SOUTHPORT U.K. Tel.0704-26666 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

X SYSTEMS LTD

APPLICATION NO:
F/2000/1517

LOCATION:
The Lilacs Longwater Lane, Finchampstead Wokingham.

APPLICANT:
Mr M Hayles C/O Peter H Watkins

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Hayles
C/O Peter H Watkins
48
Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1517

Parish: **FINCHAMPSTEAD**

Location: **The Lilacs, Longwater Lane, Finchampstead, Wokingham.**

Proposal: **Proposed single storey 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 resemble 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 Policies OS1 and EN1.
   South East Area Local Plan Policies STV1, SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/09/2000

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 10 November, 2000
My ref. BC/DC/2000/1517

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 Hayles
c/o Peter Watkins
48 Broomfield Road
Tilehurst
Reading RG30 6AL

Dear Mr & Mrs Hayles

PLANNING PERMISSION 2000/1517
SITE: THE LILACS, LONGWATER LANE, 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 2000/1517 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

Tel. 0118 974 6443 (Direct Line)

Date. 6 November, 2000

My ref. CD/FP2000/1233(1517)

Mr P H Watkins
48 Broomfield Road
Tilehurst
READING
Berkshire
RG30 6AL

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
E-mail:

Dear Mr Watkins,

THE LILACS, LONGWATER LANE, FINCHAMPSTEAD
SINGLE STOREY SIDE EXTENSION

Thank you for your Building Regulations Application Number FP2000/1233 received on 23 October.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1517, which cannot be dealt with as a minor amendment. There is an increase in volume as the proposed rooflight has been changed to a dormer extension

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 27 November. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Hayles

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1517	EC
BUILDING CONTROL NUMBER.	FP/2000/1233	Brian
~~APPLICANT~~/AGENT	Peter H-Watkins	
ADDRESS OF SITE	The Lilacs Longwaters Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 20098A	PW 20098 ✓
ELEVATIONS	— " ↓	— " ↓
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC	roof/light altered to dormer	
DATE	6/11/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	6/11/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

112. APPLICATION NO: 2000/1517 PROPOSED SINGLE STOREY SIDE EXTENSION, 'LILACS' LONGWATER LANE FINCHAMPSTEAD, FOR MR M.HAYLES

The Committee considered a report on this Application set out on Agenda pages 916 to 919.

RESOLVED: That Application No. 2000/1517 be approved subject to the conditions set out on Agenda page 917.

Application No.	Received	Finchampstead	Listed by
F/2000/1517	15/05/00		Cllr Cockcroft

Applicant: Mr M Hayles
Location : 'The Lilacs,' Longwater Lane, Finchampstead
Proposal : Single storey side extension

1. **Planning History** – The application site is a detached two-storey chalet style dwelling located within the identified settlement, along Longwater Lane, in The Village, Finchampstead. The dwelling is set back from the main road and is raised up above the level of the adjacent highway. The original dwelling on this site was a detached bungalow, which was given planning permission in 1997 for a first floor extension.

   This application has been listed by Cllr Cockcroft who is concerned that the proposed extension is over-development of the site and would create an urban effect in a rural area.

2. **Proposal** – The proposal is for as single storey side extension with mezzanine floor to provide a room in the roof space.

3. **Consultations** -
   - ***Finchampstead Parish Council-*** Object on the grounds that the proposal is over-development of the site creating an urbanising effect in the rural area.
   - ***Landscape-*** No objection
   - ***Neighbour consultations-*** none received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
   South East Area Local Plan policies SBE1 & SBE2
   Wokingham District Local Plan policies WOS3 & WBE1

   B. Impact upon the street scene
   South East Area Local Plan policies SBE1 & SBE2
   Wokingham District Local Plan policies WOS3 & WBE1

A. Impact upon neighbouring properties

The Lilacs is the middle house of a row of three situated between Longwater Lane and 'The Village.' The proposed extension will be located along the NW elevation adjacent to the neighbouring property 'Otterburn.' The garage of 'Otterburn' is built to the side boundary with 'The Lilacs.'

The proposed extension will be built flush with the front of the existing dwelling and will be set back at the rear by approximately 0.55m. The ridge height of the proposed extension will be approximately 1.15m lower than the ridge height of the main dwelling.

The proposed extension does not have any windows in the side elevation overlooking 'Otterburn,' but has one rooflight in the front elevation and one in the rear.
It is considered that the proposed development would have no detrimental impact upon to either neighbouring property by overlooking, or overshadowing or through it being overbearing. Therefore, there is no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene:
'The Lilacs' fronts Longwater Lane and is set back approximately 14m from the highway. The proposed extension will be flush with the front of the main dwelling and will be approximately 2.45m wide, to the boundary with 'Otterburn.' The proposed extension will have a ridge height approx. 1.15m lower than that of the main dwelling.
Although the dwelling is not well screened along the front boundary with Longwater Lane, the dwelling is set well back from the highway.
Concern has been raised that the proposed extension is over-development of the site that would create an urbanising effect in a rural area. Although The Lilacs is located in an established and maturely developed residential area, the site is located within the identified settlement. It is therefore, not considered that the proposed extension is inappropriate development in this area.
Given this and the fact that the proposed extension is in keeping with the character of the dwelling it is not considered that it will have an adverse impact upon the street scene, and does not conflict with development plan policies.

5. **Conclusion** – The proposed extension would have no detrimental impact upon the residential amenity of the neighbouring dwellings or the street scene.

6. **Recommendation** – To GRANT planning permission subject to the following conditions:

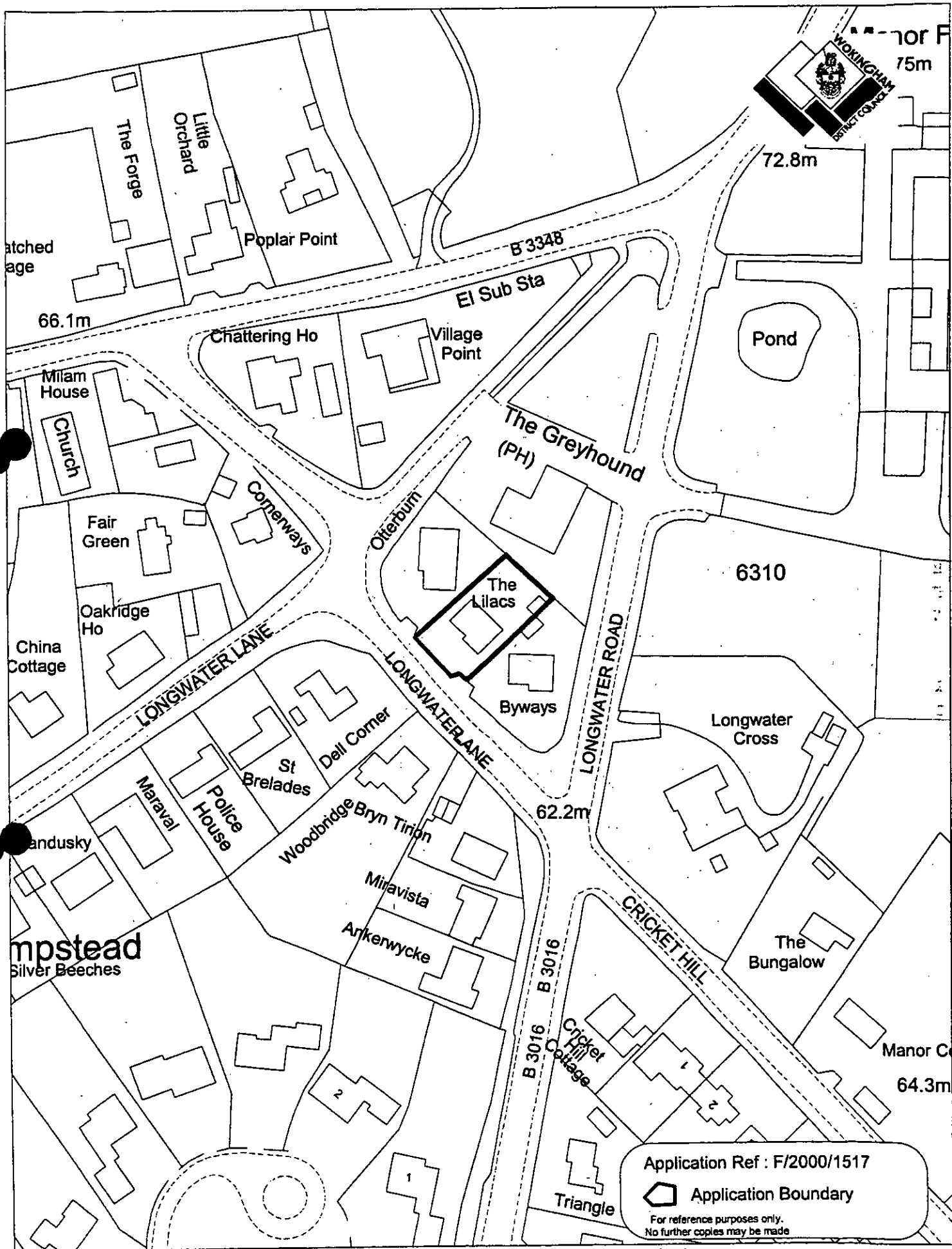
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASONS
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory external appearance.

Elaine Connor



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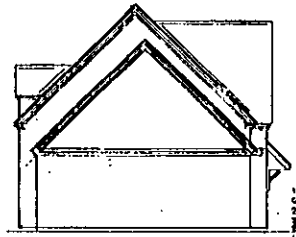
Development Control Section, Environmental Services, Wokingham District Council.

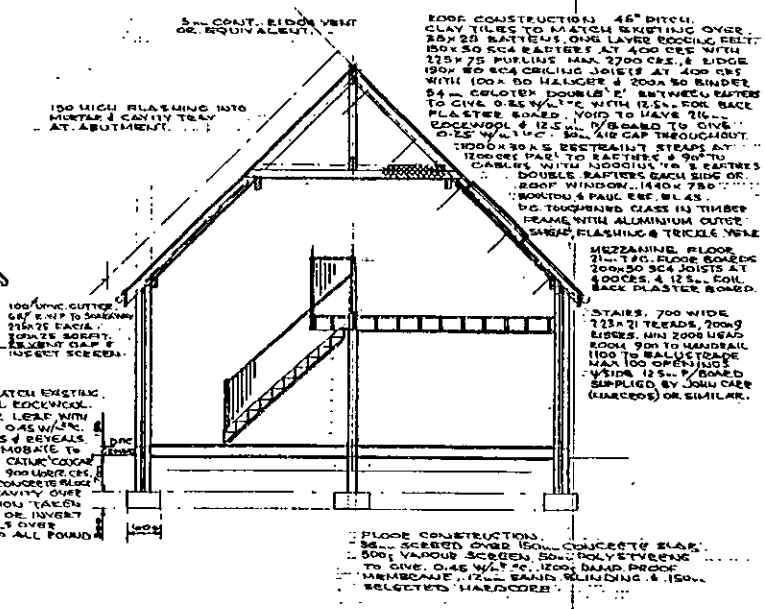
6 September 2000

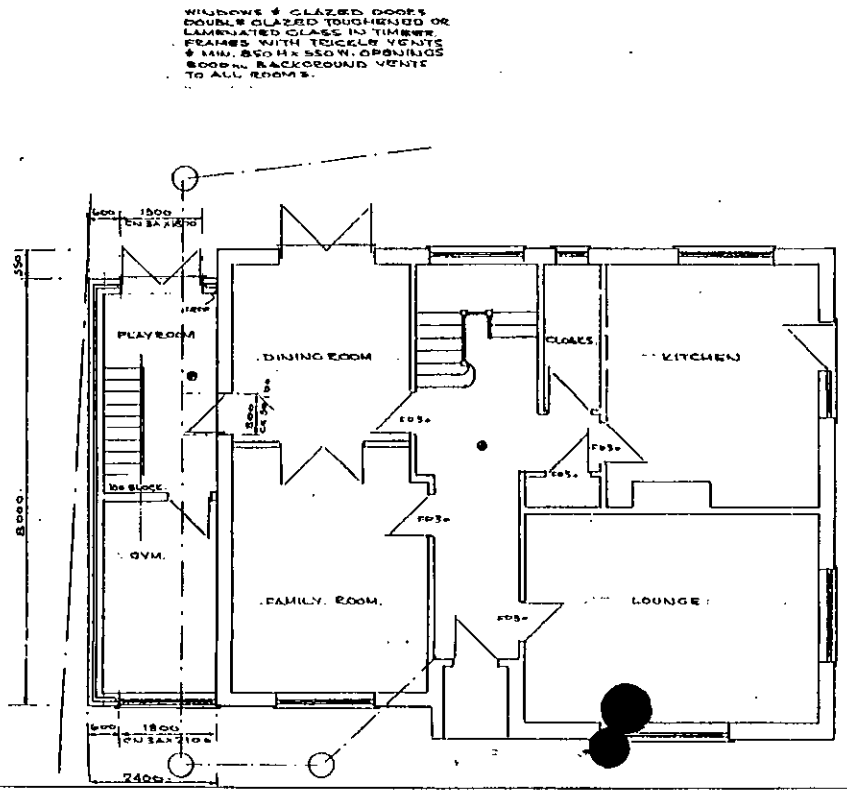
Scale: 1 : 1250

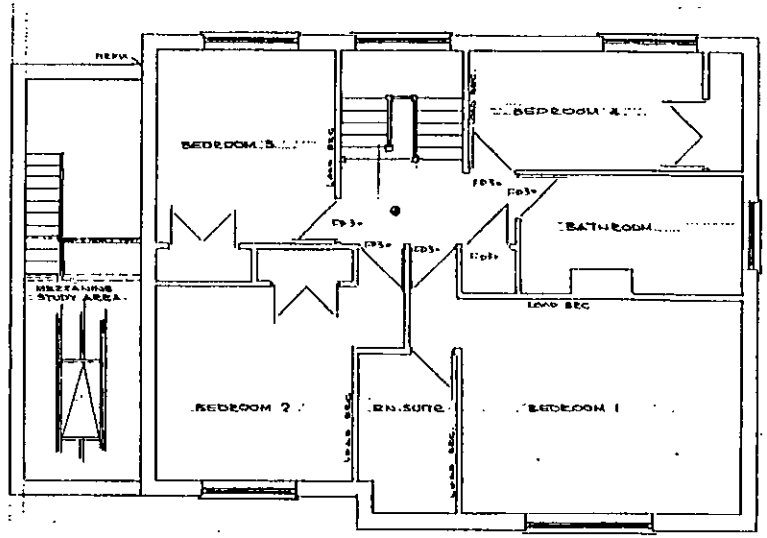












DRAWN	P.H.W	PETER H. WATKINS. 48 BROOMFIELD ROAD. TILEHURST. READING. RG 30 6AL 0118 9428696
DATE	2.5.2000	CLIENT MR & MRS. HALES 0118 9733770
		TITLE. SINGLE STOREY SIDE EXTENSION.
SCALE 1:50, 1:100, 1:200, 1:1250		LOCATION: THE LILACS, LONGWATER LANE, FINCHAMPSTEAD
		DRAWING No PW 20098 SHT 1.

919

Received by Wokingham District Council

Application No: F/2000/1517

Proposal:
Proposed single storey side extension to dwelling.

Location:
The Lilacs, Longwater Lane, 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 19/06/2000. 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

25 May 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1517

Applicant : Mr M Hayles C/O Peter H Watkins.

Location : The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :

F. P. COUNCIL: OBJECT - on the grounds that the proposal is over-dev. of site, creating an urbanising effect in a rural area.

LANDSCAPING: No objection

Planning Issues : IDENTIFIED SETTLEMENT.

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

Application: F/2000/1517

Appraisal:

The application being considered is for a single storey side extension with a mezzanine floor to provide a study area above. The dwelling on site is a two storey detached chalet style dwelling, which has been extended from a bungalow.

Impact Upon Neighbouring Properties

The closest neighbouring property to 'The Lilacs' is 'Otterburn,' a two storey detached dwelling with a detached garage built to the boundary with 'The Lilacs.' The proposed extension is set back at the rear and has a reduced ridge height (approx. 1.15m less). Given the orientation of 'Otterburn' away from the application site along with the scale of the extension it is not considered that the proposed extension will be overbearing upon this neighbouring property. The proposed extension does not have any windows in its side elevation, so will not overlook the side of 'Otterburn.'

Impact Upon the Street Scene

The application dwelling fronts Longwater Lane and is set back approximately 14 metres from the highway. As the proposed extension will be flush with the existing 'family room' and will have a reduced ridge height it is not considered that it will have an adverse negative impact upon the street scene.

The Parish Council have objected to the scheme, on the grounds that the proposal is 'over-development of the site creating an urbanising effect in a rural area.' It is considered however, that given the residential nature of this area which falls within the identified settlement, the proposal due to its scale and massing is considered acceptable.

Recommendation: Approval

Application Number F/2000/1517
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	'WORK'
			APPROVED AT COMMITTEE on 6th Sept 2000
1.	C001	R001	
2	C014	R014	
		N16:	BSP: OS1 & EN1
			SETUP: STM, SBE1 & SBE2.
			WOLP: WOS2, WOS3 & WBE1

4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: The Lilacs Longwater Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1517

OFFICER: Elaine Connor

DATE OF SITE VISIT: 16/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

est. residential area
mixture of H. types.

3. DESCRIPTION OF SITE/BUILDING

2st. detached modern house with rear detached gar.

4. RELATIONSHIP TO ADJOINING PROPERTIES

garage of Otterburn to boun. W. The Lilacs.

5. SITE CONSTRAINTS

TREES

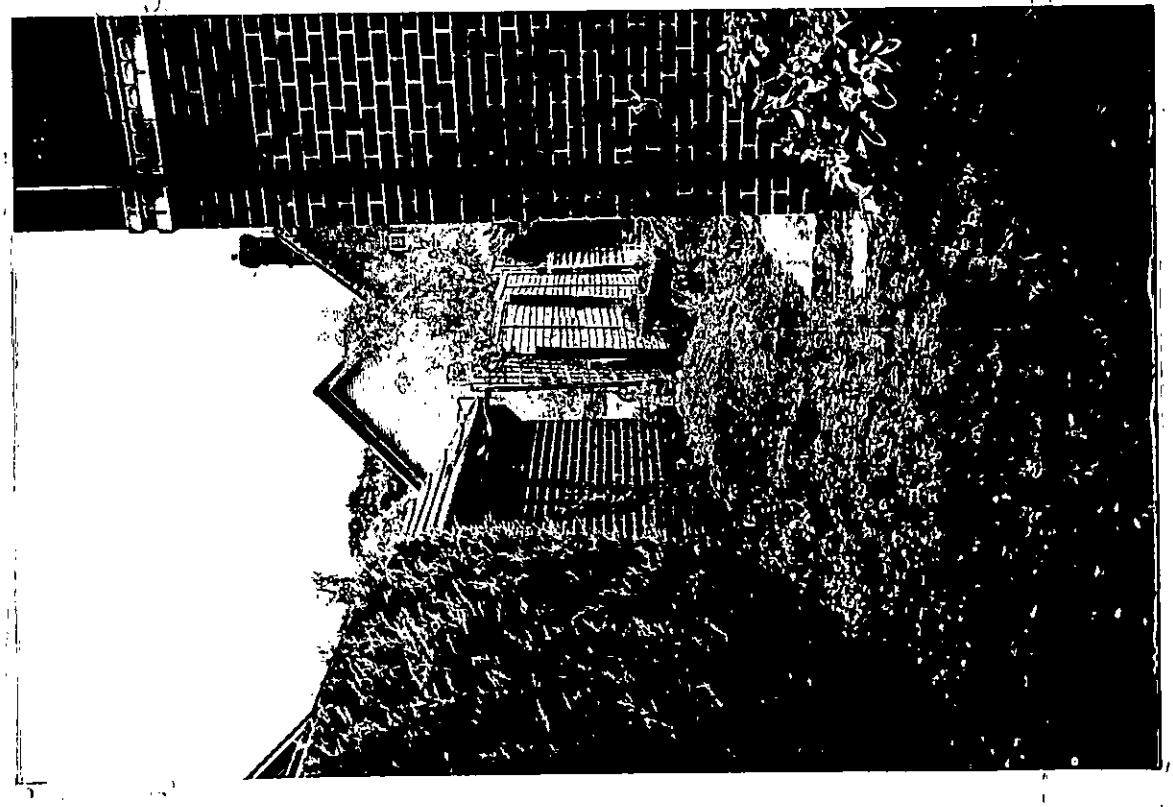
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

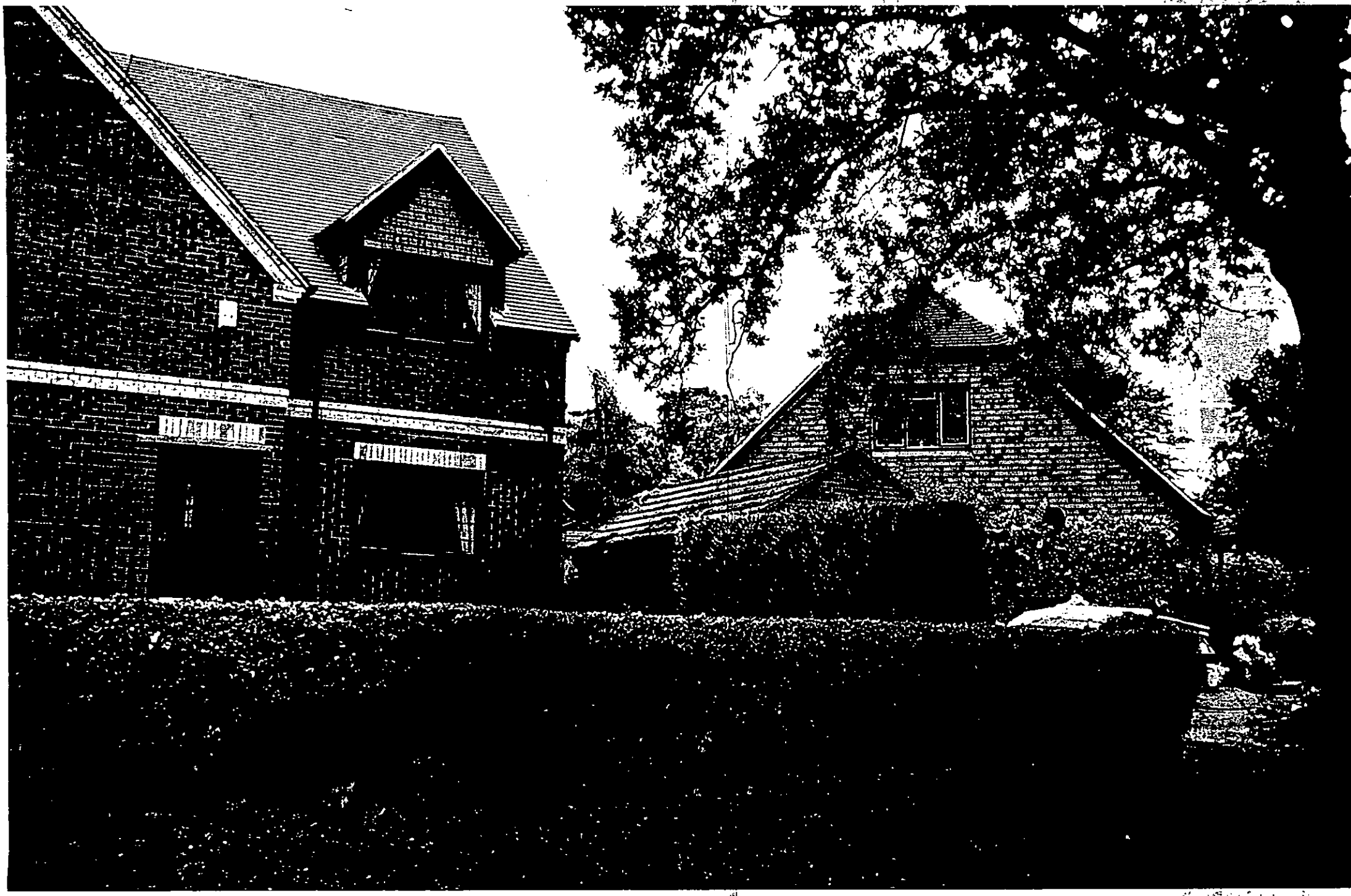


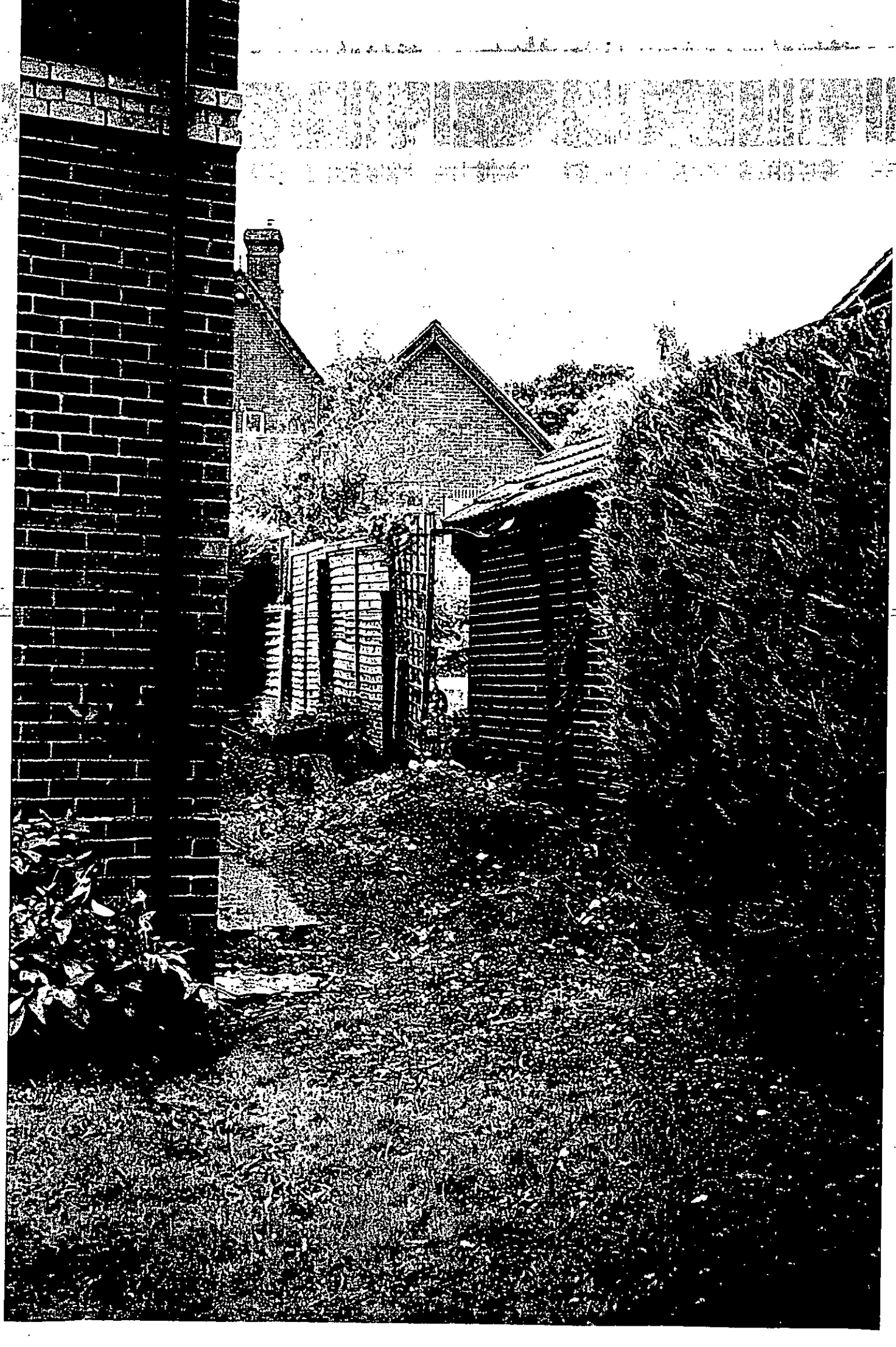




KITCHEN
LOUNGE
STORE
MASTER BEDROOM
BATH

BEDROOM 3
BEDROOM 2
BEDROOM 1







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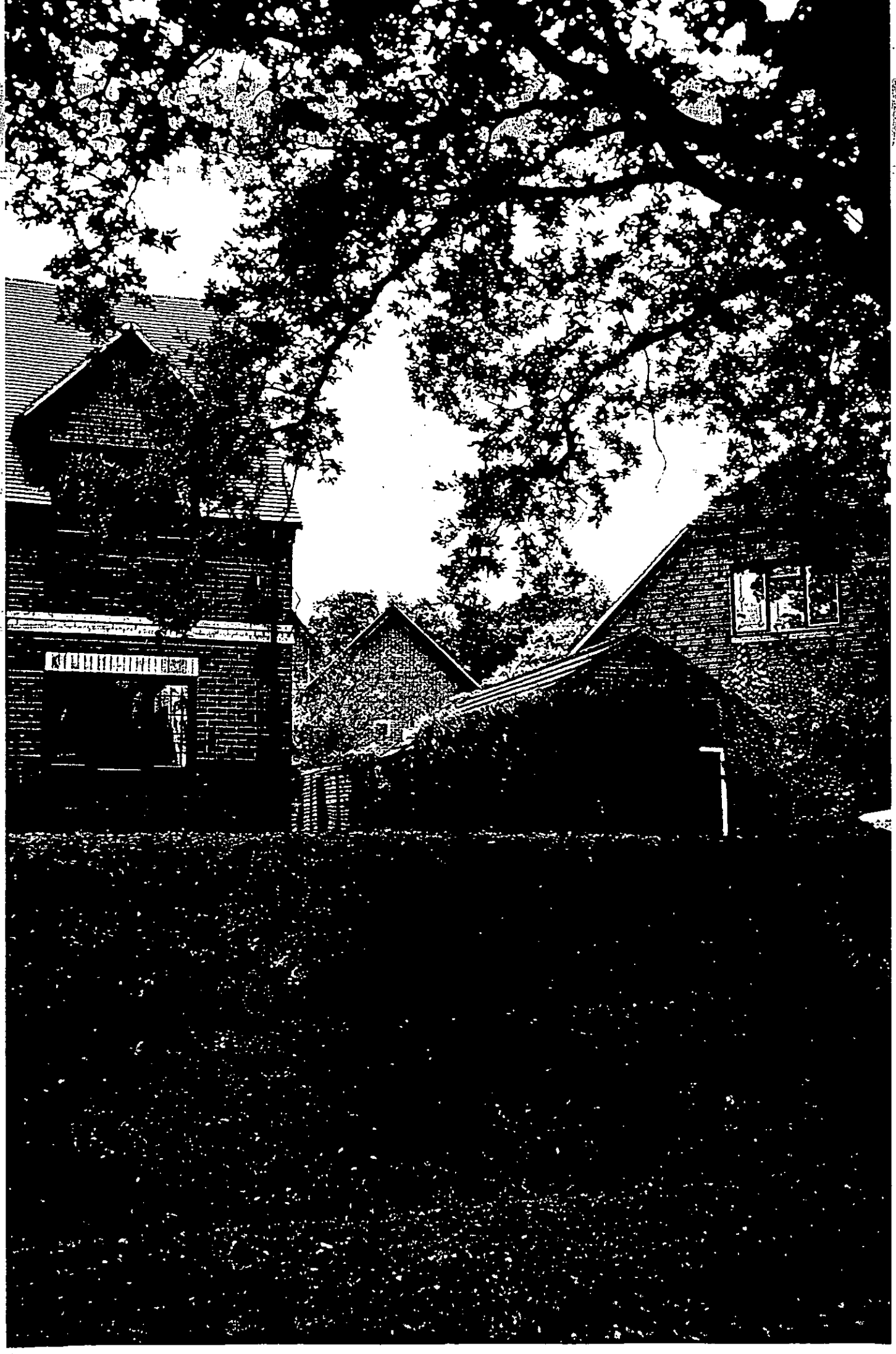
Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000 Scale: 1 : 1250



LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1517**

The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Proposed single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for Approval and my reason(s) are the proposal is over-development of the site creating an urban effect in a rural area.

Signed: _____

Councillor Cockroft

Date: 06/06/00

	TLS
	ENF
CS	
	2000
COPIES TO:	ACK:
	FILE:

FROM: Elaine Connor

30 MAY 2000

DATE: 25 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT 3022
POL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1517

Proposal: Proposed single storey side extension to dwelling..

Site Address: The Lilacs, Longwater Lane, Finchampstead, Wokingham.

Applicant: Mr M Hayles C/O Peter H Watkins.

Your observations are required in respect of this application **by 19/06/2000** .

Councillors object to this application on the grounds that the proposal is over-development of the site creating an urbanising effect in a rural area.

SIGNED: C.S. Cl DATE: 2-6-00

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 22nd June 2000

Location: The-Lilacs, Longwater Lane, Finchampstead, Wokingham.

Proposal: Proposed single storey side extension to dwelling.

Application Number: F/2000/1517

In response to your consultation dated 25th May 2000 for the above application, the landscape comment is as follows:

The application is acceptable since the proposed extension would fit in with the surrounding properties and will be screened from the road to some extent by the existing mature oak tree in front of the property.

However it should be noted that although entered as a 'single storey side extension', the proposed roof of the new works will be almost as high as the ridge line on the existing two storey house and the proposal does include a mezzanine floor.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6451

Date: **25 May 2000**

My ref: F/2000/1517

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/2000/1517
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

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/2000/1517**
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **25 May 2000**

My ref: F/2000/1517

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/2000/1517
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

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/2000/1517**
The Lilacs, Longwater Lane, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Start date: 15 MAY 2000	
Officer: EC	Application No. F/2000/1517

Map No. 114 Site ...0:08....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: THE ULACS LONGWATER LANE

Parish: FINCHAMPSTEAD Ward: Finch South
25.5.2000

Applicant: MR M HAYLES

Fee Received 95-00 (1) 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			
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 : 25.5.2000 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	: .....
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. Re-apps

NEIGHBOURS:

S/N+ Dell Corner
Woodbridge
Otterburn
Byways
The Greyhound Public House
} Longwater Rd.

'THE LILACS'

ADDRESS LONGWATER LANE PARISH Finch

PLOT No. 977/57 O/L ORD. SHEET No. C

BUILDER 123/58 BUNGALOW APP C

Plan No. 164/58

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1395/73	Mr M.S. Cashmore	Replace single garage with double	27.9.73	- C/A
BR 1608	Mr M Cashmore	Erection of sun lounge	8 11 74	App
97/65205/L	W/Dr.			
97/65689/F	M&J HAYLES	1st FLOOR EXT.	25-7-97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 849/96

DRAINAGE

Environmental Services

For office use only.
Application number: 12 MAY 2000 15:7

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. M. HAYLES THE LILACS LONGWATER LANE FINCHAMPSTEAD
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AR 9423696
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.	THE LILACS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTN.
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.	CLAY TILES & BRICK TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.	£95-00	
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

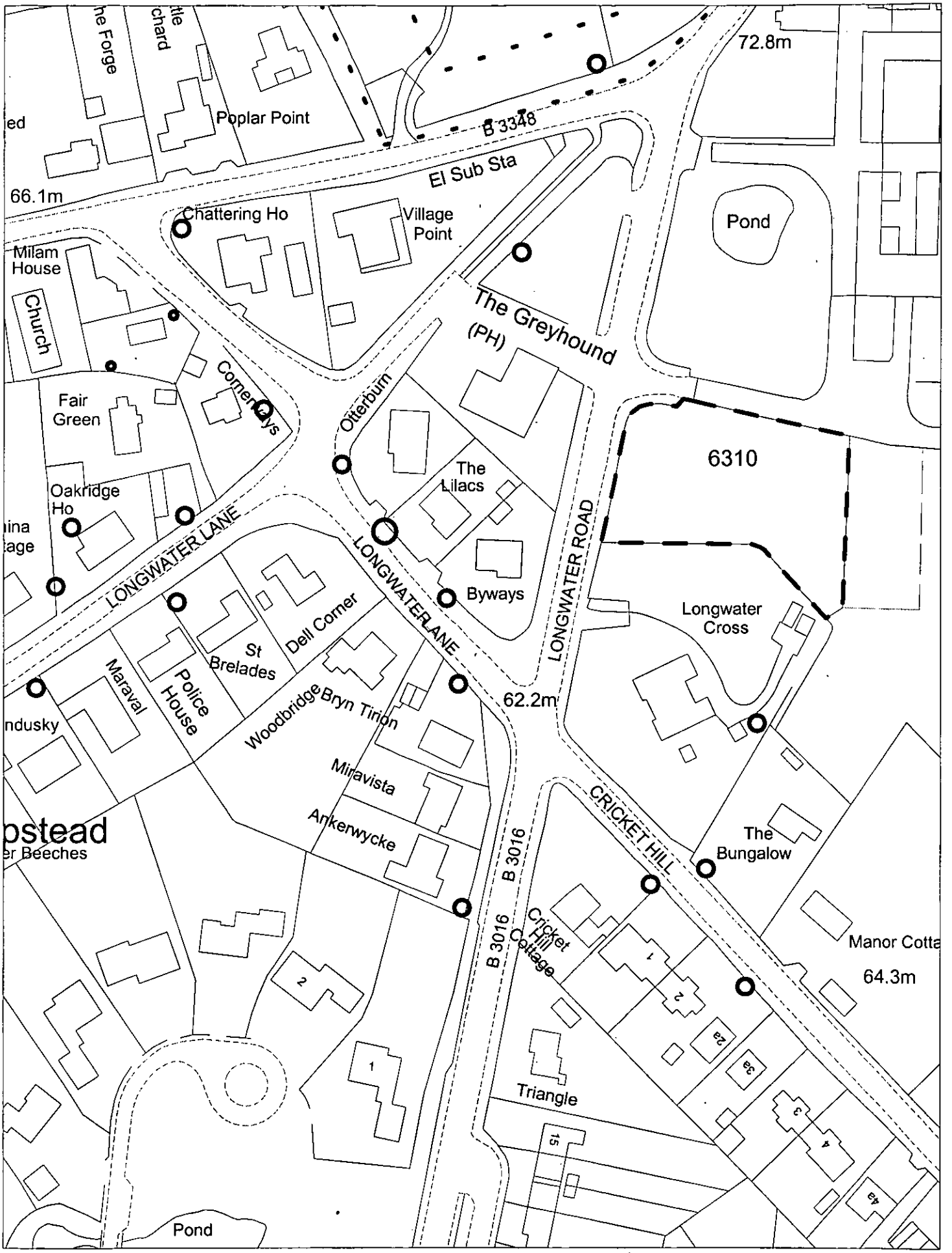
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. Haylor

Date 12-5-2000

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



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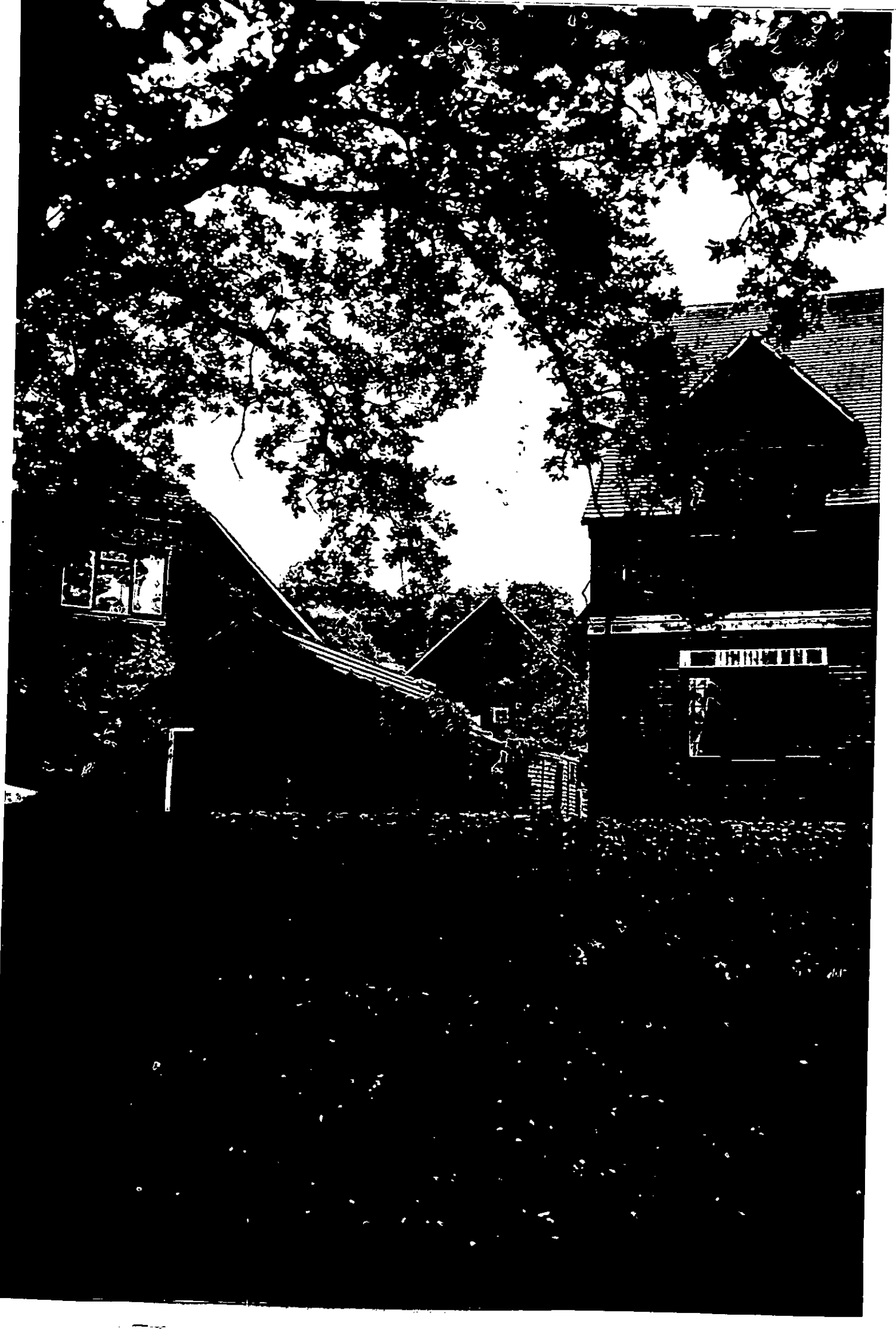
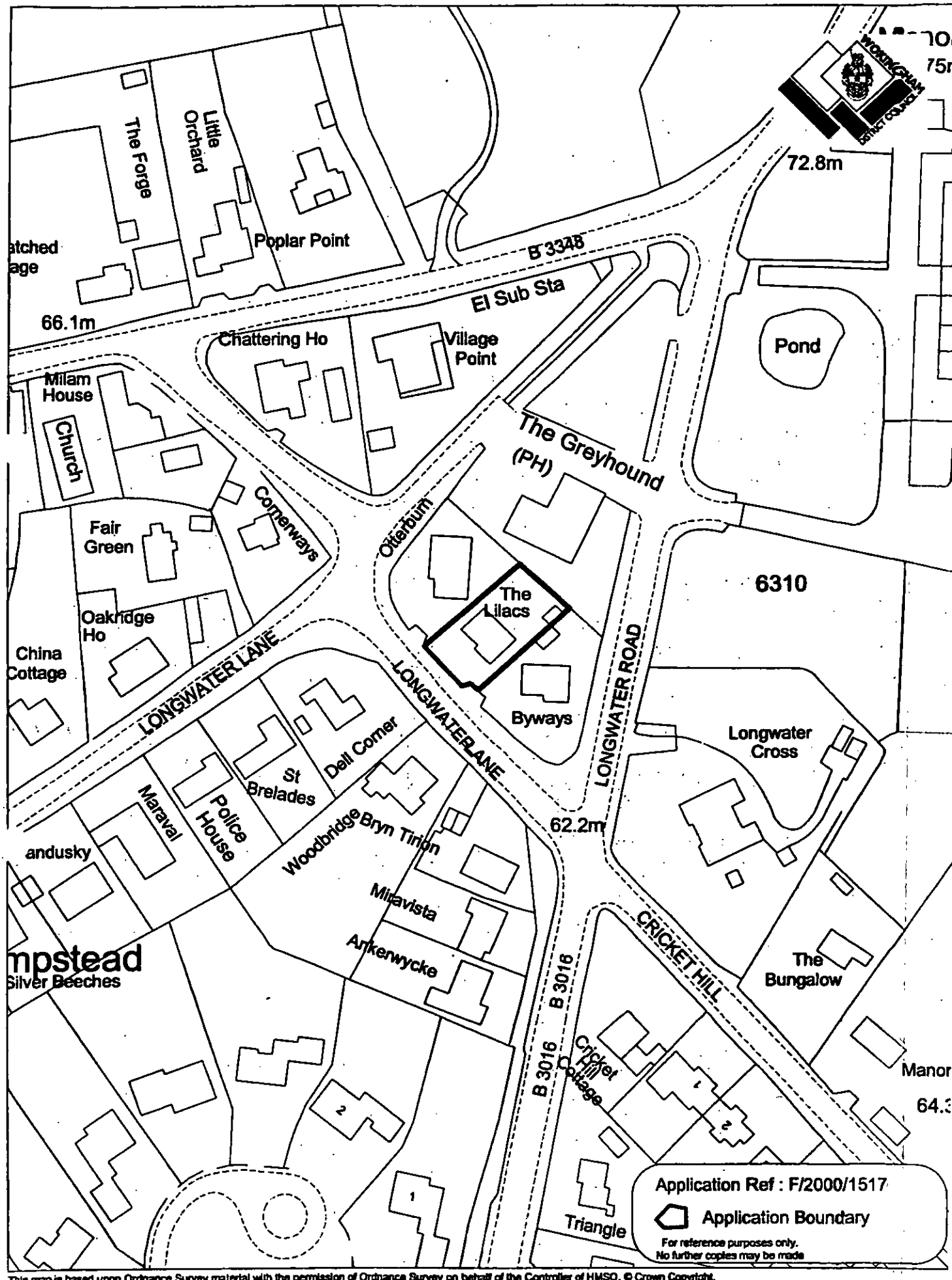
Landscape Section, Environmental Services, Wokingham District Council.

31 May 2000 Scale: 1 : 1250





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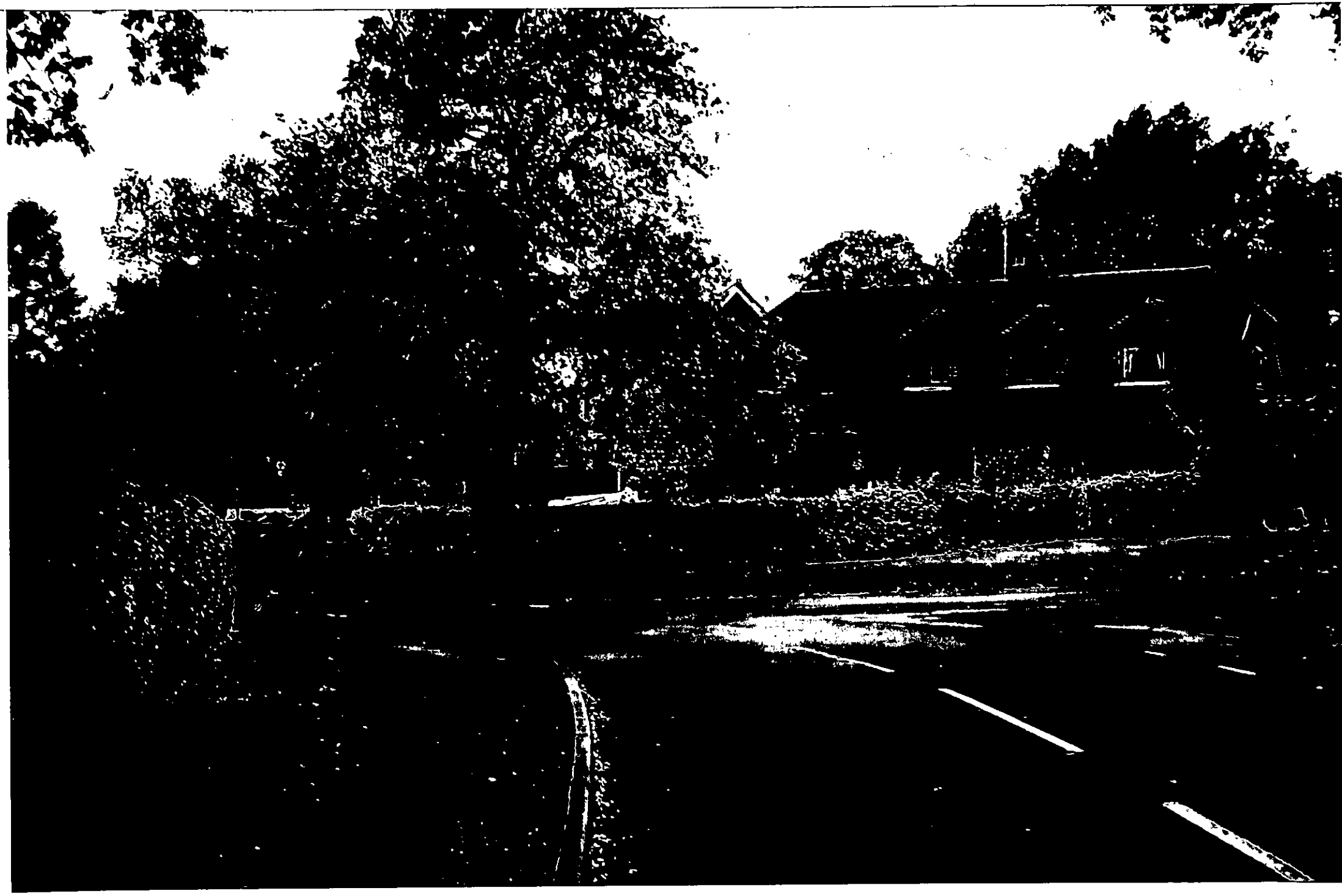
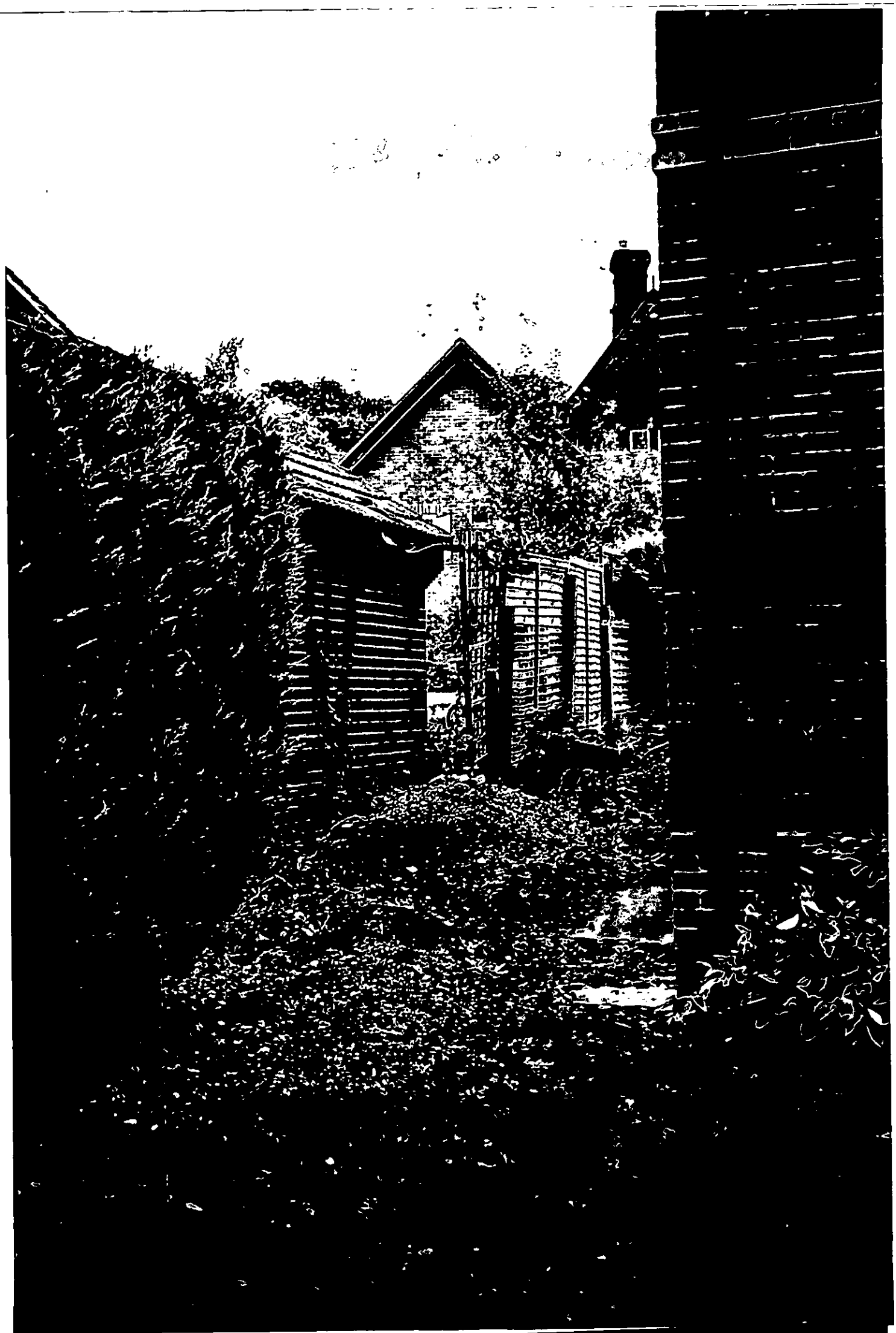
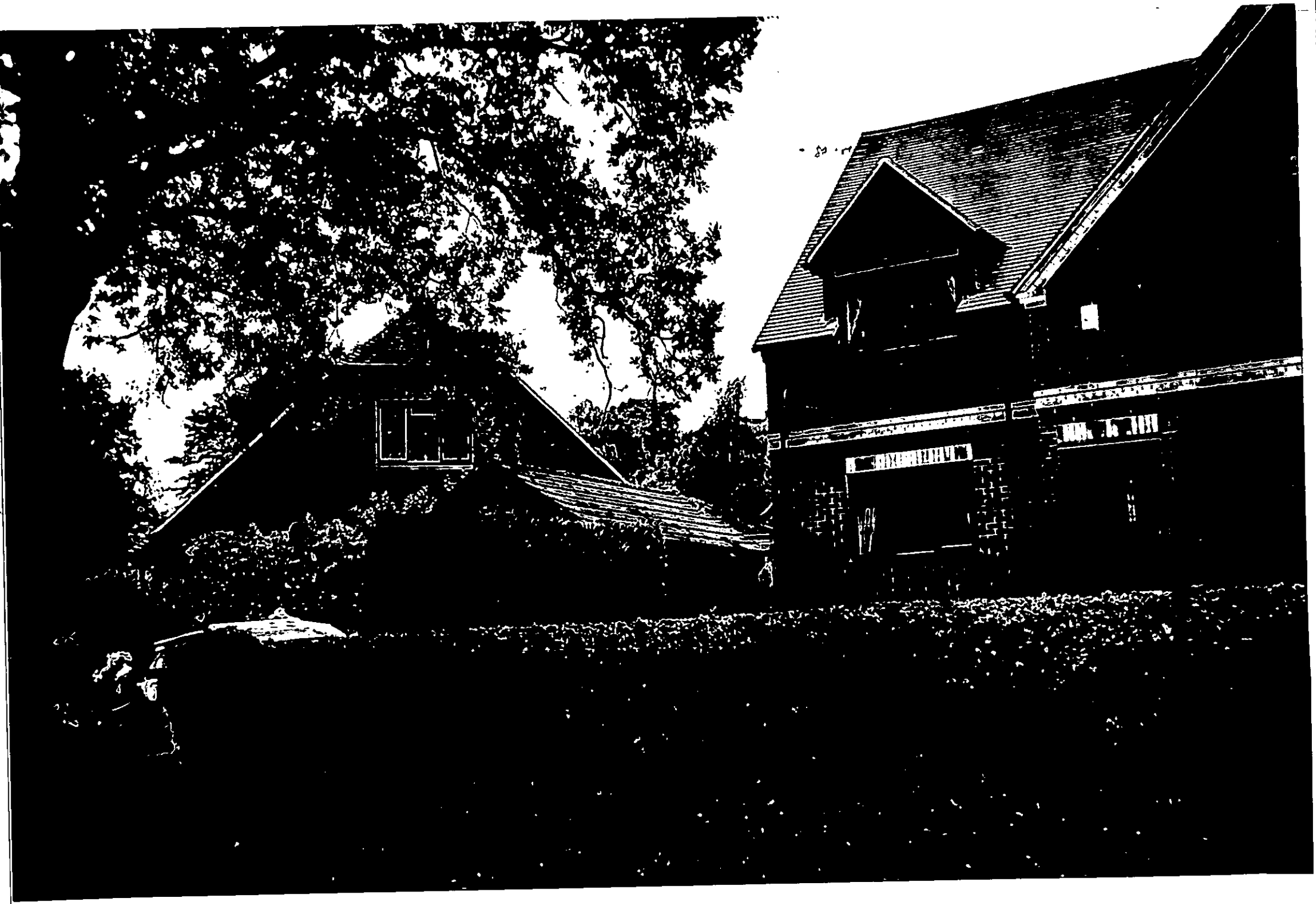
Development Control Section, Environmental Services, Wokingham District Council.

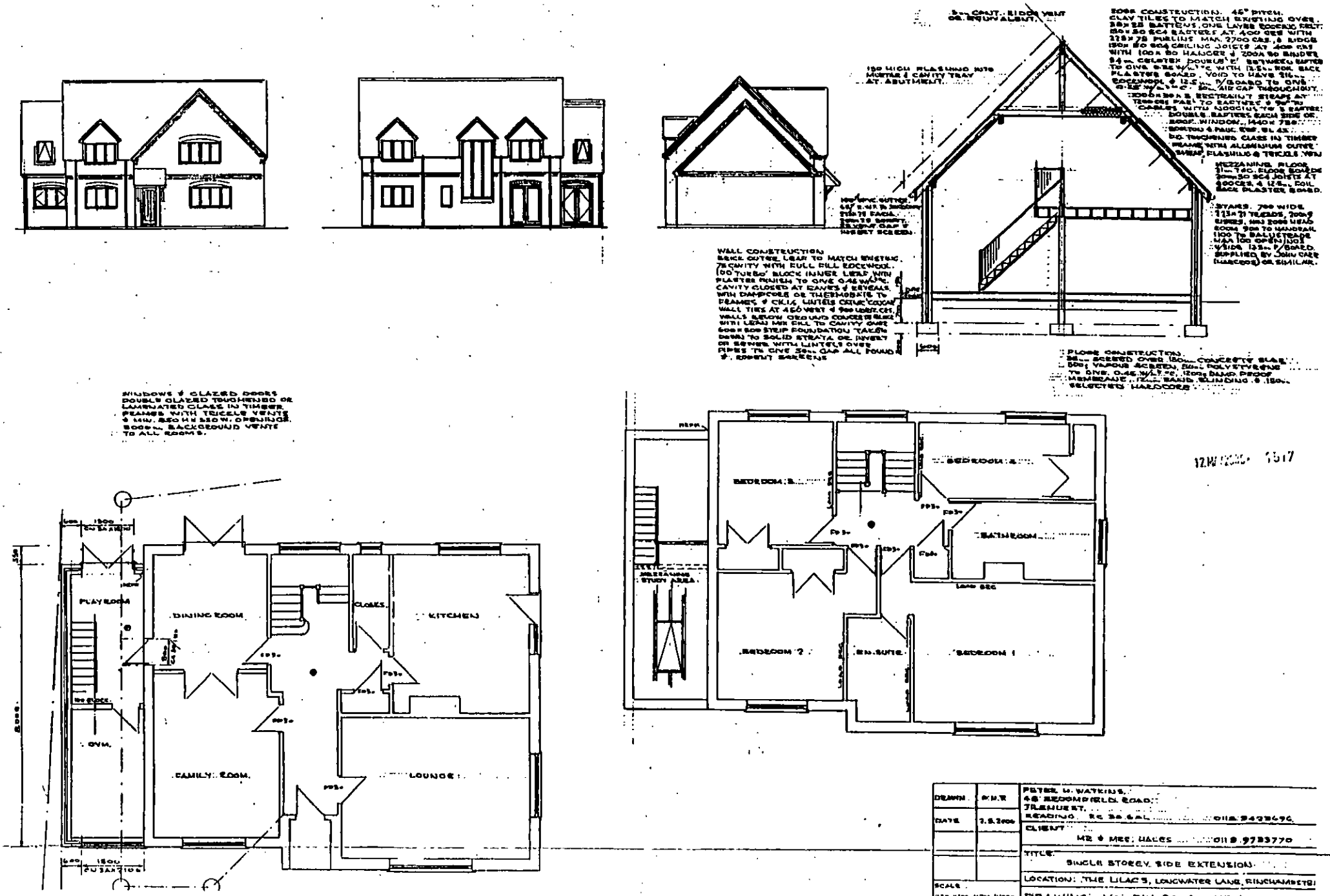
6 September 2000

Scale: 1 : 1250









WINDOWS & GLAZED DOORS DOUBLE GLAZED TOUGHENED OR LAMINATED GLASS IN TIMBER FRAMES WITH TRICKLE VENTS & MIN. 850 H x 350 W. OPENINGS. 5000 mm BACKGROUND VENTS TO ALL ROOMS.
PLAYROOM
DINING ROOM
CLOAKS
KITCHEN
OVM.
FAMILY ROOM
LOUNGE
BEDROOM 3
BEDROOM 4
BATHROOM
MEZZANINE STUDY AREA
BEDROOM 2
EN SUITE
BEDROOM 1
WALL CONSTRUCTION
BRICK OUTER LEAF TO MATCH EXISTING. 75 CAVITY WITH FULL FILL ROCKWOOL. 100 'TURBO' BLOCK INNER LEAF WITH PLASTER FINISH TO GIVE 0.45 W/m²°C. CAVITY CLOSED AT EAVES & REVEALS WITH DAMPCORE OR THERMOBATE TO FRAMES & CILLS. LINTELS CATHIC COUGAR WALL TIES AT 450 VERT & 900 HORIZ. CRS. WALLS BELOW GROUND CONCRETE BLOCK WITH LEAN MIX FILL TO CAVITY OVER 600 x 500 STRIP FOUNDATION TAKEN DOWN TO SOLID STRATA OR INVERT OF SEWER WITH LINTELS OVER PIPES TO GIVE 50 mm GAP ALL ROUND & ROBERT SCREENS
FLOOR CONSTRUCTION
PETER H. WATKINS
48 BROOMFIELD ROAD
TILEHURST
READING RG 30 6AL
CLIENT
MR & MRS. HALES
TITLE
SINGLE STOREY SIDE EXTENSION
LOCATION: THE LILACS, LONGWATER LANE, FINCHAMPSTEAD
DRAWING No. PW 20095 SHT 1

919