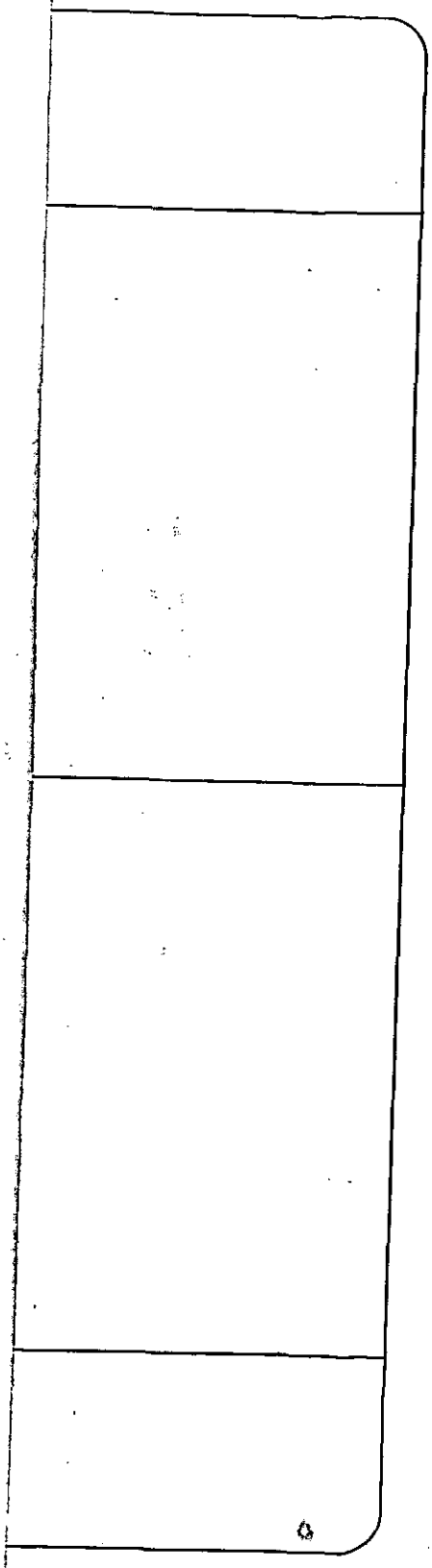


APPLICATION NO:
F/2001/4670

LOCATION:
41 Mccarthy Way, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Ramsden C/O RHD Desi (Richard Harrison)

PROPOSAL:
***Proposed single storey rear extens* dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **24/09/2**

APPLICATION WILL HAVE EXPIRE
11/10/2001

CASE OFFICER: **Helen Pollock**

APPROVED

NO OBS

RAILEX
Marbleboard

EASIFILE EP7

D1 1259

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ramsden
C/O RHD Designs
(Richard Harrison)
39 Albany Road
Fleet
Hampshire
GU13 9PU

Application Number: F/2001/4670

Parish: **FINCHAMPSTEAD**

Location: **41, McCarthy Way, 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. Except where stated otherwise on the approved drawings, 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.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 09/10/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4670

Applicant : Mr & Mrs Ramsden C/O RHD Designs (Richard Harrison).

Location : 41, Mccarthy Way, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/08/2001

Earliest Date for Decision : 24/09/2001

Latest Consultation Date/Site Notice Expiry Date : 24/09/2001

This application <u>will have expired on</u>: <u>11/10/2001.</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 :

finchampstead P.C. No objection

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number F/2001/4670
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

Application Number: F/2001/4670

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3m wide, 4m deep and have a pitched roof, 2.2m to the eves and 3.1m to the ridge.

The property is an end terrace on a corner plot, a 1.8m fence encloses the rear garden and there are 3-4m high conifers along the boundary with The Spinney.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is single storey and would have a solid wall facing the neighbouring property (No.39).

2. Impact upon the character of the street scene

The conservatory would not be visible from McCarthy Way or The Spinney. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

RECORD OF SITE VISIT

SITE ADDRESS: 41 Mccarthy Way Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/4670

OFFICER: Helen Pollock

DATE OF SITE VISIT: 28/8

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential - Corner plot 2 Storey hse

3. DESCRIPTION OF SITE/BUILDING

integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

terrace with n° 39.

5. SITE CONSTRAINTS

TREES 3-4 m Conifers along boundary with The Spinney.

ACCESS/PARKING garage + 1 driveway.

LEVELS Raised up from rd by ≈0.75m.

BOUNDARY TREATMENT 1.8m fence enclosure + hedge to rd

OTHERS

existing raised patio area to rear of property would have to be some excavation.

- No Impact.

FROM: Helen Pollock

DELEGATED

DATE: 24 August 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4670

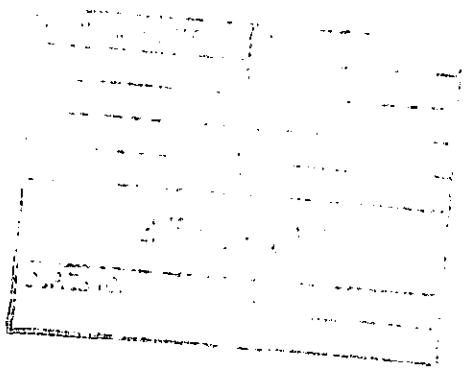
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 41, Mccarthy Way, Finchampstead, Wokingham.

Applicant: Mr & Mrs Ramsden C/O RHD Designs (Richard Harrison).

Your observations are required in respect of this application **by 24/09/2001** .

The Parish Council has no objections to this application.



SIGNED: C.S.Cl

Clerk To Finchampstead Parish/Town Council.

DATE: Sept 2001.

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

Tel: 0118 974 6480

Date: **24 August 2001**

My ref: F/2001/4670

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/2001/4670
41, Mccarthy Way, 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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4670**
41, Mccarthy Way, 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**********

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

Tel: 0118 974 6480

Date: **24 August 2001**

My ref: F/2001/4670

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

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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4670**
41, Mccarthy Way, 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**********

Received by Wokingham District Council

Application No: F/2001/4670

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

Location:
41, Mccarthy Way, 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 take this letter with you or quote application number F/2001/4670 to enable the library staff to locate the correct information.

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 24/09/2001. 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 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.

Head Planning and Transportation

24 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 AUG 2001
Officer: HP	Application No. F 2001 4670

Map No. 9.8. Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

16.AUG.2001 * 4670

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

Location: 41 MCCARTHY WAY

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR/MRS RAMSDEN 23/8/01.

Fee (5) 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			
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 : 23/8/01. TWO

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:

Pre app attached.....
.....
.....

NEIGHBOURS:

Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 16 AUG 2001* 4670

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 & MRS RAMSDEN 41 McCARTHY WAY, WOKINGHAM, RG40 4UA
2	Agent's Name Address and postcode Phone number	RHD DESIGNS (Richard Harrison) 39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU 01252 622897
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.	41 McCARTHY WAY, WOKINGHAM, RG40 4UA Herewith
4	Give brief details of the proposal for example, two storey side extension About the application	Conservatory at rear of property
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.	White UPVC Opal polycarbonate roof Bricks 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
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 Applicant

Date 15-8-01

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

ADDRESS 41, Mc CARTHY WAY. PARISH ~~[illegible]~~ FINCHAMPSTEAD. 1-4-2

PLOT No. 53 ORD. SHEET No. SU 7965. (98

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 Ref
~~0/7/64~~	~~Various owners~~	~~" " " 12½ "~~	~~28 1 64~~	~~N/A Ref~~
~~0/26/70~~	~~Drakelee Development Ltd.~~		~~29 5 70~~	~~N/A Ref~~
625/71	Marc Gregory Ltd	Layout Roads 76 houses & garage	3 3 72	N/A C/A
504/72	" " "	Details 24 det 54 hrs "	13 4 72	App N/A
872/72	Joviel Homes	" Terraced house & garage	8 6 72	App C/A
00564	" " "	Relax Cond 2 of plan 625/71	1 7 74	N/A C/A
34798	MISS. S. ELSON	6' HIGH FENCE	3.1.90	Ref

16 AUG 2001 * 4670

DATE OF COMPLETION

MINISTRY DECISION 0/154/63 App dismissed 15 1 65 // ~~0/26/70 App granted 7 12 70~~ 0/7/64 - APPEAL DISMISSED - 20.1.65

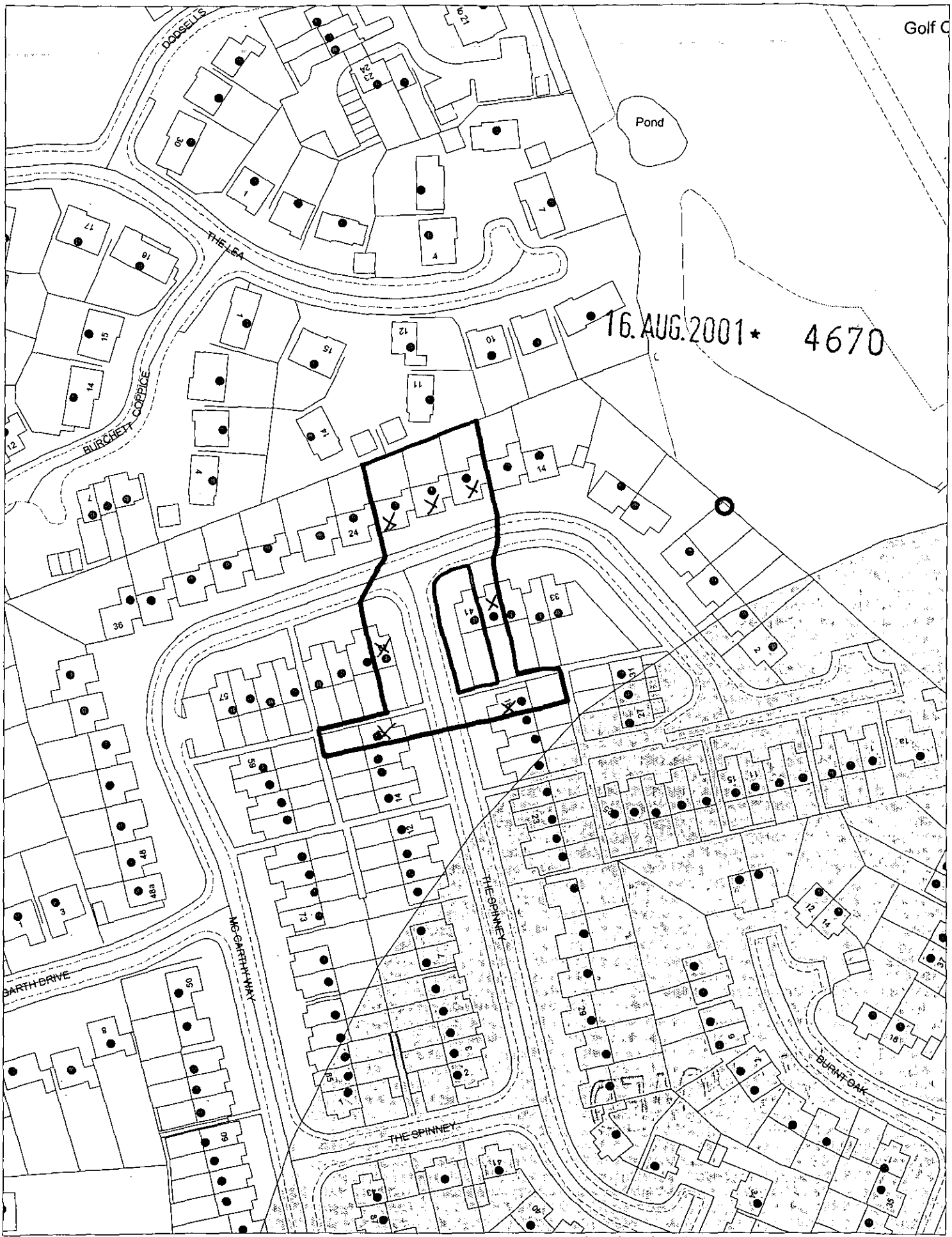
SPECIAL ORDERS PD Eng - S/St Ext - Ramsden - 31/5/01

DRAINAGE

091074

6/B/6/59 20, KEEPHATCH ROAD 11/11/59 C/A. E

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COM
	BR 895	29.5.74	DEMOLITION OF EXISTING GARAGE } MR R.E. DOBBINGER		11.6.74 APP.		
			ERECTION OF DOUBLE GARAGE }				
	00929		" " "	8.8.74 C/A			
R/106/68		22/7/68	Extension & erect sun lounge	9/9/68 C			
0/2001/4097			O/L - 1 det. dwelling & garage (Mrs J Dallinger)	6.7.01	Ref		



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Development Control Section, Environmental Services, Wokingham District Council.

20 August 2001

Scale: 1 : 1250

N W E S