APPLICATION NO:
**F/2000/1694**

LOCATION:
**203c Finchampstead Road, Wokingham.**

APPLICANT:
**Mr & Mrs D G Lumsden C/O Andesign**

PROPOSAL:
**Proposed single storey front extension to dwelling.**

EARLIEST DATE FOR DECISION: **14/07/2000**

**APPLICATION WILL HAVE EXPIRED ON:**
**25/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs D G Lumsden**
**C/O Andesign**
**9 Perkins Way**
**Wokingham**
**Berkshire**
**RG41 2TN**

**Application Number: F/2000/1694**

**Parish:** **WOKINGHAM**

**Location:** **203c, Finchampstead Road, Wokingham.**

**Proposal:** **Proposed single storey front 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 19/07/2000

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 1694 AT |
| BUILDING CONTROL NUMBER. | FP2000/0693 Brian |
| ~~APPLICANT~~/AGENT | Andesign |
| ADDRESS OF SITE | 203c Finchampstead Rd WOKINGHAM |
| DESCRIPTION OF PROPOSED WORK | S/s front ext |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | AH/E/2992 | AH/E/2992 |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 19/7/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 25/7/00. | |

| 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 | |

**Received by Wokingham District Council**

# Application No: F/2000/1694

**Proposal:**
Proposed single storey front extension to dwelling.

**Location:**
203c, Finchampstead Road, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**19 June 2000**

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2000/1694

**Applicant :** Mr & Mrs D G Lumsden C/O Andesign.

**Location :** 203c, Finchampstead Road, , Wokingham.
**Proposal :** Proposed single storey front extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 11/7/2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 11/7/2000

**Date Registered : 30/05/2000**

**Earliest Date for Decision : 14/07/2000**

**Latest Consultation Date/Site Notice Expiry Date : 14/07/2000**

**This application will have expired on: 25/07/2000. 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 :**
Neighbours: No comments received.
Wokingham Town Council: No objection

**Planning Issues :** (Identified Settlement) SEALP
1) Impact on neighbouring properties.
2) Impact on street scene / visual amenity

17/7/2000

Application Number: F/2000/1694

**Appraisal:**

1) Impact on neighbouring properties

The proposal is for a single storey extension to the front elevation of a 2 storey detached house to form a porch.

The proposed porch will be 4 metres wide and project from the existing front study area by 1.4 metres with an additional projection of 0.75m for a bay window. It will have an eaves height of 2.5 metres and a lean to ridge height of 3.2 metres, the bay window will not cause any overlooking.

No. 203B, to the north, 2 storey detached house, footprint set slightly back and positioned 8 m away from proposal behind a 2.5m high hedge, which contains a mix of conifer trees, on adjacent boundary. Due to the position and distance away the occupants of this property will not be affected – no adverse impact.

No.205, to the south, 2 storey detached house, due to the position and distance away the occupants of this property will not be affected – no adverse impact.

2) Impact on street scene /visual impact.

The overall design, materials, style and roof pitch will match that of the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

**Recommendation : Approval:** [✓] **Refusal:** [ ]
(tick appropriate box)

**Application Number F/2000/1694**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions /~~Reasons for Refusal~~ |
|---|---|---|---|
| | | | |
| 1. | SC01 | SR02 | |
| | | | |
| 2. | SC53 | SR12 | " WORK" |

John Russell
19/7/02

# RECORD OF SITE VISIT

SITE ADDRESS: 203c Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/1694

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on oak tree

2. DESCRIPTION OF SURROUNDINGS Residential / countryside. 2 storey, detached houses with own drives, facing busy Finchampstead Rd, across + over overlooking countryside. Individually designed + built. open front garden

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, open plan front garden, One of a group of 3 No houses with own private drive, Pink/buff/red brick, white wooden casement windows, red clay tiled roof, white barge boards + gutterings. Double garage with brown stained doors

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES — None / not affected

ACCESS/PARKING — As existing at front / drive way

LEVELS — No change

BOUNDARY TREATMENT — No. 203 B, approx 2.5m high mixed conifer trees on boundary + shrubbery.

OTHERS — No. 205, approx 1.6m high hedging

— Front open plan boundary,

— The main ~~street~~ road is screened with mature Oak (specimen) trees fronting Finchampstead Road.

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

Tel: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1694

**CONFIDENTIAL**

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY


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/2000/1694**
**203c, Finchampstead Road, , Wokingham.**
**Proposed single storey front 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2000/1694**
**203c, Finchampstead Road, , Wokingham.**
**Proposed single storey front extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1694

**CONFIDENTIAL**

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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


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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

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**203c, Finchampstead Road, , Wokingham.**
**Proposed single storey front extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
*Councillor Morgan*

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

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

Tel: 0118 974 6441

Date: **19 June 2000**

My ref: F/2000/1694

**CONFIDENTIAL**

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU


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


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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

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**203c, Finchampstead Road, , Wokingham.**
**Proposed single storey front extension to dwelling.**

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

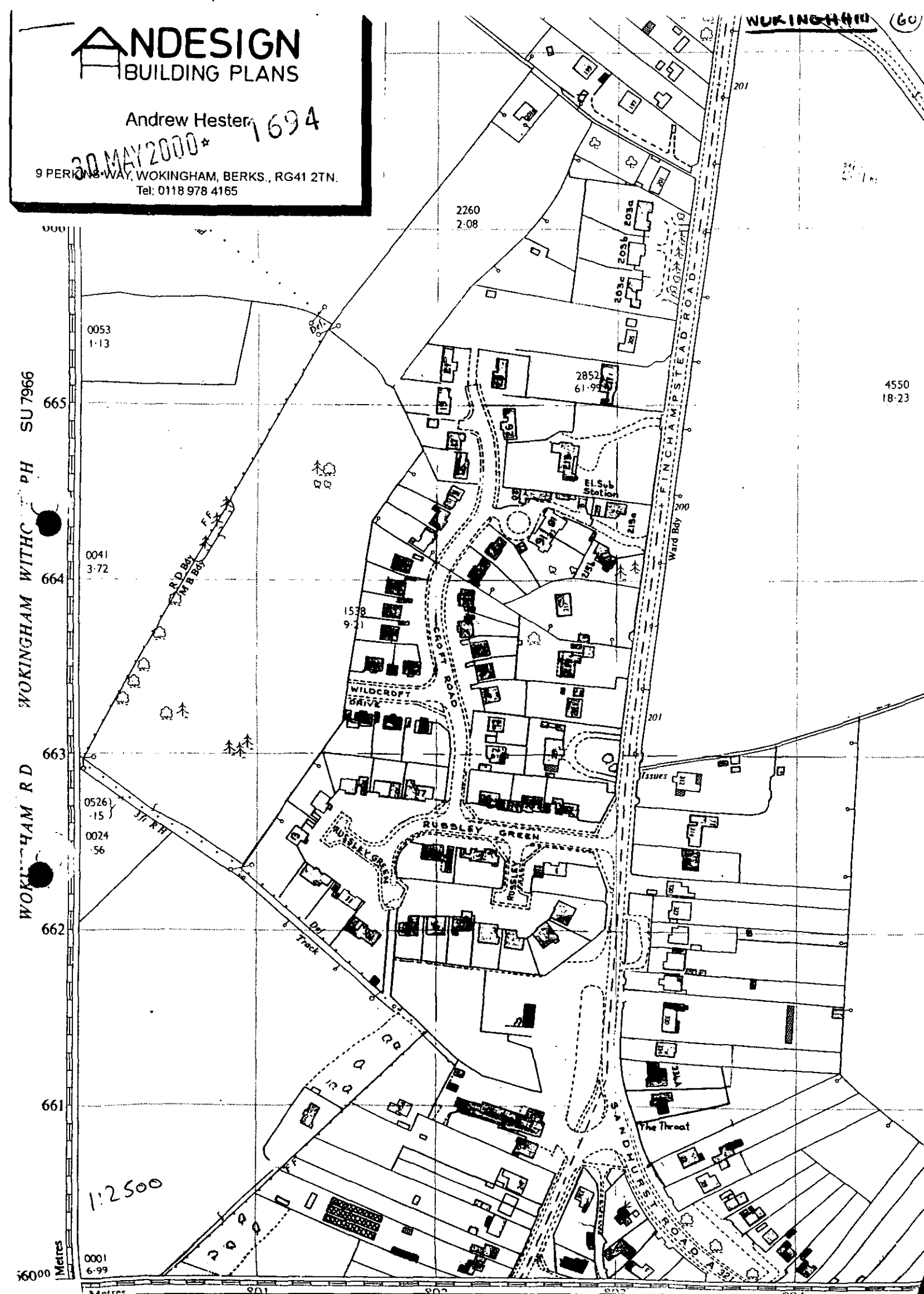
ANDESIGN
BUILDING PLANS

Andrew Hester

9 PERKINS WAY, WOKINGHAM, BERKS., RG41 2TN.
Tel: 0118 978 4165

1694

30 MAY 2000*



## WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 30.MAY2000

Officer: AT | Application No. F/2000/1694

Map No. 91 Site 0:13
Easting: ..... Flood Pln 16:4
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 203 C FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Evendons
19.6.2000

Applicant: MR/MRS LUMSDEN

Fee Received 95-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | property other side? Need more detail to be certain of location on GIS. | ✓ | |
| 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 : 19.6.2000 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 (BABTIE) .....
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 : .....

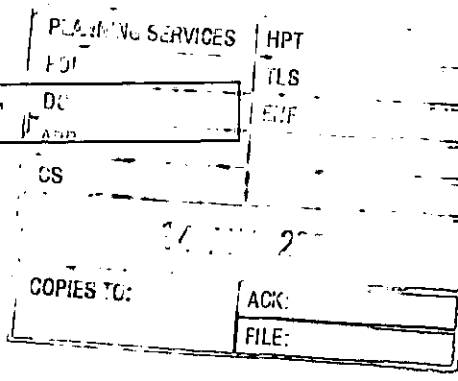
---

**OTHERS:**

.....
.....
No pre-apps

### NEIGHBOURS:

S/N + 203B, 205 Finchampstead Rd
12 Bradley Drive




# WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Andrew Thorley

**Application Number:** F/2000/1694

**Proposal:** Proposed single storey front extension to dwelling.

**Site Address:** 203c Finchampstead Road, Wokingham.

**Applicant:** Mr & Mrs D G Lumsden C/O Andesign

Your observations are required in respect of this application by **14/07/2000**

---

**No objection**

**SIGNED:** _____ **DATE:** 12/07//00

**CLERK TO Wokingham Town Council**

30.MAY2000* 1694

ADDRESS 203c RINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. (1) ORD. SHEET No. 91

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| TP 945 | CHARNLEY | RES. DEV. | 10.5.55 | C/A |
| TP 1209 | MILAM & SONS | 3 DWELLINGS | 9.8.56 | R |
| TP 837 | WHATLEY | 2 " | 9.12.54 | C/A |
| 06726 | MR. J. BALDWIN | O/APP. REPL. DWELLINGS & ADS | 4.8.77 | R |
| 11623 | " | O/APP. 1 " | 27.9.79 | C/A |
| 12096 | JONATHAN DEAN DEVS | DET. HOUSE, GARAGE, ACCESS | 13.12.79 | C/A |
| BR12623 | " | " | 22.1.80 | APP |
| BR25176 | MR & MRS A. SAGE | S/ST. EXTENSION | 19.9.85 | APP N/A |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION 06726 - APPEAL GRANTED - 29.9.78

SPECIAL ORDERS TPO 706/94

DRAINAGE

091074

# Environmental Services

For office use only.
Application number:

## Householder planning application form

30.MAY2000 * 16

WOKINGHAM DISTRICT COUNCIL

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 D.G. LUMSDEN |
| | Address and postcode | 203C FINCHAMPSTEAD ROAD<br>WOKINGHAM, BERKS<br>RG40 3HS |
| | Phone number | 9774951 |
| 2 | Agent's Name | ANDESIGN |
| | Address and postcode | 9 PERKINS WAY<br>WOKINGHAM, BERKS<br>RG41 2TN |
| | Phone number | 9784165 |
| 3 | Site<br>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 | SINGLE STOREY FRONT EXTENSION |
| 5 | Are there any trees on the site?<br>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?<br>*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?<br>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: NO CHANGE | Proposed: |
| **10** | Does a public right of way touch the site?<br>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).<br>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. | 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 D.G. LUMSDEN

Date 26/5/2000

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

ANDESIGN
BUILDING PLANS

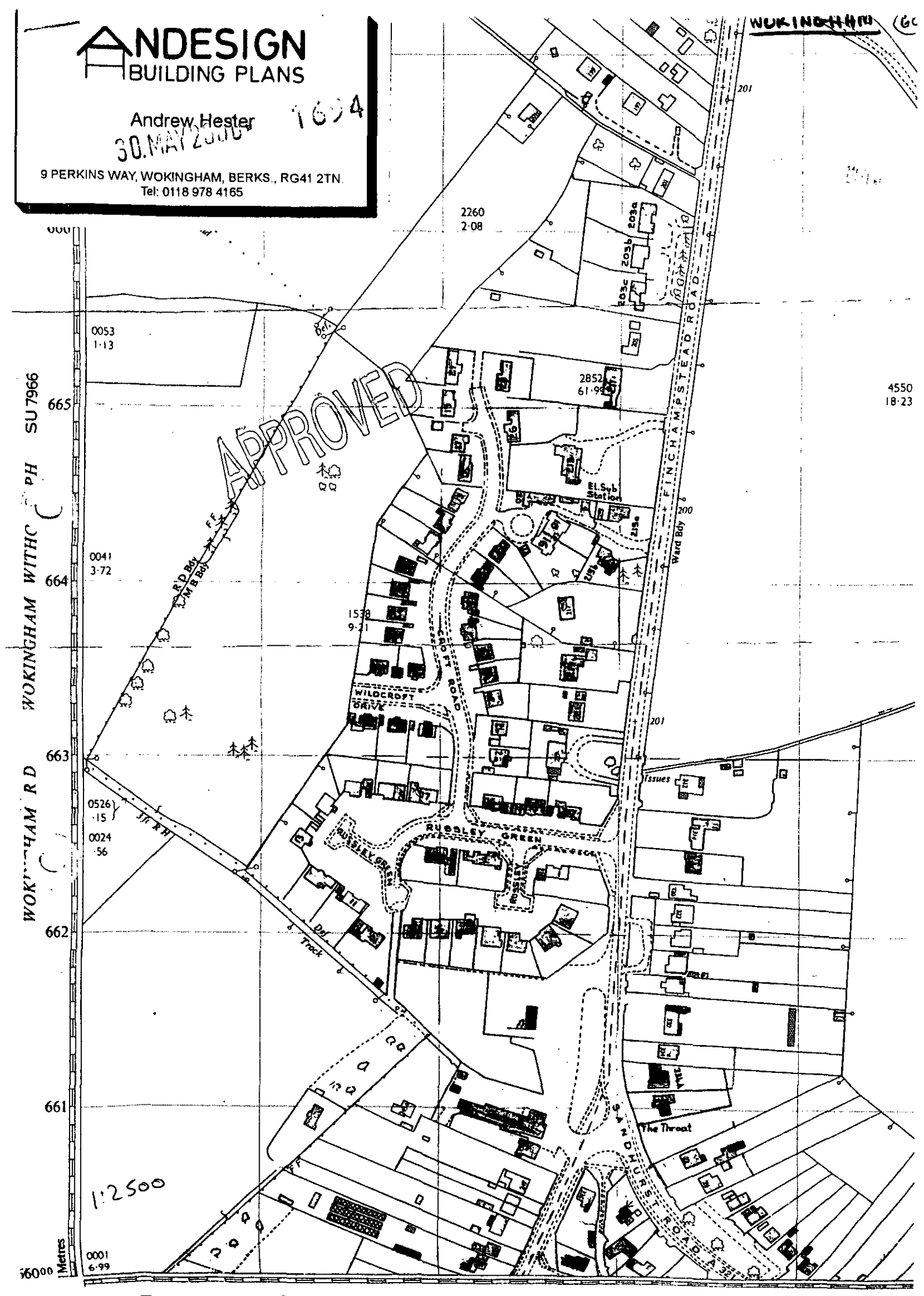
Andrew Hester

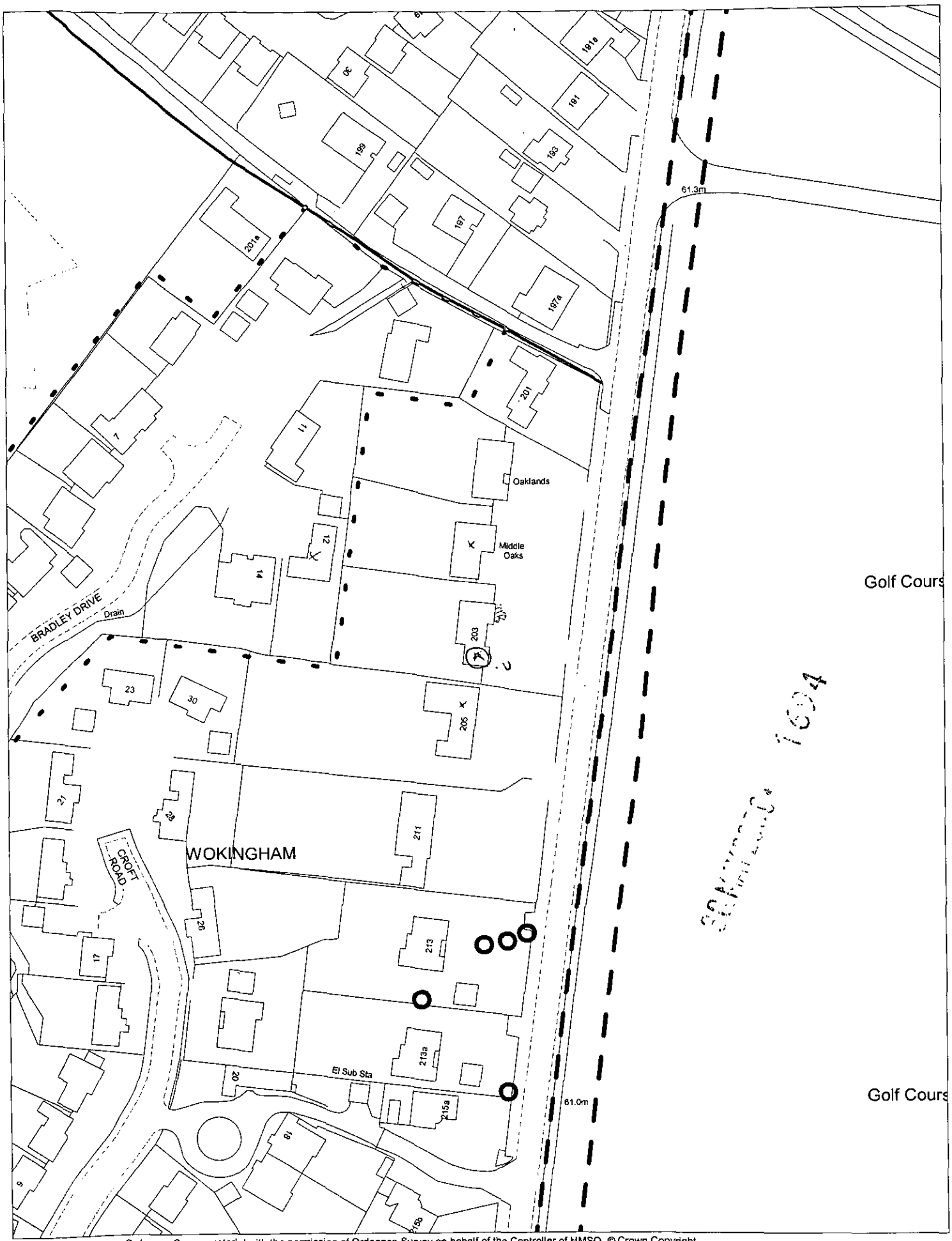
9 PERKINS WAY, WOKINGHAM, BERKS., RG41 2TN.
Tel: 0118 978 4165

1604

30.MAY 2006

APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 1250

N
W E
S