APPLICATION NO:
F/2000/2963

LOCATION:
63 Jerrymoor Hill, Finchampstead Wokingham.

APPLICANT:
Mr Belcher

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

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

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Helen Pollock**

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Belcher
63, Jerrymoor Hill
Finchampstead
Wokingham
Berkshire
RG40 4UG

Application Number: F/2000/2963

Parish: **FINCHAMPSTEAD**

Location: **63, Jerrymoor Hill, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Informative
2. The applicant is advised that soakaways should not be constructed that penetrate the water table or exceed 3 metres in depth below existing ground level, to prevent pollution of groundwater.

Informative
3. In view of the proximity of the proposed development to a landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

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 6480 (Direct Line)
E-Mail: Helen.Pollock@wokingham.gov.uk
Date: 23rd January 2001
My ref: F/2000/2963/EA
Your ref: SU76NE/5/9

Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

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 Sir or Madam:

RE: CONSERVATORY – 63 JERRYMOOR HILL, FINCHAMPSTEAD (F/2000/2963)

I refer to your letter received on the 18th January 2001 with reference to the above.

I thank you for your comments on the above application, however they were not received until after the end of the consultation period, and after the decision to approve the application had been taken. However, I have been able to include your comments on the decision notice as informatives but not as conditions.

We are at present under great pressure to meet central governments eight-week target for the processing of planning applications. As a result of this, please note that we will not always be able to take your views into account unless they are received within 21 days from the date of our consultation letter.

Should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely

M L THORP
Principal Development Control Officer

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2963

Applicant : Mr Belcher .

Location : 63, Jerrymoor Hill, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01.

Date Registered : 04/12/2000

Earliest Date for Decision : 06/01/2001

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

This application will have expired on: 29/01/2001. 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 :

Parish Council: 'no objections'

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon the Street Scene

Application Number: F/2000/2963

Appraisal :

The proposed development is for a Single Storey rear extension to form a Conservatory. It would be 3.8m wide 3.4m deep and stand 2.1 m to the eves + 2.9 m to the ridge.

The property is an end terrace + is situated on a corner plot. The garden is enclosed by 1.8m fencing and has a garage to the rear. There is a 2m long 2m [redacted] high wall along the boundary with N° 64 which forms the back wall to N° 64's existing Conservatory. The proposed Conservatory will be 0.45m from the boundary

1) Impact upon neighbouring properties!

It is not considered that there would be any adverse effects upon neighbouring properties. Although it is proposed to go close to the boundary with N° 64 [redacted] that property already has a Conservatory against the boundary of very similar dimensions.

2) Impact upon the Street Scene!

The proposed Conservatory would not be visable from the front of Jerrymoor Hill and would be well screened from the side by the existing fencing. Materials would match existing. It is therfore considered that there would be no adverse effects upon the character of the Street [redacted] Scene.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

Application Number F/2000/2963
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
		Informative	
		1)	The applicant is advised that ~~[redacted]~~ Soakaways ~~[redacted]~~ should not be constructed that Penetrate the water table or exceed 3 metres in depth below existing ground level. TO prevent pollution of groundwater
		2)	In view of the proximity of the proposed development to ~~the~~ a landfill Site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlind in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

16/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 63 Jerrymoor Hill
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2963

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front fence.

2. DESCRIPTION OF SURROUNDINGS Residential.

3. DESCRIPTION OF SITE/BUILDING End terrace Property.

4. RELATIONSHIP TO ADJOINING PROPERTIES terrace with n° 64 1.8m fence between + ~~1.8m~~ 2m at 2m high wall. adj hse n° 64 already has con. Some as Proposed..

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Double garage + drive.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence enclosure.

OTHERS N/A.

Our ref: SP\2000\002900\001
Your ref: F/2000/2963

Date: 15th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 38793
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: Helen Pollock

Dear Sir/Madam

CONSERVATORY - 63 JERRYMOOR HILL, FINCHAMPSTEAD

Thank you for your letter dated 13 December 2000 which was received on 18 December 2000. You are asked to quote the following reference in any correspondence: SU76NE/5/9. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following condition is 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.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU799 655	Approx 15 metres	Jerrymore Hill

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New

Cont/d..

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

Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

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.

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: Mr Belcher, 63 Jerrymoor Hill, Finchampstead, RG40 4UG

Tel. 0118 974 6480
Date: 13/12/00 ~~18 January 2001~~

Your Ref:

My Ref: Helen Pollock / F/2000/2963

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

The Environment Agency
Fao Chris Bedford
Planning Liaison Customer Services (South East Area)
Swift House, Frimley Business Park
Frimley
Camberley
Surrey
GU16 5SQ

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/2963

Site Address: 63, Jerrymoor Hill, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/2963** in all communications and any response should be addressed to **Helen Pollock** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/2963

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
63, Jerrymoor Hill, 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 Helen Pollock 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 6480

Date: **13 December 2000**

My ref: F/2000/2963

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/2000/2963
63, Jerrymoor Hill, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2000/2963**
63, Jerrymoor Hill, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6480

Date: **13 December 2000**

My ref: F/2000/2963

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/2000/2963
63, Jerrymoor Hill, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2963**
63, Jerrymoor Hill, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

FROM: Helen Pollock

DATE: 13 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

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

Application Number: F/2000/2963

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 63, Jerrymoor Hill, Finchampstead, Wokingham.

Applicant: Mr Belcher .

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

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 4-1-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 DEC 2000	
Officer: HP	Application No. F/2000/2963

Map No. 98.. Site ..0:03....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 63 JERRY MOOR HILL

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH
13.12.00

Applicant: MR BELCHER

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	13.12.00	
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 : 13.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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 .....

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:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... S/M. + Sea Map ✓.....

Environmental Services

For office use only.
Application number:

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 04.NOV.2000* 2963 Phone number	MR BELCHER 63, JERRYMOOR HILL FINCHAMPSTEAD RG40 4UG 01189 732958
	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ABOVE ADDRESS
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW REAR SINGLE STOREY CONSERVATORY
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.	DWARF WALL OLD STOCK BRICKS TO MATCH EXISTING. STANDARD WICKES CONSERVATORY UNITS
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 28/11/08

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

ADDRESS 63, JERRYMOOR HILL.

PARISH ~~Hok/Without~~ FINCHAMPSTEAD 1.4.8

PLOT No. 168 (2)

ORD. SHEET No. SU. 7965. (2

BUILDER

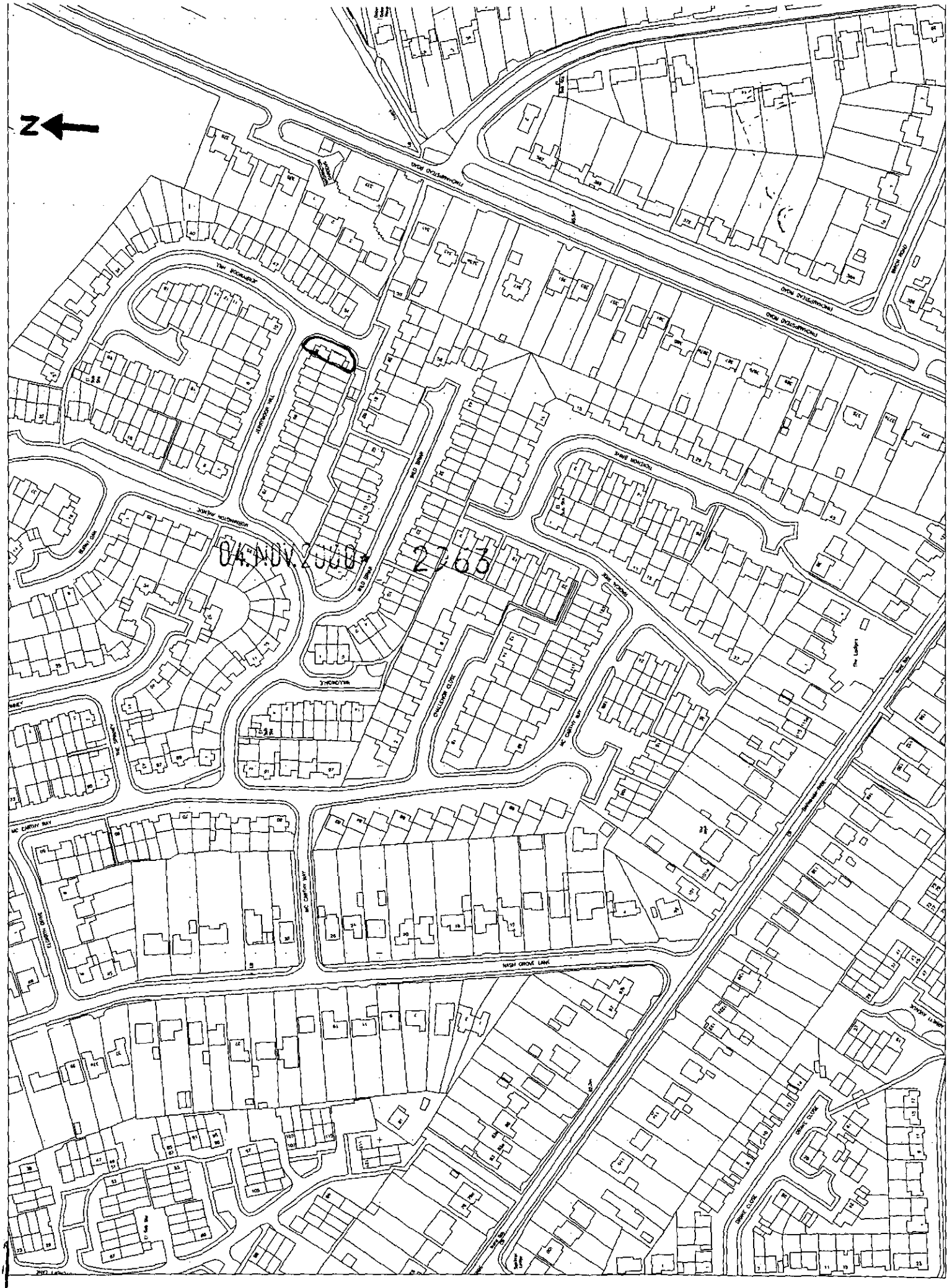
Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/154/63	Messrs Bernard Thorpe & Partner	Outline Res Dev 44 acres	31 7 63	N/A Re
0/7/64	Various owners	" " "	28 1 64	N/A Re
1136/71	Brookclare Development Ltd.	" " " 5.55 "	3 2 72	N/A C/A
387/71	" "	Layout - Terraced house & garage	7 5 72	App C/A
BR 3935	MR. F. STAMETTI	EXTENSION TO GARAGE	11.12.75	APP N/A
03901	"	" "	15.3.76	N/A C/A
28744			30:10.87	CLA
BRA 3439	MR. A. BOSS	S/St. Ht.	1.9.67	APP

DATE OF COMPLETION

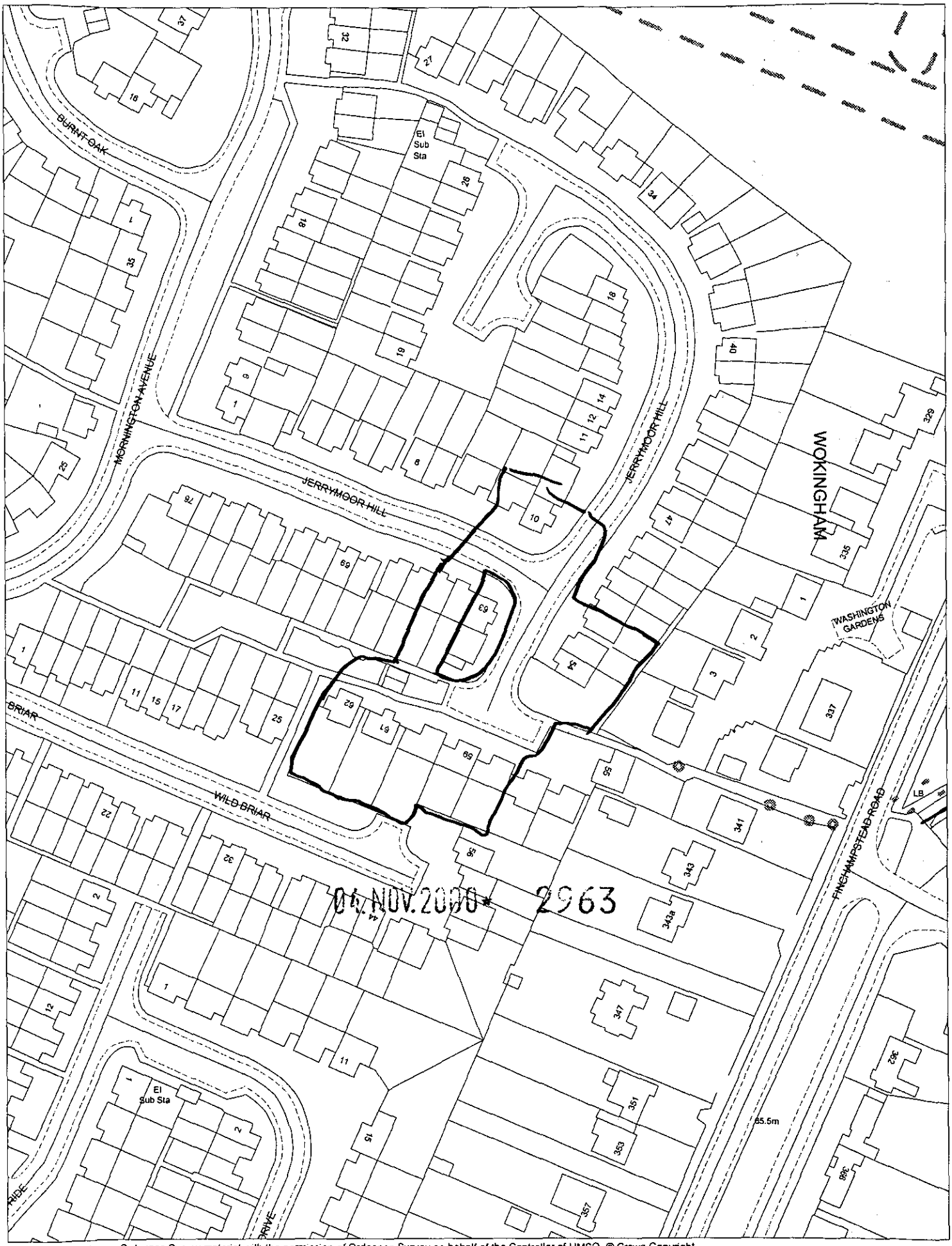
MINISTRY DECISION 0/154/63 App dismissed 15 1 65 0/7/64 - APPEAL DISMISSED - 20 1 65

SPECIAL ORDERS

DRAINAGE


N
FINCHAMPSTEAD ROAD
JEREMOOR HILL
MORRINGTON AVENUE
WILD BRIAR
WILLOWDALE
CHALLENGER CLOSE
MC CARTHY WAY
NASH GROVE LANE
ELDERTH DRIVE
DRAKE CLOSE
The Ladges
04.NOV.2000
2263

04.NOV.2000* 2963



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Central Support Section, Environmental Services, Wokingham District Council.

11 December 2000

Scale: 1 : 1250

N
W E
S