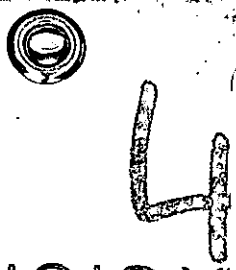
[redacted]

4



X SYSTEMS LTD

APPLICATION NO:
F/2000/1624

LOCATION:
Rusticott Heath Ride, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Ewart

PROPOSAL:
Proposed single storey side extension to dwelling to form garden room.

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 21/07/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ewart
Rusticott
Heath Ride
Finchampstead
Wokingham
Berkshire
RG40 3QJ

Application Number: F/2000/1624

Parish: **FINCHAMPSTEAD**

Location: **Rusticott, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling to form garden room.**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

FROM: Elaine Connor

DATE: 13 June 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1624

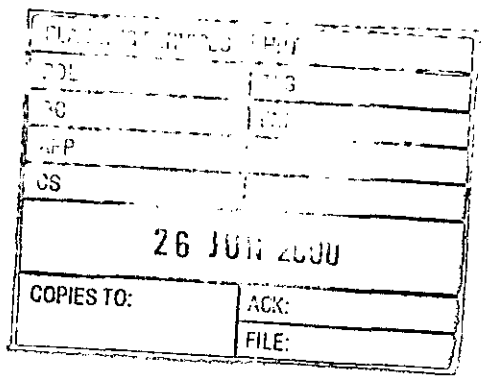
Proposal: Proposed single storey side extension to dwelling to form garden room..

Site Address: Rusticott, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr Mrs Ewart .

Your observations are required in respect of this application **by 07/07/2000** .

The Parish Council has no objections to this application.



[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. [illegible]

DATE: 23 [illegible]

Clerk To Finchampstead Parish/Town Council.

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

Tel: (0118) 974 6451

Date: **13 June 2000**

My ref: F/2000/1624

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/2000/1624
Rusticott, Heath Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling to form garden room.

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/2000/1624**
Rusticott, Heath Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling to form garden room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **13 June 2000**

My ref: F/2000/1624

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1624**
Rusticott, Heath Ride, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling to form garden room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1624

Proposal:
Proposed single storey side extension to dwelling to form garden room.

Location:
Rusticott, Heath Ride, 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 07/07/2000. 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

13 June 2000

Application Number F/2000/1624
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'

RECORD OF SITE VISIT

SITE ADDRESS: Rusticott Heath Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1624

OFFICER: Elaine Connor

DATE OF SITE VISIT: 23.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural setting
area of sporadic dev.
mainly dev.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow
set far back from Heath Ride.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1624

Applicant : Mr Mrs Ewart .

Location : Rusticott, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling to form garden room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/05/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application <u>will have expired on</u>: <u>21/07/2000.</u> 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 :

Planning Issues : GAR | RURAL AREA
IMPACT UPON CHARACTER OF AREA .

Application Number: F/2000/1624
PROPOSED : S.ST. SIDE EXTENSION
Appraisal :

A planning application for a similar development was approved earlier this year.
The scheme proposes a S.St. side extension to form a garden room. The difference in this application is that the link between the house and garden room is marginally bisser - 1.8m wide as opposed to 1.350m. It is not considered that this increase will have any additional impact upon the rural character of the area.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	
Officer: EC	Application No. F/2000/1624

Map No. 107 Site 0.36
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: RUSTICOTT HEATH RIDE

Parish: ~~WOK WITHOUT~~ FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR/MRS EWART

RE-SUBMISSION F/2000/0328

Fee Received 00-00 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	E. elevations of garden room	✓13/6.	
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 : ..... 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 (BABTIE) .....
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: (Rural Area)

.....

.....

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

NEIGHBOURS:

S/N + Keynwood
Meadow View
Rosslea
Pine Platt
The Wokings
} Heath Ride, Finchampstead ✓13/6

Rusticott
ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8064 (...

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
531/56	MR. E. WALKER	O/APP. 5 DWELLINGS	23. 7. 56	N/A	RE
0/33/67	MR. W. EWART	O/APP. REPL. DWELLING	16. 3. 67	N/A	CLA
97/67	MR. W. EWART	REPL. DET. HOUSE & GARAGE	13. 4. 67	APP.	CL
169/72	MR. W. EWART	REPL. BUNG. & DBLE. GARAGE	17. 2. 72	APP.	CL
BR17325	" "	S/S extn lateility room for Disabled Person	30. 7 81	app	M
F/2000/0328	" "	s/st front extension	3. 3. 00		AP

DATE OF COMPLETION

MINISTRY DECISION 26 MAY 2000 * 1624

SPECIAL ORDERS

DRAINAGE

091074

74

Environmental Services

For office use only.
Application number: 26.MAY2000* 1624

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 W G EWART
	Address and postcode	'RUSTICOTT' HEATH RIDE WOKINGHAM RG40 3QJ
	Phone number	0118 973 3023
	Agent's Name	
	Address and postcode	N/A
	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.	'RUSTICOTT' HEATH RIDE WOKINGHAM RG40 3QJ
4	Give brief details of the proposal for example, two storey side extension. About the application	LINKED GARDEN ROOM
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXISTING. GARDEN ROOM AND LINK TO BE GLAZED WITH TRANSLUCENT ROOF
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 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NIL
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.		
	REVISION TO APPROVED APPLICATION F/2000/0328 DATED 03 MARCH 2000		
	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

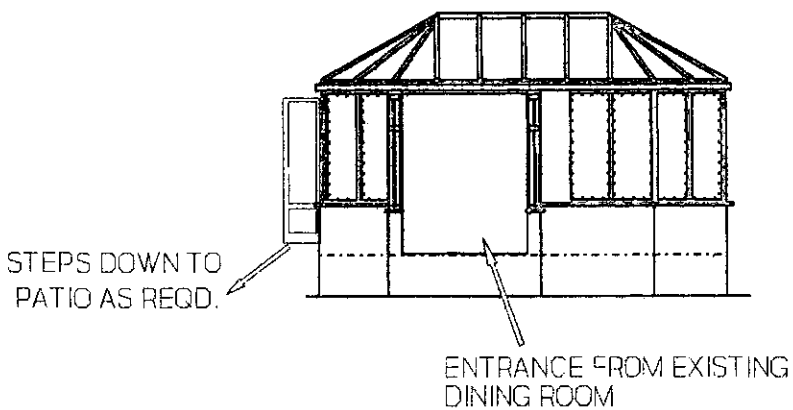
None of the land forms part of an agricultural holding.

Your signature: W G Ewart

on behalf of MR+MRS W G EWART

Date 24.05.00

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

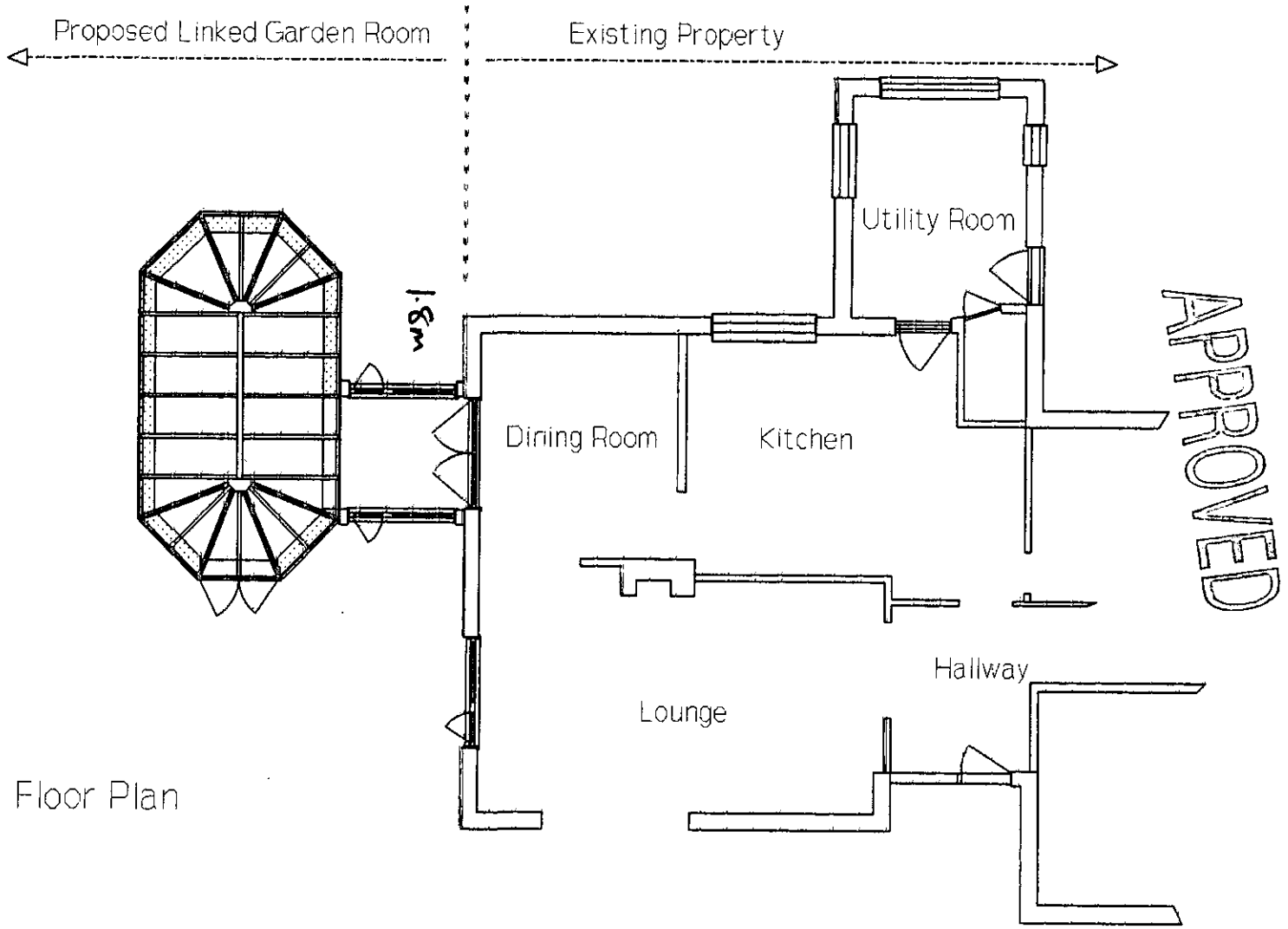


PART DETAIL EAST ELEVATION OF GARDEN ROOM

EX213.wpg

Mr & Mrs EWART, 'RUSTICOTT', HEATH RIDE, WOKINGHAM, RG40 3QJ

Scale 1:100



Floor Plan

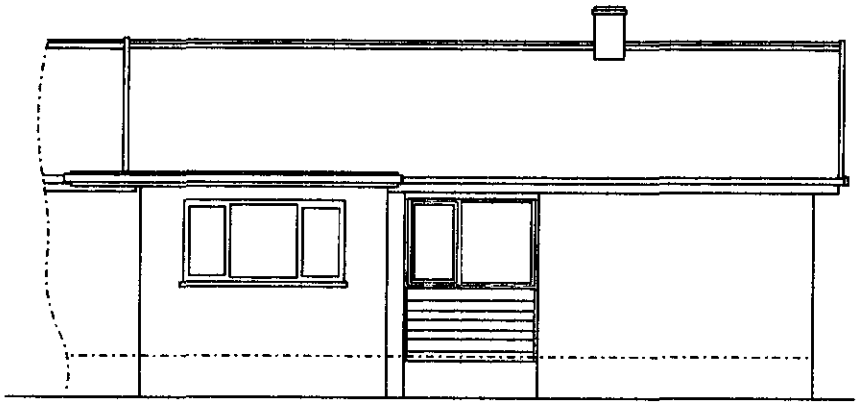
EX209.wpg

Mr & Mrs EWART, 'RUSTICOTT', HEATH RIDE, WOKINGHAM, RG40 3QJ

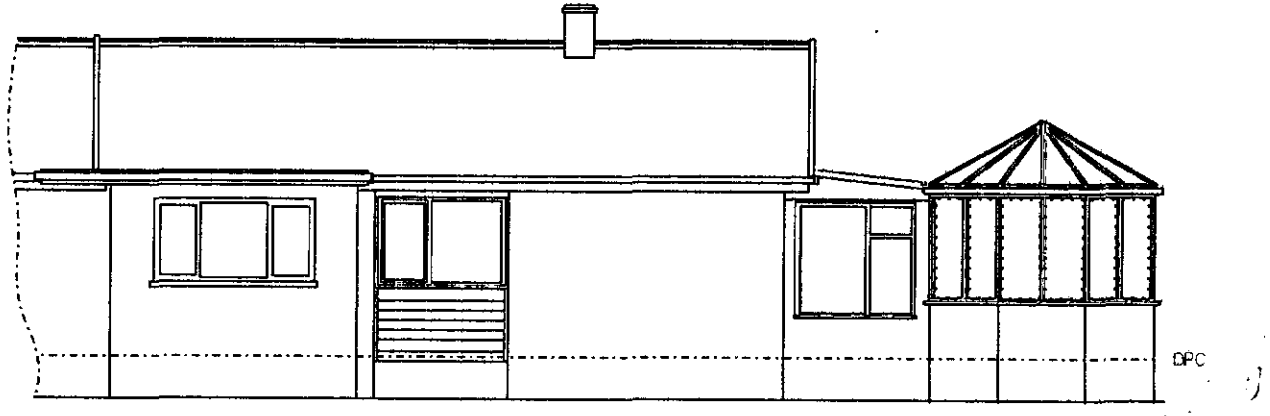
Scale 1:100

26 MAY 2000 * 1624

EXISTING ELEVATION



PROPOSED ELEVATION



NORTH (REAR) ELEVATION

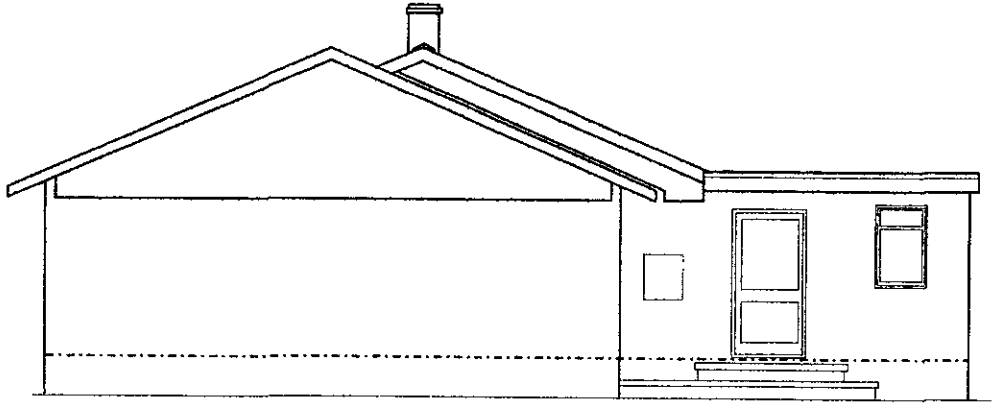
EX211.wpg

Mr & Mrs EWART, 'RUSTICOTT', HEATH RIDE, WOKINGHAM, RG40 3QJ

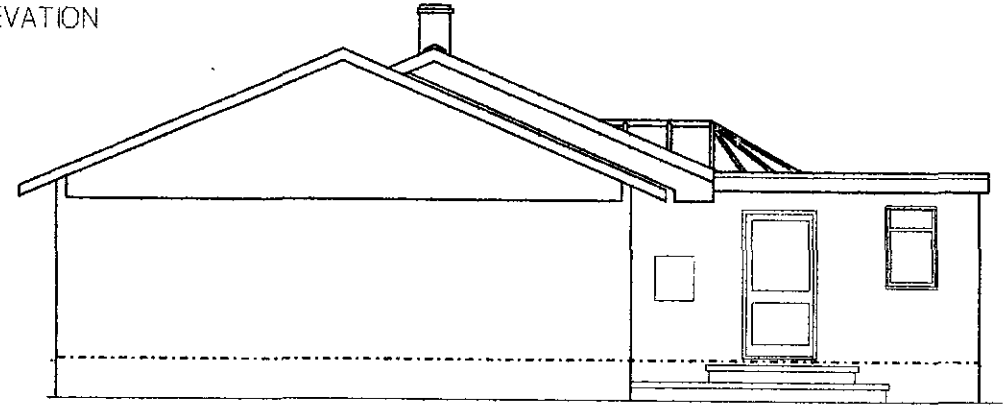
Scale 1:100

26.MAY2000* 1624

EXISTING ELEVATION



PROPOSED ELEVATION



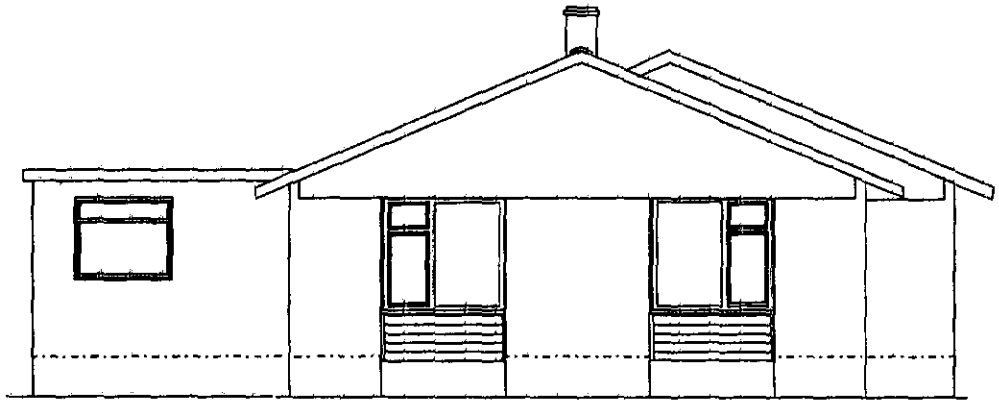
EAST ELEVATION

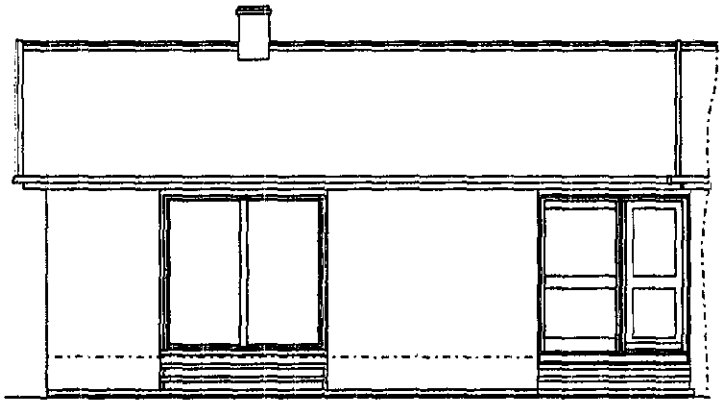
EX212.wpg

Mr & Mrs EWART, 'RUSTICOTT', HEATH RIDE, WOKINGHAM, RG40 3QJ

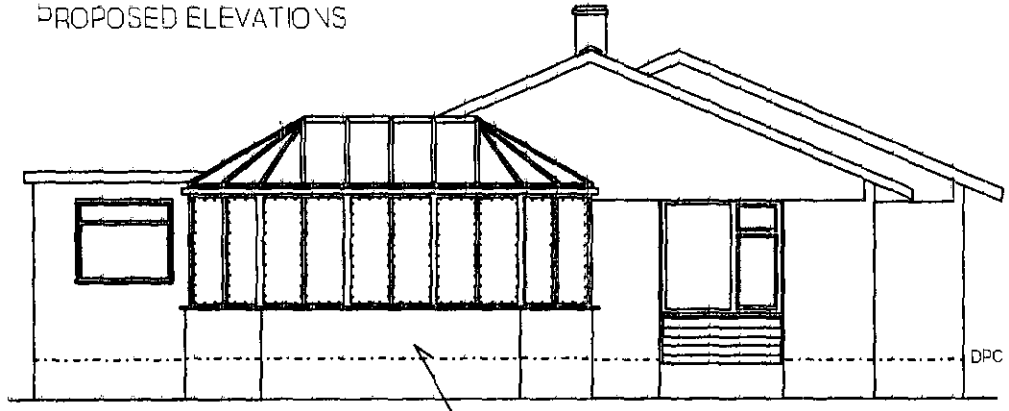
Scale 1:100

EXISTING ELEVATIONS

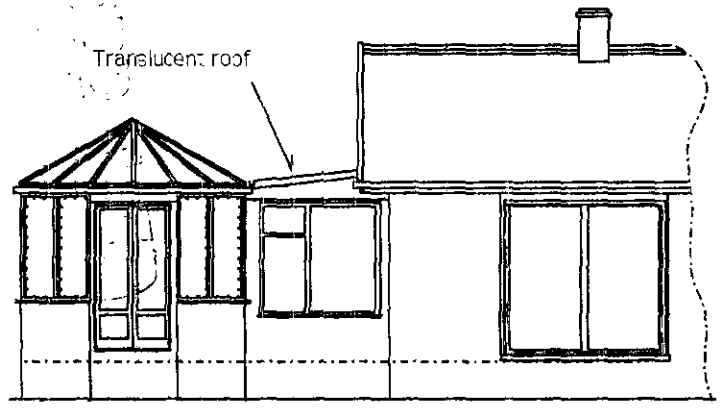




PROPOSED ELEVATIONS



WEST ELEVATION



SOUTH (FRONT) ELEVATION

EX210.wpg

Mr & Mrs EWART, 'RUSTICOTT', HEATH RIDE, WOKINGHAM, RG40 3QJ

Scale 1:100

26.MAY2000* 1624