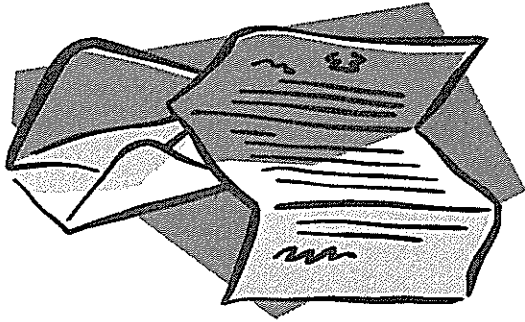


DATE: 08 June 2012

SCANNING INFORMATION SHEET

DECISION NOTICE



Application number: **F/2012/1156**

Applicant name: Mr T Welham

Site address: 116, Nine Mile Ride, Finchampstead,
Wokingham.
RG404JA.

WOKINGHAM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr T Welham
C/O Peter Card Associates
51 The Brackens
Crowthorne
Berkshire
RG45 6TB

Application Number: F/2012/1156

Parish: Finchampstead

Location: 116, Nine Mile Ride, Finchampstead.

Proposal: Proposed erection of double garage to front of dwelling and conversion of existing garage to habitable accommodation plus alterations to existing fenestration and insertion of new fenestration on both side and rear elevations.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. This permission is in respect of the Location plan, Block plan and plan nos. PCa/270/PL1 and PCa/270/PL2 received by the Local Planning Authority on 25 May 2012. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
3. Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
4. The first floor window serving the landing in the east facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass to the satisfaction of the Local Planning Authority. It shall be fixed shut, with the exception of a top hung openable fanlight, and be permanently so retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking and the turning space shall not be used for any other purpose other than turning.

7. The existing mixed laurel/conifer hedge as shown on the approved plans shall be retained at all times.

Reasons

1. In pursuance of s91 of the Town and Country Planning Act 1990 (as amended by s51 of the Planning and Compensation Act 2004).

2. To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. To ensure that the external appearance of the building is satisfactory.

Relevant Policies: Core Strategy policies CP1 and CP3

4. To safeguard the residential amenities of neighbouring properties.

Relevant Policies: Core Strategy policy CP3 and Supplementary Planning Guideline B2.

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

Relevant Policies: Core Strategy policy CP6 and Wokingham District Local Plan Appendix 8.

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

Relevant Policies: CP6 and Wokingham District Local Plan Appendix 8.

7. To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Relevant Policies: Core Strategy policy CP3 and Wokingham District Local Plan policy WBE5.

Informatives

The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.

You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or proposals in the development plan are relevant to this decision:

National Policy: NPPF
South East Plan: policies CC1, CC6
Core Strategy: policies CP1, CP3, CP6
Wokingham Borough Design Guide 2012 SPD
BRE Guidelines

Signed



Mark Cupit
Head of Development Management
Date: 19/07/2012

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Rosie Rogers on telephone number: 0118 974 6229 or by email at: rosie.rogers@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – There has been change in the deadlines for appeals for householder applications. If your application was valid on submission and submitted on or after 6th April 2009 then you must lodge any appeal within 12 weeks of date of this decision. Please read the notes below for full details of these changes.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - 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.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless , after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and
- ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission, or to grant permission subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a **householder application**, if you want to appeal against the decision, you must do so **within 12 weeks** of the date of this decision.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is **already the subject of an enforcement notice** and if you want to appeal against the decision, you must do so within 28 days of the date of this decision.
- **If an enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this decision, whichever period expires earlier.
- In all other cases, if you want to appeal against the decision then you must do so within 6 months of the date of this decision.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.