APPLICATION NO:
F/2001/5390

LOCATION:
97 Finchampstead Road, Wokingham.

APPLICANT:
Mr/Mrs Roxbee-Cox C/O The Loft Conversion Co

PROPOSAL:
Proposed side dormer extension to dwelling to form rooms in loft space, plus alterations to rear hip roof to form gable end.

EARLIEST DATE FOR DECISION: **05/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2002

Listing date 09/01/02

CASE OFFICER: **Louise Smith**

APPROVED

501

02

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Roxbee-Cox
C/O The Loft Conversion Co
60 Grasmere Avenue
Tilehurst
Reading
Berks
RG30 6XX

Application Number: F/2001/5390

Parish: **WOKINGHAM**

Location: **97, Finchampstead Road, Wokingham.**

Proposal: **Proposed side dormer extension to dwelling to form rooms in loft space, plus alterations to rear hip roof to form gable end.**

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 28th January 2002 and does not approve the proposals as originally submitted.

Informative
2. 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 LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

97 FINCHAMPSTEAD ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
S/6/67			Watland Play Group				
R/53/73	9328M	22.2.73	Extension to form Utilityroom	27/4/67C			
					22.3.73	9/4	

Environmental Services

For office use only.
Application number: 05.DEC.301* 5390

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	MR&MRS P. ROXBEE-COX
	Address and postcode	97 FINCHAMPSTEAD RD. WOKINGHAM, BERKS. RG41 2PE
	Phone number	0118 978 1934
	Agent's Name	THE LOFT CONVERSION COMPA (RIG)
	Address and postcode	60 GRASMERE AVE., TILEHURST, READING, BERKS RG30 6XX
	Phone number	0118 945 3469.
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.	As Labove ✓
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION WITH SIDE FACING DORMER + CHANGE REAR HIP TO GABLE.
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.	RE-USE EXISTING TILES INNER DORMER. GABLE TO BE WHITE RENDER 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.	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

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] of THE LOFT CONVERSION COMPANY (RDG)

on behalf of MR & MRS P. ROXBEE COX

Date 3-12-'01

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

E

Application Number : ~~NEW~~/2001/5390

Case Officer : LS

Valid Date : 5/12/01

Map No : 83

Site Area : 0.06

Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed side dormer extension to dwelling to form rooms in loft space, plus alterations to rear hip roof to form gable end.

Location : 97, Finchampstead Road, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs Roxbee-Cox C/O The Loft Conversion Co.

Fee Required: £95 Fee Received: £95 (1)

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 I f "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

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

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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5390

Applicant : Mr/Mrs Roxbee-Cox C/O The Loft Conversion Co.

Location : 97, Finchampstead Road, , Wokingham.
Proposal : Proposed side dormer extension to dwelling to form rooms in loft space, plus alterations to rear hip roof to form gable end.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/2.

Date Registered : 05/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application will have expired on: 30/01/2002. 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 :

Highways - conditional approval

Planning Issues :

Identified Settlement
Impact on Streetscene
Impact on Neighbours
Parking and Highways.

Application Number: F/2001/5390 – 97 Finchampstead Road

Appraisal:

Development

The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a side half hipped dormer extension to dwelling to form rooms in the loft space, alongside alterations to the rear hip roof to form gable end. Velux windows are proposed in both side and front elevations.

1. Impact upon neighbouring properties
   With regard to concerns of overlooking, the front velux would face No's 1 and 2 Tangley Drive, but they are set a sufficient distance from the dwelling so as not to provoke any problems.
   No 97 has an existing first floor side elevation window overlooking its neighbour, No 95. There is only one high-level bedroom window in the side elevation of the latter, but it is not felt that the proposed side dormer and velux would exert any additional overlooking. ~~half hipped~~.
   No 99 has hallway and bathroom windows in the first floor side elevation and a toilet in the ground floor, however, the proposed velux would not provoke significant overlooking due to its height and angle.

   The proposed dormer in the north-east facing elevation would increase massing, however, the high-level bedroom window in No 95 that is being considered is not the primary light source to the room. The rear gable roof would project to the original rear line of the dwelling, which is set at the same level as No 99, and forward of No 95, as such it is not felt to exert a strong overshadowing impact. Similarly, it is not a significant increase in massing in relation to the adjacent properties to warrant refusal on grounds of being overbearing.

2. Impact upon the character of the area
   The houses along Finchampstead Road are of varying style and design. Being sufficiently set back from this busy road, and screened behind front trees, the proposed scale and style of the extensions are not felt to exert a detrimental impact on the character of the area.

3. Impact upon highway safety (parking provision)
   The proposed extensions would convert this 3 bedroom dwelling to that of a four. However, the additional parking space required by this upgrade is sufficiently met by the existing garage and driveway.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5390
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5	C137	R137	INSERT: extension

– Within id'd settlement of Wokingham

RECORD OF SITE VISIT

SITE ADDRESS: 97 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5390

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – front gate

2. DESCRIPTION OF SURROUNDINGS
Residential Rd, Houses set back from rd front trees + hedges, combination styles
Bungalows + 2 storey detached dwellings
render + redbrick, brown/grey tile roof.

3. DESCRIPTION OF SITE/BUILDING 2 lg deciduous trees on front boundary + 1m cb fence + bushes.
cream render 2 storey detached grey tile roof
No left side elevation windows existing

4. RELATIONSHIP TO ADJOINING PROPERTIES
Front boundary No 95 Tall trees, conifers + 1.6m cbf.
Front No 6 9 1.5m cross hatch fence

No 95

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3 easily

LEVELS ok

BOUNDARY TREATMENT

OTHERS Visited both neighbours – no objections

1 : grand floor ≡ first floor
< door.



high rise bedroom hvy window at rear.

Any other dormer ext's – in keeping?

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks.

Tel: (0118) 945 3469

PLANNING SERVICES	HPT 52370
POL	TLS
DC KB	ENF
APP	
CS	
JAN 2002	
COPIES TO:	RG30 6XX
	FILE:

Planning Department,
Wokingham District Council,
P.O. Box 157, Shute End,
Wokingham.
Berks. RG40 1WW.

Attention Louise Smith:

25th. January 2002.

Dear Sir,

Ref: Loft conversion for Mr & Mrs Roxbee Cox, 97Finchampstead Road, Wokingham, Berks. RG41 2PE. Your ref: F/2001/5390.

Further to our telephone conversion of last Friday afternoon, I have now incorporated into the drawing those changes that we spoke of..... namely of lowering the height of the proposed dormer by some 200mm (50mm more than I had thought would be possible) and of changing the general shape of it so that it would now have a 'half hipped' front instead of the full gabled front as had originally been envisaged. This 'half hipped' front to the dormer would be the same as is the existing, original roof of the house.

I trust that these changes, and the resulting overall reduction in the size of the dormer, make it more acceptable for approval to your office.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg).**

Enc. four copies modified drawing 0046 320(a):

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

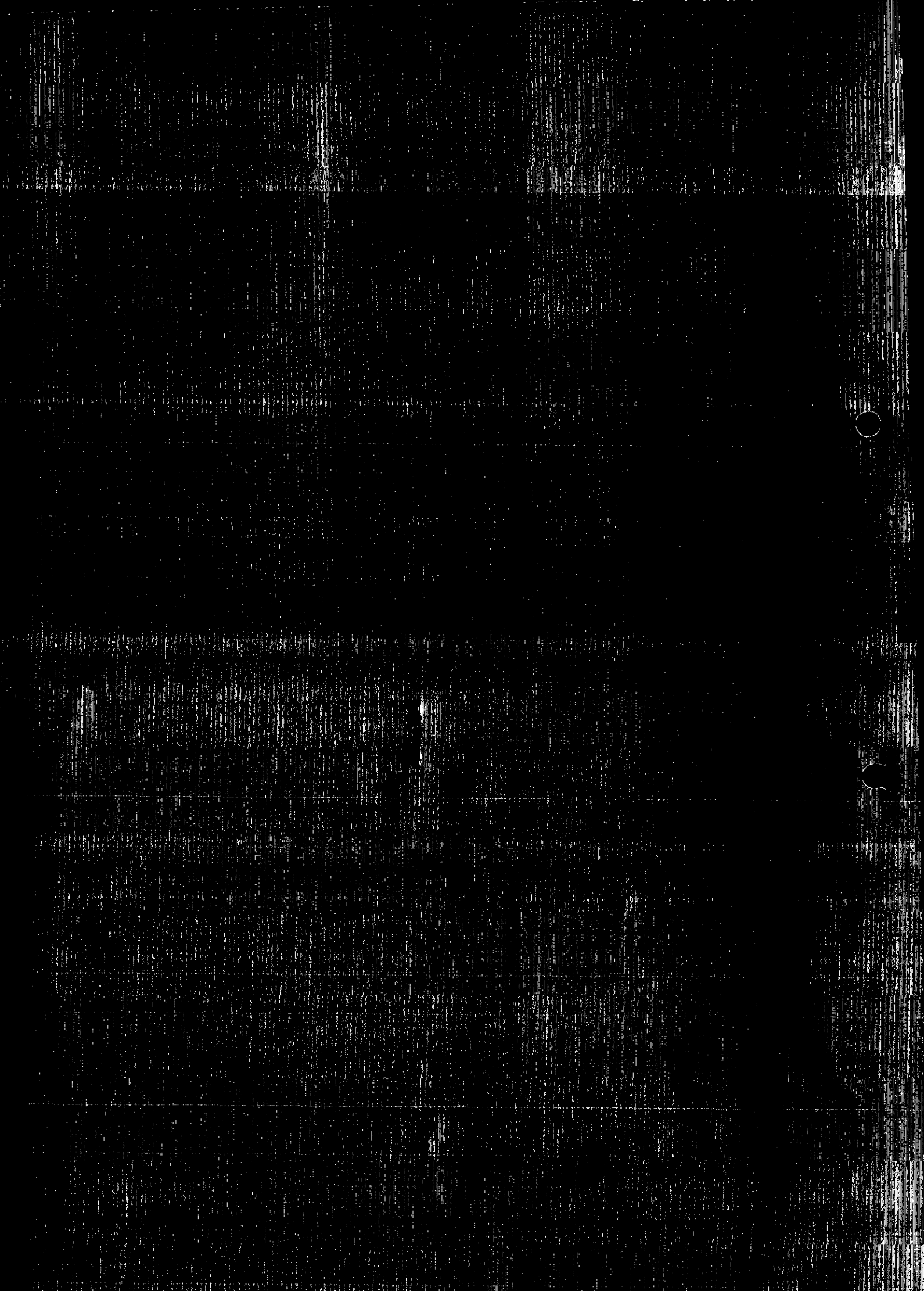
PLANNING APPLICATION NUMBER	5390 / Louise Smith
BUILDING CONTROL NUMBER	FP 2002/2725 South
APPLICANT/AGENT	The Loft Conversion Co.
ADDRESS OF SITE	97 Finchampstead Rd WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	Loft conversion with side dormer + rear gabled end.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0046-320 B	0046-320 A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

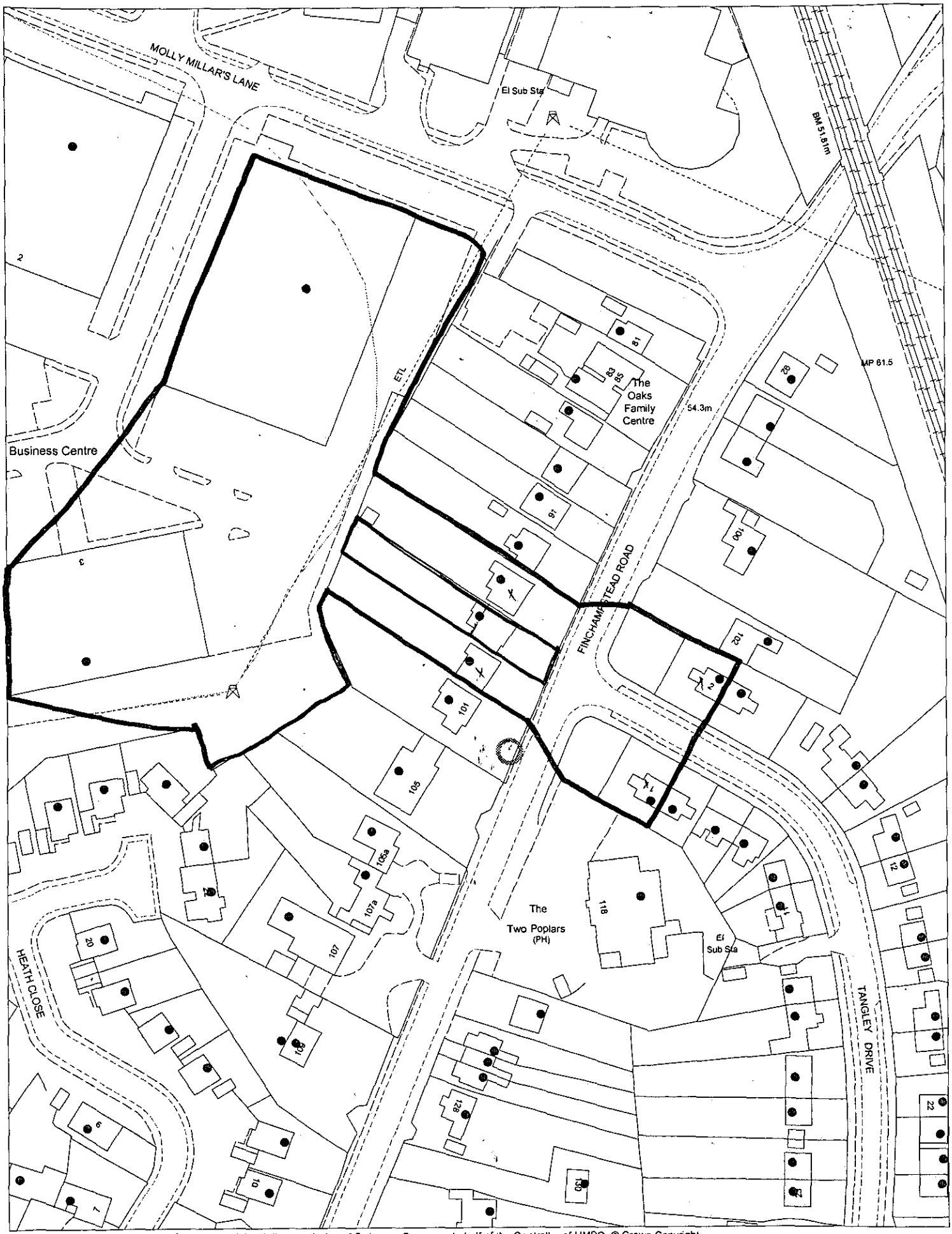
CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/2/02	

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	



05.DEC.2001 5390



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Development Control Section, Environmental Services, Wokingham District Council.
December 2001

Scale: 1 : 1250

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