APPLICATION NO:
F/2001/5520

LOCATION:
30 Gilbert Way, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs I Malins C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **11/01/2002**
LE 15/01/02
APPLICATION WILL HAVE EXPIRED ON:
06/02/2002

CASE OFFICER: ~~**Heidi Lynch**~~
Phillip Taylor

633

D.Q.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs I Malins
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5520

Parish: **FINCHAMPSTEAD**

Location: **30, Gilbert Way, Finchampstead, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. Prior to commencement of works an Arboricultural Method Statement detailing how the extension will be constructed so that no damage is caused to any part of trees shall be submited to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

Condition
6. The Local Planning Authority shall be given written notification of commencement of works 5 days before works commence in order for a site visit to be arranged.

Condition
7. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To ensure that no damage is caused to any part of the trees.

Reason
6. To ensure that no damage is caused to any part of the trees.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LD3.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WBE11.

Anna Cronin
Head of Planning & Transportation
Date: 23/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5520 ~~HEPT~~
BUILDING CONTROL NUMBER.	RI 2001/2541 South
~~APPLICANT~~/AGENT	Andrew.
ADDRESS OF SITE	30 Gilbert Way FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3260A	AH/E/3260A
ELEVATIONS	— "	— "
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/6/02	

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	

ADDRESS 30 GILBERT WAY PARISH FINCH

PLOT No. 38 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1472/72	Luff	O/L Res Dev	31.8.72	Ref
40878	Appeal	Dem 85 + Res Dev	13.12.93	Re
43556/7	Redrow Homes	43 Det Dwellings	23.12.94	Re
45148/9	" WDr			W.
96/63477/F	"	1 Det House + Garage	23.3.97	CA
A96/0133/A	"	"	18.7.96	App

MINISTRY DECISION 40878 Appeal dismissed 27.1.95

SPECIAL ORDERS TPO 674/94

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 1, 2002
My ref. BP/F/2001/5520

Mr M Ashton
24 Fir Cottage Road
Finchampstead
Wokingham
Berkshire
RG40 4RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Ashton

RE: PROPOSED 2-STOREY SIDE EXTENSION TO DWELLING AT 30 GILBERT WAY, FINCHAMPSTEAD

I refer to your letter dated 10th June 2002 regarding your neighbour's planning application for the above-mentioned proposal.

As I understand it, the main points of your letter were concern over loss of light to your house, loss of privacy as a result of overlooking and that the case officer did not visit your house.

The application was originally allocated to Miss H Lynch but then reallocated to Mr P Taylor. In dealing with the planning application your objections, as outlined in your letter dated 31.12.01 and e-mail dated 23.12.01, were taken into account. However it is not normal practice for planning officers to visit neighbouring properties as usually they are able to assess the implications of a planning application when they visit the application site.

In this case, as you are aware, the application is for a 2-storey side extension set in 1 metre from the existing front elevation of 30 Gilbert Way. As the proposal would be located some 14 metres away and not directly to the rear of your property it was not considered that the proposal would adversely affect your property in terms of loss of light, and therefore as such it was not necessary to calculate 25° from your windows as the proposed development is not directly perpendicular to it. Again with regard to the issue of overlooking, whilst first floor windows in the front elevation could increase the amount of overlooking due to the relationship between the two properties, it was not considered that this issue would warrant refusal. Furthermore, the applicant proposes that this window is fitted with obscure glazing as the windows are to an en-suite shower room and a small store room.

As you have already been advised, unfortunately there is no right of appeal for third parties such as neighbours and therefore the decision cannot be overturned. However, I would reassure you that your comments were taken into account when dealing with the application and that the case officer's work was double checked by a senior officer, as is our normal practice.

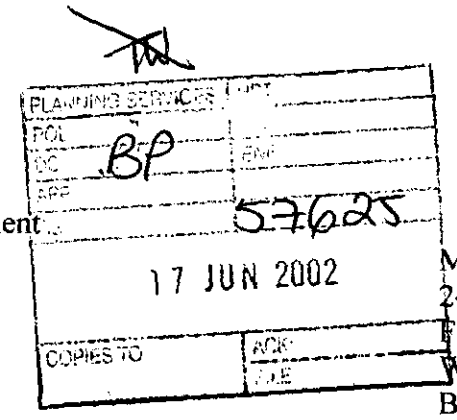
Mr M Ashton

July 1, 2002

I am sorry that you feel unhappy with the decision, but hope this letter clarifies matters for you.

Yours sincerely

MRS B POLNIK
Senior Planning Officer



REPLY REQUIRED
1/7/02

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mark Ashton
24 Fir Cottage Road
Finchampstead
Wokingham
Berkshire
RG40 4RY

Date 10th June 2002

Planning Application Number: F/2001/5520

Dear Mr. Watson,

I have received and read your letter dated 27th May 2002 with regard to the approval of the above planning application. I have also spoken to people within your department and been informed that there is no third party right of appeal to any decision your department makes.

In December last year when the application was first made, I spoke to the then planning officer Heidi Lynch, and explained my concerns about the proposed building work, it's impact on the light entering our house, and the effect it would have on our privacy as it clearly overlooks my 10 year old daughter's bedroom. I was informed that it was normal practice to undertake certain calculations, prior to the granting of planning approval. This way the impact a building may have on adjoining properties can be accurately calculated and compliance with the stated government guidelines can be maintained.

The letter your department sent through informing of the granting of the planning approval covered no such information. Further to this I visited your office and reviewed the case file to discovering no evidence of any calculation of the impact of the proposed building work in terms of direct sunlight to the garden, dining room, kitchen, conservatory or any other part of our property. I also could find no comment with regard to the invasion of privacy the proposed building work will clearly have. These issues were raised by back in December of 2001.

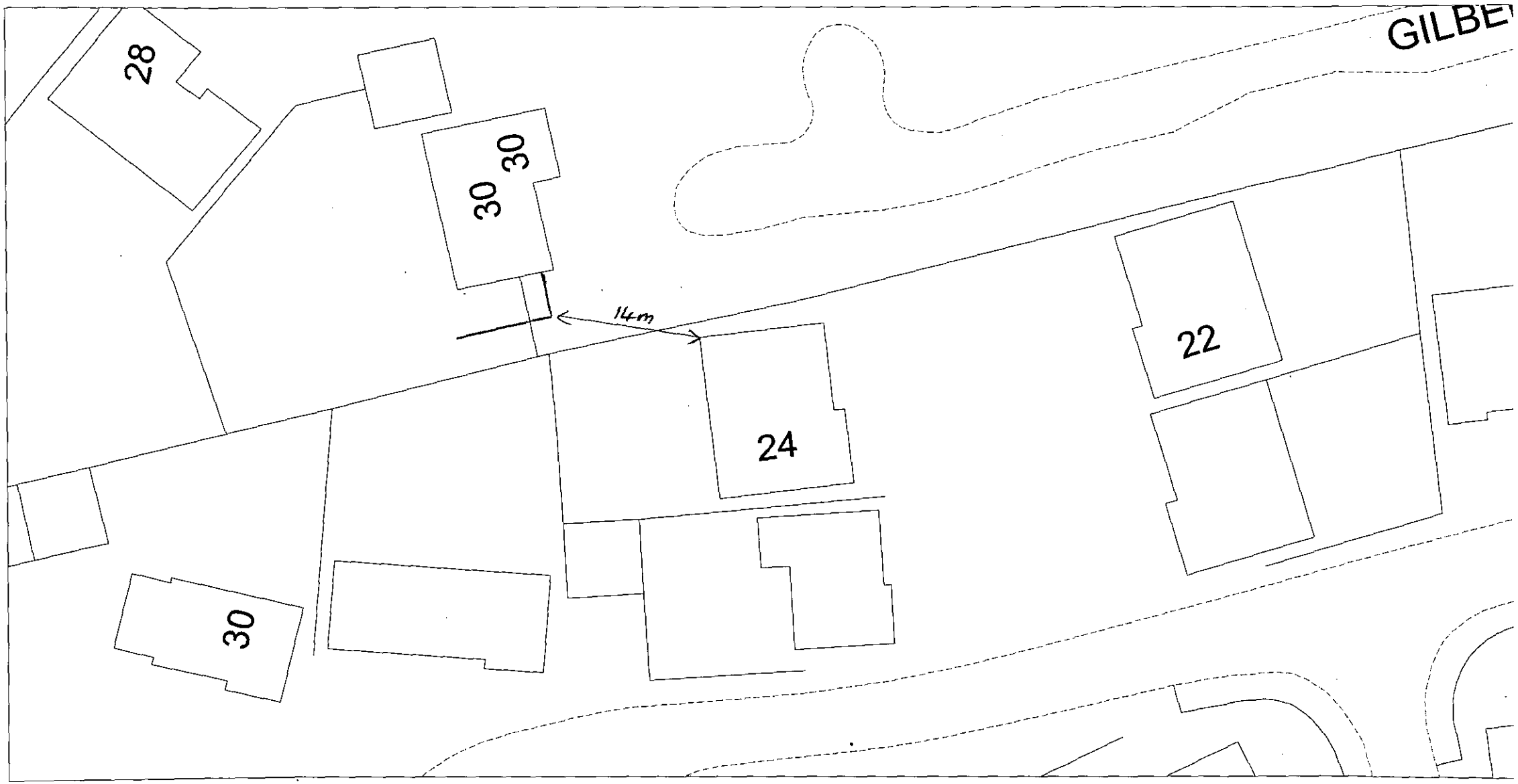
I also discovered that Ms. Heidi Lynch had not undertaken the approval process but that it had been passed to a Mr. Philip Taylor. Mr. Taylor made a site visit to number 30 Gilbert Way as part of the approval process. Whilst on the site visit he did not visit our property to evaluate the impact of the proposed building works. There was no evidence of calculations looking at angles of elevation or outlook from any window within our property and the impact on direct sunlight to any part of our property. He entered in his report that he 'looked over the fence.' The diagram drawn as part of the site report does not reflect accurately the angles between our properties as can clearly be seen from the survey diagrams.

As pointed out above there is no third party right of appeal in planning applications. I would however like some reassurance as to the impact the proposed building will have on our property.

I would therefore like to request that the calculations, diagrams and detailed considerations made with regard to the impact of the proposed building work, and explained as 'normal practice' by members of your department, be made available for review. I would particularly like to see the calculations with regard to the solid brick wall and fixed chimneystack that will in effect be moved 15 or so feet closer to the borders of our property taking the majority of sunlight from our dining room. I would also like some assurance that these calculations were undertaken prior to the granting of planning permission, and illustrate that the proposed building work complies fully with any planning guidelines.

Yours Sincerely

Mark Ashton



1:500

FROM: Heidi Lynch

DATE: 18 December 2001

DELEGATED

PLANNING SERVICES	RPT
	TLS
	ENF
GDP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5520

Proposal: Proposed two storey side extension to dwelling..

Site Address: 30, Gilbert Way, Finchampstead, Wokingham.

Applicant: Mr/Mrs I Malins C/O Andesign.

Your observations are required in respect of this application **by 11/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cly DATE: 10-1-02

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 18 December 2001

Application Number: F/2001/5520

Proposal: Proposed two storey side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
30, Gilbert Way, Finchampstead, Wokingham.

Applicant:
Mr/Mrs I Malins C/O Andesign.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AK 21/12/01

Environmental Services

For office use only.
Application number: 12.DEC.2001* 5520

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 I. MALINS
	Address and postcode	30 GILBERT WAY FINCHAMPSTEAD BERKS RG40 4HJ
	Phone number	9731579
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	TWO STOREY SIDE 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.	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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.	1 £95	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red	6	
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS I. MALINS

Date 11/12/2001

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

Received by Wokingham District Council

Application No: F/2001/5520

Proposal:
Proposed two storey side extension to dwelling.

Location:
30, Gilbert Way, 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/2001/5520 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. 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.

Head Planning and Transportation

18 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5520
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

088

PLANNING SERVICES	HPT
POL	TLS
DC HK	ENF
APP	
CS	
28 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 23 December 2001 19:28
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, December 23, 2001 7:35:05 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5520
Correspondent_FullName: Mark Ashton
Correspondent_StreetAddress: 24 Fir Cottage Road
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 4RY
Correspondent_Telephone: 9734468
Correspondent_Email: Mashton@Silverstream.com

Comments:

As we currently understand it, the proposed two story extension will directly overlook the rear of our property. This will allow the occupants of 30 Gilbert way to directly see into 2 bedrooms, dining room, kitchen, conservatory and garden thus restricting our privacy. In addition to which the proposed extension will block the afternoon sunlight from our patio and garden.

PLANNING SERVICES
HOL
CO
APP
07 JAN
COPIES TO:
AC
PRJ

Mr Mark Ashton
24 Fir Cottage Road
Finchampstead
Wokingham
Berkshire
RG40 4 RY
0118 9734 468

31st December 2001

Ref: F/2001/5520

Ms Heidi Lynch
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Ms Lynch,

Application Number: F/2001/5520
Site Address: 30 Gilbert Way, Finchampstead Wokingham
Proposal: Proposed two storey side extension to dwelling...

Having reviewed the plans and other details submitted I wish to formally object to the currently proposed extension covered by the above planning application.

The proposed side extension will bring the external wall of 30 Gilbert Way from a distance of 15 metres from our garden to within 4 metres of our garden, in doing so it will cut out the late afternoon and evening sunlight from over 50% of our garden. The trees currently situated in the garden of number 28 Fir Cottage Road already restrict this sunlight. Further to this the proposed extension will block out any direct sunlight coming into our dining room, and markedly restrict that entering our kitchen.

The currently proposed plans suggest that part of the extension is to be built under the natural canopy of two Oak trees –already cut back at least once. As pointed out within the application itself a review of foundation depth is to be undertaken so as to avoid any implications these trees may cause the proposed building work. I am also concerned that damage to the roots of these trees may pose a further threat to our property.

Within the proposed application the first floor of the extension facing our garden will consist of a storeroom and an en-suite bathroom. Both windows of the proposed extension will directly overlook our garden as well as give a direct view into the two rear bedrooms of our house this I feel represents an unacceptable invasion of our privacy.

In addition to which the proposed extension will have a major impact on the outlook from the rear of our property, severely restricting our view of Barkham Woods and the surrounding countryside.

It is for these reasons that I object to the current planning application.

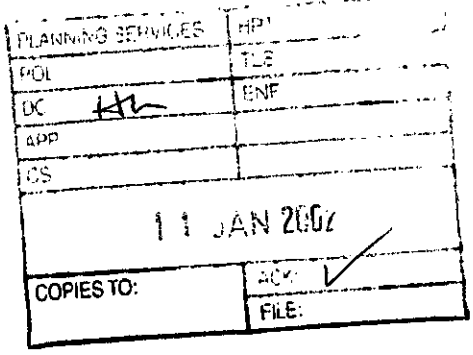
Your Sincerely

Mark R Ashton

Phillip

OBS

PLANNING SERVICES	HP
POL	TLE
DC HL	ENF
APP	
CS	
11 JAN 2002	
COPIES TO:	ACK ✓
	FILE:



Mr Mark Ashton
24 Fir Cottage Road
Finchampstead
Wokingham
Berkshire
RG40 4 RY
0118 9734 468

31st December 2001

Ref: F/2001/5520

Ms Heidi Lynch
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

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It is for these reasons that I object to the current planning application.

Your Sincerely

Sunlight to 24 Fir C.Rd

Claire J Ashton

Mr Mark Ashton
34 Fir Cottage Road
Finchampstead
Wokingham
Berkshire
RG40 4 RY
0118 9734 468

31st December 2001

Ref: F/2001/5520

Ms Heidi Lynch
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Ms Lynch,

Application Number: F/2001/5520
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In addition to which the proposed extension will have a major impact on the outlook from the rear of our property, severely restricting our view of Bramham Woods and the surrounding countryside.

It is for these reasons that I object to the current planning application.

Your Sincerely

Claire J Ashton

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

Tel: (0118) 974 6442

Date: **18 December 2001**

My ref: F/2001/5520

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/2001/5520
30, Gilbert Way, Finchampstead, Wokingham.
Proposed two storey side extension to dwelling.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5520**
30, Gilbert Way, Finchampstead, Wokingham.
Proposed two storey side extension to dwelling.
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 6442

Date: **18 December 2001**

My ref: F/2001/5520

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/2001/5520
30, Gilbert Way, Finchampstead, Wokingham.
Proposed two storey side extension to dwelling.

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Signed: _____ Date: _____
Councillor Cundy

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

Applicationo	Name & Address
F/2001/5520	Mark Ashton 24 Fir Cottage Road FINCHAMPSTEAD RG40 4RY
F/2001/5520	Claire J Ashton 24 Fir Cottage Road FINCHAMPSTEAD RG40 4RY
F/2001/5520	Mr L. Hughes 28 Fir Cottage Road Finchampstead RG40 4RY
APPLICATION APPROVED	LETTERS SENT 27.05.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5520

Applicant : Mr/Mrs I Malins C/O Andesign.

Location : 30, Gilbert Way, Finchampstead, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 06/02/2002. 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 Council - No objection
Highways - Conditional Approval
x2 Letters of objection - Neighbours - danger to trees and overlooking
Environmental Design - Oak trees in neighbouring garden are important and must be protected. Measures need to be taken to ensure roots are not damaged. Condition should be attached for a method statement of construction methods.

Planning Issues :

Impact on Neighbouring Properties. Character of the area and Trees.

Policy: SBE1,2
WBE1, WOS3
LD3, ENI

Application Number: F/2001/5520

Appraisal :

The application property is a large detached house located at the end of a cul-de-sac with the identified settlement of Finchampstead.

The proposal is for a two storey side extension to provide a new lounge and bedroom. It would project 4.4m at the widest point. It would be set in 1.0m at the front, lowering the ridgeline by 0.4 metres. At the rear a single storey element would project by 1.0 metres.

The bedroom would have a single room frag the rear ~~of the~~ garden. There are 3 nearby houses on ~~F.F. Cottage~~ F.F. Cottage road set to the South. Large oak trees and a high hedge separate the two parts of the estate. No overlooking can occur.

There are two fine oak trees in the garden of No 28 F.F. Cottage Road. It is not considered by our in house Arboriculturalist that the extension would damage the roots of these trees. He recommends a schedule of works is submitted detailing how the extension will be constructed. The trees have been included in a Tree Preservation Order.

The extension by being set in at the front and having a lower roof means it would have less impact on the streetscene because of reduced mass.

Highways have recomended conditional approval.

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

Application Number F/2001/5520
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	~~R004~~ R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	Prior to commencement of works
5			An arboricultural method statement ~~shall~~ ~~is required~~ detailing how the extension will be constructed so that no damage is caused to any part of the trees. ~~Must be submitted before any works commence.~~ Shall be submitted to and approved in writing by the LPA and this shall be implemented as approved.
7 ~~6~~	C044	R044	"First / lower level side elevation of the extension"
			The LPA shall be ~~notified~~ given written notification of commencement
6.			"~~Arboricultural at WDC request~~ of works 5 days ~~[illegible]~~ before works commence in order for a site visit to be arranged." ~~[illegible]~~
			Reason – ~~To ensure method statement is complied with.~~

Reason – To ensure that no damage is caused to any part of the trees.

Reason – To ensure that no damage is caused to any part of the trees.

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2, ST3, 5, SBE9
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOD3, WT7, 6, WBE11
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Rp. [signature]
(Development Control Manager)

Date: 23.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 30 Gilbert Way
Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5520

OFFICER: ~~Heidi Lynch~~ Phillips

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Modern cul-de-sac large detached houses with variety of styles + colors paved round. Plenty of woods border it

3. DESCRIPTION OF SITE/BUILDING

ext: outside next to hedge/fence laurel bush + birch trees. faces up the close.

large detached yellow brick house probably 4 bedrooms - set to the side of the cul-de-sac. Faces round into close. small grass area at the front no hedging in sheen.

4. RELATIONSHIP TO ADJOINING PROPERTIES 24 Fir close - set to the front over the fence - objections.

boundary treatment - 9ft laurel bushes large oaks 30m

5. SITE CONSTRAINTS overlooking.

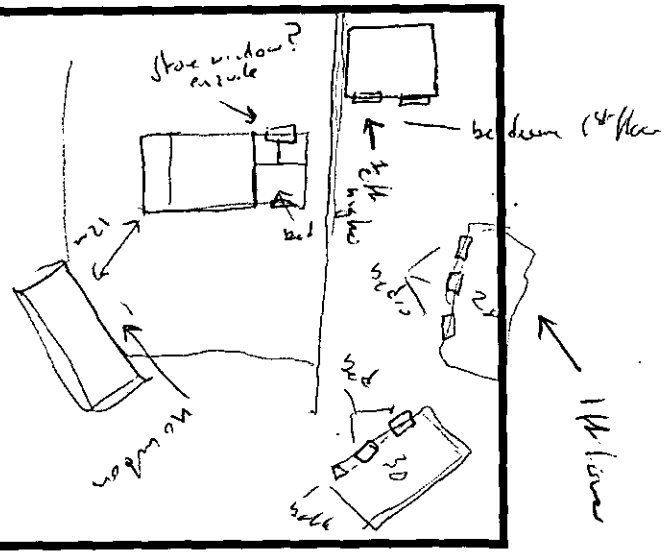
TREES

ACCESS/PARKING

LEVELS - drop towards fir cottage on 1ft or less

BOUNDARY TREATMENT 1.5 / 1.7 m long

OTHERS levels odd
24 - ½ ft high
28 - 1ft lower



no other extensions to house nearby
quite a visible house

TO: **DEVELOPMENT CONTROL**
Philip Taylor

FROM: Environmental Design

DATE: 8th May 2002

Location: 30 Gilbert Way, Finchampstead.

Proposal: Proposed two storey side extension

Application Number: F/2001/5520

In response to your consultation dated for the above application, the arboricultural comments are as follows:

There are two fine Oak trees growing in the garden of the neighbouring property, 28 Fir Cottage Road. These are 6m and 6.5m from the proposed extension. British Standard 5837:1991 recommends that no development takes place within 6m of trees of their size, age and vigour. Therefore the position of the extension complies with this guidance.

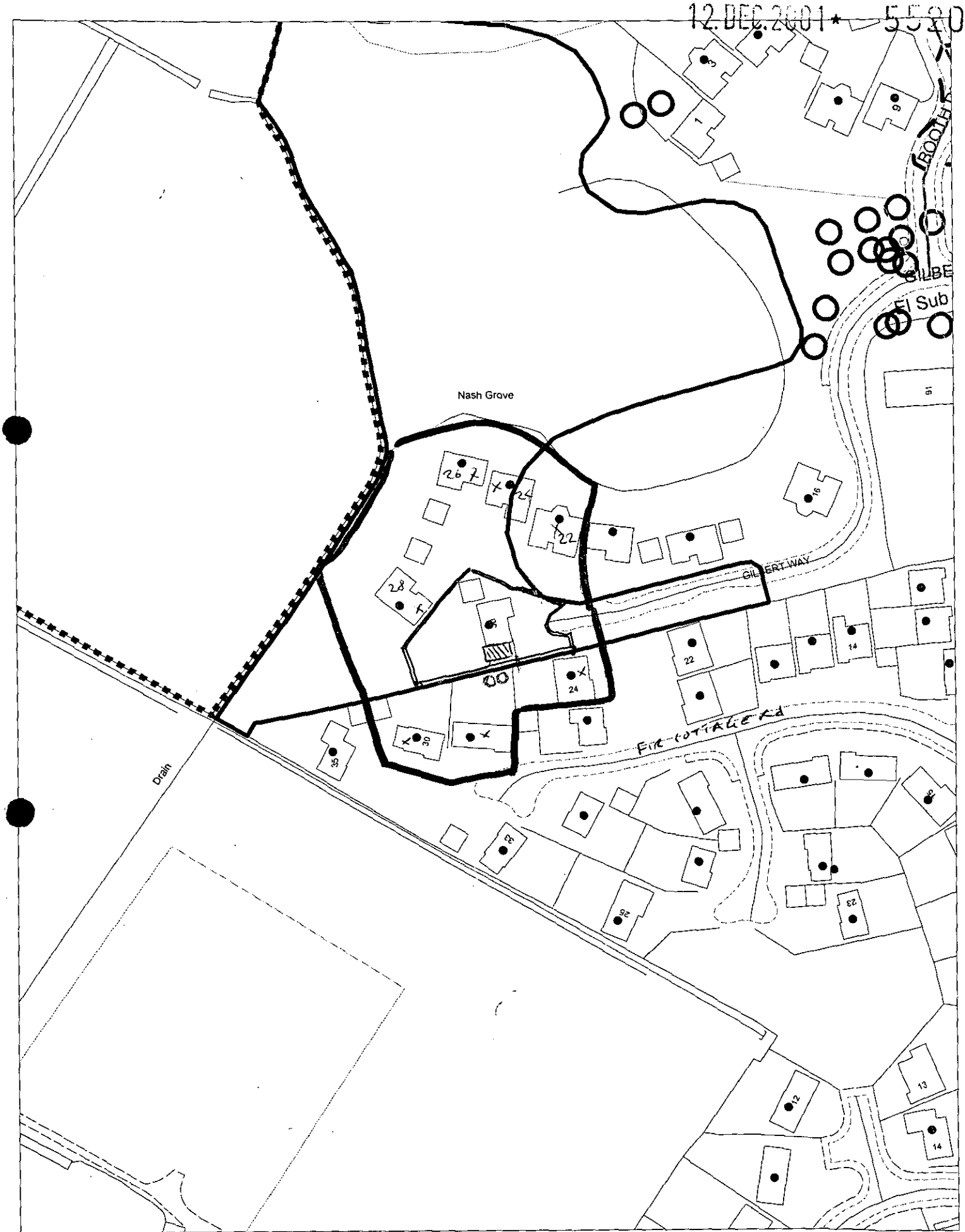
Both trees have relatively high crowns, which should not interfere with construction of the building.

It is essential that great care be taken so that the roots and rooting area of the trees is not damaged. This means that the whole area between the trees and the extension must be treated as sacrosanct. No changes in ground level, storage of materials or equipment etc must take place within this area. The ground will need to be protected to ensure that no compaction occurs through building activities including the use of scaffolding. If planning permission is granted then a condition should be attached requiring that a method statement be submitted detailing how the extension will be constructed so that no damage is caused to any part of the trees.

Whilst the trees should not cause excessive shading there will be problems with leaf fall which will require that the gutters are regularly cleaned out. I will be including both trees in a Tree Preservation Order, which will take away neighbours common law rights to cut back overhanging growth. The Council will not allow any pruning of these trees in the future purely to reduce problems associated with leaf fall.

Neil Etherington
Senior Arboriculturist

12.DEC.2001* 5530



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Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001

Scale: 1 : 1250

N
W E
S

Application Number : NEW/2001/5520 (F)

Case Officer : HL

Valid Date : 12-12-01

Map No : 90,98

Site Area : 0·08

Received Date: 12/12/2001

Level : Delegated Application

(F) Description : Proposed two storey side extension to dwelling.

Location : 30, Gilbert Way, Finchampstead, Wokingham.

Parish : FI Ward : FIN 18/12/01 JB

Applicant : Mr/Mrs I Malins C/O Andesign.

Fee Required: £95 Fee Received: £95 (2)

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 18/12/01 -BC

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

NEIGHBOURS

.....

S|N + See map

.....

.....

.....

.....

.....

OTHERS

.....

- Rural Area
- Within area covered by TPO

.....

.....

.....

.....

.....

No pre-apps

ADDRESS 30 GILBERT WAY PARISH FINCH

PLOT No. 38 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
1472/72	Luff	O/L Res Dev	31.8.72	Ref
40878	Appeal	Dem 85 + Res Dev	13.12.93	Re
43556/7	Redrow Homes	43 Det Dwellings	23.12.94	Re
45148/9	" WDr			W.
96/634/F	"	1 Det House + Garage	23.3.97	CA
A96/0133/A	"	"	18.7.96	App

MINISTRY DECISION 40878 Appeal dismissed 27.1.95

SPECIAL ORDERS TPO 674/94

Environmental Services

For office use only.
Application number: 12.DEC.2001* 5520

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 I. MALINS
	Address and postcode	30 GILBERT WAY FINCHAMPSTEAD BERKS RG40 4HJ
	Phone number	9731579
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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	TWO STOREY SIDE 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.	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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.	4	
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.	6	
	• 1:500 scale site layout plan.	6	
	• 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: (ANDESIGN)

on behalf of MR & MRS I. MALINS

Date 11/12/2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5520**
CASE OFFICER: **Heidi Lynch**
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				

PT 0858

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

21 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

MR. L. Hughes
28 Fir Cottage Road
Finchampstead
WOKINGHAM
RG 40 4RY
Tel 0134 4 892816 (work)

Environmental Services Department
Planning Service
P.O. Box 157
Shute End, Wokingham

FAO MR. Philip Taylor.

Dear Sir

Re:- Application Number F/2001/5520
Site Add. 30 Gilbert Way, Finchampstead, Wokingham.

We have viewed the proposed plans for the two storey extension to the above property and have concerns over the foundations for the property damaging two mature trees at the end of our garden.

I would appreciate confirmation from the client that work to prepare foundations for the extension will not damage the trees or their roots. Alternatively, we would appreciate your guidance on how to persue this matter further.

Yours sincerely.

L Hughes

Trees