[redacted]

4

EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0918

LOCATION:
188 Finchampstead Road, Wokingham.

APPLICANT:
Mr R Roper

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Natalie Brown**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Roper
Oakside Cottage
188 Finchampstead Road
Wokingham
Berks
RG40 3EY

Application Number: F/2000/0918

Parish: **WOKINGHAM**

Location: **188, Finchampstead Road, Wokingham.**

Proposal: **Proposed erection of detached double garage.**

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 dwelling.

Condition
3. The area shown on the permitted drawings for vehicle 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.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the garage, car parking, vehicle access and the means of enclosure/screening of the garage.

Condition
5. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

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

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the character and amenities of the locality.

Head of Planning and Transportation
Date: 26 April 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.

Application Number F/2000/0918
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK.
			SUB "EXISTING DWELLING" (X)
			for "EXISTING BUILDING
③	SC23	SR06	GARAGING
④		SR17	NO DEVELOPMENT SHALL TAKE PLACE UNTIL
			FULL DETAILS OF BOTH HARD + SOFT LANDSCAPING
(accepted version			WORKS HAVE BEEN SUBMITTED TO AND APPROVED
of SC40)			IN WRITING BY THE LOCAL PLANNING AUTHORITY,
			AND THESE WORKS SHALL BE CARRIED OUT AS
			APPROVED.
			THESE DETAILS STALL INCLUDE THE GARAGE,
			~~TOGETHER WITH~~
			CARPARKING, VEHICLE ACCESS + THE
			MEANS OF ENCLOSURE/SCREENING OF THE
			GARAGE
⑤	SC41	SR17	

John Murrian 25/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 188 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/0918

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - stake by entrance to property 10/4.

2. DESCRIPTION OF SURROUNDINGS

Detached - various designs
Private driveway access set back from road (shrubs etc with f'stead Rd).
Access to driveway opp No 185.

3. DESCRIPTION OF SITE/BUILDING

Large laurel tree infront of proposed garage.
Laurel hedging infront of property.
(Property currently levels extended)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

1.

- hedging & large tree obs view of garage from Wokingham approach.
- hedging between f'stead Rd & driveway & laurel hedge obs view from f'stead approach. (but would still be visible).
- garage would be visible from one end of driveway access (partially).

5. SITE CONSTRAINTS

TREES large tree adj pavement infront of 186

ACCESS/PARKING

LEVELS (as look to road)

BOUNDARY TREATMENT 1. Fence with → No 186.
hedging with ← 190

OTHERS hedging at front of house & infront of proposed garage

NB opp end of private driveway (& visible from No 188)

Double detached garage with pitched roof for No 200 Rog (esp) is visible from roadside.

NB 137, 135A, 135, 131A have detached garages infront of house (opposite side of f'stead Road - little screening to obscure view).

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0918

Applicant : Mr R Roper .

Location : 188, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4/2000

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :
Wokingham TC: 29/3 : no objections.

Highways: 11/4 - conditions see file

Neighbours/SN : none received.

Planning Issues : (10'd set, Green route/green corridor).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1
3) Impact upon highway safety

Previous appn : 99/70831/F & 99/70495/F for det. garages - both refused

Application Number: F/2000/0918

Appraisal :

1) Impact upon neighbouring properties:
The proposed development is for a detached garage.
It is considerably smaller than previous applications and will be 0.5m from the boundary with 186 (186 is 2.7m from the boundary)
It will be 5.5 x 5.5m & be 2.4m to eaves & 4m to ridge.
It will be set 10.4m from the main Finchampstead Rd.
It is not considered that the proposed development would have any adverse impact upon neighbouring properties by way of overshadowing overlooking, or through overbearing.

2) Impact upon the street scene.
Finchampstead Road is both a Green corridor (SEALP) & greenroute (WDLP)
The development would be screened from the road by existing hedging/shrubs in front of the proposed garage.
From the Wokingham approach of the road - the garage would be obscured by hedging & tree at N° 186
Hedging would obscure the garage from Finchampstead approach but it would be partly visible
Would be partially visible from the other end of the private access - existing double detached garage with pitched roof at N° 200 is visible from N° 186 (N° 200 is at opp end of private access) - This garage is visible from Finchampstead Road especially the roof - more difficult to see than the proposed at N° 186.
There are also numerous, highly visible detached garages along Finstead road on the approach to Wokingham with very little screening to obscure them (N°s 137, 135A, 135, 133, 134).
Although the garage would be partly visible - it is not considered that there would be any adverse detrimental impacts to the streetscene. (no objections received)
(will request a landscape scheme as a condition of approval to soften the impact of the garage)

3) Impact upon highway safety.
Highways request a condition that the garage remains for the purpose of a garage

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2000	
Officer: NAB	Application No. F | 2000 | 0918

Map No. ..... Site ...5.20

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.....) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: 188 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: WESCOTT ✓ 2013

Applicant: MR ROPER

Fee Received 95-00 (7) 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			
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 : 22/3 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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: ✓ 22/3

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 + 190 & 186 FINCHAMPSTEAD ROAD 22/3.....

.....1, 3 + 5 EVENDON'S LANE.....

Received by Wokingham District Council

Application No: F/2000/0918

Proposal:
Proposed erection of detached double garage.

Location:
188, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

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

Tel: (0118) 974 6492

Date: **22 March 2000**

My ref: F/2000/0918

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/0918
188, Finchampstead Road, , Wokingham.
Proposed erection of detached double garage.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0918**
188, Finchampstead Road, , Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **22 March 2000**

My ref: F/2000/0918

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

Dear Councillor

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188, Finchampstead Road, , Wokingham.
Proposed erection of detached double garage.

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0918**
188, Finchampstead Road, , Wokingham.
Proposed erection of detached double garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 22 March 2000

Application Number: F/2000/0918

Proposal: Proposed erection of detached double garage.

Site Address:
188, Finchampstead Road, , Wokingham.

Applicant:
Mr R Roper .

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).

SC 23 - GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

4-4-00

SERVICES	HPT
	TLS
	EN

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0918

Proposal: Proposed erection of detached double garage

Site Address: 188 Finchampstead Road, Wokingham

Applicant: Mr R Roper

Your observations are required in respect of this application by **15/04/2000**

Objections:

No Objections

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

Byhand 10.3.00.

13.MAR2000* 0218

Oakside Cottage
188 Finchampstead Road
Wokingham
Berkshire
RG40 3EY

Tel: 0118 9780871
Email: theropers@compuserve.com

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

March 10, 2000

Dear Sir/Madam,

RE: Proposed garage at 188 Finchampstead Road, Wokingham.

I enclose the necessary planning documents for the erection of a double garage at the above site.

This application follows the refusal of previous proposals. The reason given for the refusal was:

"It is considered that the proposed garage by virtue of its scale and siting would have an adverse negative impact upon the street scene and upon the character of the area....."

There is already an approval on site for a two-storey extension to the house at both ends (Full Plans Application No: FP99/9116). Work on this is already underway. The property previously had two garages: one attached to the South East elevation of the house, and the other, a garage/car port, in front of the house with access directly from the service road in front of the property.

Following the refusal of the previous application, the plans have been altered in the following ways:

1. **Size Reduction.** As the Planning Department expressed concern regarding the size of the previous proposal, the garage has been reduced in size to the minimum possible dimensions. The garage would now measure just 5.5m sq.

2. **Different roof detail.** The design now incorporates a four-sided pyramidal roof structure; to bring it in line with the majority of the many other similarly located double garages in Finchampstead Road.

Whilst writing, I would like to reiterate some of the points made previously:

1. I understand that it is the Council's general policy to encourage parking off of the road as much as possible. By building a garage at 188 Finchampstead Road, this would not reduce the available parking space. Indeed, it would increase the available parking as the garage would be built upon existing land that is not currently used for parking.

2. The location of the garage in front of the house would have a very similar arrangement to the house at 133 Finchampstead Road. No. 133, built within the last

18 months and less than 200 metres away from my own, has a brick double garage built in front of it which is highly visible from the main road. Though this is the most obvious comparison, Numbers 131, 131A, 135 and 135A also all have double garages in front of their houses.

3. Our house is located with six similar houses on a service road that runs parallel to Finchampstead Road. Ours, No. 188, is located at one end of this service road. The owners of the house at the other end, No. 200, have, within the last two years built a double garage to the front of their house, within 2 metres of the main road. Though on the apex of a bend, this garage is totally screened by foliage and therefore not visible from the road. Our garage would be set back further from the road, enabling even greater screening to be employed.

The plans enclosed are:

Plan No. 1 **Proposed garage, plan and elevations**

Plan No. 2 **Location and site plans**

Plan No. 3 **Existing car parking area and existing trees**

I invite you to visit the site to see for yourself how screened the whole property is from the road. The proposed garage site is particularly well screened from all directions but if you were to require any additional planting to be done as a condition of the application, I would of course be more than happy to oblige.

I would like to ask if you could please contact me if you have any initial comments or suggestions at this early stage.

I look forward to hearing from you.

Yours faithfully,

Richard Roper.
Enc.

ADDRESS 188 FINCHAMPSTEAD ROAD PARISH WOK

PLOT No.

BUILDER

ORD. SHEET No. 83

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69684/F	Richard Rapper.	2/st side extension	22/6/99	c/A
99/70495/F	Richard Raper	Erection of det doub Garage	10.11.99	REF
99/70831/F	"	Erect. Dble garage	12.1.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

13.MAR2000* 0918

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 RICHARD ROPER
	Address and postcode	OAKSIDE COTTAGE 188 FINCHAMPSTEAD ROAD WOKINGHAM, BERKSHIRE, RG40 3EY
	Phone number	
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	188 FINCHAMPSTEAD RD
4	Give brief details of the proposal for example, two storey side extension. About the application	DOUBLE GARAGE
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 ☐ SHOWN ON PLAN. NONE.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS AND TILES TO MATCH EXISTING HOUSE
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 ☐ INCREASED PARKING

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	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.		
	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.

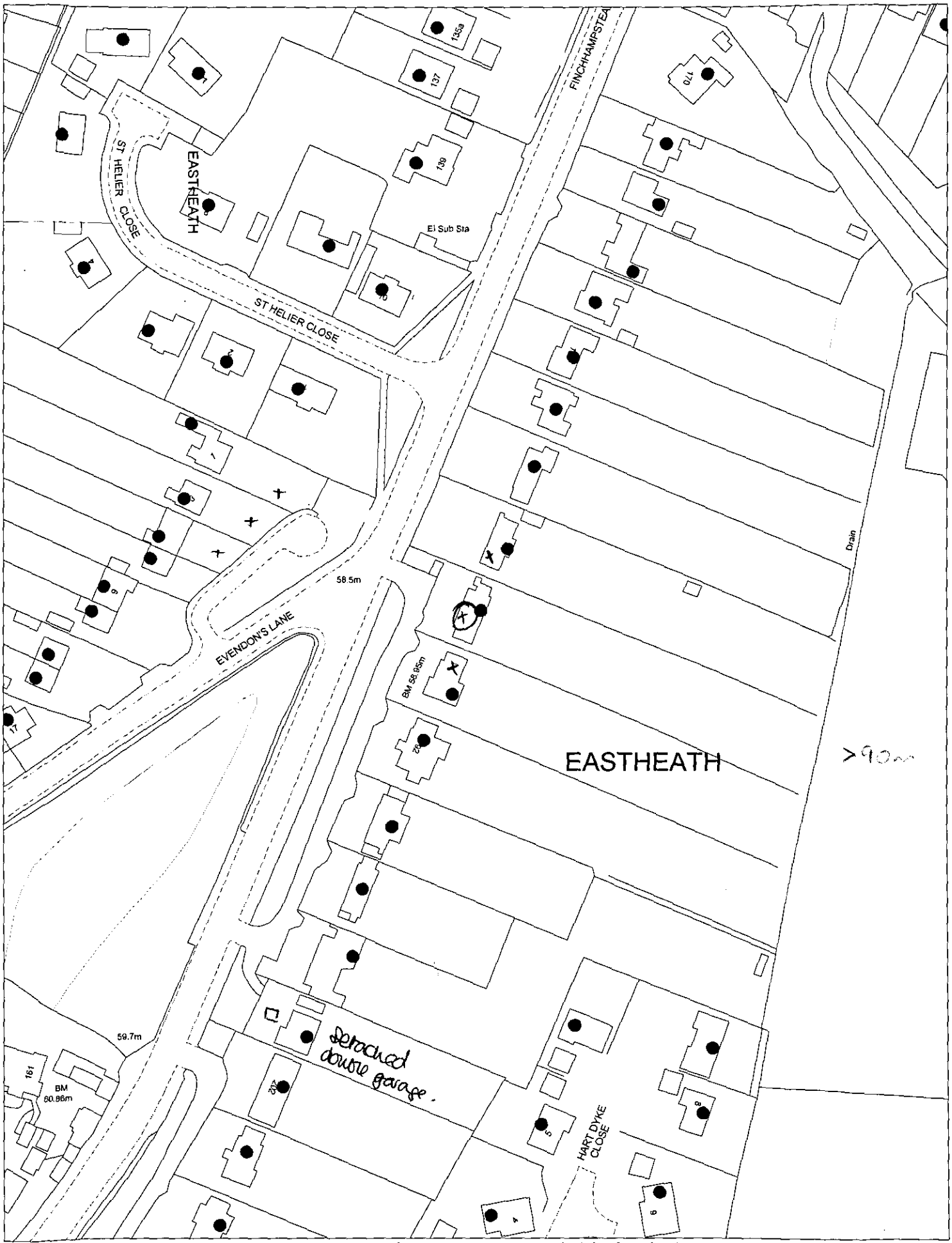
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 10-3-00

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.

17 March 2000

Scale: 1 : 1250

N
W E
S