APPLICATION NO:
F/2000/1635

LOCATION:
188 Finchampstead Road, Wokingham.

APPLICANT:
Mr R Roper

PROPOSAL:
Proposed erection of double garage (Amendment to consent 2000/0918)

EARLIEST DATE FOR DECISION: **06/07/2000**
28 day exp: 11/07/2000.
APPLICATION WILL HAVE EXPIRED ON:
25/07/2000

CASE OFFICER: **Natalie Brown**

previous app f/2000/0918.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Roper
188 Finchampstead Road
Wokingham
Berkshire
RG403EY

Application Number: F/2000/1635

Parish: **WOKINGHAM**

Location: **188, Finchampstead Road, Wokingham.**

Proposal: **Proposed erection of double garage (Amendment to consent 2000/0918)**

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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the garage, car parking, vehicle access and the means of enclosure/screening of the garage.

Condition
5. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the character and amenities of the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/07/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 20 November, 2000
My ref. BC/DC/2000/1635
Your ref.

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 R Roper
c/o Mr B H Bryce-Smith
281 Queen Ediths Way
Cambridge
CB1 9NR

Dear Mr Roper

PLANNING PERMISSION 2000/1635
SITE: 188 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE

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 2000/1635 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

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1635	NB
BUILDING CONTROL NUMBER.	HP 2000/1213	brai
~~APPLICANT~~/AGENT	B.H. Bryce-Smith	
ADDRESS OF SITE	188 Finchampstead Rd WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Detached double garage. (amended to Approved 2000/0918)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2E	2E
ELEVATIONS	1F	1E
FLOOR PLANS	-ve	-ve

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/10/00.	

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	

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

Tel: (0118) 974 6492

Date: **12 June 2000**

My ref: F/2000/1635

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1635
188, Finchampstead Road, , Wokingham.
Proposed erection of double garage (Amendment to consent 2000/0918)

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1635**
188, Finchampstead Road, , Wokingham.
Proposed erection of double garage (Amendment to consent 2000/0918)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **12 June 2000**

My ref: F/2000/1635

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1635**
188, Finchampstead Road, , Wokingham.
Proposed erection of double garage (Amendment to consent 2000/0918)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/1635

Proposal:
Proposed erection of double garage (Amendment to consent 2000/0918)

Location:
188, Finchampstead Road, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/07/2000. 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

12 June 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1635

Applicant : Mr R Roper .

Location : 188, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of double garage (Amendment to consent 2000/0918)

Site Notice Displayed ? :

YES	NO	DATE
✓		26/6

Date of Neighbour Notifications : .....

Date of Site Visit : 26/6.

Date Registered : 30/05/2000

Earliest Date for Decision : 06/07/2000

Latest Consultation Date/Site Notice Expiry Date : 06/07/2000

This application will have expired on: 25/07/2000. 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 :

WOK TC: 4/7 - No objections.

Highways: 27/6 - conditions.

Neighbours/SN. none received.

Planning Issues : ID'd sett fronting greenroute/green corridor

- Impacts upon neighbouring properties & street scene. (WBE1, WBE12, SBE1/2, SW2)
- Impacts upon highway safety.

(Amendment to F/2000/0918 → increasing the length of the garage).

Application Number: F/2000/1635

Appraisal :

• Development — for a double garage with pyramid style roof 2.4m to eaves & 4m to the ridge. It would be 5.5m width & 6.5m length — an increase in 1m length of over the previously approved plans F/2000/0918. There would also be a door in the SE elev facing the house. The garage would be set back 10.5m from the main f'stead Rd & be 0.5m from the boundary with Nº 186. There is 1.8m fencing with Nº 186.

1) Impact upon neighbouring properties/streetscene.
It is considered that an increase in 1m length of the garage would have no adverse -ve impact upon neighbouring properties.
There would be no change to the front elev facing f'stead Rd, so impact adverse -ve impacts upon the streetscene. Landscape conds have been added to soften the garage so as no detrimental impacts

2) Impact upon highway safety.
If the space remains available for garaging — no detrimental impacts.

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

Application Number F/2000/1635
Conditions/Reasons for Refusal

(Same conds as F/2000/0918).

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
			SUB "EXISTING DWELLING"
			FOR "EXISTING BUILDING". *
(3)	SC23	SR06	GARAGING
(4)		SR17	NO DEVELOPMENT SHALL TAKE PLACE UNTIL
			FULL DETAILS OF BOTH HARD + SOFT LANDSCAPING
			WORKS HAVE BEEN SUBMITTED TO & APPROVED
			IN WRITING BY THE LPA, & THESE WORKS
			SHALL BE CARRIED OUT AS APPROVED. THESE
			DETAILS SHALL INCLUDE THE GARAGE, ~~TOGETHER~~
			~~WITH~~ CARPARKING, VEHICLE ACCESS & THE MEANS
			OF ENCLOSURE/SCREENING OF THE GARAGE
(5)	SC41	SR17	

John Mercer
14/7/00

See notes from F/2000/0918 also.

RECORD OF SITE VISIT

SITE ADDRESS: 188 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/1635

OFFICER: Natalie Brown

DATE OF SITE VISIT: 26/6

1 SITE/STATUTORY NOTICE DISPLAYED ? 26/6 - in front of entrance to dwelling

2. DESCRIPTION OF SURROUNDINGS
Residental — fronting green route corridor.
Entrance to these properties is off of the main f'stead Rd - dwellings are set back from the main road.
Entrance opp Verdons Lane.

3. DESCRIPTION OF SITE/BUILDING
Detached dwelling being extended under a previous permission
Laurel hedging in front of dwelling
Lay by → main road have trees & shrubs helping to shield the houses.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence with 188
hedging with 190

OTHERS Hedging at front

NB Detached double garage at 2000 with a pitched roof - visible from No 188 & roadside.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	30 MAY [illegible]
Officer: NB	Application No. F/2000/1635

Map No. 83 **Site** 015
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED ERECTION OF DOUBLE GARAGE (AMENDMENT TO CONSENT 2000/0918)

Location: 188 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott.

Applicant: MR R ROPER
re-submission 2000/0918 - fee paid

Fee Received £60.00 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 : ..... 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:

.....

.....

No pre-apps.

.....

NEIGHBOURS:

S|N + 1, 3, 5 Evendon's Lane

186, 190 Finchampstead Road.

PLANNING SERVICES	HPT 31377
POL	TLS
DC	ENF
APP	
CS	
04 JUL 2000	
COPIES TO:	ACK:
	TUE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1635

Proposal: Proposed erection of double garage (Amendment to consent 2000/0918)

Site Address: 188 Finchampstead Road, Wokingham.

Applicant: Mr R Roper

Your observations are required in respect of this application by **06/07/2000**

No objection to amendment of consent 2000/0918 (extending length of garage)

SIGNED: _____ **DATE:** 23/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 12 June 2000

Application Number: F/2000/1635

Proposal: Proposed erection of double garage (Amendment to consent 2000/0918)

Parish: WOKINGHAM TOWN

Site Address:
188, Finchampstead Road, , Wokingham.

Applicant:
Mr R Roper .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (insert: Garaging, Parking & Turning)
SR: 06

Signed: _____ **Print name:** Stephanie Knowles .

22/06/00 .

ADDRESS 188 FINCHAMPSTEAD ROAD PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69684/F	Richard Rapper.	2/st side extension	22/6/99	C/A
99/70495/F	Richard Roper	Erection of det doub Garage	10.11.99	REF
99/70831/F	"	Erect. Dble garage	12.1.00	REF
F/2000/0918	Mr R Roper	Erect. Det. Doublegarage	26.04.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.MAY2000* 1635

1305A

Environmental Services

For office use only.
Application number: 30.MAY2000* 1635

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	RICHARD ROPER
	Address and postcode	188 FINCHAMPSTEAD ROAD WOKINGHAM BERKS RG40 3EY
	Phone number	01189 780871
	Agent's Name	
	Address and postcode	
	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.	188 FINCHAMPSTEAD ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF DOUBLE GARAGE

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.	RED/BRINDLE BRICKS TO MATCH HOUSE REDLAND MINI STONEWOLD CONCRETE INTERLOCKING TILES TO MATCH HOUSE
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 ☐ EXTRA SPACES IN GARAGE

Crystal Mark Clarity

Please turn over

1305B

9	How many bedrooms does the property have?	Existing:	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.	NO FEE - REVISED APPLICATION - AMENDMENT TO F/2000/0918 APPROVED 26 APRIL 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.~~

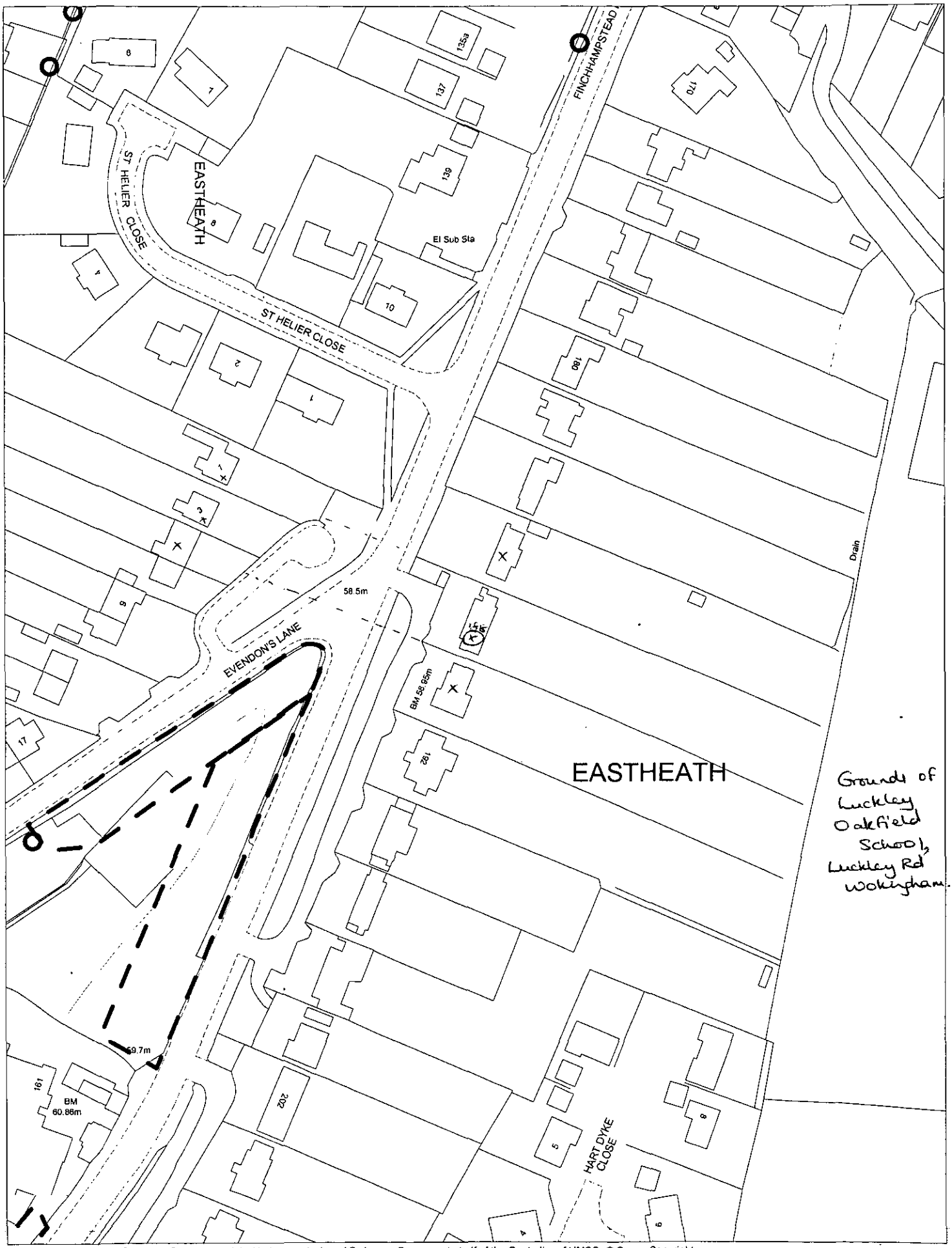
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 27 MAY 00

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



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Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 1250

30.MAY2000* 1635