APPLICATION NO:
F/2001/5454

LOCATION:
346 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Mr J Hall C/O Mr G Farrell

PROPOSAL:
Proposed single storey front & rear extensions to dwelling plus rear dormer extension.

EARLIEST DATE FOR DECISION: **14/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

568
01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Hall
C/O Mr G Farrell
43Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Application Number: F/2001/5454

Parish: **FINCHAMPSTEAD**

Location: **346, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front & rear extensions to dwelling plus rear dormer extension.**

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.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

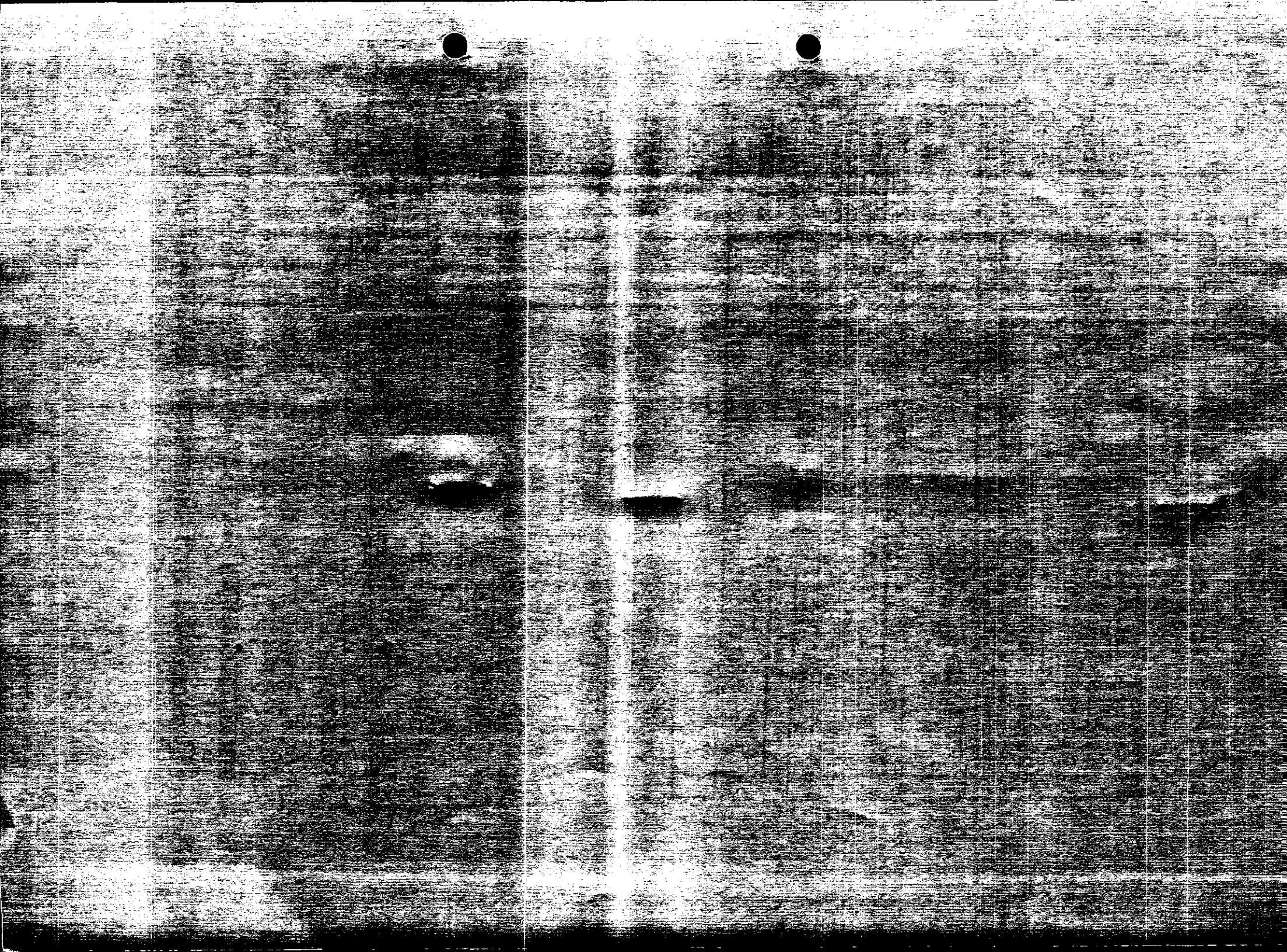
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5454	HL
BUILDING CONTROL NUMBER	FP 2002/2938 South.	
APPLICANT/AGENT	Greg Farrell	
ADDRESS OF SITE	346 Finchampstead Road. CROWTHAM.	
DESCRIPTION OF PROPOSED WORK	S/S ext & rear exts plus dormer (rear) ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Hall 01A	Hall 01B
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC	plan A - larger dormer. To query with Greg. Sent e'mail	
DATE	3/4/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	3/4/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5454
CASE OFFICER: Heidi Lynch

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

Application Number F/2001/5454
Conditions/Reasons for Refusal

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

Application Number: F/2001/5454

Appraisal:

The proposed development is a single storey front and rear extension and a rear dormer extension to a detached dwelling. The ~~house~~ dwelling is two-storeyed with integral garage and has existing dormers in the front and rear roof-slopes. The roof is pitched with gable ends. The property is located in a residential street within an identified settlement. The neighbouring property (no.348) appears to be an identical house with the exception of the front dormer window.

The proposed rear extension will be 3.0m in depth from the existing rear flank wall of the house. It will be 3.5m in width and will have a bay-type window on the rear wall and a double door facing into the site. The extension will have a pitched roof with a hipped end, 4.0m at ridge height and 2.6m at eave height.

The front extension will be 1.47m from the existing front wall which makes it 0.65m further forward than the existing porch. The garage extends 1.5m beyond the proposed extension. The roof will be pitched with a hipped end, 3.8m at the ridgeline and 2.7m at the eaves.

The dormer extension will be next to the existing dormer window. It will be 1.5m in width and will have a pitched roof above it. It will be 0.7m below the existing roofline and will be 3.1m from the closest side of the roof.

1. Impact upon neighbouring properties

The rear dormer extension will not affect the surrounding neighbours anymore than the existing rear dormer does. As it has a pitched roof and is of a small size, it will fit in with the existing and not look out of character with it. The dormer is set in from the roof ridge and eave line so it does not appear bulky or out of scale. It will therefore have limited effect on the surrounding properties.

The rear extension will be viewed primarily from the rear garden of no.4 Kiln Lane. The extension is single storey and will be approximately 10.0m from the rear wall of this house. It is therefore considered there will be no adverse impacts on no.4. The rear extension will also be at least 10m from the other side boundary with no.348 Finchampstead Rd. It will therefore have little impact on this property.

The front extension will be screened from no.2 Kiln Lane by the existing garage. It will therefore have no impact on this property. As the extension is only single storey and of a small size, it is considered to have little impact on the other neighbouring property no.348.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

Only the proposed front extension will be viewed from the streetscape and a hedge along the front of the property will help screen it to some degree. Although the proposed front extension will allow no.346 to look more different from the neighbouring property no.348, as the extension is of a small size this is not enough to warrant refusal. The extension has also been designed in

a way to fit in with the existing house by mirroring the shape of the garage (i.e., the front-ridged roof section) and will be constructed of materials matching the existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5454

Applicant : Mr J Hall C/O Mr G Farrell.

Location : 346, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed single storey front & rear extensions to dwelling plus rear dormer extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 01/03/02

Date Registered : 17/01/2002

Earliest Date for Decision : 14/02/2002

Latest Consultation Date/Site Notice Expiry Date : 14/02/2002

This application will have expired on: 14/03/2002. 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 objections

Planning Issues :

Identified Settlement } WOS3, WBE1
Impact on neighbours } SBE1, SBE2
Impact on street scene } EN1

South East Local Plan Boundary

RECORD OF SITE VISIT

SITE ADDRESS: 346 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5454

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 01/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
On busy road. House next door identical except for front dorm

3. DESCRIPTION OF SITE/BUILDING
2 storey with integral garage
Front dormer window

4. RELATIONSHIP TO ADJOINING PROPERTIES
High shrubs along boundary with Kiln Lane properties + fence
1.8m close board fence along other neighbour side boundary 348.
348 will not see ext except roof which is hipped.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Parking in garage + big drive area

LEVELS level

BOUNDARY TREATMENT Front of site quite well screened. Large tree at front boundary + evergreen hedge.

OTHERS

measure distance from Kiln Lane properties - could be quite close.

FROM: Heidi Lynch

DATE: 21 January 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5454

Proposal: Proposed single storey front & rear extensions to dwelling plus rear dormer extension..

Site Address: 346, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr J Hall C/O Mr G Farrell.

Your observations are required in respect of this application **by 14/02/2002** .

The Parish Council has no objections to this application.

PLANNING RECEIVED
PCT
DC
APS
CS
25 JAN 2002
COPIES TO:
ACK
FILE

SIGNED: C.S. Clerk

DATE: 25-1-02

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5454

Proposal:
Proposed single storey front & rear extensions to dwelling plus rear dormer extension.

Location:
346, Finchampstead Road, 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/2001/5454 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 14/02/2002. 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

21 January 2002

F

Application Number : ~~NEW~~/2001/5454	Map No : 99
Case Officer : HL	Site Area : 0.08
Valid Date : 17 JAN 2002	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed single storey front & rear extensions to dwelling plus rear dormer extension.

Location : 346, Finchampstead Road, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr J Hall C/O Mr G Farrell.

Fee Required: £95 Fee Received: £95 (5)

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	BOTH SIDE REAR VIEWS TO SHOW EXTENT OF CURVED WINDOW. OTHER SIDE REAR VIEW TO SHOW DORMERS. PROPOSED DORMER SHOWN	phoned 21/12	✓ 17 JAN 2002
FLOOR PLANS	LARGER THAN ON FLOOR AND BLOCK PLANS.	to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

FAO - CAROL HURST
PLANNING DEPT

Planning, Building Regulations & Structural Design

Building & Design Consultant

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel 0118 941 6249
Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com

12 JAN 04

Re. 346 FINCHAMPSTEAD ROAD, WOKINGHAM

Carol

Six copies of revised plans for this one, Grateful if this could be registered urgently

With Compliments

Regards

Greg

Environmental Services

For office use only.
Application number: 17.JAN.2002 5454

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	J. HALL 346 ENCHAMPSTEAD RD WOKINGHAM BERKS
	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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	FRONT & REAR EXTENSION & NEW REAR DORMER
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.	BRICK & 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR J. HALL

Date 5/12/01

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

① ADDRESS 346 FINCHAMPSTEAD ROAD PARISH ~~WOKINGHAM~~ FINCHAMPSTEAD 1.6.86

PLOT No. 1 (EX SHENSTONE HOUSE) ORD. SHEET No. (99)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/22/70	MADKINS	HOUSE & GARAGE ADS SHENSTONE HOUSE	12.8.70	REF
0/26/70		O/APP RES DEV	10.9.70	REF
0/39/70		O/APP. DEMOLISH SHENSTONE HOUSE	26.11.70	C/A
0/40/70		" "	26.11.70	REF.
0/10/71 8328		" "	14.7.71	APP. C/A
0/30/73		O/APP RES DEV PART OF SHENSTONE HOUSE	6.6.73	REF
0/44/73		" "	13.9.73	C/A
BR 1673	R.S. ATKINSON	DETACHED BUNGALOW	10.12.74	APP.
01752	"	" "	19.12.74	C/A
BR 3907	MR. E. DAVIES	" "	12.12.75	APP.
05535	Mr J I Hall	" "	25.11.76	N/A ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 22/73

DRAINAGE

091074

② ADDRESS 346 FINCHAMPSTEAD ROAD PARISH ~~WOKINGHAM~~ FINCHAMPSTEAD 1.6.86

PLOT No. 1 (ex Shenston House) ORD. SHEET No. (99)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*5606	Mr J I Hall	bungalow & garage	10.11.76	APP N/A
BR 5984e	"	"	1.2.77	APP N/A
05914	"	BUNGALOW	17.2.77	N/A REF.
06448	"	bung & int garage	9.6.77	N/A C/A
BR 6913	"	"	10.8.77	APP. N/A
21322	"	LOFT CONVERSION	31.5.84	N/A CLA
BR 23244	"	FIREPLACE, ADD. WINDOW	22.8.84	REF N/A
BR 24390	"	LOFT CONVERSION	29.3.85	APP N/A
BRA 2953	"	"	20.5.87	APP

DATE OF COMPLETION

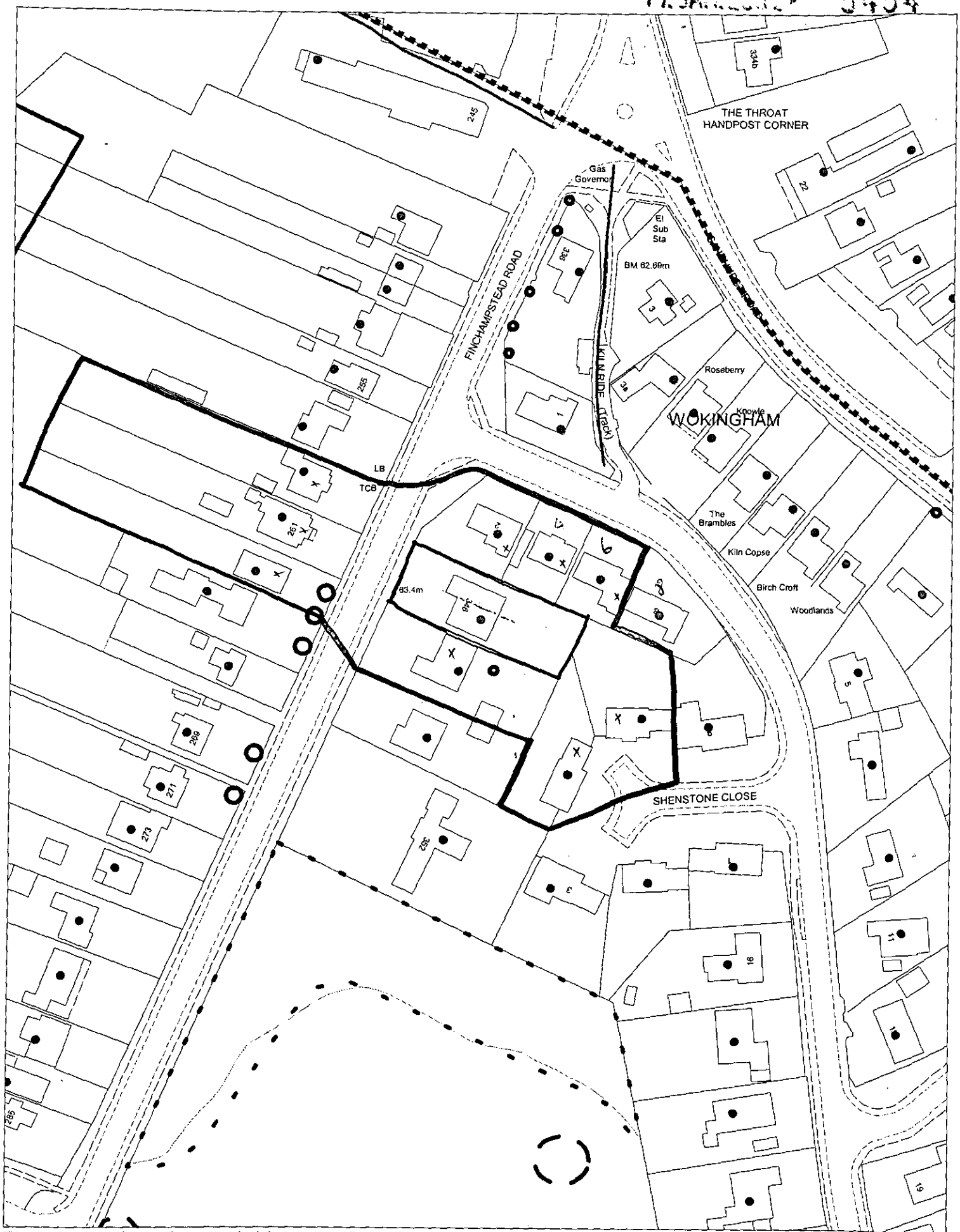
MINISTRY DECISION

SPECIAL ORDERS * BR 5606 cancelled by WDC. 22.10.79
BR 5984 " " WDC 31.1.80

DRAINAGE

091074

12 JAN 2002 5454



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Development Control Section, Environmental Services, Wokingham District Council.

12 December 2001

Scale: 1 : 1250

N W E S