APPLICATION NO:
F/2000/1554

LOCATION:
77 Foxcote, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Patton C/O Mr D Burgess

PROPOSAL:
Proposed rear dormer extension to dwelling and formation of room in loft space.

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Patton
C/O Mr D Burgess
26 Elmdale Drive
Kidderminster
Worcs
DY10 3XE

Application Number: F/2000/1554

Parish: **FINCHAMPSTEAD**

Location: **77, Foxcote, Finchampstead, Wokingham.**

Proposal: **Proposed rear dormer extension to dwelling and formation of room in loft space.**

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.

Condition
3. The new bathroom window of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

FROM: Elaine Connor

DATE: 02 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1554

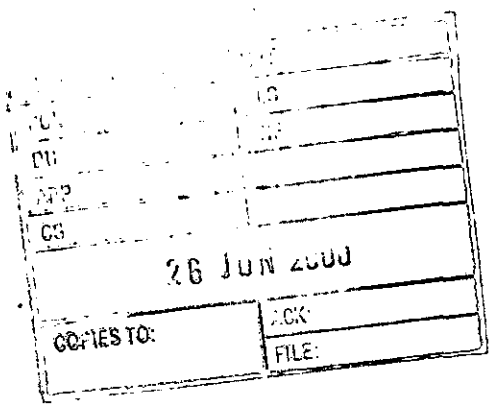
Proposal: Proposed rear dormer extension to dwelling and formation of room in loft space..

Site Address: 77, Foxcote, Finchampstead, Wokingham.

Applicant: Mr & Mrs Patton C/O Mr D Burgess.

Your observations are required in respect of this application **by 26/06/2000** .

Objection on the grounds of over-development of the site and is out of keeping with the surrounding area.



SIGNED: C.S. Cl

DATE: 26 JUN 2000

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 June 2000

Application Number: F/2000/1554

Proposal: Proposed rear dormer extension to dwelling and formation of room in loft space.

Parish: FINCHAMPSTEAD PARISH

Site Address:
77, Foxcote, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Patton C/O Mr D Burgess.

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).

Conditions
~~Comments~~

SC:23 (insert, Garaging & Parking)
SR:06.

Signed: _____ **Print name:** Stephanie Knowles.

12/06/00.

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

Tel: (0118) 974 6451

Date: **02 June 2000**

My ref: F/2000/1554

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1554
77, Foxcote, Finchampstead, Wokingham.
Proposed rear dormer extension to dwelling and formation of room in loft space.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1554**
77, Foxcote, Finchampstead, Wokingham.
Proposed rear dormer extension to dwelling and formation of room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **02 June 2000**

My ref: F/2000/1554

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1554**
77, Foxcote, Finchampstead, Wokingham.
Proposed rear dormer extension to dwelling and formation of room in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1554

Proposal:
Proposed rear dormer extension to dwelling and formation of room in loft space.

Location:
77, Foxcote, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1554

Applicant : Mr & Mrs Patton C/O Mr D Burgess.

Location : 77, Foxcote, Finchampstead, Wokingham.
Proposal : Proposed rear dormer extension to dwelling and formation of room in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses :

FINCH. P. COUNCIL: OBJECT - on grounds of over-dev & out of keeping with surrounding area.

HIGHWAYS: recommend cond. SC23 (SR06) (parking, garaging)

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1554
PROP: REAR DORMER EXTENSION.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The application being considered proposes a rear dormer extension to provide additional as part of a loft conversion. The windows will serve a bathroom and bedroom.
The property in question is a 2 storey semi detached whose rear garden backs onto that of the 9 & 9a Pine Drive. The window which will serve the proposed new bedroom will overlook the rear garden of no. 79 the neighb. prop. to the north & also no. 75 to the south. It is not considered that the impact upon the living conditions of the residents of these 2 properties will be adversely affected since views will be oblique. The windows proposed will also overlook the rear gardens of no. 9 & 9a. However given that these dwellings are approx. 50m away from the rear of boths no 9 & 9a Pine Drive. it is not considered that the windows will have an adverse neg. impact upon the residents of these dwellings.

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

Application Number F/2000/1554
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
			change to:
3	SC20	SR10	'bathroom' 'new bathroom window' ...
4	SC23	SR06	Parking & garaging.

13/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 77 Foxcote
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1554

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of H. types - houses & chalet style dwellings.

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling w. detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 79 - garage built to b. mtr no. 77.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 MAY 2000
Officer: EC	Application No. F/2000/1554

Map No. ..... Site ...203...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED REAR DORMER EXTENSION TO DWELLING AND FORMATION OF ROOM IN LOFT SPACE

Location: 77 FOXCOTE

Parish: FINCHAMPSTEAD Ward: Fin N ✓ 2/6

Applicant: MR/MRS PATTON

Fee Received 95-00 (3) 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	only 2 parking spaces shown (3 required)	2/6	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	2/6	
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: not necessary
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

.....S/N + 75, 79, 84, 86 Foxcote.....

.....9, 9a Pine Drive, Finchampstead.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 77 FOXCOTE

PARISH FINCHAMPSTEAD 1.4.86 ~~WAX/WITHOUT~~

PLOT No. 4/6

ORD. SHEET No. SU.8065-99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/176/68	ORCHARD GLEN PROPERTIES	O/APP. RES. DEV.	3.10.68	N/A C/A
9/70	"	SEMI-DET. HOUSE & GARAGE	VARIOUS	APP. C/A
BR23381	MR & MRS NESTLAKE	EXT. TO GARAGE + CLOAKROOM	14.9.84	APP N/A
[illegible]2279	"	"	15.10.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Room in roof space with Rear dormer Ext. Mr D Burgess 05/05/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

19.MAY2000* 1534

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. PATTON
	Address and postcode	77 FOXCOTE FINCH HAMPSTEAD WOKINGHAM RG40 3PG
	Phone number	0118-973-2139
2	Agent's Name	MR.D.BURGESS
	Address and postcode	26 ELMDALE DRIVE KIDDERMINSTER WORCS DY10 3XE
	Phone number	01562 - 748992
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.	77 FOXCOTE FINCH HAMPSTEAD WOKINGHAM RG40 3PG
4	Give brief details of the proposal for example, two storey side extension. About the application	FORMATION OF ROOM IN ROOF SPACE WITH REAR DORMER 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.	DORMER CHEEKS & FRONT:- VERTICAL TILE HANGING TO MATCH EXTG ROOF ROOF: BITUMENOUS FELT
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: 4
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

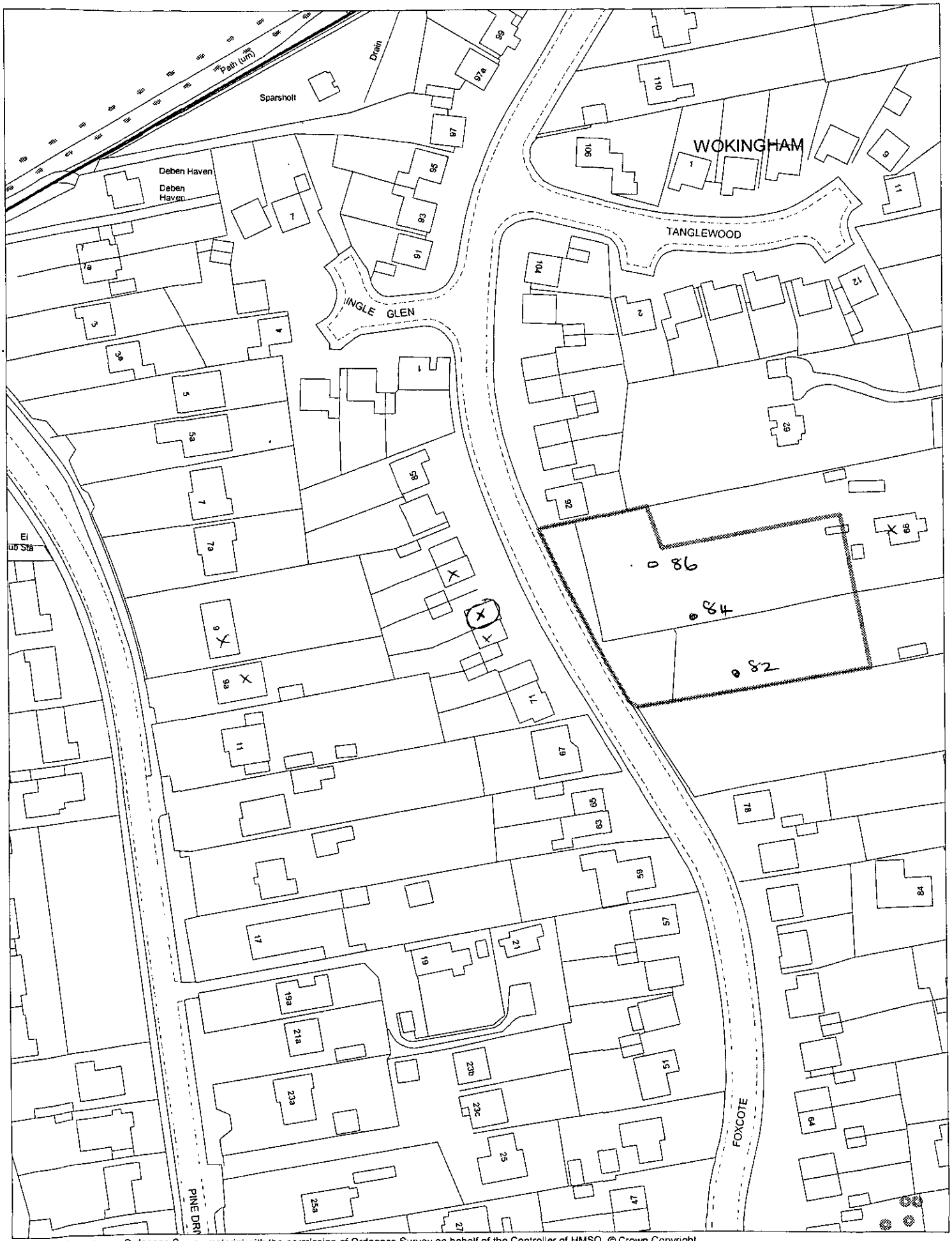
None of the land forms part of an agricultural holding.

Your signature: D Burgan

on behalf of MR & MRS. PATTON

Date 17/5/2000

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



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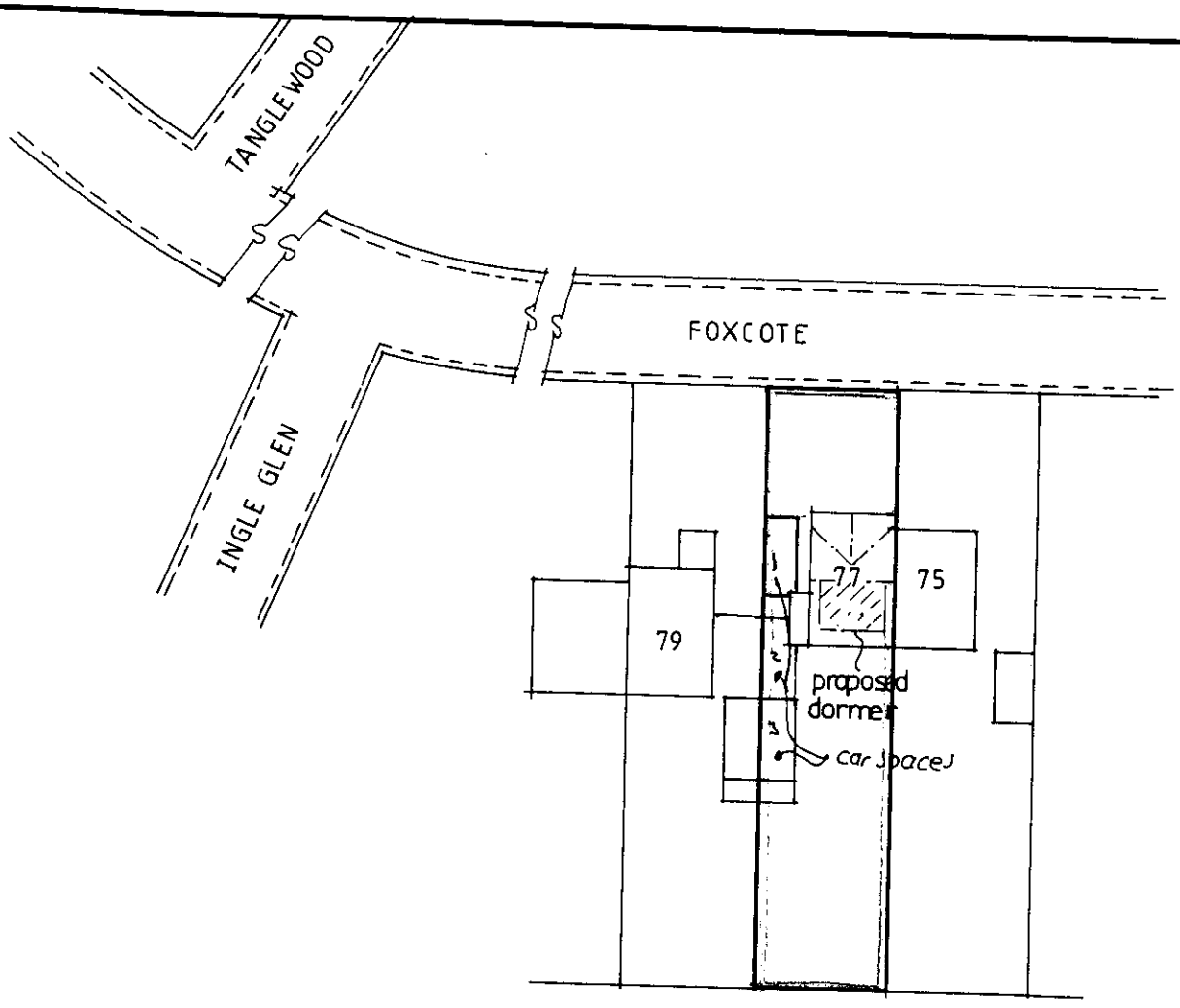
Development Control Section, Environmental Services, Wokingham District Council.
26 May 2000

Scale: 1 : 1250

N
W E
S

PLANNING SERVICES
POL
DC
APP
CS
09 JUN 2008
COPIES TO:
ACK:
FILE:
APPROVED



location / block plan 1:500

sterboard d
with min 60mm
n joists
wire.

boards.

SPECIFICATION

DORMER ROOF CONSTRUCTION

12.5mm bitumen bedded mineral chippings on 3 layers bitumenous felt to 1.3kg/m² each layer, on 19mm exterior plywood on firrings (1 in 40) on 50 mm x 150 mm joists at 400crs. Polythene vapour barrier to underside of joists with 12.5mm plasterboard and 5mm plaster ceiling. 100mm Rockwool Rollbatt insulation between joists. Roof to be ventilated at fascia min 25mm gap in accordance with reg F2 with vermin mesh. Roof laid to BS 8217

DORMER CHEEKS & FRONT

PLANNING SERVICES
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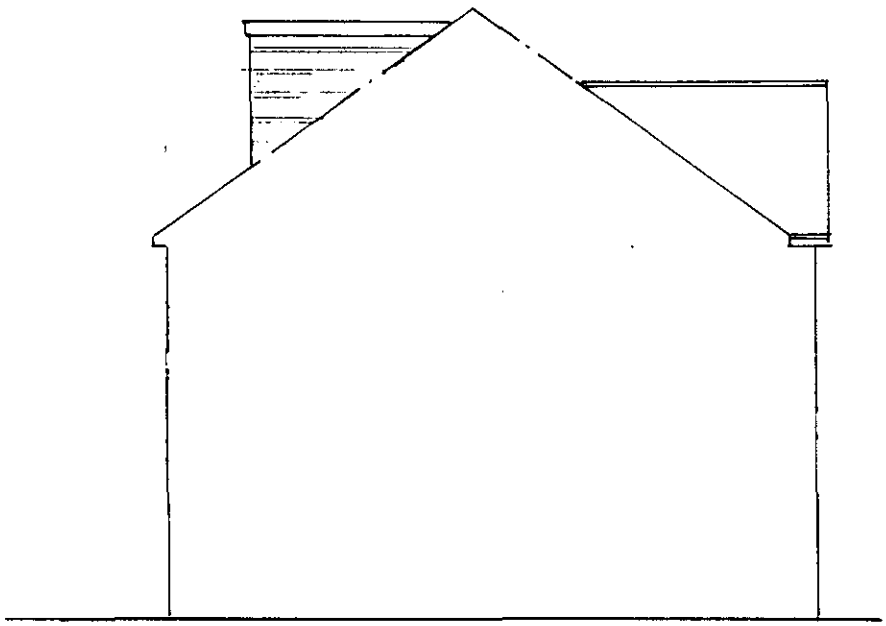
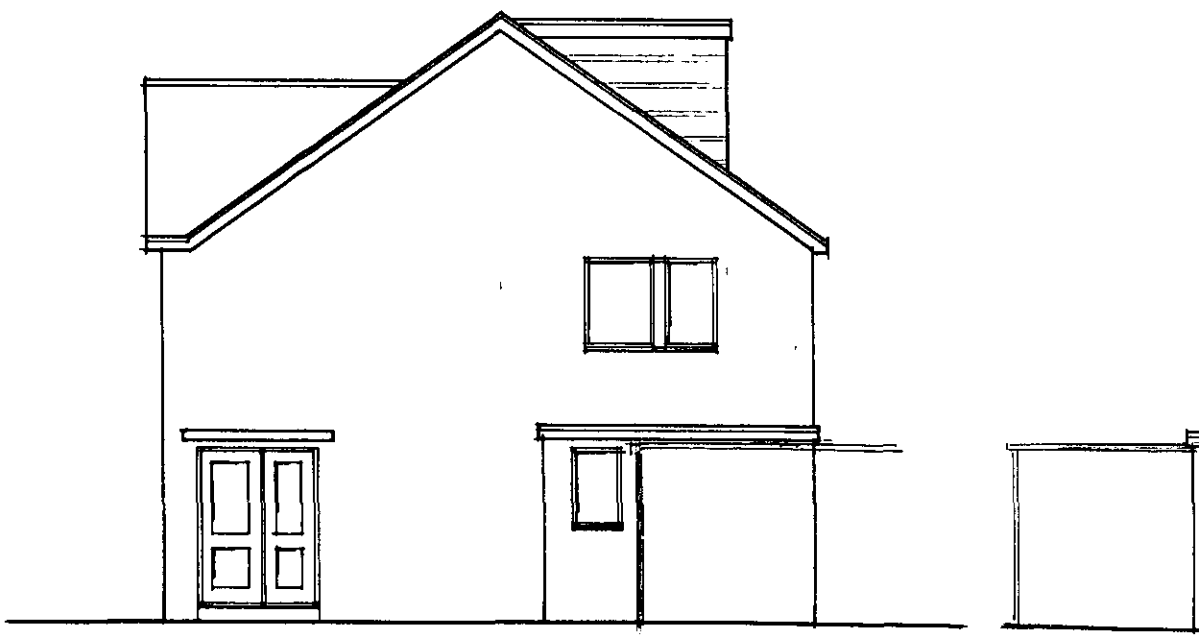
FILE:



side elevation



side elevation