APPLICATION NO:
F/2002/6908

LOCATION:
166, Luckley Lodge Finchampstead Road, Wokingham.

APPLICANT:
Mr/Mrs Patey C/O 4th Dimension

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **27/07/2002**
28 day expiry 31/7/02
APPLICATION WILL HAVE EXPIRED ON:
15/08/2002

CASE OFFICER: **Mr F Leo**

APPROVED

D2 845

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Patey
C/O 4th Dimension
95 High Street
Crowthorne
Berks
RG45 7AD

Application Number: F/2002/6908

Parish: **WOKINGHAM**

Location: **166, Luckley Lodge, Finchampstead Road, Wokingham.**

Proposal: **Proposed first floor side 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. 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: 14/08/2002

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.

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

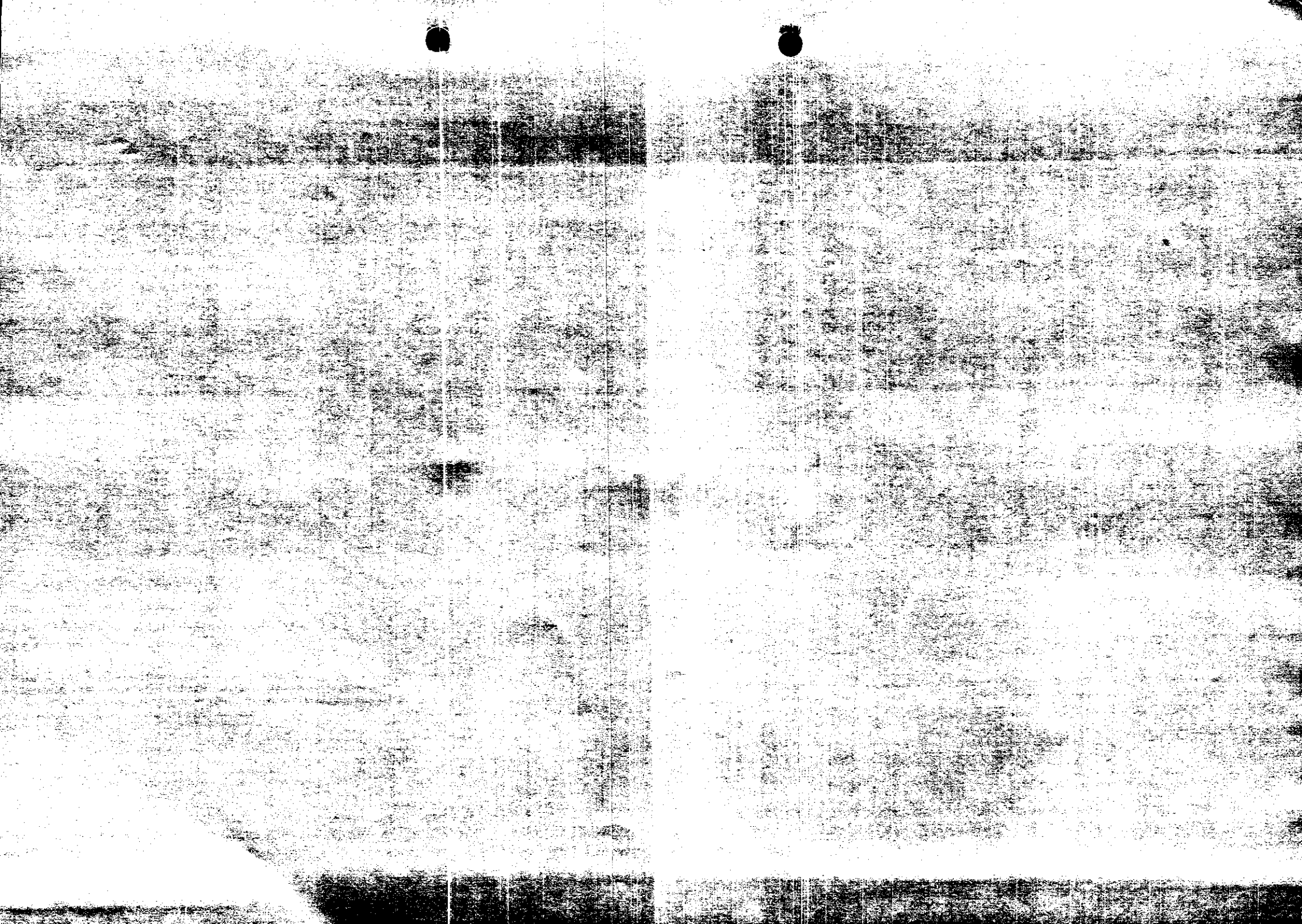
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6908	FL
BUILDING CONTROL NUMBER	FP 2002/3751	Brian
APPLICANT/AGENT	4th Dimension Arch Ltd 94	
ADDRESS OF SITE	Luckley Lodge 166 Finchampstead Rd. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5274/06	5274/03
FLOOR PLANS	5274/05	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/12/02	

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	



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Francis Leo

Application Number: F/2002/6908

Proposal: Proposed first floor side extension to dwelling

Site Address: 166 Luckley Lodge, Finchampstead Road, Wokingham

Applicant: Mr & Mrs Patey C/O 4th Dimension

Your observations are required in respect of this application **by 27/07/02**

No objection

SIGNED: _____ **DATE:** 20/07/02

CLERK TO Wokingham Town Council

WORK SHEET FOR : Mr F Leo

Application Number : F/2002/6908

Applicant : Mr/Mrs Patey C/O 4th Dimension.

Location : 166, Luckley Lodge, Finchampstead Road, , Wokingham.

Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 8/8/02

Date Registered : 20/06/2002

Earliest Date for Decision : 27/07/2002

Latest Consultation Date/Site Notice Expiry Date : 27/07/2002

This application will have expired on: 15/08/2002. 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 :

Wokingham Town Council: no objection.

Planning Issues : I'd sett,

SBE1. SBE2

WOS3. WBE1

ENV1.

Application Number: F/2002/6908 **Officer : Francis Leo**
166 Luckley Lodge, Finchampstead Road

Appraisal :

Development
Proposed first floor side extension to dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The site is at the corner of Finchampstead Road and Luckley Road and is situated in very large grounds. The proposed first floor extension would not be seen from no168, adjoining property to the south, because it would be blocked by the first floor bathroom extension. No146, adjoining property to the north, is 21.5m away and separated by Luckley Road. In addition there are trees along the road obscuring visibility of the extension. In view of this it is felt the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed first floor extension has been designed with a pitched roof following the design of the main roof and is in keeping with the character of the main house and would have no adverse impact upon the character of the area.

Parking: The proposal would create 1 extra bedroom making a total of 3 requiring 2 parking spaces. The site has a wide and deep front garden and applicant has shown 2 parking spaces as shown on 1:500 scale drawing and would fulfil Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6908

Appraisal :

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

Application Number F/2002/6908
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 166, Luckley Lodge Finchampstead Road Wokingham. APPLICATION NUMBER: F/2002/6908	OFFICER: Mr F Leo DATE OF SITE VISIT: 6/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS ~~[illegible]~~ mainly detached dwelling, front garden. Various architecture style

3. DESCRIPTION OF SITE/BUILDING 2 storey detached, space at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES
168 would be affected, too far away.
164 is on the other side of road. ok

5. SITE CONSTRAINTS

TREES	at front of site
ACCESS/PARKING	at front
LEVELS	
BOUNDARY TREATMENT	1.8m high timber fence
OTHERS	

Application Number : F/2002/6908	**Map No : 83**
Case Officer : FL	**Site Area : 0.06**
Valid Date : 20/6/02	**Received Date: 20/06/2002**

Level : Delegated Application

Description : Proposed first floor side extension to dwelling

Location : 166, Luckley Lodge, Finchampstead Road, , Wokingham.

Parish : WK **Ward : WES**

Applicant : Mr/Mrs Patey C/O 4th Dimension.

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			
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

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

No pre apps.

NEIGHBOURS

2S/N + See map

Finchampstead Road ✓

Luckley Road ✓

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

Tel: 0118 974 6502

Date: 03 July 2002

My ref: F/2002/6908

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6908
166, Luckley Lodge, Finchampstead Road, , Wokingham.
Proposed first floor side 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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Mr F Leo** Application Number: **F/2002/6908**
166, Luckley Lodge, Finchampstead Road, , Wokingham.
Proposed first floor side 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 J Green

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

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

Tel: 0118 974 6502

Date: 03 July 2002

My ref: F/2002/6908

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6908
166, Luckley Lodge, Finchampstead Road, , Wokingham.
Proposed first floor side 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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/6908**
166, Luckley Lodge, Finchampstead Road, , Wokingham.
Proposed first floor side 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 R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/6908

Proposal:
Proposed first floor side extension to dwelling

Location:
166, Luckley Lodge, 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 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/2002/6908 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/07/2002. 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.

Trevor Watson
Development Control Manager

03 July 2002

Organisation_Name	Building_Name	address1	Postcode
		168FINCHAMPSTEAD ROADWOKINGHAM	RG403EY
166	LUCKLEY LODGE	LUCKLEY LODGEFINCHAMPSTEAD ROADWOKINGH	RG403ET
		131FINCHAMPSTEAD ROADWOKINGHAM	RG403EX
	131A	131AFINCHAMPSTEAD ROADWOKINGHAM	RG403EX
		164FINCHAMPSTEAD ROADWOKINGHAM	RG412NX
		1LUCKLEY ROADWOKINGHAM	RG412ES
		133FINCHAMPSTEAD ROADWOKINGHAM	RG403EX

Neighbour consultation list F/2002/6908

6908 20.JUN.2002 6908

Ref: RTH/5274

11 June 2002

Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: EXTENSION: 166 Finchampstead Road, Wokingham.

Please find enclosed six copies of our drawings 5274/ 01 & 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

Also enclosed is a cheque to the value of £110.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Environmental Services

For office use only.
Application number: 20.JUN.2002 6908

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	MR + MRS. PATEY. 166 FINCHAMPSTEAD RD WOKINGHAM BERKS.
2	Agent's Name Address and postcode Phone number	4th DIMENSION ARCHITECTURAL DESIGN 95 HIGH ST. CROWTHORNE BERKS. RG45 7AD 01344 761727
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.	166 FINCHAMPSTEAD RD WOKINGHAM. BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	F/F EXTENSION TO SIDE OF PROPERTY.
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.	RENDER + TILES TO MATCH EXTG.
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: 2	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] 4th DIMENSION ARCH. DESIGN

on behalf of MR + MRS PATEL.

Date 11/6/02

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

ADDRESS Luckley Lodge, 166, Finchampstead Road PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 398		Alteration	10/6/52	App
TP 423	Luckley School	Alts & adds	14/8/52	App
0/10/66	Luckley School	Res Dev	28/4/66	Ref
R/36/67 6787x		New kitchen, bath & garage	27/4/67	[illegible]
FP/92/0847	W.K. Lobte	PARTIAL UNDERPINNING	10.9.92	APP
F/2002/6908	Mr. + Mrs. Paley	1st fl/s ext.		

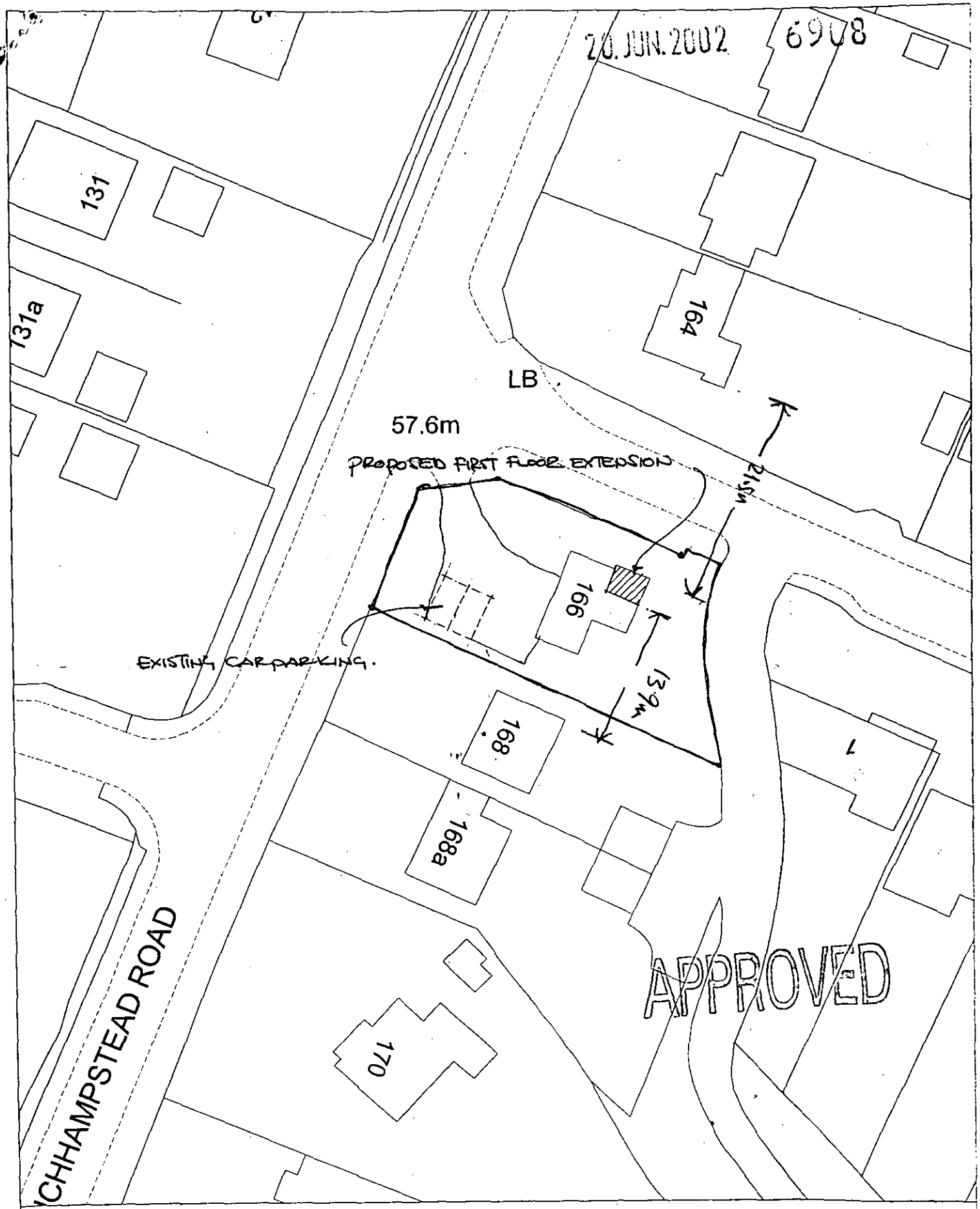
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 13 June 2002

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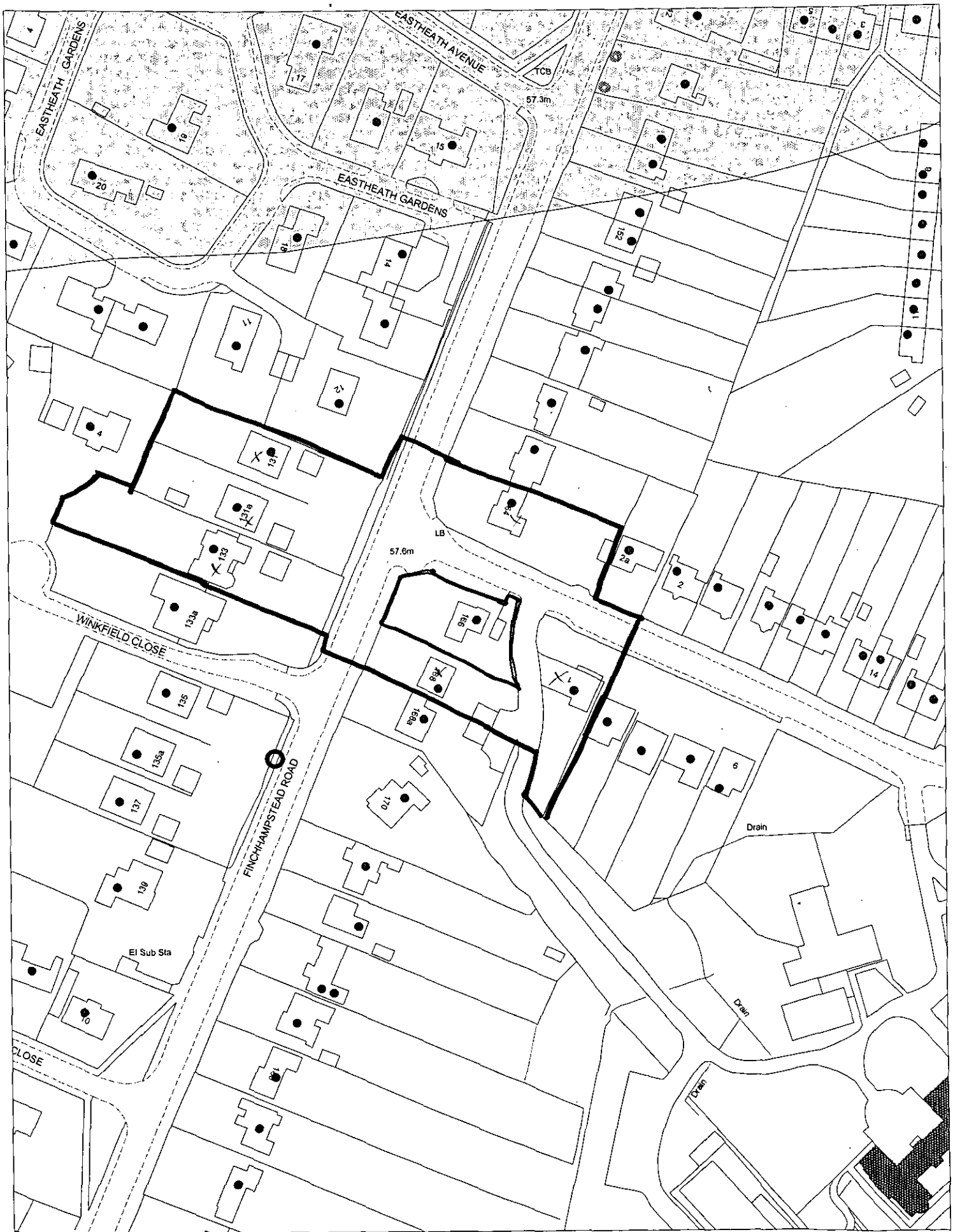
20 JUN 2002 6968



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Development Control Section, Environmental Services, Wokingham District Council.

1 July 2002 Scale: 1 : 1250

N W E S