6/1/03

APPLICATION NO:
F/2002/8126

LOCATION:
35 Tickenor Drive, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs C Clayton - Brown C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **03/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2003

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Clayton - Brown
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8126

Parish: **FINCHAMPSTEAD**

Location: **35, Tickenor Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear 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.

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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission

does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. 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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8126	DG
BUILDING CONTROL NUMBER.	FX2002/3734	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	35 Tuckenor Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3445A	AH/E/3445A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/1/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/1/03	

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	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8126

Applicant : Mr/Mrs C Clayton - Brown C/O Andesign.

Location : 35, Tickenor Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2002

Earliest Date for Decision : 03/01/2003

Latest Consultation Date/Site Notice Expiry Date : 03/01/2003

This application will have expired on: 29/01/2003. 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 :

Environmental Health - No objections

Finchampstead Parish Council - No objections

Planning Issues :

Impact upon Character of the area.

" " neighbouring properties.

Application Number: F/2002/8126 – 35 Tickenor Drive, Finchampstead

Appraisal:

Proposed Development

The proposed development is a single storey rear extension. The extension will project 2.7m, it will be 10.5m in width and at its highest point will be 3.5m. In addition, the conversion of part of the garage will involve the addition of a pitched roof.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted South East Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
Given that the extension projects 3.5m from the rear wall of no.33 and 1m from the rear wall of no. 37 it will not be overbearing as it is a single storey extension and the bulk and massing will be reduced due to a proposed monopitched roof.

Overshadowing
Given the orientation of the sun, there will not be any overshadowing as a result of the single storey rear extension.

Overlooking
No windows are proposed in the north and south facing elevations. Accordingly, there will not be a loss of privacy.

2. Impact upon the character of the area

The proposed is of an appropriate scale to the host building. In addition, materials will match the existing. Accordingly, there will not be any detrimental impacts to the character of the area.

Approval: ✓ ~~**Refusal:**~~

8126

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

Informatives for approvals

N04	
N06.	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: R. J.S. Andrews

Date: 23/4/03

RECORD OF SITE VISIT

SITE ADDRESS: 35 Tickenor Drive Finchampstead Wokingham. APPLICATION NUMBER: F/2002/8126	OFFICER: Daniel Gigg DATE OF SITE VISIT: 17/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Detached properties

3. DESCRIPTION OF SITE/BUILDING

Detached
Brick built. Concrete roof tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

S - Wall of neighbouring property projects 2m from near of no. 35. Then 1.8m closeboarded fence
E - 1.8m close boarded fence and in neighbouring property are Scots Pine and Conifer trees
N - Part of existing garage and the boundary is a 1.8m high close boarded fence.

No 33 has a monopitched side ... (single storey) No windows in side elevation

5. SITE CONSTRAINTS

TREES Mature trees and TPOs in neighbouring property

ACCESS/PARKING Garage will be smaller

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Daniel Gigg

From: John Mullaney
Sent: 16 December 2002 17:04
To: Daniel Gigg
Subject: F/2002/8126 35 Tickenor Drive, Finchampstead

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

FROM: Daniel Gigg

DATE: 10 December 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8126

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 35, Tickenor Drive, Finchampstead, Wokingham.

Applicant: Mr/Mrs C Clayton - Brown C/O Andesign.

Your observations are required in respect of this application **by 03/01/2003** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 10 JAN 2003

Clerk To Finchampstead Parish/Town Council.

Daniel Gigg

From: John Mullaney
Sent: 16 December 2002 17:04
To: Daniel Gigg
Subject: F/2002/8126 35 Tickenor Drive, Finchampstead

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8126	**Map No :** 98
Case Officer : DPG	**Site Area :** 0.03
Valid Date : 4/12/02	**Received Date: 04/12/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 35, Tickenor Drive, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs C Clayton - Brown C/O Andesign.

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No location plans inc. with app.		
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health — Landfill consultation area. (R4).

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map

.....

.....

No pre-app.

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

Tel: (0118) 974 6296

Date: 10 December 2002

My ref: F/2002/8126

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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/2002/8126
35, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8126**
35, Tickenor Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: (0118) 974 6296

Date: 10 December 2002

My ref: F/2002/8126

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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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Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8126

Proposal:
Proposed single storey rear extension to dwelling.

Location:
35, Tickenor Drive, 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/2002/8126 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2003. 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.

Trevor Watson
Development Control Manager

10 December 2002

Organisation_Name	Building_Name	address1	Postcode
		369FINCHAMPSTEAD ROADWOKINGHAM	RG40 3JU
		371FINCHAMPSTEAD ROADWOKINGHAM	RG40 3JU
		33TICKENOR DRIVEWOKINGHAM	RG40 4UD
		35TICKENOR DRIVEWOKINGHAM	RG40 4UD
		37TICKENOR DRIVEWOKINGHAM	RG40 4UD
		28TICKENOR DRIVEWOKINGHAM	RG40 4UD
		30TICKENOR DRIVEWOKINGHAM	RG40 4UD

Neighbour list F/2002/8126

Environmental Services

For office use only.
Application number: 04.DEC.2002 8126

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.

WOKINGHAM DISTRICT COUNCIL

04 DEC 2002

8126

1	Your name	MR & MRS. C. M. CLAYTON-BROWN
	Address and postcode	35 TICKENOR DRIVE FINCHAMPSTEAD BERKS RG40 4UD
	Phone number	0118 9328902
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 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	SINGLE STOREY REAR 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.	FACING BRICK TO MATCH TILING TO MATCH COLOUR ONLY
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: NO CHANGE	Proposed:
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	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: (AND ESIGN) on behalf of MR & MRS. C. M. CLAYTON-BROWN

Date 2/12/2002

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

Environmental Services

For office use only.
Application number: 04.DEC.2002 8126

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.
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WOKINGHAM DISTRICT COUNCIL

04 DEC 2002

8126

1	Your name	MR & MRS. C. M. CLAYTON-BROWN
	Address and postcode	35 TICKENOR DRIVE
		FINCHAMPSTEAD
		BERKS
		RG40 4UD
	Phone number	0118 9328902
2	Agent's Name	ANDESIGN
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		WOKINGHAM
		BERKS
		RG41 2TN
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Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

ADDRESS 35 Tic[illegible]nor Drive

PARISH ~~Wor/Without~~ Finchampstead

PLOT No. 1 (Extension)

ORD. SHEET No. SU. 7965 (45)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03635	Bull, Brummit & Voss	O/App. Res. Dev.	18.12.75	N/A C/A
04248	Alton House Holdings Ltd.	"	15.4.76	N/A C/A
BR 4352	" "	12 houses & garage	6.4.76	Ref. N/A
BR 4866	" "	12 "	23.6.76	App. N/A
05268	Daval Devs. Ltd.	Revised Dress	30.9.76	N/A C/A
05899	Mr P.L. Beamish	Detached house & garage	17.3.77	N/A C/A
BR 5965	"	"	25.2.77	App. N/A
BR 9401	Mr & Mrs A. Wright	Dining Room Extension	26.9.78	App. N/A
/2002/8126	Mr + Mrs Clayton	S/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074