APPLICATION NO:
F/2000/1638

LOCATION:
Design& Graphic Art Three Birches Nine Mile Ride, Wokingham.

APPLICANT:
Mrs Joseph C/O Greg Farrell

PROPOSAL:
Proposed single storey side extension to dwelling to form garage

EARLIEST DATE FOR DECISION: **06/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 25/07/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Joseph
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks
RG30 4RU

Application Number: F/2000/1638

Parish: **WOKINGHAM WITHOUT**

Location: **Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.**

Proposal: **Proposed single storey side extension to dwelling to form garage**

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 resemble 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.

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.

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 PoliciesOS1 and C8.
   South East Area Local Plan Policies STV1, SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 08/09/2000

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 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 20 November, 2000
My ref. BC/DC/2000/1638

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 J Josephi
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire RG30 4RU

Dear Mr Josephi

PLANNING PERMISSION 2000/1638
SITE: THREE BIRCHES, NINE MILE RIDE, WOKINGHAM, RG40 3DY

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 2000/1638 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

Elaine Connor

ELAINE CONNOR
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1638.	EC
BUILDING CONTROL NUMBER.	FP 2000/1224 Brian	
~~APPLICANT~~/AGENT	Greg Parrell	
ADDRESS OF SITE	Three Birches Nine Mile Ride WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	linked garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	OIA recd 17/10/00	recd 30/5/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	8/9/00.	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/11/00.	

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	

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 12 June 2000

Application Number: F/2000/1638

Proposal: Proposed single storey side extension to dwelling to form garage

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.

Applicant:
Mrs Joseph C/O Greg Farrell.

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).

SRC6

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

21/06/00.

30.MAY2000* 1638

"~~SUNNY REST~~," "THREE BIRCHES"

ADDRESS NINE MILE RIDE PARISH WOK|WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/436/69	Mr. K. W. Peel	Double Garage	1. 1. 70	App. App.
R/298/70	"	Single Storey Extn.	9. 7. 70	App. App.
R/298/70	"	Waiver of building regs on window position.	26. 11 70	Refuse N/A.
PD/588/71	"	Window in side cleat (Relax of Bldg Regs)	30. 9. 71	App N/A.
BR 5225	MR. E. E. BUTLER	ALTERATIONS TO WINDOWS	3. 8. 76	APP. N/A
05182	"	"	28. 10. 76	N/A C/A
34826			12. 1. 90	CA
BRA 8247	MR K. ARLOTTE	S/St. HT.	27. 11. 89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

To 01344762283

FROM: Elaine Connor

DATE: 12 June 2000

RECEIVED
14 JUN 2000
W.W.P.C.

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1638

Proposal: Proposed single storey side extension to dwelling to form garage.

Site Address: Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.

Applicant: Mrs Joseph C/O Greg Farrell.

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

No objections

PLANNING SERVICES	
POL	
DC	
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 21/6/00

Clerk To Wokingham Without Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1638

Proposal:
Proposed single storey side extension to dwelling to form garage

Location:
Design& Graphic Art Three Birches, Nine Mile Ride, , 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 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

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

Tel: (0118) 974 6451

Date: **12 June 2000**

My ref: F/2000/1638

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/1638
Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.
Proposed single storey side extension to dwelling to form garage

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/2000/1638**
Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.
Proposed single storey side extension to dwelling to form garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6451

Date: **12 June 2000**

My ref: F/2000/1638

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2000/1638
Design& Graphic Art Three Birches, Nine Mile Ride, ,
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Proposed single storey side extension to dwelling to form garage

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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/2000/1638**
Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.
Proposed single storey side extension to dwelling to form garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **12 June 2000**

My ref: F/2000/1638

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/1638
Design& Graphic Art Three Birches, Nine Mile Ride, ,
Wokingham.
Proposed single storey side extension to dwelling to form garage

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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/2000/1638**
Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.
Proposed single storey side extension to dwelling to form garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1638

Applicant : Mrs Joseph C/O Greg Farrell.

Location : Design& Graphic Art Three Birches, Nine Mile Ride, , Wokingham.

Proposal : Proposed single storey side extension to dwelling to form garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

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 :

HIGHWAYS : Recommend cond. SC23 (SR06) 'Garaging & Parking'

PARISH COUNCIL : No objections

Planning Issues : IDENT. SETTLEMENT

* Impact upon neighbs. prop.
* " " St. Scene.

Application Number: F/2000/1638

Appraisal :

The application being considered proposes a single storey side extension to form a garage 5.8m x 3.62m with a height of 3.6m to the ridge and will project forward of the main building line by 1.7m

IMPACT UPON NEIGH. PROPS:

The neighb. prop. to the west 'Sunnyside' is a 2 storey detached dwelling which is situated in line with 'Three Birches'. The proposed garage will project forward of the front of Sunnyside by 1.7m. Given the scale & massing of the proposed garage it is not considered that the proposal it will have an adverse negative impact upon the amenity or daylighting of both Sunnyside

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

Application Number F/2000/1638
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	~~'WORK'~~
3	SC23	SR06	'Parking & garaging'
			and a information kn.
1	C001	R001	
2	C014	R014	
3	C049	R049	
		N16	BSP : OS1 & C8.
			SCHLP : STV1, SBE1 & SBE2
			WDLP : WOS2, WBE1 & WOS3.

John Mutlow
~~9/8~~ 8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: Design& Graphic Art
Three Birches Nine Mile Ride
Wokingham.

APPLICATION NUMBER: F/2000/1638

OFFICER: Elaine Connor

DATE OF SITE VISIT: 5.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING
detached bungalow set back from highway

4. RELATIONSHIP TO ADJOINING PROPERTIES
planting along side bound. N. 'Sunnyside'

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 MAY 2000	
Officer: EC	Application No. F/2000/1638

Map No. 100 **Site** 9:07

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 GARAGE

Location: THREE BIRCHES NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: WOKINGHAM

Applicant: MRS JOSEPH

Fee Received 95-00 (12) 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	Other side elevation		
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:

Stn + Pine Crest & Nine Mile Ride
Sunny Side
11 & 3 Queens Ride

30.MAY 2000 1038

"~~SUNNY REST~~," "THREE BIRCHES"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/436/69	Mr. K. W. Peel	Double Garage	1. 1. 70	App. App.
R/298/70	"	Single Storey Extn.	9. 7. 70	App. App.
R/298/70	"	Waiver of building regs on window position.	26. 11 70	Refuse N/A.
PD/588/71	"	Window in side cleat (Relax of Bldg Regs)	30. 9. 71	App N/A.
BR 5225	MR. E. F. BUTLER	ALTERATIONS TO WINDOWS	3. 8. 76	APP. N/A
05182	"	"	28. 10. 76	N/A C/A
34826			12. 1. 90	C/A
BRA 8247	MR. K. ARLOTTE	P/St. Ht.	27. 11. 84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 30 MAY 2010* 1638

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	MRS JOSEPHI THREE BIRCHES NINE MILE RIDGE FINCHAMPSTEAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	LINKED GARAGE EXTENSION

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.	BRICK & 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.	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
Clarity approved by Plain English Campaign

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

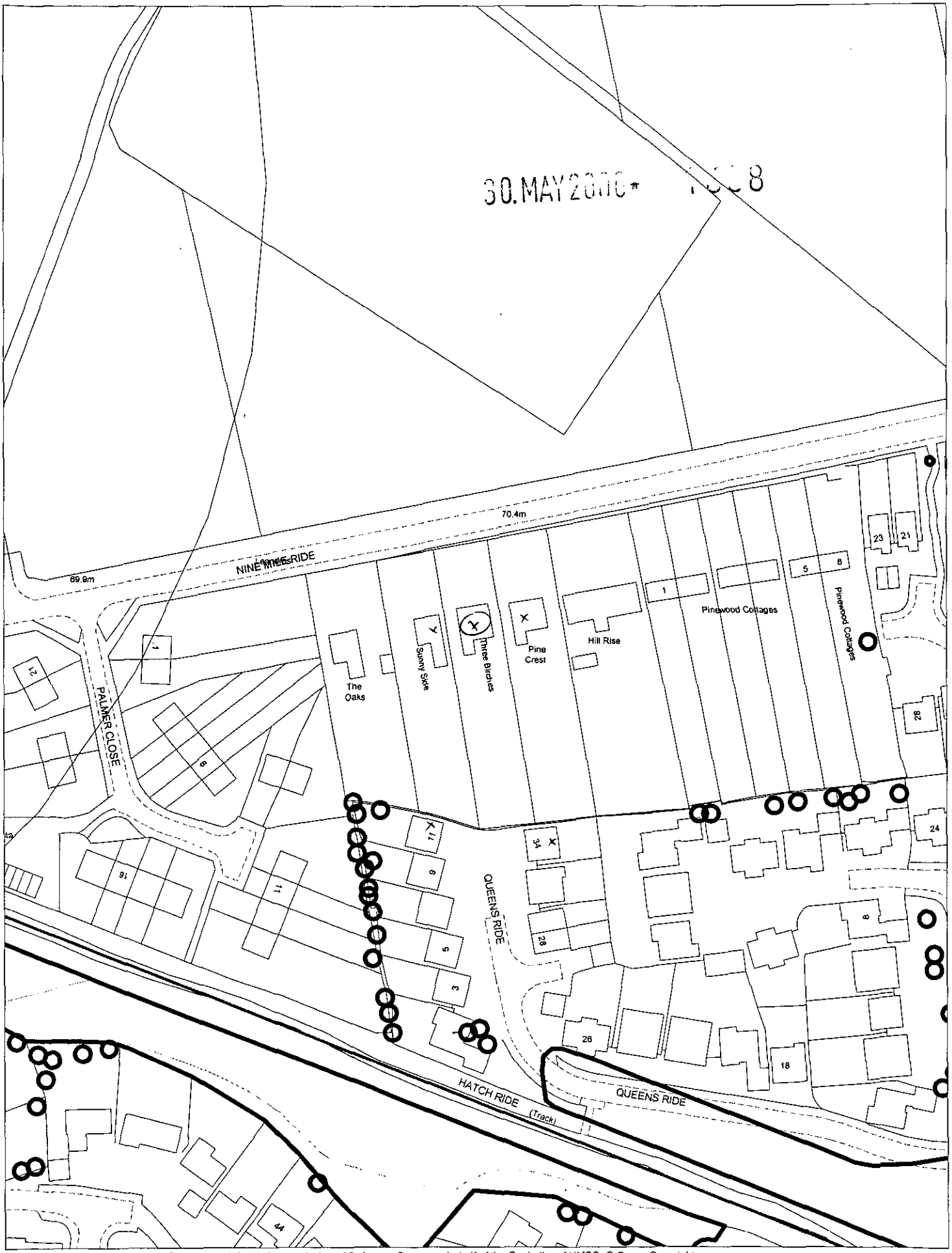
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MRS JOSEPHI

Date 22/5/00

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

N
W E
S