APPLICATION NO:
F/2000/1485

LOCATION:
336 Finchampstead Road, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Carter

PROPOSAL:
Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Carter
336 Finchampstead Road
Finchampstead
Wokingham
Berkshire
RG40 3JP

Application Number: F/2000/1485

Parish: **FINCHAMPSTEAD**

Location: **336, Finchampstead Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling and detached garage. Demolition of existing 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 building.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(If applicable)

NOTES

Copies to:

Application/File No:

Action:

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1485
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Carter
336 Finchampstead Road
Finchampstead
WOKINGHAM
Berkshire
RG40 3JP

Dear Mr and Mrs Carter

PLANNING PERMISSION F/2000/1485
SITE: 336 FINCHAMPSTEAD ROAD, FINCHAMPSTEAD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1485 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

Elaine Connor

ELAINE CONNOR
Planning Assistant

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1485	EC
BUILDING CONTROL NUMBER	FP2000/1069	Brian
APPLICANT/~~AGENT~~	Mr + Mrs Carter	
ADDRESS OF SITE	336 Finchampstead Road ~~FINCHAMPSTEAD~~	
DESCRIPTION OF PROPOSED WORK	s/s front ext + detached garage demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01A recd 31/8/00	recd 10/5/00
ELEVATIONS	-"	-"
FLOOR PLANS	-"	-"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/9/00	

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	

FROM: Elaine Connor

DATE: 24 May 2000

PLANNING SERVICES	
POL	
DC	
APP	
GS	

05 JUN 2000

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1485

Proposal: Proposed single storey front extension to dwelling ~~and detached garage.~~ *Demolition of existing garage.*

Site Address: 336, Finchampstead Road, Finchampstead, Wokingham.

Applicant: Mr Mrs Carter .

Your observations are required in respect of this application **by 17/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 2-6-00.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: [redacted]e Connor

Date: 24 May 2000

Application Number: F/2000/1485

Proposal: Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

Parish: FINCHAMPSTEAD PARISH

Site Address:
336, Finchampstead Road, Finchampstead, Wokingham.

Applicant:
Mr Mrs Carter .

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).

Comments

SC:23 (Insert Parking, Garaging)

SR06.

Signed: _____ **Print name:** Steph Knowles

07/06/00

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

Tel: (0118) 974 6451

Date: **24 May 2000**

My ref: F/2000/1485

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/2000/1485
336, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and detached garage. Demolition of existing 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1485**
336, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

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: **24 May 2000**

My ref: F/2000/1485

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1485
336, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

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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/2000/1485**
336, Finchampstead Road, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage
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/2000/1485

Proposal:
Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

Location:
336, Finchampstead Road, 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 17/06/2000. 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

24 May 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1485

Applicant : Mr Mrs Carter .

Location : 336, Finchampstead Road, Finchampstead, Wokingham.

Proposal : Proposed single storey front extension to dwelling and detached garage. Demolition of existing garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses :

P. COUNCIL: NO OBJECTIONS.

HIGHWAYS: Recommend cond. SC23 (SR06).
INS: Parking, garaging

Planning Issues :

* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS.

Application Number: F/2000/1485
PROP: S.ST. FRONT EXT. & DETACHED GARAGE, DEMOLITION
Appraisal : OF EXISTING GARAGE.

IMPACT UPON ST. SCENE:
The dwelling which is the subject of this application is located on the corner between Finchampstead Road & the junction (roundabout) with Sandhurst Road. The site is well screened along Finchampstead Road. The site is accessed via 60th Ride along a track which serves several other properties. Given the siting of the dwelling, set back from the track it is not considered that the proposed extension to the dwelling, given its scale, will have an adverse negative impact upon the St. Scene.
Currently the garage on site, to be demolished, is built to the boundary with the access track. The proposed garage, although slightly wider is to be located further back on the site, away from the boundary. It is therefore considered that the proposed garage will not have an adverse negative impact upon the St. Scene.

IMPACT UPON NEIGHB. PROPS:
Given the siting of the proposed developments, some distance from the surrounding neighb props, it is not considered that they will have an adverse negative impact upon the living conditions of their residents.

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

Application Number F/2000/1485
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC23	SR06	'Parking & garaging'

20/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 336 Finchampstead Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1485

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area w. mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached, chalet style dwelling w. existing flat roof rear extension garage built to side boundary with access rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a.

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

~~91, 98, 106~~

Start date: [illegible]	Map No. 91. Site 0.07
Officer: EC / Application No. F\2000\1485	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND DETACHED GARAGE. DEMOLITION OF EXISTING GARAGE

Location: 336 FINCHAMPSTEAD ROAD

Parish: ~~WOKINGHAM~~ Finchampstead Ward: Finchampstead North 2415

Applicant: MR/MRS CARTER

Fee Received 95-00 Required ..... Additional ..... Refund .....

(11)

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 : 2.1.15 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: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish Wokingham ✓	: .....
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 + 245-253 (odds) ✓

1, 3, + 3a Kiln Ride

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS 336 FINCHAMPSTEAD ROAD PARISH w/u FINCHAMPSTEAD 1.4.86

PLOT No. ORD. SHEET No. 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/55/61		Erect 2 hours on part of land	25/1/62	C IA
6/1/63		Res Dev part of land	28/2/63	REF
6/25/63 6/26/64 5442 } 1 KILN RIDG R/124/68 7348K	Slade	Room in roof space	4/1/69	C IA
0/37/72		Demo garage erect bungalow & 2 garages	5/7/72	REF
01224 BR1170 22262	MR H. HARRISON	Kitchen & bath exts. NEW VEH. ACCESS	5/9/74 18.10.84	5/8/74 N/A CL REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 265/84

DRAINAGE

091074

10.MAY2000* 1485

Environmental Services

For office use only.
Application number: 10.MAY2000* 1485

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 CARTER 336 Finchampstead Road Wokingham Berks. RG40 3JP
2	Agent's Name Address and postcode Phone number	N/A
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.	336 Finchampstead Road Wokingham Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey porch/breakfast ext. new pitch roof over kitchen, demolish exty garage & erect new 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	slate roofs to match exty render walls to match exty brick plinth to garage
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: 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

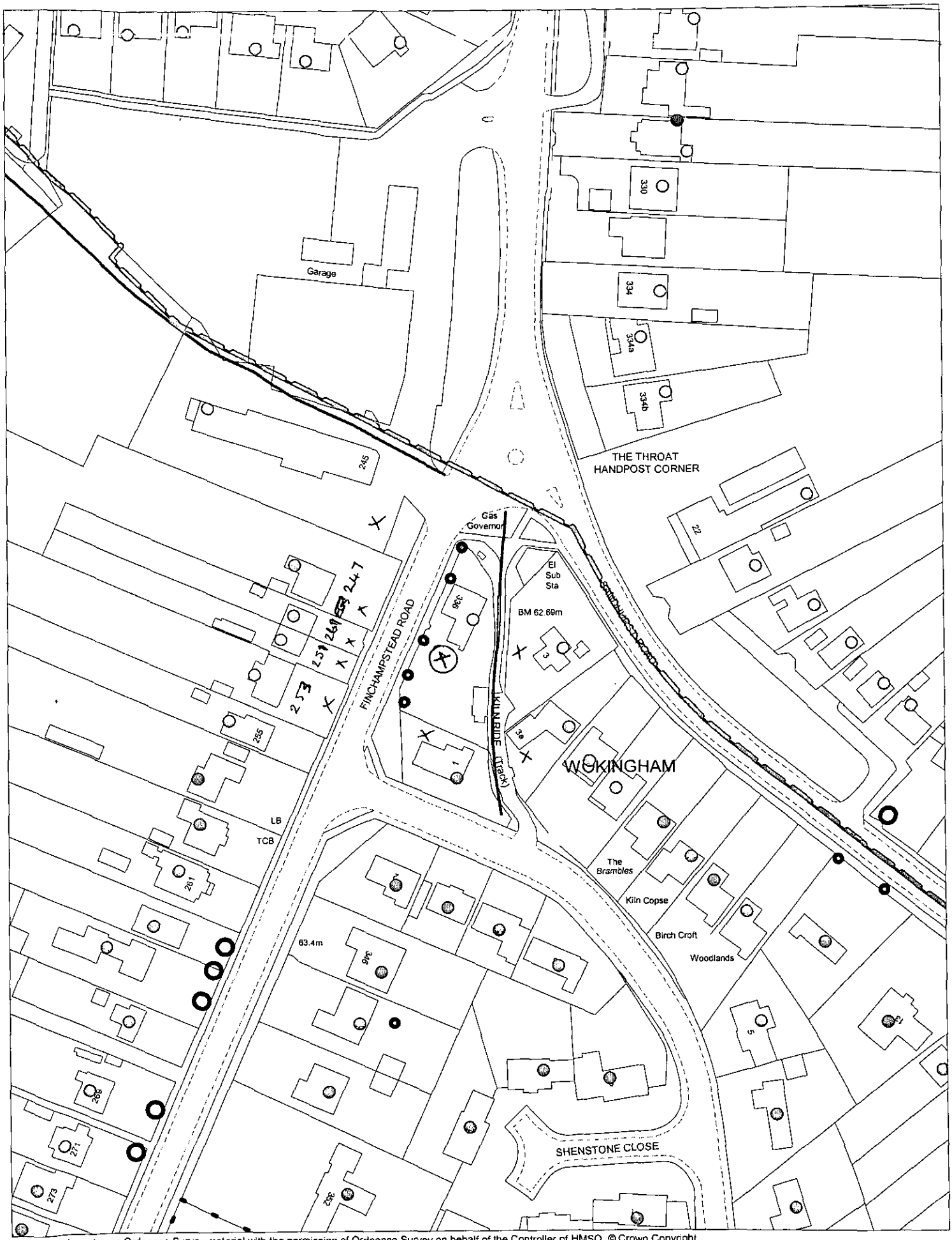
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 18 April 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.

19 May 2000

Scale: 1 : 1250

N W E S

10.MAY2000* 1485