]
Sent: 11 February 2003 15:47
To: 'Development.Control@wokingham.gov.uk'
Subject: RM/2002/7976 Inquiry — no 34 Nash Grove

6210

To Natalie Brown,

I wish to raise an inquiry regarding the above planning application at 27 Nash Grove Lane concerning two areas. My name is Neil Harrison and I live at no. 29.

Drainage. The front drive area of my property at 29 is lower than that of both the neighbouring properties and suffers from flooding during wet weather. During low to moderate rainfall puddles form, during heavy rain larger areas of the drive are flooded and, on occasions, this has flooded into my property to the integral garage and floor void in the front rooms. This has always stayed below the damp proof course but obviously is a cause for concern. With the proposed extension to the front of no. 27 the drainage of roof water & surface water will / could cause additional pressure to the current drainage in the area and adversely affect no. 29. I would like the decision making process regarding this planning application to take this into consideration.

Light. Raising the height of the roof on no. 27 could impact the amount of sunlight and daylight entering the windows on the ground floor rooms of 29 which face south. This will affect the Front room, Study, Utility room and Kitchen at no. 29. I would like some assurance that the proposed development does not adversely affect the amount of light received by these rooms.

Thanks and Regards
Neil Harrison

Mob 07768 234 893

Application Number F/2002/6210
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	L001	R001	
2	L014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 27 Nash Grove Lane
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6210

OFFICER: Francis Leo

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes but blow away

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalow. and 2 storey dwelling. long front gdn.

3. DESCRIPTION OF SITE/BUILDING chalet type bungalow long front garden..

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 29 ~~has~~ (2 storey bldg) has 2 dormers on the side.
No 25. has a garage in front of the main dwelling (Chalet type)
No 25 has a gpg extn ~~to~~ 4m deep beyond rear bldg line.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING at front

LEVELS —

BOUNDARY TREATMENT 1.8m high fences

OTHERS

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6210

Applicant : Mr & Mrs Black .

Location : 27, Nash Grove Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling plus alterations to front windows. but stolen or blown off

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 22/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 17/05/2002. 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: no objection.

Planning Issues : I'd sett

SBE1, SBE2

WOS3, WBE1

ENV1

Application Number: F/2002/6210 **Officer : Francis Leo**
27 Nash Grove Lane, Finchampstead

Appraisal :

Development
Proposed single storey rear extension to dwelling plus alterations to front windows.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
As part of a pre-application enquiry the applicant was informed in September 2001that the principle of extending the property was acceptable provided that the details of the scheme were acceptable in terms of the relationship with the neighbouring dwellings and the impact upon the character of the area. The applicant was also informed that the provision of accommodation at first floor level may be considered acceptable because of mixture of house types in the area provided that the ridge height was no higher than the neighbouring dwelling to the north no 29.

Following officers advise applicant has submitted only a single storey rear extension which is the subject of this application.

The proposal would have no adverse impact upon the neighbouring properties because no 27 to the north is set-back some 9m from the rear building line of application site and no 25 is set-back 1m and there is a garage in between along with a 1.8m high timber boundary fence. Also no windows are proposed to the flank wall of the proposed extension to avoid any overlooking. In view of this it is felt that the proposal would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The proposal is a single storey extension and it is located at the rear and would not be seen from the front. Also it would have a pitched roof following the profile of the existing roof and the ridge line. Given that there are a mixture of house types in the area it is considered that the proposal would have no adverse impact upon the character of the area.

Parking: There are no parking implications for this application.

Recommendation : approval ☑ **Refusal** ☐

FROM: Francis Leo

DATE: 03 April 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6210

Proposal: Proposed single storey rear extension to dwelling plus alterations to front windows..

Site Address: 27, Nash Grove Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs Black .

Your observations are required in respect of this application **by 27/04/2002**

19 APR 2002

Parish Councillors have no objection to this proposal

SIGNED: C.S. Cl

DATE: 19/4/02

Clerk To Finchampstead Parish/Town Council.

(*) PRE-APP (*)
ATTACHED

Application Number : F/2002/6210	**Map No : 98**
Case Officer : FL	**Site Area : 0.07**
Valid Date : 22/03/02	**Received Date: 22/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling. + alterations to front windows

Location : 27, Nash Grove Lane, Finchampstead, Wokingham.

Parish : FI **Ward : FIN**

Applicant : Mr & Mrs Black .

Fee Required: £95 **Fee Received: £95** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SEN + See map

.....

.....

Pre-app attached.

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

Tel: 0118 974 6502

Date: 03 April 2002

My ref: F/2002/6210

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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/2002/6210
27, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus alterations to front windows.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6210**
27, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus alterations to front windows.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: 0118 974 6502

Date: 03 April 2002

My ref: F/2002/6210

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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

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27, Nash Grove Lane, Finchampstead, Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6210**
27, Nash Grove Lane, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus alterations to front windows.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2002/6210

Proposal:
Proposed single storey rear extension to dwelling plus alterations to front windows.

Location:
27, 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 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/2002/6210 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2002. 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.

Trevor Watson
Development Control Manager

03 April 2002

Environmental Services

For office use only.
Application number: 22.MAR2002* 6210

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR & MRS BLACK 27 NASHGROVE LANE FINCHAMPSTED BERKSHIRE RG40 4HD 07958 175787
2	Agent's Name Address and postcode 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.	27 NASHGROVE LANE FINCHAMPSTED BERKSHIRE RG40 4HD
4	Give brief details of the proposal for example, two storey side extension About the application	ONE STOREY REAR EXTENSION

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.	FACING BRICKWORK TO MATCH EXISTING & ROOF TILES 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.	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 ☑

3540 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1933

ADDRESS 27 NASH GROVE LANE PARISH ~~BARKHAM~~ FINCHAMPSTEAD 1-4-86

PLOT No.

BUILDER

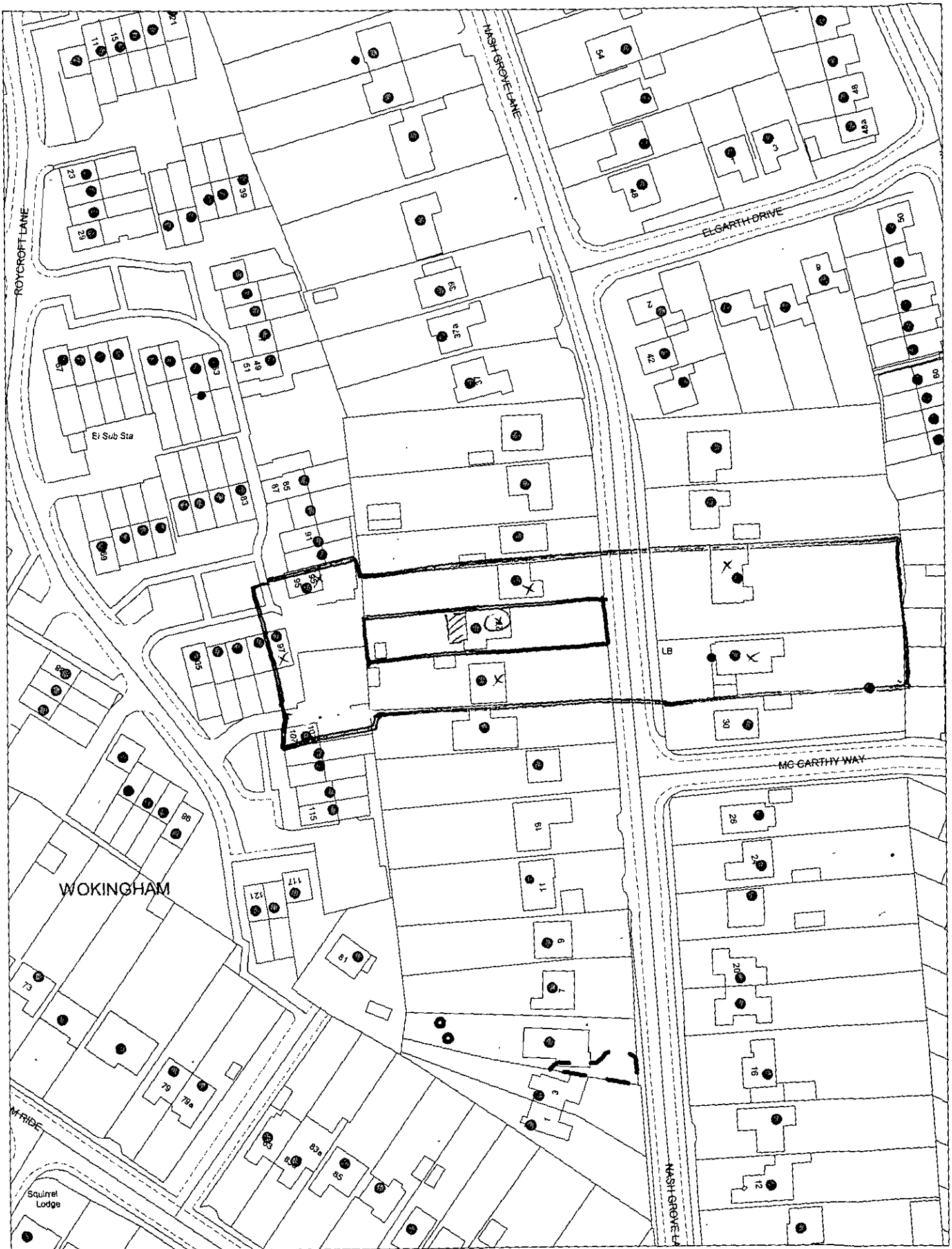
ORD. SHEET No. SU. 7969 98

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/125/67		O/L.		CIA
160/67		BUNGALOW & GARAGE		APP CIA
BR 2927	MR & MRS SMALLWOOD	S/STOREY EXTENSION	3.7.75	APP
02978	"	" " - REPOS. GARAGE	7.8.75	CIA
BR 4612	MR. D. BEAVIS	EXTENSION TO LOUNGE	26.4.76	APP
04577	"	"	10.6.76	CIA

MINISTRY DECISION

SPECIAL ORDERS

22.MAR2002 6210



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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002

Scale: 1 : 1250

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