P. Plan

APPLICATION NO:

F/2000/2955

LOCATION:

Windsmoor The Ridges, Finchampstead Wokingham.

APPLICANT:

Mr & Mrs T Caiger C/O Day Tanner Partnership

PROPOSAL:

Proposed single storey side pool room extension and erection of replacement garage.

EARLIEST DATE FOR DECISION: **06/01/2001**

28 Day. exp: 10/01/01

APPLICATION WILL HAVE EXPIRED ON:

26/01/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX

Marbleboard

EASIFILE FRZ

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Caiger
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2000/2955

Parish: **FINCHAMPSTEAD**

Location: **Windsmoor, The Ridges, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side pool room extension and erection of replacement 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 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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
5. The laurel hedge along the eastern boundary (with 'Four Winds') shall be retained. The applicant shall submit protective fence details to accord with BS 5837.

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To prevent pollution of groundwater.

Reason
5. To ensure successful retention of the hedge during construction as well as its long-term survival.

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 C2.
South East Area Local Plan Policies SBE1, SBE2, STV2, SC19, SC3, SC4, SC5, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC1, WCC7, WLL2, WLL3, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 25/01/2001

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2000/2955

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 T Caiger
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION F/2000/2955
SITE: WINDSMOOR, THE RIDGES, FINCHAMPSTEAD, WOKINGHAM

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/2000/2955 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 your client 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 faithfully

NATALIE BROWN
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	2955 NB
BUILDING CONTROL NUMBER	FP 2001/1985 South
~~APPLICANT~~/AGENT	Day Tanner.
ADDRESS OF SITE	Windamoor The Ridges FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	S/S side pool room ext + replacement garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1608/02	1608/02
ELEVATIONS	1608/04	1608/01
FLOOR PLANS	1608/03A	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/7/01	

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 : Natalie Brown

Application Number : F/2000/2955

Applicant : Mr & Mrs T Caiger C/O Day Tanner Partnership.

Location : Windsmoor, The Ridges, Finchampstead, Wokingham.

Proposal : Proposed single storey side pool room extension and erection of replacement garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1

Date Registered : 01/12/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001

This application will have expired on: 26/01/2001. 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 :

f'stead PC: 5/1 - no objection

landscape trees: 11/1, 22/1, 23/1 - no objection, laurel hedging should be retained

highways: 11/1, 22/1 - C/A

Env Agency: 18/1 - condition + informative

letters: NONE

Planning Issues : (Semp: rural, ASLI, WDLP: C'side, ASLI)

Application Number: F/2000/2955

existing height = 4.3m
proposed height = 5.6m
Diff = 1.3m

Appraisal : - see attached sheet.

* NB: previous extns to dwelling *

This app: garage to be rebuilt -

garage floor area (existing): 6 x 8.2 = 49.2
+ 2.1 x 2.7 = 5.67
54.87 m²

proposed floor area garage re-build/pool = 6 x 16.3 = 97.8
+ 7.1 x 1.6 = 11.36
+ $\frac{6 \times 3.7}{2}$ x 1.1 = 5.335
114.5 m²

% inc = $\frac{114.5 - 54.87}{54.87} = \frac{59.63}{54.87}$ = 108.7% inc. over existing garage

existing floor area dwelling:
however dwelling:

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

Application Number F/2000/2955
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	(full permission).
(2)	C014	R014	(materials)
(3)	C122	R122	(Parking)
(4)			No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level
		Reason:	To prevent pollution of groundwater
(5)			The laurel hedge along the eastern boundary (with Fair Winds) shall be retained. The applicant shall submit ~~for~~ protective fence details to accord with BS 5837
		Reason:	To ensure successful retention of the hedge during construction as well as its long-term survival.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	———
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2, SN2, SC19, SC3, SC4, SC5, SB3, SB5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WCC1, WCC7, WLL2, WL3, WT6, WT7
GREEN BELT LOCAL PLAN POLICIES:	———
BERKSHIRE STRUCTURE PLAN POLICIES:	C2
MINERALS LOCAL PLAN POLICIES:	———

25/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Windsmoor The Ridges Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2955

OFFICER: Natalie Brown

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes @ front.

2. DESCRIPTION OF SURROUNDINGS
rural - mix of large detached dwellings opp a National Trust site.

3. DESCRIPTION OF SITE/BUILDING
existing pitched roof garage - joined to dwelling by an oppositely pitched s/s. - shed @ side.
White painted / dark roof tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan

5. SITE CONSTRAINTS

TREES see below.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT (wrought iron?) railings @ front with brickwall/gate entrance to dwelling

OTHERS 1.8m fence/trees/shrubs @ side & towards rear hedging/pines @ front also.

Application Number: F/2000/2955

Appraisal:

Development
A single storey side extension forming a pool room and the replacement of the garage. The site lies within a rural/countryside area and within an Area of Special Landscape Importance, but is located within a string of dwellings.

1) Impact upon neighbouring properties
The proposed development would be along the boundary with Four Winds but at an angle with it. The pitched roof would take the massing away from this boundary. Four Winds is between 11-17m from the boundary. It is therefore considered that there fore be no detrimental impacts to neighbouring properties.

2) Impact upon the character of the area
The property is set back from the road frontage and screened by laurel hedging and railings with a brick wall/gates providing access to the property. In terms of the area of Special Landscape Importance, there is no objection in principle, but concerns over the existing laurel hedging along the boundary with 'Four Winds'. It is recommended that provide fence details are submitted in accordance with BS 5837 to ensure successful retention of the hedging as well as its long term survival.

3) Impact upon highway safety (parking provision)
Provided that garaging and parking remain as per the plans, the Highways department have no objection to the proposals.

Approval: ✓ ~~**Refusal:**~~

Received by Wokingham District Council

Application No: F/2000/2955

Proposal:
Proposed single storey side pool room extension and erection of replacement garage.

Location:
Windsmoor, The Ridges, 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. 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

13 December 2000

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

Tel: (0118) 974 6492

Date: **13 December 2000**

My ref: F/2000/2955

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/2955
Windsmoor, The Ridges, Finchampstead, Wokingham.
Proposed single storey side pool room extension and erection of replacement 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2955**
Windsmoor, The Ridges, Finchampstead, Wokingham.
Proposed single storey side pool room extension and erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **13 December 2000**

My ref: F/2000/2955

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2955
Windsmoor, The Ridges, Finchampstead, Wokingham.
Proposed single storey side pool room extension and erection of replacement garage.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2955**
Windsmoor, The Ridges, Finchampstead, Wokingham.
Proposed single storey side pool room extension and erection of replacement garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

01.NOV.2000* 2955

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1608

29 November 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

REPLACEMENT GARAGE AND POOL ROOM AT WINDSMOOR, THE RIDGES, FINCHAMPSTEAD

About three years ago this property was altered and extended to generally improve its appearance but the garage block to the east side of the property was not included in the renovation works. Our client who has since bought the property now requires to rebuild the garage block in the same style as the house and at the same time erect a pool room at the rear to generally mirror the detailing of the existing property and "finish" the accommodation.

We enclose the following documents in order to submit a full planning application for the proposal:

Six copies each of our drawings numbers 1608/01 and 1608/02 together with location plan
Six copies of Householder application form
Certificate A
Deposit cheque in the sum of £95.00

We trust that you will be able to recommend this application for approval and look forward to hearing from you in due course.

Yours faithfully

pp L Clarke

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	
Officer: NAB	Application No. F/2000/2955

Map No. 115 Site 0.61
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE ~~REAR~~ POOL ROOM EXTENSION AND ERECTION OF REPLACEMENT GARAGE

Location: WINDSMOOR THE RIDGES

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
13.12.00

Applicant: MR / MRS CAIGER

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

(2)
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	Other side elevation of garage ~~Pool Room~~ ~~not clear~~ · 13.12.00		
6	Floor plans	with window + rest of side of pool room with door		
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 : 13.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape 10 DAYS .....
Trees ...17.1...
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways 17.1.. 10 DAYS

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....S/H + See Map. ✓.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 23 January 2001

Location:	Windsmoor, The Ridges, Finchampstead, Wokingham
Proposal:	Proposed single storey side pool room extension and erection of replacement garage.
Application Number:	F/2000/2955

In response to your consultation dated 17 January 2001 for the above application, the landscape comments are as follows:

I have no further comments to make. Please refer to those made by Robert Petrow dated 11 January 2001.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 17 January 2001

Application Number: F/2000/2955

Proposal: Proposed single storey side pool room extension and erection of replacement garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Windsmoor, The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs T Caiger C/O Day Tanner Partnership.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins

22/01/01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

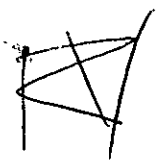
Natalie Brown DATE: 22nd January 2000

Location:	Windsmoor, The Ridges, Finchampstead
Proposal:	Proposed single storey side pool extension and erection of replacement garage
Application Number:	F/2000/2955

In response to your further consultation dated 22nd December 2000 for the above application, the tree and landscape comments are as follows:

The development proposals do not affect any existing features and since they largely replace the existing garage minimal additional visual impact is created when viewed from The Ridges and adjacent National Trust Land. I therefore have on objections to the proposal in principle.

However, I am concerned that the existing Laurel Hedge along the eastern boundary should be retained as this provides a screen between the application site and the adjacent property (Four Winds). The applicant should therefore submit for approval protective fence details to accord with BS 5837 to ensure the successful retention of the hedge during construction as well as its long term survival.



ROBERT PETROW
Consultant Landscape Architect

Our ref: SP\2000\002883\001
Your ref: F/2000/2955

Date: 15th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Sir/Madam

SINGLE STOREY SIDE POOL ROOM EXTENSION & REPLACEMENT GARAGE WINDSMOOR, THE RIDGES, FINCHAMPSTEAD

Thank you for your letter dated 13 December 2000 and subsequent additional plans dated 22 December 2000. You are asked to quote the following reference in any correspondence: SU86SW/16/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Swimming pool filter backwash must not discharge to the surface water system. Discharging swimming pool water/backwash into a private sewage treatment works will damage the works and should be avoided.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berkshire RG45 6LZ

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 11th January 2000

Location:	Windsmoor, The Ridges, Finchampstead
Proposal:	Proposed single storey side pool extension and erection of replacement garage
Application Number:	F/2000/2955

In response to your consultation dated 13th December 2000 for the above application, the tree and landscape comments are as follows:

The development proposals do not affect any existing features and since they largely replace the existing garage no additional visual impact is created when viewed from The Ridges. I therefore have on objections to the proposal in principle.

However, I am concerned that the existing Laurel Hedge along the eastern boundary should be retained as this provides a screen between the application site and the adjacent property (Four Winds). The applicant should therefore submit for approval protective fence details to accord with BS 5837 to ensure the successful retention of the hedge during construction as well as its long term survival.

ROBERT PETROW
Consultant Landscape Architect

SE.

• F/2000/2955
Windsmoor, The Ridges, Fistead.

please can highways be consulted on this app

10 DAYS

Please see offiar plans for this one.

~~8/1/01~~

Natalie

I have seen the plans

Cleo Adam 11/1/01

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 08 January 2001

Application Number: F/2000/2955

Proposal: Proposed single storey side pool room extension and erection of replacement garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Windsmoor, The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs T Caiger C/O Day Tanner Partnership.

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).

C122, R122.
C049, R049.

Signed: _____ **Print name:** Adam Coggins
11/01/01

FROM: Natalie Brown

DATE: 13 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2955

Proposal: Proposed single storey side pool room extension and erection of replacement garage..

Site Address: Windsmoor, The Ridges, Finchampstead, Wokingham

Applicant: Mr & Mrs T Caiger C/O Day Tanner Partnership.

Your observations are required In respect of this application **by 06/01/2001** .

The Parish Council has no objections to this application.

SIGNED: _____ DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

Date: 22 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2955

Location: Windsmoor, The Ridges, Finchampstead, Wokingham.

Proposal: Proposed single storey side pool room extension and erection of replacement garage.

Applicant: Mr & Mrs T Caiger C/O Day Tanner Partnership.

Case Officer: Natalie Brown

The new plans show the following: Side elevation facing dwelling.

Comments are required by 06/01/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P2000/2955 (Planaps) / (Ludhouse) Date Rec. 20/12/2000.

Location: Windsmoor, The Ridges,

Parish Finchampstead

Applicant:

Description of attached plans Side elevation facing dwelling

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: as on app.

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As on application

Date for Responses End consultation for application

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

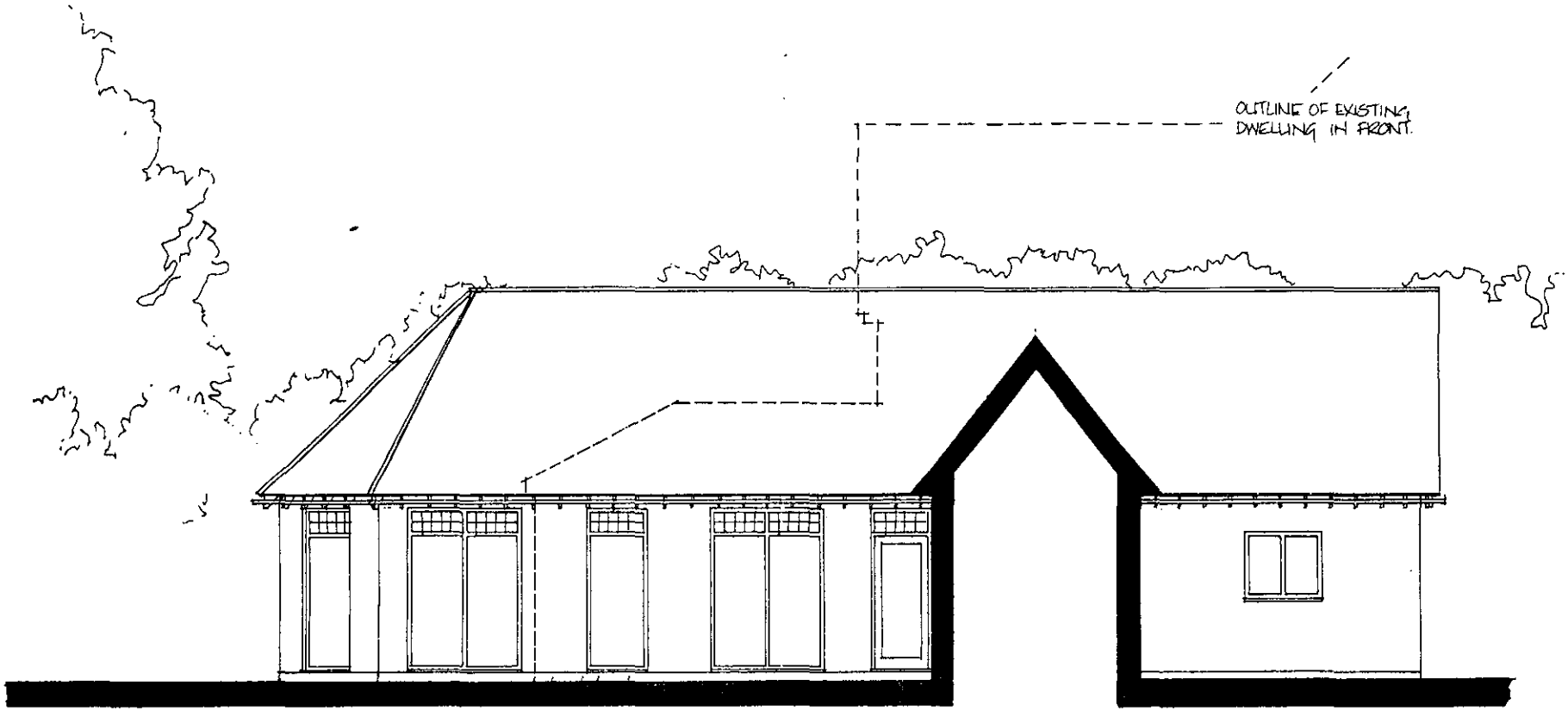
CASE OFFICER NAB.

Consultations Sent by Admin. on 22.12.00.

Yellow - Part One Copy.
Green - Officer's Copy

ADDITIONAL PLAN

2955



SIDE

WINDSMOOR, THE RIDGES, FINCHAMPSTEAD

(F/2000/2955)

CS
23 DEC 2003
COPIES TO:
ACK:
FILE:

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:			
1	YOUR NAME	**MR & MRS T CAIGER**			
	ADDRESS	**WINDSMOOR**			
	01.NOV.2000* 2955	**THE RIDGES**			
		FINCHAMPSTEAD			
		BERKSHIRE			
	POST CODE	TEL.NO			
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**			
	ADDRESS	**11-13 DUKES RIDE**			
		CROWTHORNE			
		BERKSHIRE			
	POST CODE	**RG45 6LZ**	TEL.NO	**01344 777143**	
3	SITE LOCATION	**WINDSMOOR**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**THE RIDGES**			
		FINCHAMPSTEAD			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**REPLACEMENT GARAGE AND SINGLE STOREY REAR POOL ROOM EXTENSION**			
	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	**YES NONE AFFECTED**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**ALL TO MATCH EXISTING**			
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.	**NO**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **6/7**	Proposed: **6/7**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below	✓ ✓	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

~~I certify that:~~

~~*~~ ~~I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.~~

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED L. Clarke ON BEHALF OF **MR & MRS CAIGER**

DATE 29.11.00

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS Windsmoor House THE RIDGES PARISH FINCHAMPSTEAD

was Windsmoor is now Windsmoor House 17/2/99

PLOT No. ORD. SHEET No. SU 8063 (11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RR 9808	Mr. S. Poulden	Conservatory Extension	20.11.78	Rec
BR 9986	"	Ext. to form Bedroom	13.12.78	App.
09575	"	Conservatory	14.12.78	N/A
31322	"	Utility & Breakfast Rm.	9.5.88	
BRA 6216	"	"	22.4.88	App
32701 — N/P				
39204	"	Relocation of Access	19.5.92	
97/66658/F	Mr. & Mrs. D. Howe	2 St. S. Ext.	30.1.98	
FP98/7336	"	"	19.3.98	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Erect. Det. Garage - Day Tawse Partnership — 26.5

DRAINAGE PD Eng - Erect Triple Garage - Mr. Howe - 9/7/98

091074