APPLICATION NO:
F/2002/6203

LOCATION:
35 Longwater Road, Finchampstead Wokingham.

APPLICANT:
Mrs Z Howe C/O Day Tanner P/Ship

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2002**
28 day expiry: 6/5/02.
APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: ***Francis Leo***

No obs

154

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Z Howe
C/O Day Tanner Partnership
Bagshot House
37-39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2002/6203

Parish: **FINCHAMPSTEAD**

Location: **35, Longwater Road, Finchampstead, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Before any equipment, materials or machinery are brought onto the site in connection with the development hereby approved, a tree protection plan and protective fencing details in accordance with BS 5837: 1991 (Trees in Relation to Construction) for the existing row of conifers adjacent to Wood Moor along the northern boundary of the site shall be submitted to and approved in writing from the Local Planning Authority. This shall be implemented as approved until construction works are completed.

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6203 FL
BUILDING CONTROL NUMBER.	H/2002/3379 South
~~APPLICANT~~/AGENT	Day Tanner
ADDRESS OF SITE	35 Longwater Road FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ 1798/01A
ELEVATIONS	1798/03	—
FLOOR PLANS	1798/02.	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	21/8/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2002/6203
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			**Condition: Before any equipment, materials or machinery are brought onto the site in connection with the development hereby approved, a tree protection plan and protective fencing details in accordance with BS 5837: 1991 (Trees in Relation to Construction) for the existing row of conifers adjacent to Wood Moor along the northern boundary of the site shall be submitted to and approved in writing from the Local Planning Authority.** This shall be implemented as approved until construction works are completed. **Reason: In order to ensure protection is provided to the conifers as they represent an important public visual amenity in the area.**

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2, SC3, SC19
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3, WBE1, WLL2 WCC7
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV, C8
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD _____
(Development Control Manager)

Date: 15 May 02

RECORD OF SITE VISIT

SITE ADDRESS: 35 Longwater Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6203

OFFICER: Francis Leo

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 Storey Terraced properties. pitched roof Front garden,

3. DESCRIPTION OF SITE/BUILDING 2 Storey end of terrace property

4. RELATIONSHIP TO ADJOINING PROPERTIES
33 is opp side of road., No impact ~~33~~.

5. SITE CONSTRAINTS

TREES Mature Tree along side of garden near road

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence ~~currently~~ removed, only posts in place along road.

OTHERS 1.8m high fence with No 37.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6203

Applicant : Mrs Z Howe C/O Day Tanner P/Ship.

Location : 35, Longwater Road, Finchampstead, Wokingham.

Proposal : Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

Site Notice Displayed ? : YES [✓] NO [ ] DATE 8/Apr/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 22/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

This application will have expired on: 17/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Finchampstead Parish : no objections -

Consultant landscape Architect } protection for conifers required during construction.

Planning Issues : I'd Sett / Area of special landscape importance.

SEAP : SBE1, SBE2, SC3, SC19.

WDLP : WOS3, WBE1, WH2, WCC7.

BSP : BN1, C8.

Application Number: F/2002/6203 **Officer : Francis Leo**
35 Longwater Road, Finchampstead
Wokingham

Appraisal :

Development
Proposed first floor side extension to dwelling and single storey rear extension.

The site is an end of terraced property located within the identified settlement of ~~Wokingham~~ Finchampstead and in an area of special landscape importance.

Impact upon neighbouring properties
No 33 adjoining property to the north is on the opposite side of Wood Moor Road some 20m away and would have no adverse impact upon the neighbouring property. No adverse impact on no. 37 as the extn. would be set in 6.8m from the boundary and would project no more than 3.5m

Impact upon the character of the area
The proposed development would have a pitched roof following the angle of the main roof sloping down to the gutter level of the proposed extension towards the rear and incorporating a dormer. The proposed roof design makes it appear as if it is part and parcel of the existing building and is pleasing in appearance. It is therefore felt the proposal would have no adverse impact upon the character of the area nor be intrusive in an area of special landscape importance.

The alteration to the first floor rear window in provided two small windows to bathrooms with obscured glazing is considered acceptable.

Parking: There is no parking implication for this application.

Recommendation : approval ☐ **Refusal** ☐

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Francis Leo DATE: 25th April 2002

Location:	35 Longwater Road, Finchampstead, Wokingham
Proposal:	Proposed first floor side extension to dwelling and single storey rear extension to dwelling
Application Number:	F/2002/6203

In response to your consultation dated 8th April 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a specimen Acer palmatum (Japanese Maple) which may require removal to accommodate the proposed extensions. Although this is an attractive large shrub it has limited visual amenity value and I do not wish to raise an objection to its removal.

A row of conifers are growing adjacent to Wood Moor which are visible from the road and consequently contribute to the visual amenity of the local area. Although they are sufficiently distant from the proposed extensions so as not to be affected they should be protected by fencing during construction. In order to ensure their successful retention the applicant should be required to produce for approval tree protection details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer
Landscape

From: Francis Leo

Date: 08 April 2002

Application Number: F/2002/6203

Re: Area of special landscape importance.
Proposal: Proposed first floor side extension to dwelling and single storey rear extension to dwelling..

Site Address:
35, Longwater Road, Finchampstead, Wokingham.

(3)

Applicant:
Mrs Z Howe C/O Day Tanner P/Ship.

Your observations are required in respect of this application within **7 days** of the above date.

No TPo

See 9 Reading Rd

FROM: Francis Leo

DATE: 08 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6203

Proposal: Proposed first floor side extension to dwelling and single storey rear extension to dwelling..

Site Address: 35, Longwater Road, Finchampstead, Wokingham.

Applicant: Mrs Z Howe C/O Day Tanner P/Ship.

Your observations are required in respect of this application **by 29/04/2002**.

PLANNING	
POL	
19 APR 2002	
COPIES TO	ACK:
	FILE:

Parish Councillors have no objection to this proposal.

SIGNED: C.S. Cly

DATE: 19/4/02

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/6203	**Map No :** 121
Case Officer : FL	**Site Area :** 0.04
Valid Date : 22/03/02	**Received Date: 22/03/2002**

Level : Delegated Application

Description : Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

Location : 35, Longwater Road, Finchampstead, Wokingham.

Parish : FI **Ward : FIS**

Applicant : Mrs Z Howe C/O Day Tanner P/Ship.

Fee Required: £95 **Fee Received: £95** (2)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape – AREA OF SPECIAL LANDSCAPE IMPORTANCE

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

2 S/W + see map

(Longwater Road + Wood Hoop)

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6203

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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/2002/6203
35, Longwater Road, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6203**
35, Longwater Road, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6203

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G 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/2002/6203
35, Longwater Road, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6203**
35, Longwater Road, Finchampstead, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft

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

Received by Wokingham District Council

Application No: F/2002/6203

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension to dwelling.

Location:
35, Longwater Road, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6203 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

08 April 2002

Organisation_Name	Building_Name	address1	Postcode
		33LONGWATER ROADWOKINGHAM	RG403TS
		37LONGWATER ROADWOKINGHAM	RG403TS

Neighbour consultation list

F/2002/6203

22.MAR2002 6203

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

MDA/LC/1798

19 March 2002

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

Dear Sirs

EXTENSIONS TO 35 LONGWATER ROAD, FINCHAMPSTEAD

Please find enclosed the following documents in order that we may submit a planning application at the above address:

Six copies each of the completed application form.
Six copies of location plan
Six copies of site plan
Six copies of our drawings numbers 1798/01A
Deposit cheque in the sum of £95.00

The application is for a ground floor extension to the side of the existing dwelling enlarging the existing breakfast area, with a new bedroom over. One existing bedroom is to be altered to form an en-suite to the new room and a new family bathroom.

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

Yours faithfully

M D Aves

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

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

22.MAR2002* 6203

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	**MRS Z HOWE**	
	ADDRESS	**35 LONGWATER ROAD**	
		FINCHAMPSTEAD	
		BERKSHIRE	
	POST CODE	TEL.NO	
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**	
	ADDRESS	**BAGSHOT HOUSE, 37-39 HIGH STREET**	
		BAGSHOT	
		SURREY	
	POST CODE	**GU19 5AF** TEL.NO	**01276 451456**
3	SITE LOCATION	**35 LONGWATER ROAD**	
	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	**FINCHAMPSTEAD**	
		BERKSHIRE	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**GROUND AND FIRST FLOOR EXTENSIONS TO SIDE OF EXISTING BUILDING.**	
5	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.	**NO**	
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**BUFF BRICK TO MATCH EXISTING ROOF TILES 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

ADDRESS 33 & 35 LONGWATER ROAD PARISH Frich.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 53/73	W.R.D.C.	Garage & Dwg. Room		

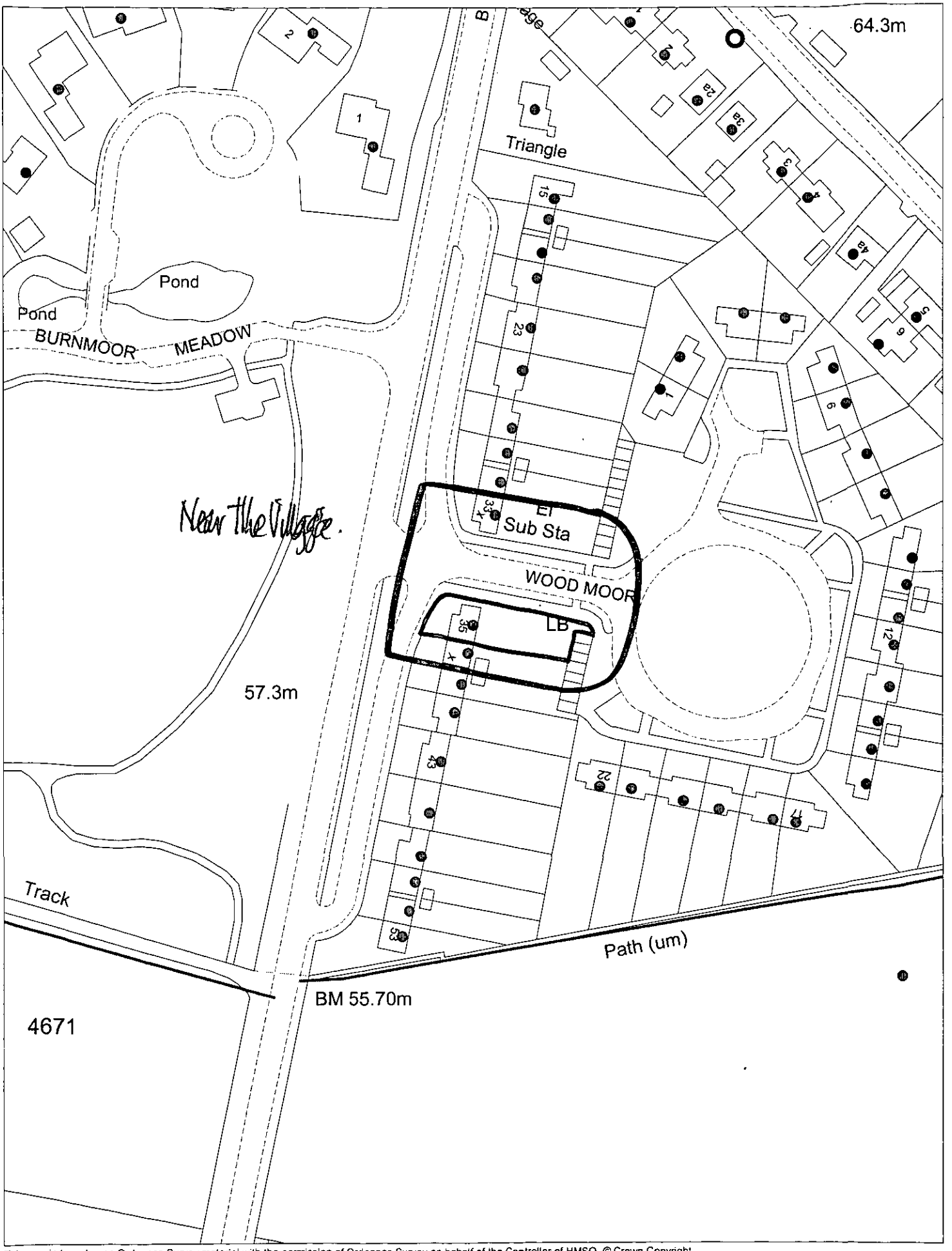
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Williams - Dwelling - 7/2/80 (No. 33)

DRAINAGE

22.MAR2002* 6203



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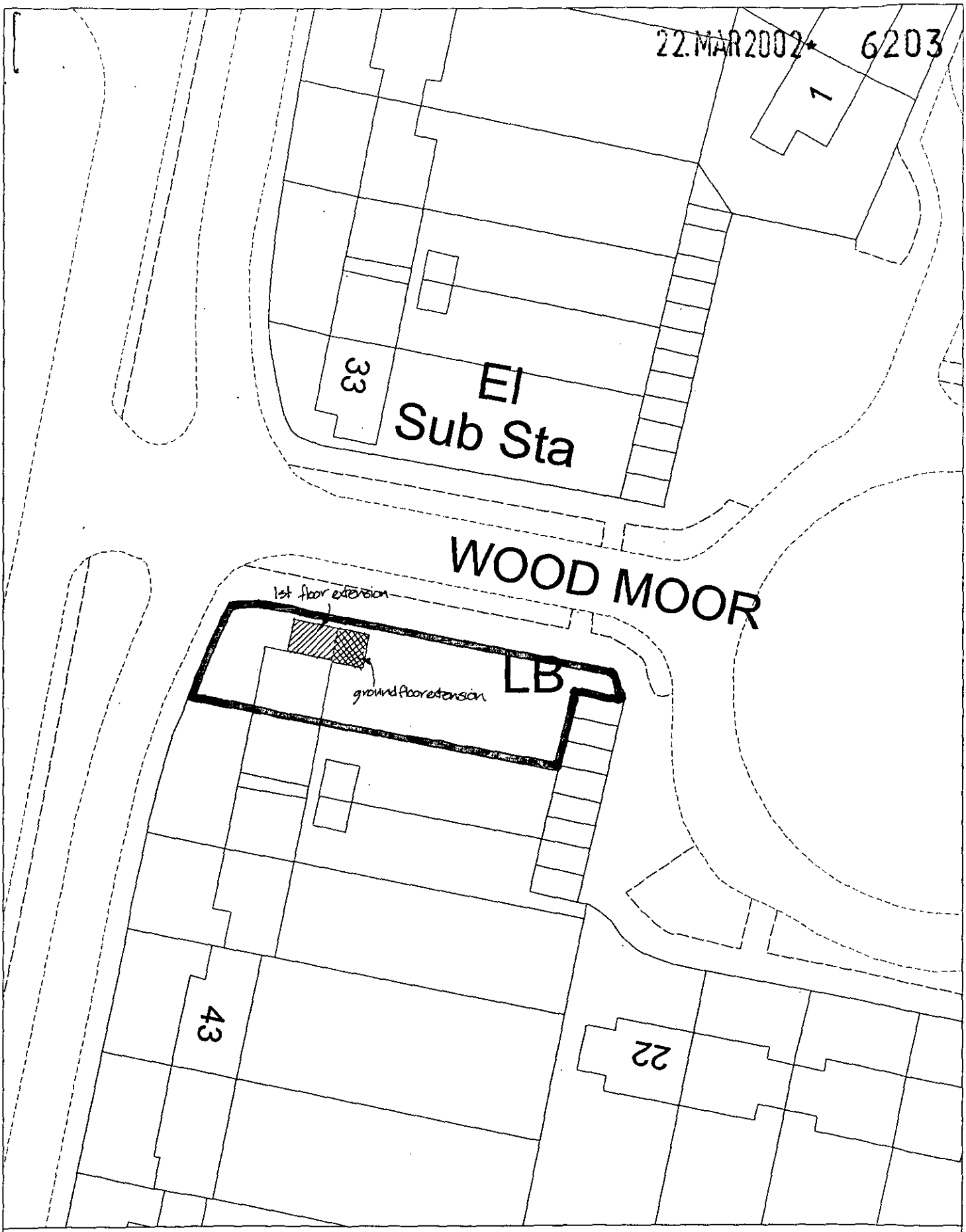
Development Control Section, Environmental Services, Wokingham District Council.

28 March 2002 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 19 October 2001

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