03/10/02

APPLICATION NO:
F/2002/7469

LOCATION:
Inglenook Springdale, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs M Goddard C/O Splash Home Improvements

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

EARLIEST DATE FOR DECISION: **30/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/10/2002

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Goddard
C/O Splash Home Improvements
35 Boulton Road
Reading
Berks
RG2 0NH

Application Number: F/2002/7469

Parish: **FINCHAMPSTEAD**

Location: **Inglenook, Springdale, 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. 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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

2. 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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/10/2002

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 : Daniel Gigg

Application Number : F/2002/7469

Applicant : Mr/Mrs M Goddard C/O Splash Home Improvements.

Location : Inglenook, Springdale, 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 : 29/08/2002

Earliest Date for Decision : 30/09/2002

Latest Consultation Date/Site Notice Expiry Date : 30/09/2002

This application will have expired on: 24/10/2002. 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 :

Neighbours - 2 letters of support

Finchampstead Parish Council - No comment

Planning Issues :

No detrimental impact on the character of the area/ streetscene

No detrimental impact on neighbouring properties

Application Number: F/2002/7469

Appraisal :

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

Application Number: F/2002/7469 – Inglenook, Springdale, Finchampstead

Appraisal:

Proposed Development

The proposed development is a single storey side and rear extension to form conservatory.

The proposed falls to be assessed against the policies in the South East Area Local Plan (adopted) and the Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

There will be no detrimental impact on the neighbouring properties given that:

- There will be no overlooking as views from the south are screened by a 2m high fence, in addition to trees and bushes of between 3 to 8 metres in height. Further, views to the east are screened by 6 to 7 metre high conifer trees. Also, views to the north are screened by a detached garage and a closeboard fence of 2.2m.
- It will not cause overshadowing or be overbearing as it is a single storey light-weight structure.

2. Impact upon the character of the area

There will be no detrimental impact on the character of the area given:

- The level of screening
- The scale and design are appropriate to the existing house
- The materials will match the existing.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS1, WOS2, WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Application Number F/2002/7469
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Inglenook Springdale Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/7469

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 19/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes Gate at front of property

2. DESCRIPTION OF SURROUNDINGS

Mixed style of detached properties

3. DESCRIPTION OF SITE/BUILDING

Detached property. - White
Pitched roofs - concrete tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

- Boundary to east of 6-7m high Conifer trees
- Boundary to South is 2m high fence and trees + bushes of between 3 - 8m.
- Boundary to north is a fence of 2.2m and a garage of 5m to ridge then a 2.2m Close board fence

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

FROM: Daniel Gigg

DATE: 06 September 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/7469

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

Site Address: Inglenook, Springdale, Finchampstead, Wokingham.

Applicant: Mr/Mrs M Goddard C/O Splash Home Improvements.

Your observations are required in respect of this application **by 30/09/2002** .

PLANNING SERVICES
POL
DC
AP?
CS
27 SEP 2002
COPIES TO
ACK:
FILE:

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 27 SEP 2002

Clerk To Finchampstead Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7469
CASE OFFICER: Daniel Gigg

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

COMMENTS ON APPLICATION: F/2002/7469

YOUR NAME: MARK & SARAH JEFFREY

YOUR ADDRESS: (if these details are incorrect please amend)
4 THOMAS LANE
FINCHAMPSTEAD
WOKINGHAM
B
RG404RU

PLANNING SER
DC BG
13 SEP 2002
CC

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7469. (Case Officer:Daniel Gigg)

Englecroft

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES HPT
POL
DC
APP
CS
19 SEP 2002
COPIES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7469

YOUR NAME: JOHN G. BLACK

YOUR ADDRESS: (if these details are incorrect please amend)
24 SPRINGDALE
FINCHAMPSTEAD
WOKINGHAM
B
RG404RZ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/7469	**Map No :** 98
Case Officer : D G	**Site Area :** 0 09
Valid Date : 29.8.02	**Received Date: 29/08/2002**

Level : Delegated Application

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

Location : Inglenook, Springdale, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs M Goddard C/O Splash Home Improvements.

Fee Required: £110 **Fee Received: £~~110~~** 95 (4)

Additional: 15-00 requested 28/8 **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL	Differ between elevations & floorplan e.g size of door on proposed West.		
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-apps

NEIGHBOURS

1 S/N f see map

Organisation_Name	Building_Name	address1	Postcode
		4THOMAS LANEWOKINGHAM	RG404RU
		69NASH GROVE LANEWOKINGHAM	RG404HE
		71NASH GROVE LANEWOKINGHAM	RG404HE
		73NASH GROVE LANEWOKINGHAM	RG404HE
		75NASH GROVE LANEWOKINGHAM	RG404HE
		20SPRINGDALEWOKINGHAM	RG404RZ
		29SPRINGDALEWOKINGHAM	RG404RZ
		24SPRINGDALEWOKINGHAM	RG404RZ
	INGLENOOK	INGLENOOKSPRINGDALEWOKINGHAM	RG404RZ
	4A	4ATHOMAS LANEWOKINGHAM	RG404RU
	4B	4BTHOMAS LANEWOKINGHAM	RG404RU

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

Tel: (0118) 974 6296

Date: 06 September 2002

My ref: F/2002/7469

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/7469
Inglenook, Springdale, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7469**
Inglenook, Springdale, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

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

Tel: (0118) 974 6296

Date: 06 September 2002

My ref: F/2002/7469

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T 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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Inglenook, Springdale, Finchampstead, Wokingham.
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Trevor Watson
Development Control Manager

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Inglenook, Springdale, 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/7469

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

Location:
Inglenook, Springdale, 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 quote application number F/2002/7469 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/09/2002. 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.

Trevor Watson
Development Control Manager

06 September 2002

Environmental Services

For office use only.
Application number: 29.AUG.2002 7469

Householder planning application form

29 AUG 2002
9 AUG 2002
WOKINGHAM UNITARY
Aiming for Excellence

7469

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 M GODDARD
	Address and postcode	'INGLENOOK' SPRINGDALE OFF FIR COTTAGE RD WOKINGHAM RG40 4RZ
	Phone number	0118 9730374
	Agent's Name	SPLASH HOME IMPROVEMENTS
	Address and postcode	35 BOURTON RD READING RG2 0NH
	Phone number	0118 9313333
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.	INGLENOOK SPRINGDALE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY

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 ☐ NO TREES TO BE CUT
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKWORK DWARF WALL WHITE PVC FRAMEWORK POLY CARBONATE 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 ☑

3544 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.

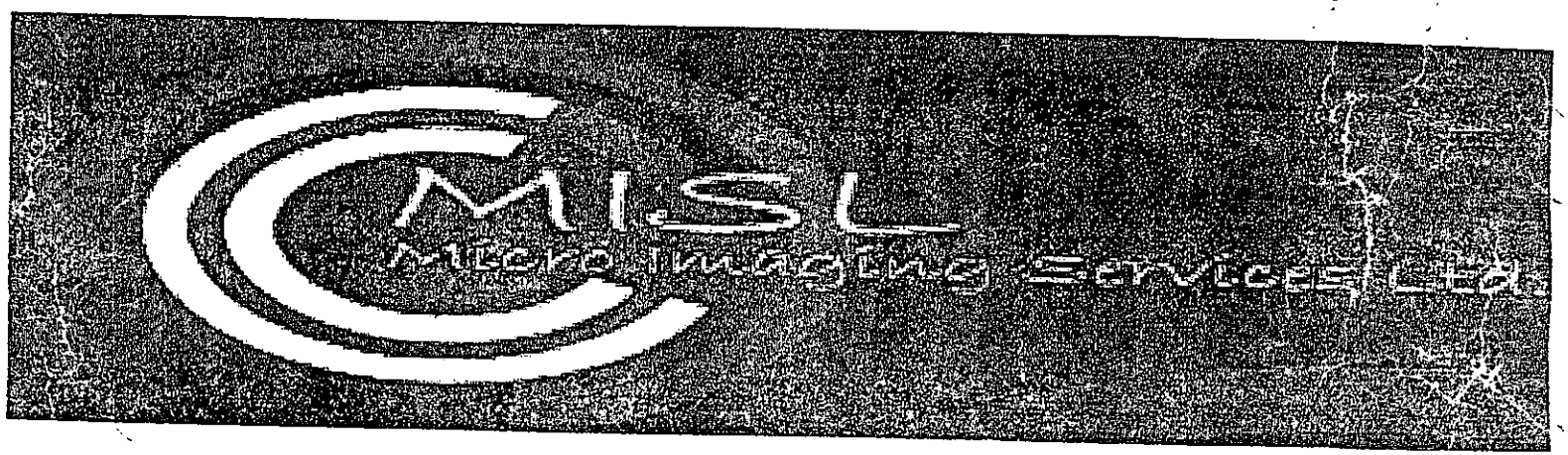
Your signature: G Dell

on behalf of MR M^RS M GODDARD

Date 27 AUG 02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) INGLENOOK

ADDRESS SPRINGDALE

PARISH ~~BARKHAM~~ FINCHAMPST. 1.4.86

PLOT No. 4 MAYBANK (73 NASH GROVE LANE)

ORD. SHEET No. SU.7965 98

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR1963	MR. G. SIMPSON	S/ST. EXT, ALTS. & GARAGE	20.4.78 3.2.75	CANCELLED APP. N/A
01996	"	"	20.3.75	N/A C/
BR9656	MR. M. JOHNSON	ALTERATIONS & ADDITIONS	30.10.78	REF. N/
09484	"	"	14.12.78	N/A C/
BR9908	"	"	5.12.78	APP. N/
10174	MR. F. WILKINS	OUTBUILDINGS FOR CALF REARING	15.3.79	N/A RE
10883	"	HALL, BATHROOM; PORCH	5.7.79	N/A C/
BR12377	"	DOUBLE GARAGE	20.11.79	APP. N/
11967	"	"	22.11.79	N/A C
13630	CHARLES CHURCH DEVS.	RETENTION OF MAYBANK WITH DEV. TO FRONT & REAR; NEW ACCESS	3.7.80	N/A RE
13811	"	"	31.7.80	N/A C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) INGLENOOK

ADDRESS SPRINGDALE

PARISH ~~BARKHAM~~ FINCHAMPST. 1.

PLOT No. 4 MAYBANK 73 NASH GROVE LANE

ORD. SHEET No. SU.7965 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR16018	CHARLES CHURCH DEVS.	GARAGE	23.12.80	APP N/
27996			14.7.87	C/
BRA2783	MR & MRS M. GODDARD	2/ST. EXT.	28.5.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

7469

The Splash Group

02 SEP 2002

Windows, Doors, Soffits, Fascias and Conservatories Division
SPLASH HOME IMPROVEMENTS LTD
35 Boulton Road, Reading, Berks RG2 0NH
Telephone: (0118) 931 3333 · Fax: (0118) 931 0084
Website: www.splashgroup.com E-Mail: Splash@splashgroup.com

SPLASH

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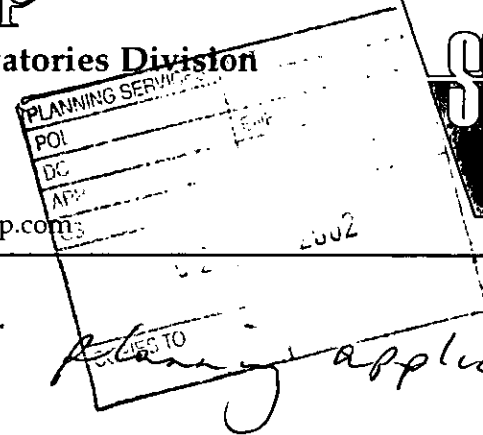

FAO MRS HURST

As requested, balance of planning application
ref: GODDARD.

Many Thanks

£15.

Alan. May

with compliments