L.E. 2/4

APPLICATION NO:
F/2002/5983

LOCATION:
Mosswood House Heath Ride, Finchampstea Wokingham.

APPLICANT:
Mr & Mrs I Pilgrim C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey front extension to dwelling to form garage.Conversion of existin garage to Music room and Utility room plus additional access.

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2002

REFUSED

CASE OFFICER: **Louise Smith**

1100

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs I Pilgrim
C/O Roger Pring & Sons
26 Easby Way
Lower Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/5983

Parish: **FINCHAMPSTEAD**

Location: **Mosswood House, Heath Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling to form garage. Conversion of existing garage to music room and utility room plus additional access.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its scale, mass and siting would form an obtrusive feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 10/04/2002

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.

Applicationo	Name & Address
F/2002/5983	Mr & Mrs I Pickthall Lowood Heath Ride WOKINGHAM. RG40 3QF
F/2002/5983	J C Lewis Gainsborough 242b Nine Mile Ride WOKINGHAM. RG40 3QD
F/2002/5983	John C Watt Laurelwood 2424c Nine Mile Ride FINCHAMPSTEAD RG40 3QD
Application Refused	Letters sent 12.04.02



WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5983

Applicant : Mr & Mrs I Pilgrim C/O Roger Pring & Sons.

Location : Mosswood House, Heath Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 19/04/2002. 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 :
Lowood (neighbours) - object - trees + view
Public Rights of way officer - no objection
Highways - conditional approval
Parish Council - object - street scene
Environment Agency - no objection
Gainsborough 242b Nine Mile Ride (Neighbours) - object
- concerned re: privacy + trees
242c Nine Mile Ride (neighbours) - object.
re: drainage + access, trees.
Environmental Design - conditional approval.

Planning Issues :

Application Number: F/2002/5983 - Mosswood House, Heath Ride
Appraisal

Development
The site is a detached dwelling situated within the identified settlement of Finchampstead.

The application proposes the conversion of the existing garage and a single storey front extension to form a new double garage and new access. The extension would project 7.4m to the front of the dwelling and measure a maximum of 6.5m wide, with a pitched roof (2.1m to the eaves and 4.1m to the ridge). A pitched canopy roof is proposed to extend across to the sitting room bay window.

1) Impact upon Neighbouring Properties
No overlooking would result from the development.

It is considered that the height of the development would appear greater from the neighbour, Lowood, due to the slopping ground levels from Heath Ride down to the properties on this side of the road. However, due to its siting in relation to this adjacent neighbour, no adverse effects are envisaged in terms of overshadowing or overbearing. A letter of objection has been received from this neighbour.

2) Impact upon the Character of the Area
Although detached double garages are found to the front boundaries of properties at the other end of Heath Ride (notably Evergreen and Edenbery) they are too distant to be taken into consideration for this application.
The proposed double garage would lie 7m from the road and despite the sloping land levels down to Mosswood House, it is considered that due to its siting and scale it would form an obtrusive feature on the street scene.
Furtherore, an application for a detached double garage c.7.5m from the front boundary was refused at Thistles (the opposite neighbour) on similar grounds (97/66536/F) and supported at appeal

3) Highways and Parking
Highways are happy that the driveway and new garage would meet the Council's parking requirement for this property, and have therefore conditionally approved the application, subject to theses parking and turning spaces being retained. Highways do not object to the proposed additional access, but feel it is not really necessary for the development.

Approved **Refused** ✓

Application Number F/2002/5983
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by virtue of its scale, mass and siting would form an obtrusive feature on the streetscene detrimental to the visual amenity of the area. As such the proposal is contrary to policies SBE1 and SBE2 of the South East Area local Plan and WBE1 and WOS3 of the Wokingham District local Plan (Deposit Draft).

RECORD OF SITE VISIT

SITE ADDRESS: Mosswood House
Heath Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2002/5983

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
set off Nine mile road - along private rd / unadopted
v. rural - tall trees fringe road
houses set back from road.
detached dwellings - large plots. - mixture age + style.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached - red brick - integral garage
(slight protrusion) c 0.5m
steep driveway down to house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set forward of Lowood.

5. SITE CONSTRAINTS

TREES N/A (trimming)

ACCESS/PARKING 4

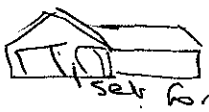
LEVELS - slopes down to front of house along driveway - Lowood = 0.45m higher land.

BOUNDARY TREATMENT front metal gate c. 1.5m
right side open fence 1m (tall conifers trees in front
left 1.5m cb fence + tall trees.

OTHERS

Lowood - integral side gge - same front level as house.

Thistle - bungalow



set forward gge. c.

others integral gges = Taraling a
Set at
Same front level

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Louise Smith DATE: 27th March 2002

Location:	Mosswood House, Heath Ride, Finchampstead
Proposal:	Proposed single storey front extension to dwelling to form garage. Conversion of existing garage to music room and utility room plus additional access.
Application Number:	F/2002/5983

In response to your consultation dated 5th March 2002 for the above application, the tree and landscape comments are as follows:

Although the above development proposals do not directly affect any significant landscape feature within the site the front garden does contain an existing oak tree which is noted on the applicants drawing 01/368/08.

In order to ensure the successful retention of this tree the applicant should be required to submit for approve tree protective fencing detail in accordance with BS 5837: 1991 - Trees in Relation to Construction which recommend a minimum distance of 4 metres from the centre of the tree to protective fencing.

Provided that the tree can be successfully retained I do not wish to raise an objection to the granting of planning consent.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer
Trees

07 MAR 2002

From: Louise Smith

Date: 05 March 2002

Application Number: F/2002/5983

Proposal: Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access..

Site Address:
Mosswood House, Heath Ride, Finchampstead, ~~Wokingham~~.

Applicant:
Mr & Mrs I Pilgrim C/O Roger Pring & Sons.

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

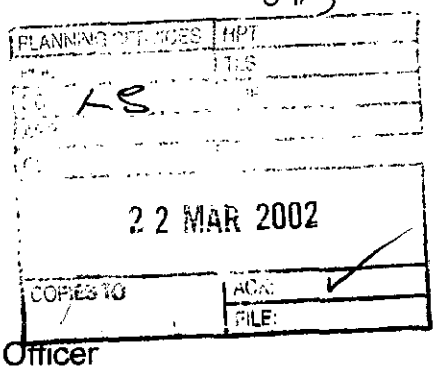
No TPO

Impact on boundary planting - conifer hedge

ok.

8DS

PLANNING OFFICES | HPT
TLS
LS
22 MAR 2002
COPIES TO | ACK: ✓
FILE:



Laurelwood
242C Nine Mile Ride,
Finchampstead,
Berkshire
RG40 3QD

20 March, 2002

To
Louise Smith
Development Control Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End,
Wokingham
RG40 1WR

Planning Application No F/2002/5983

Dear Ms Smith,

I have reviewed the above planning application for Mosswood House, Heath Ride and have two concerns.

Firstly the plans available do not detail the drainage for the garage parking area in front of Mosswood House. The architect has indicated the need for drainage in front of the proposed garage doors and on the planned car parking area. If this is allowed to drain freely it could result in rainwater running downhill onto my property. I understand that the practice is for drainage to lead to a soak away and I request that for this planning application the drainage leads to a soak away in the rear garden of Mosswood House.

Secondly I understand that application has been made for a new access point to the property. The proposed access point, at the extreme west corner of the plot, will mean that the existing raised bed around the mature oak tree will need to be disturbed to provide a roadway from Heath Ride to the garage area of Mosswood House. The owners of Mosswood House have indicated that they do not wish any harm to come to the oak tree but I request that any approvals given in this planing application ensures that no harm can be done to the root system and well-being of this fine tree. I believe that any disturbance to the raised area around the oak tree will destroy part of the root system and could affect the health of the tree.

Yours faithfully,

John C. Watt

01189 733458

GAINSBOROUGH

242B NINE MILE RIDE

WOKINGHAM BERKS

RG40 3QD.

20 MARCH 2002

PLANNING
POL
LS
22 MAR 2002
COPIES TO
ACK: ✓

Dear Sir or Madam

REF APPLICATION No. F/2002/5983

MOSSWOOD HOUSE HEATH RIDE

Thank you for your letter of 5 March concerning proposed development as above reference.

I have seen the plans and my concerns relate to the proposed additional access, as my house is immediately behind this new access.

Due to the fall of the land, the adjoining fence is 6 feet high on my side but only some 3 feet 6 inches on the Mosswood House side.

I am very concerned that with this new proposed access as outlined, the privacy to my kitchen and dining areas will be compromised with clearly, people using said new access having direct views into my house.

P.T.O.

Can I please enquire as to why it is necessary to have an additional access - which is presumably for pedestrian use only - when this has not been considered necessary to date within the property?

I am also concerned that the integrity and well being of the Turkey Oak in the garden is maintained.

If the plans are to proceed as outlined can something please be done to provide screening so that we are not overlooked in the more private parts of our property.

Thanking you,

Yours faithfully

J. C. Lewis.

J. C. LEWIS.

ENVIRONMENT AGENCY

PLANNING SERVICES	SU750
FOL	TLS
DC LS	ENF
APP	
CS	
28 MAR 2002	
COPIES TO	ASK:
	FILE:

Our Ref : SP/2002/005423-1/1
Your Ref : F/2002/5983

Date : 25 March 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM GARAGE CONVERSION OF EXISTING GARAGE TO MUSIC ROOM AND ACCESS
LOCATION: MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 5 March 2002, received on 7 March 2002. Please quote the following reference in any correspondence: SU86SW/21/16. The Environment Agency has the following comments:

The Agency has no objections to the proposed development as submitted.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU800648	200m	Barkham Rise, Finchampstead
SU802650	130m	Foxcote Finchampstead

In view of distance from the development site it is unlikely that landfill gas will present a risk to this proposal.

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.

* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Urban Drainage Systems (SUDS)
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

FROM: Louise Smith

DATE: 05 March 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5983

Proposal: Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access..

Site Address: Mosswood House, Heath Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs I Pilgrim C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 29/03/2002** .

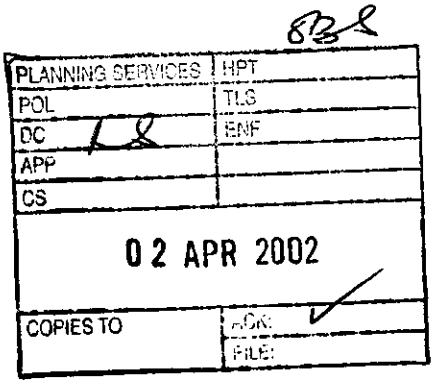
Objection on the grounds that the proposed front extension will protrude significantly forward of the building line in Heath Ride.

PLANNING	
POL	ENF
DC	
APP	
CS	
02 APR 2002	
COPIES TO	FILE

SIGNED: C.S. Clerk

DATE: 28-3-02

Clerk To Finchampstead Parish/Town Council.



Lowood,
Heath Ride,
Wokingham,
Berkshire.
RG40 3QF.

M/s Louise Smith,
Development Control Officer,
Planning Services,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

27th March 2002

Dear M/s Smith,

Re Planning Application F/2002/5983

Further to our previous letter dated March 11th 2002, we have some further concerns over the application detailed above.

We have a concern that due to the narrow width of our drive the building of this extension 50mm from the boundary between the two properties will cause a tunnel effect on our property. This will be further exacerbated by the height of the proposed garage, which will be at a height of 5 metres at its highest point when consideration is given to the slope in the driveway, as well as the fact that building will take place 800mm above the current house slab. As our property is at a lower level than Mosswood House the height will have a doubling effect from our view. We therefore feel that this extension does adversely affect our amenity.
Finally we feel it should be pointed out that no other property in our section of Heath Ride has a building as close to the highway.

As we mentioned in our previous correspondence, we would be grateful if you would view the site from our property in order to see the situation from our perspective.
We look forward to hearing from you.

Yours Sincerely,

Mr & Mrs I Pickthall.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

PLANNING SERVICES	HPT
	TLS
	ENF

18 MAR 2002

FROM: **GRAHAM BARNWELL,**
Public Rights of Way Officer.

MY REF: GB/NK/H17/5
[20018717] Extn: 6333

TO: **LOUISE SMITH,**
Planning & Transportation.

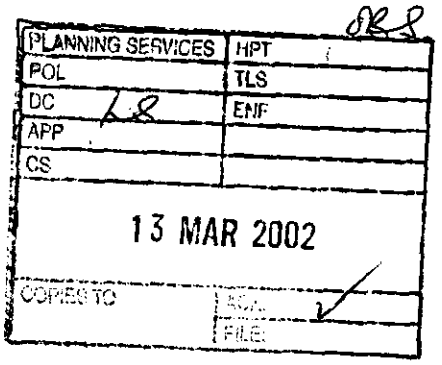
YOUR REF:

DATE: 18th March 2002.

APPLICATION F/2002/5983
MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD

I have no objection to this application.

GRAHAM BARNWELL



Lowood,
Heath Ride,
Wokingham,
Berkshire.
RG40 3QF.

M/s Louise Smith,
Development Control Officer,
Planning Services,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

11th March 2002

Dear M/s Smith,

Re Planning Application F/2002/5983

Thank you for consulting us on this matter.

Having had the opportunity to study the plans of the proposed extension to Mosswood House, Heath Ride we would wish to register our concern over the proximity of the side elevation of the proposed garage to our boundary, that being only 50mm from our property.

Whilst we do not object in principle to the erection of the garage we are concerned about the effect of a brick wall nearly 6m in length, with the corresponding height plus the pitch roof, in effect, on our boundary. The proposed garage will result in the removal of the trees/hedges along the boundary between the properties, and result in an oppressive and overbearing effect on our outlook. We believe that if the proposed garage could be marginally repositioned so as to allow the retention of the existing tree/hedgerow this will substantially soften the appearance of the building on our property and mitigate it's impact upon us. That impact would be exacerbated by the difference in ground levels between the properties.

In addition, the width of our driveway does not allow us to plant a screen in place of that removed to mitigate the impact of the proposed garage.

We would therefore ask that the proposed extension be confined to the current flank wall line of the existing property in order that the current vegetation can remain to soften the appearance of the new garage whilst meeting our neighbours' requirements.

We would be grateful if you would view the site from our property in order to see the situation for yourself.

Please contact us to make the necessary arrangements. We look forward to hearing from you.

Yours Sincerely,



Mr & Mrs I Pickthall.

cc. Councillor R.Cundy

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 05 March 2002

Application Number: F/2002/5983

Proposal: Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Mosswood House, Heath Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs I Pilgrim C/O Roger Pring & Sons.

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).

1/ C049, R049
2/ C122, R122
3/ C138, R138.

Comment.

Although the highway authority do not object to the proposed additional access, it is considered unnecessary as adequate turning is available for both the parking spaces and proposed garage to enable vehicles to enter and leave the site via a single point of access, as existing.

Signed: _____ **Print name:** Adam 7/3/02

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2002	
Officer: LS	Application No. F/2002/5983

Map No. 107 **Site** 0.07
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) ~~PROPOSED ERECTION OF NEW DETACHED GARAGE TO FRONT OF DWELLING~~
PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM GARAGE. CONVERSION OF EXISTING GARAGE TO MUSIC ROOM + UTILITY ROOM. PLUS ADDITIONAL ACCESS

Location: MOSSWOOD HOUSE, HEATH RIDE

Parish: FINCHAMPSTEAD Ward: FIN NORTH

Applicant: MR/MRS PILGRIM

Fee (6) 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	REAR ELEVATION OF GARAGE AS SEEN FROM FRONT OF HOUSE (MASTER BEDROOM WINDOW).	request with 6/03 SN	
6	Floor plans	ROOF PLAN SHOWS ~~SOUTH~~ SIDE ELEVATION OF GARAGE SHOULD ~~BE~~ BE FLAT ROOF. SIDEWALL		
7	Metric scale disclaimer			
8	Encroachment letter	CHECK FOR ENCROACHMENT.	do letter 6/03	
9	Miscellaneous	~~CONFIRMATION OF ADDITIONAL ACCESS REQUIRED.~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6/03 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 ✓ - LANDFILL SITE 250m CONSULTATION .....

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 + see map

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

Tel: (0118) 974 6463

Date: 05 March 2002

My ref: F/2002/5983

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

Dear Councillor

Application Number: F/2002/5983
Mosswood House, Heath Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5983**
Mosswood House, Heath Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.
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**********

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

Tel: (0118) 974 6463

Date: 05 March 2002

My ref: F/2002/5983

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/5983
Mosswood House, Heath Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5983**
Mosswood House, Heath Ride, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.
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 R Cundy

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

Received by Wokingham District Council

Application No: F/2002/5983

Proposal:
Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

Location:
Mosswood House, Heath Ride, 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/2002/5983 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. 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.

Head Planning and Transportation

05 March 2002

22.FEB.2002 5983

Tel: 0118 974 6330 (Direct Line) Fax. 0118 974 6313

Date: 24 December, 2001

Your Ref:

My Ref: AC/DF/P5 (20014881)

WOKINGHAM UNITARY
Aiming for Excellence

Mr R Pring
Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire RG40 3NT

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Pring

PROPOSED CONVERSION OF GARAGE, ERECTION OF GARAGE AND ALTERATIONS TO ACCESS AT MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD

Thank you for your letter and plans dated 10th December 2001.

The Highway Authority have no objections to the garage conversion and the erection of a replacement. However, do not feel that the proposed additional access is necessary.

If you have any other queries please do not hesitate to contact me on the above number.

Yours sincerely

Adam Coggins
Technician – Highway Development Control

22.FEB.2002* 5983

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Adam Coggins,
Technician,
Highway Development Control,
PO Box 153
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref: AC/DF/P5(20014881)
My Ref: RP/368

29 December 2001

Dear Mr. Coggins,

Re: Proposed construction of double garage, conversion of existing garage and alterations to access at
Mosswood House, Heath Ride, Finchampstead, Wokingham, Berkshire.

Thank you for your letter of the 24/12/01.

I presume that, as it is only "felt" that the additional access is unnecessary, the Highway Authority has no real objection to it. I will be advising my clients accordingly.

Yours sincerely

Roger Pring.

C/C Mr. & Mrs. I. Pilgrim.

REGISTERED NO. 2284491

22.FEB.2002 5983

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Section,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

21 February 2002

Dear sir/madame,

Re. Householder Planning Application for the
proposed construction of a double garage, the conversion of the existing garage and alterations to access and parking at
Mosswood House, Heath Ride, Finchampstead, Wokingham, Berkshire.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/368/01 to 08 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

I am also enclosing a letter of the 24/12/01 from Mr Coggins of the Highways Department and my letter to him of the 29/12/01 which deal with the Highways issues.

Please contact me if there is anything you would like to discuss with me to ensure a satisfactory out come for my client.

I look forward to hearing from you shortly.

Yours faithfully,

R. Pring.

C/C Mr. & Mrs. I. Pilgrim

REGISTERED NO. 2284491

Environmental Services

For office use only.
Application number: 22.FEB.2002* 5983

Householder planning application form

WOKINGHAM DISTRICT COUNCIL

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	MRAWARS I PILGRIM
	Address and postcode	MOSSWOOD HOUSE, HEATHRIDE, FINCHAMPSTEAD WOKINGHAM, BERKSHIRE, RG40 3QF
	Phone number	0118 973 1673
2	Agent's Name	R
	Address and postcode	26, EASBY WAY LOWER EARLEY READING RG6 3XA
	Phone number	0118 935 3385
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.	MOSSWOOD HOUSE, HEATH RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3QF
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF EXISTING GARAGE & CONSTRUCTION OF NEW GARAGE IN FRONT GARDEN.
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.	BRICKS & 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: 4	Proposed: NIL
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: IM

on behalf of MR & MRS I PILGRIM

Date 21/02/02

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

Mosswood House

ADDRESS HEATH RIDE PARISH FINCHAMPSTEAD E

PLOT No.

ORD. SHEET No. SU.8064 (107)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/153/69	Mr D C Bushell	2 det houses & gar	30 10 69	N/A C/A
98/69	"	det house & garage	1 1 70	APP C/A
455/71	Mr R Moss	5/storey garden bldng	13 5 71	APP N/A
PD/323/71	"	dog kennel & garden store	17 6 71	APP N/A
BR 6778	"	sun lounge	5 7 77	APP N/A
BR 24251	MR. P. DAKIN	2/ST & 8/ST. EXTENSIONS	6 3 85	APP N/A
23189	"	"	4 4 85	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Sec. 64 DET. STORAGE O/BLDG. - 25.6.91

DRAINAGE

091074

50

Date: 14 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5983

Location: Mosswood House, Heath Ride, Finchampstead, Wokingham.

Proposal: Proposed single storey front extension to dwelling to form garage.Conversion of existing garage to Music room and Utility room plus additional access.

Applicant: Mr & Mrs I Pilgrim C/O Roger Pring & Sons.

Case Officer: Louise Smith

The new plans show the following: Elevation showing rear of garage as seen from the dwelling. Drawing no: 01/368/06A.

Comments are required by 24/03/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.



(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. 2002/5983 Date Rec. 13/3

Location: Mosswood House, Heath Ride

Parish: Fordhampstead

Applicant: Mr + Mrs Pilgrim

Description of attached plans: Elevation ~~of~~ showing rear of garage as seen from the dwelling

Drawing No's: 01/368/06 A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

CASE OFFICER LS

Consultations Sent by Admin. on 14.03.05

Yellow - Case Officer Copy
Green - Part One Copy

ADDITIONAL PLAN

5983

ROGER PRING & SONS

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

	HPT 54080
	TLS
DC LS	ENF
APP	
CS	
11 MAR 2002	
	ACK
	FILE

ARCHITECTURAL & SURVEYING CONSULTANTS

Louise Smith,
Development Control officer,
Planning Section,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your Ref. F/2002/5983
My Ref **RP/368**

9 March 2002

Dear Madam,

Re. Householder Planning Application no. F/2002/5983for the proposed construction of a double garage, the conversion of the existing garage and alterations to access and parking at Mosswood House, Heath Ride, Finchampstead, Wokingham, Berkshire.

PLEASE QUOTE MY REFERENCE IN ALL CORRESPONDENCE

Enclosed as requested are 6 copies of drawing no. 01/368/06A which has been amended to show an elevation of the rear of the garage including the roof as seen from the master bedroom.

Yours faithfully

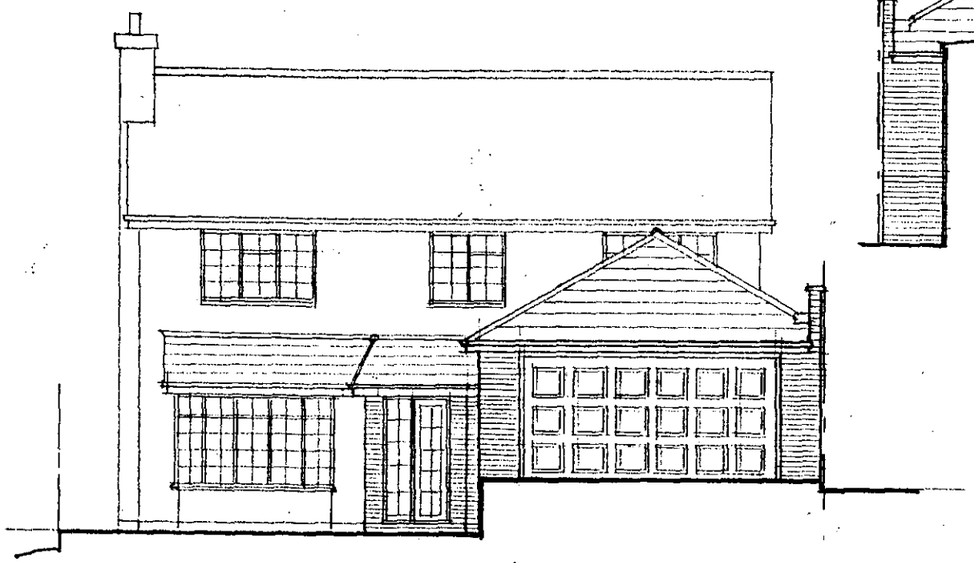
Roger Pring.

C/C Mr. And Mrs. I Pilgrim.

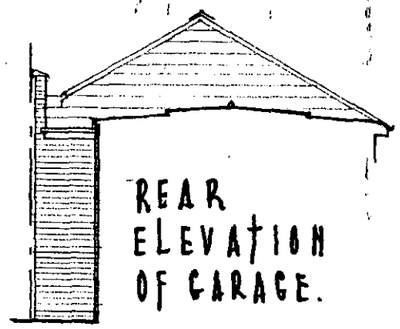
REGISTERED NO. 2284491

ADDITIONAL PLAN
5983

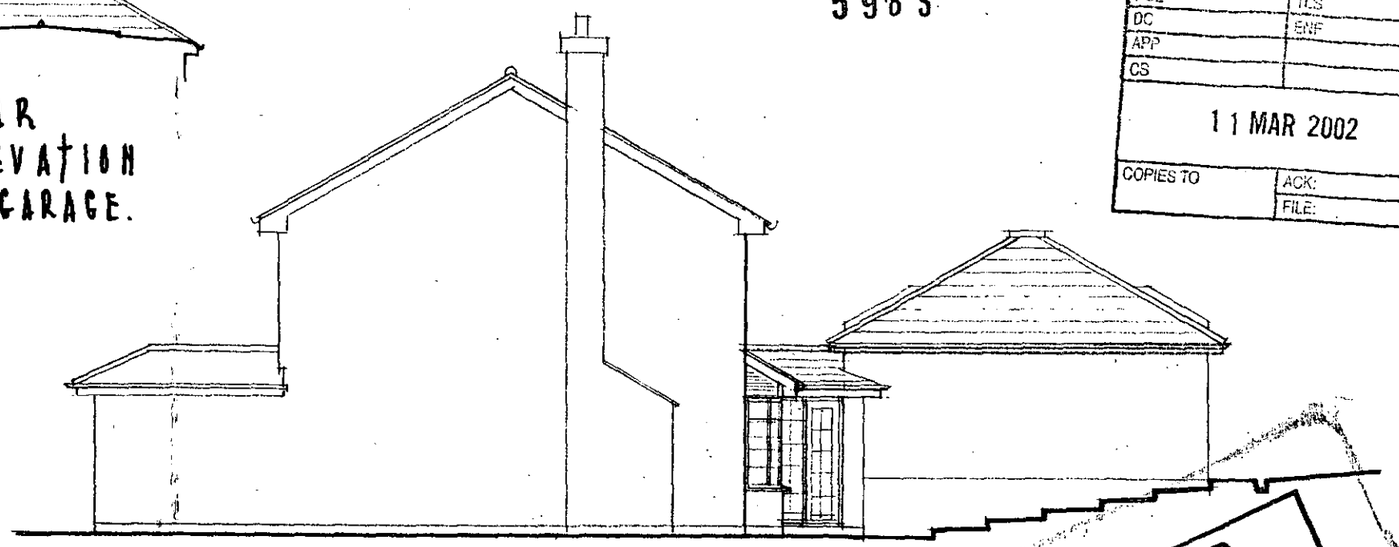
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 MAR 2002	
COPIES TO	ACK:
	FILE:



FRONT ELEVATION (W)



REAR ELEVATION OF GARAGE.

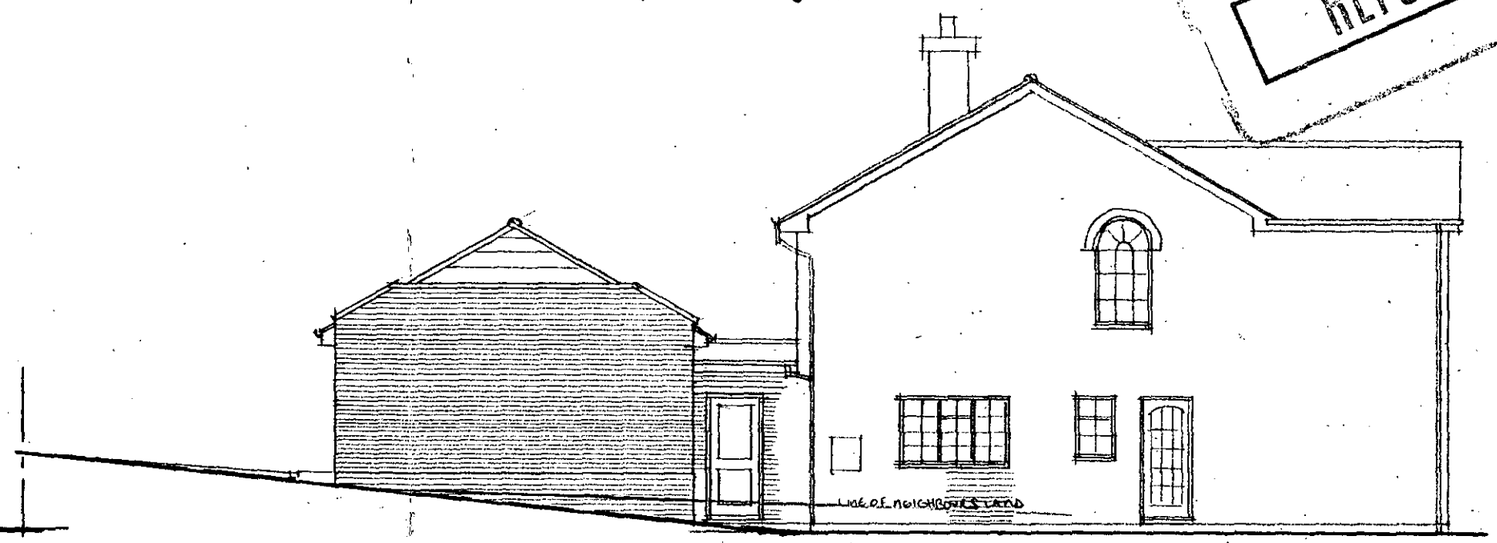


SIDE ELEVATION (N)

REFUSED

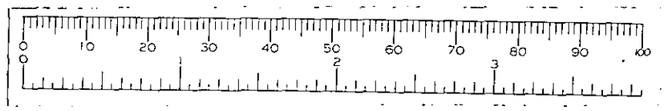


REAR ELEVATION (E)



SIDE ELEVATION (S)

ELEVATIONS : AS PROPOSED



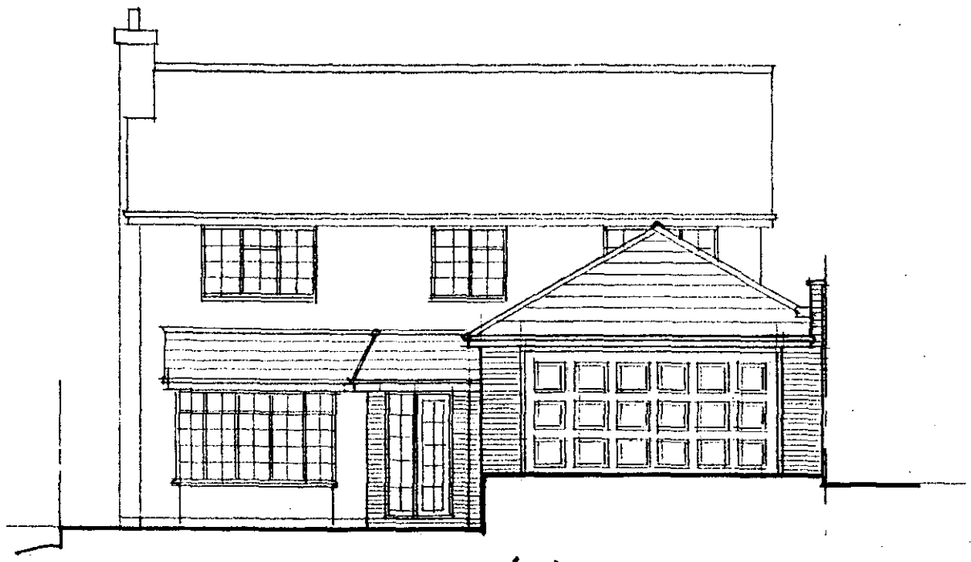
MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
~~[illegible]~~
~~Telephone no. [illegible]~~ ~~Facsimile no. [illegible]~~

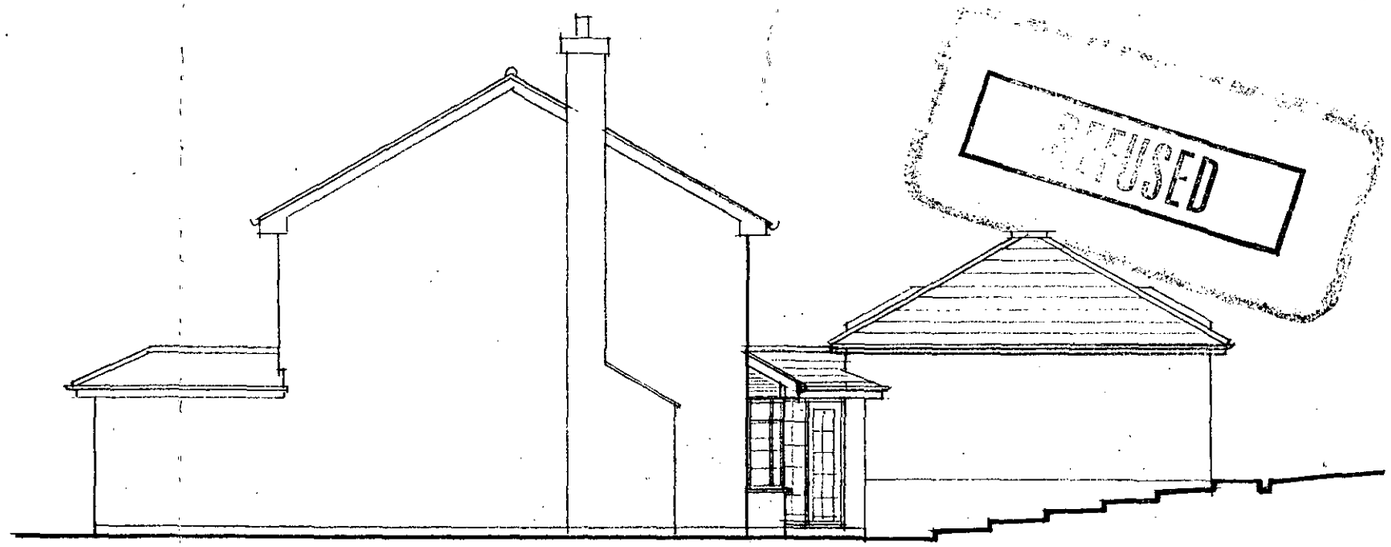
DRG. NO. 01/368/06 A SCALE. 1:100 . DATE 1/12/01
Revisions; A. Rear elevations of garage added 09/03/02

22.FEB.2002* 5983

REFUSED



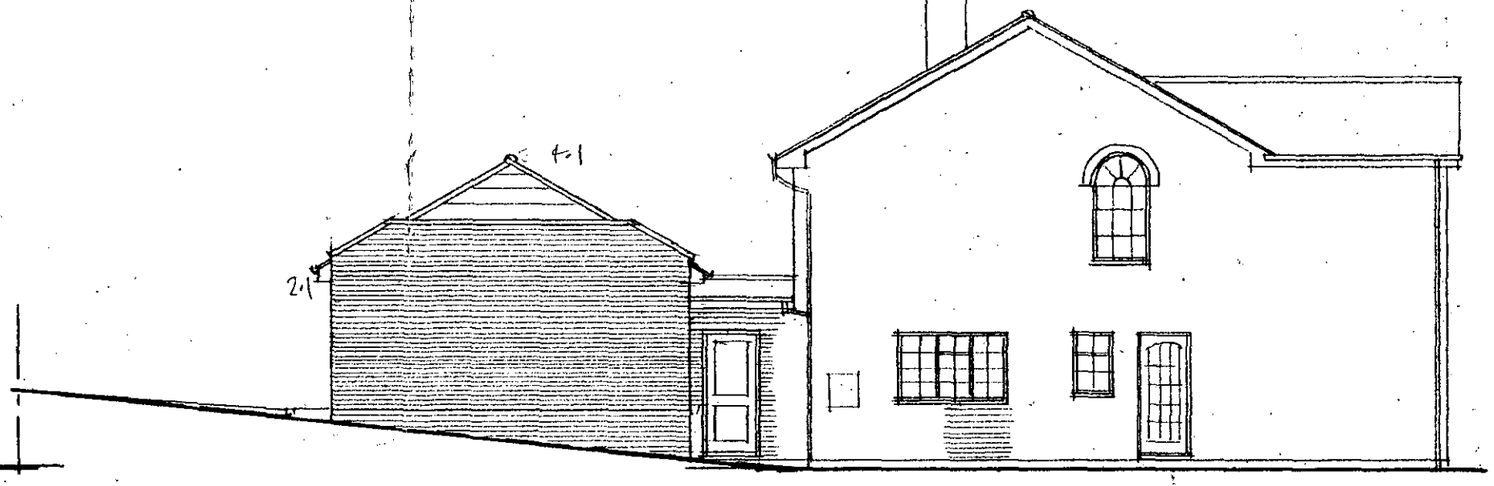
FRONT ELEVATION (W)



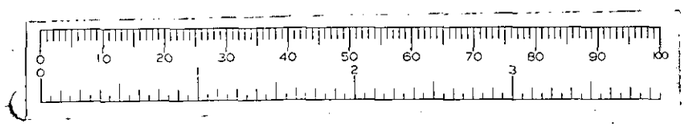
SIDE ELEVATION (N)



REAR ELEVATION (E)



SIDE ELEVATION (S)



ELEVATIONS : AS PROPOSED

ROSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

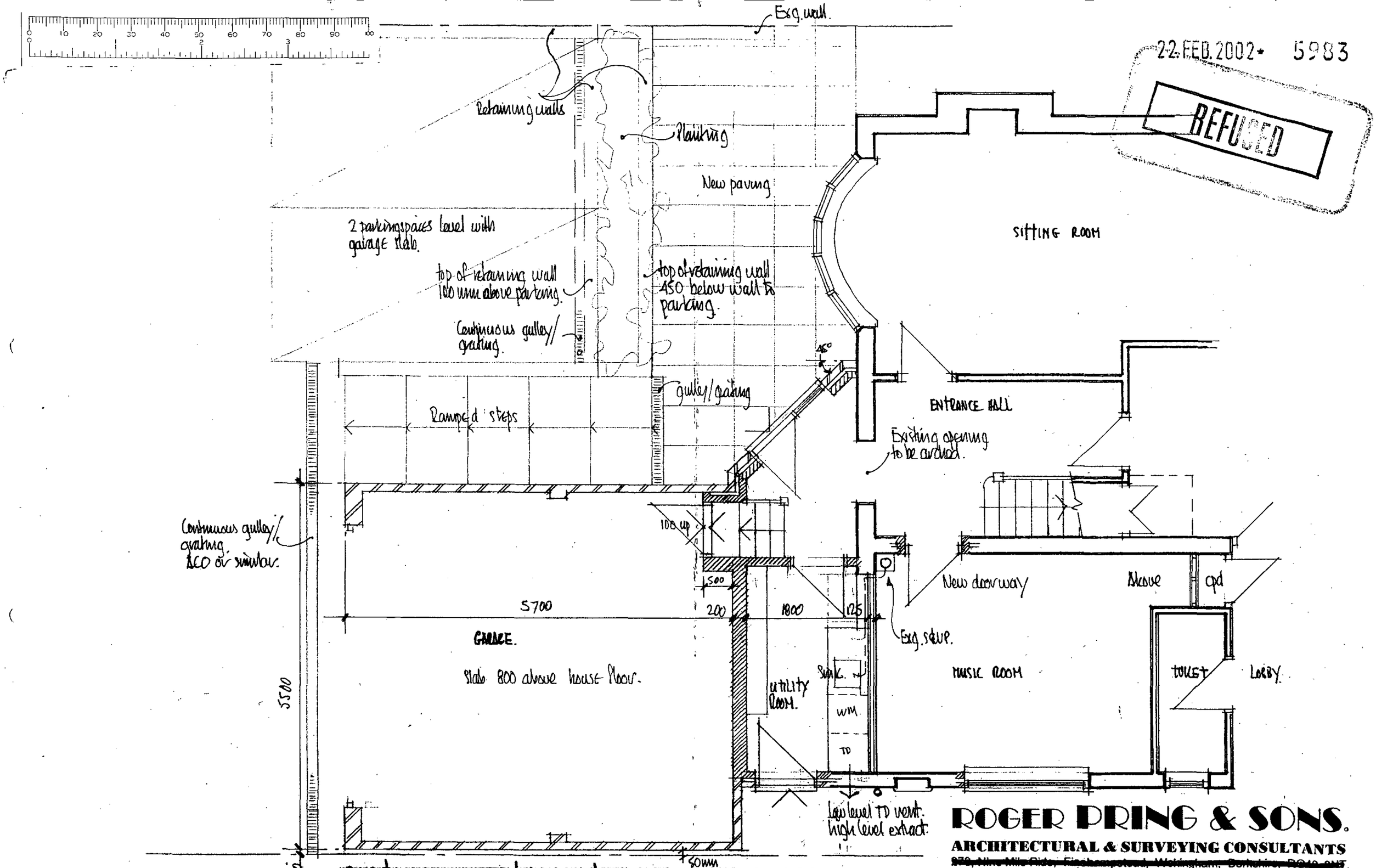
ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

[redacted]

DRG. NO. 01/36/06 SCALE. 1:100 . DATE 1/12/01

Revisions;



22 FEB 2002 5983
REFUSED

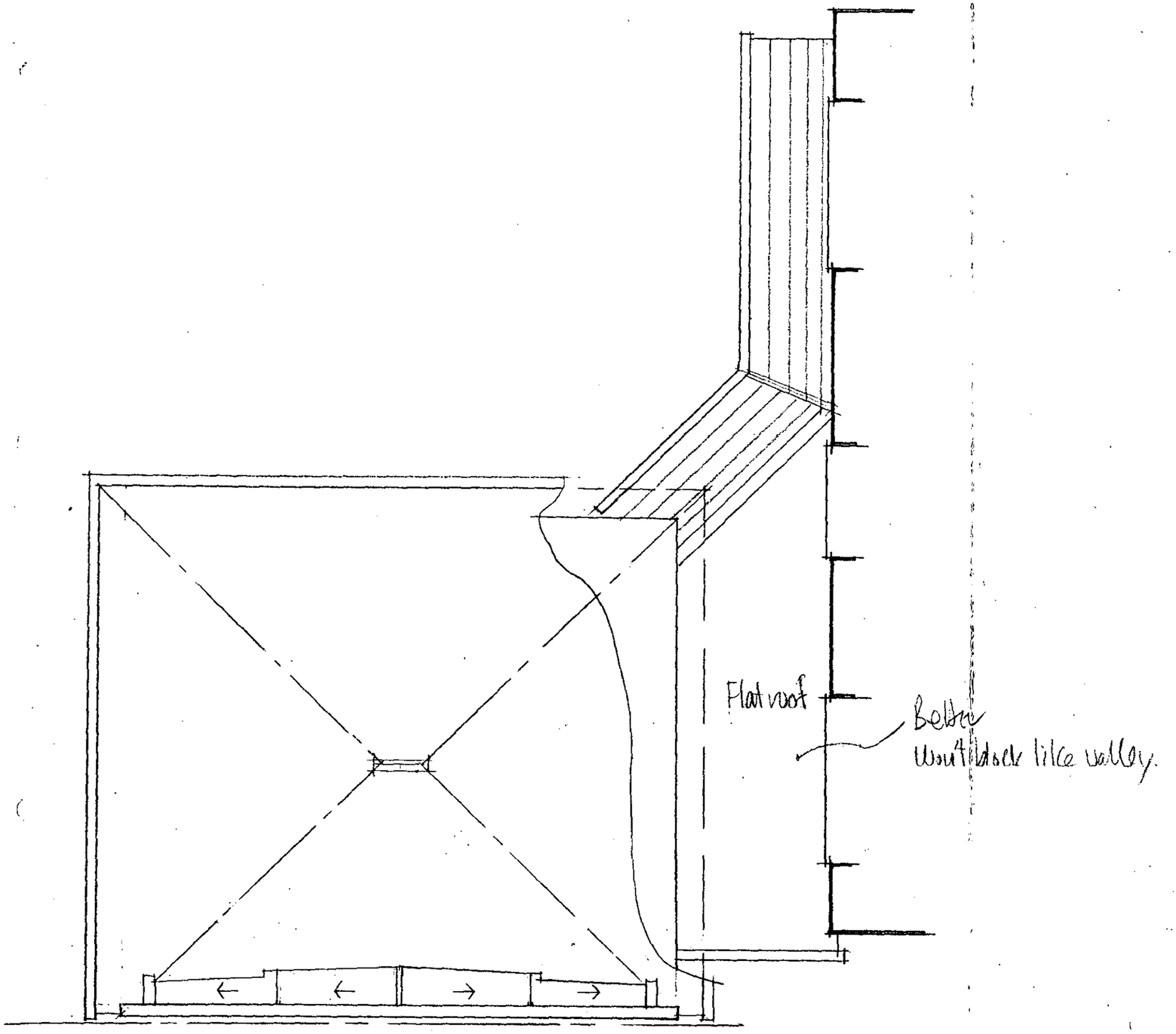
PART GROUND FLOOR PLAN: AS PROPOSED

MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
~~[illegible]~~
~~Telephone no. [illegible]~~ ~~Facsimile no. [illegible]~~

DRG. NO. 01/368/05 SCALE. 1:50 . DATE 30/11/01
Revisions;

22.FEB.2002 5983
RECEIVED



ROOF PLAN : AS PROPOSED

0 10 20 30 40 50 60 70 80 90 100

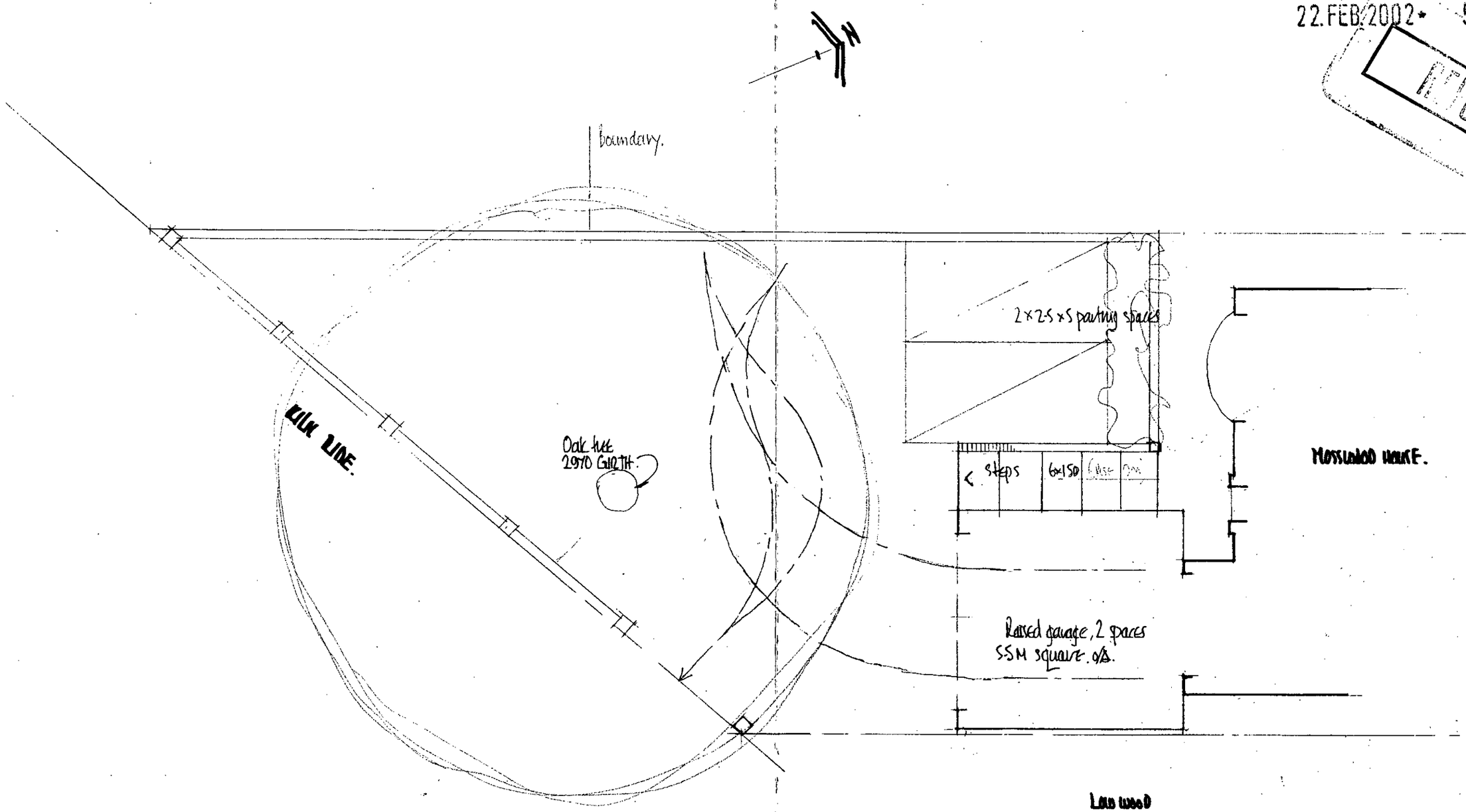
MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
270, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4HT.
Telephone no. 0118 973 2500 Facsimile no. 0118 973 0000

DRG. NO. 01/369/07 SCALE. 1:50 . DATE 2/12/01
Revisions;

22.FEB.2002 5983

REFUSED



MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

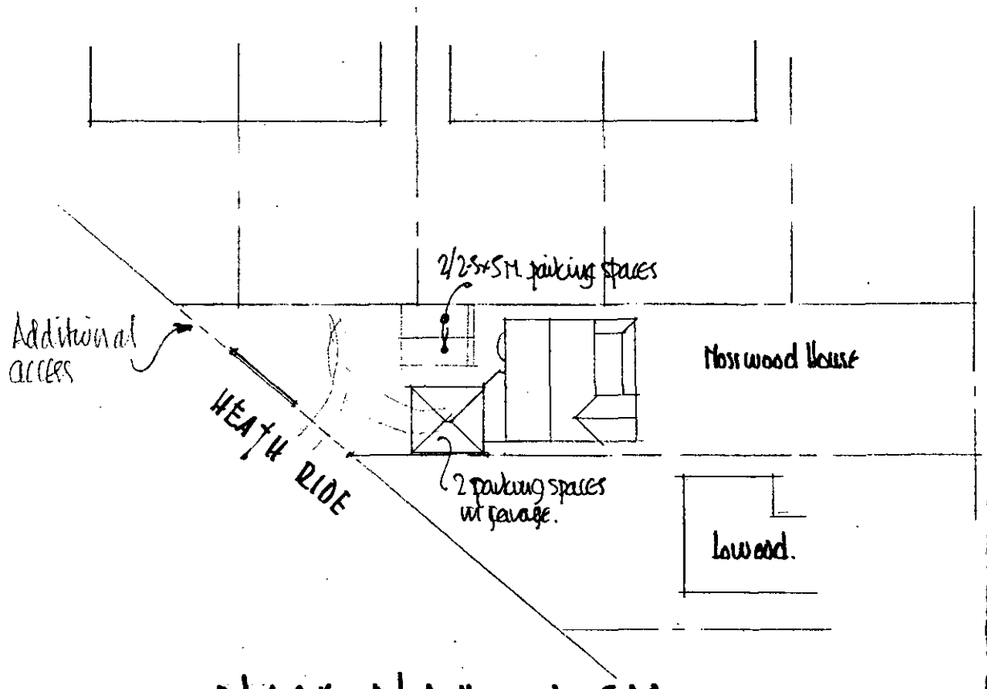
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385. Facsimile ; 0118 935 3385

DRG. NO ; 01/368/08 SCALE.; 1:100

DATE.; 3/12/01

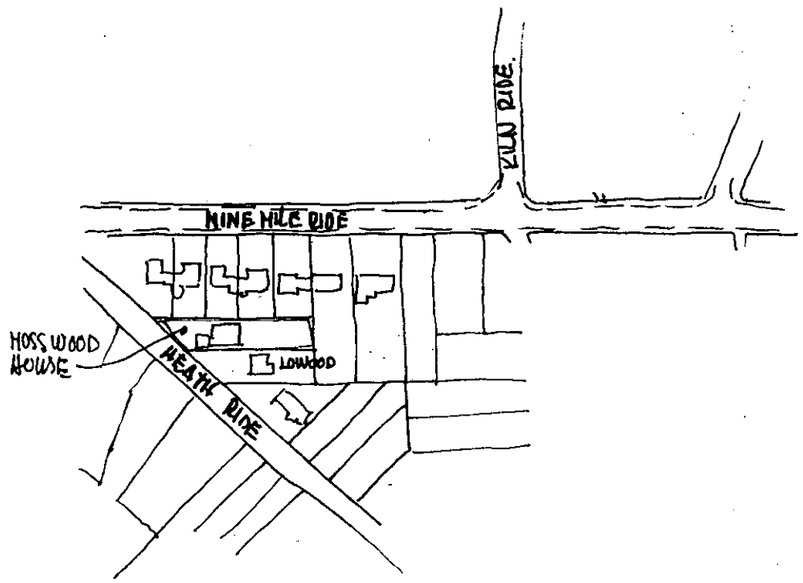
REVISIONS.....

22 FEB 2002 5983
REVISED



BLOCK PLAN 1:500





LOCATION PLAN 1:2500

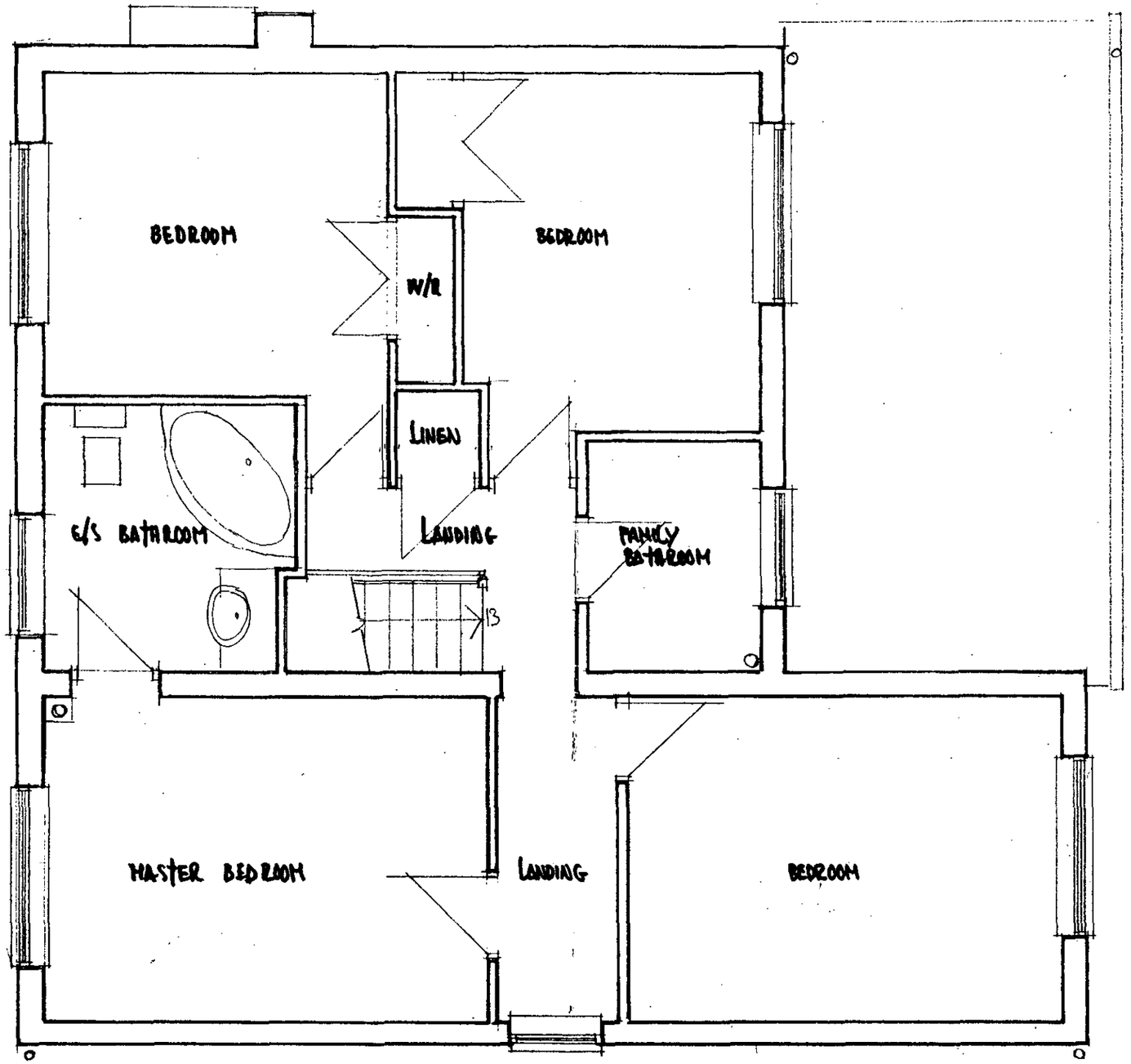


MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
[redacted]

DRG. NO. 01/368/01 SCALE. As shown DATE 1/12/01
Revisions;

22.FEB.2002 5983
REFUSED



FIRST FLOOR PLAN : AS EXISTING.

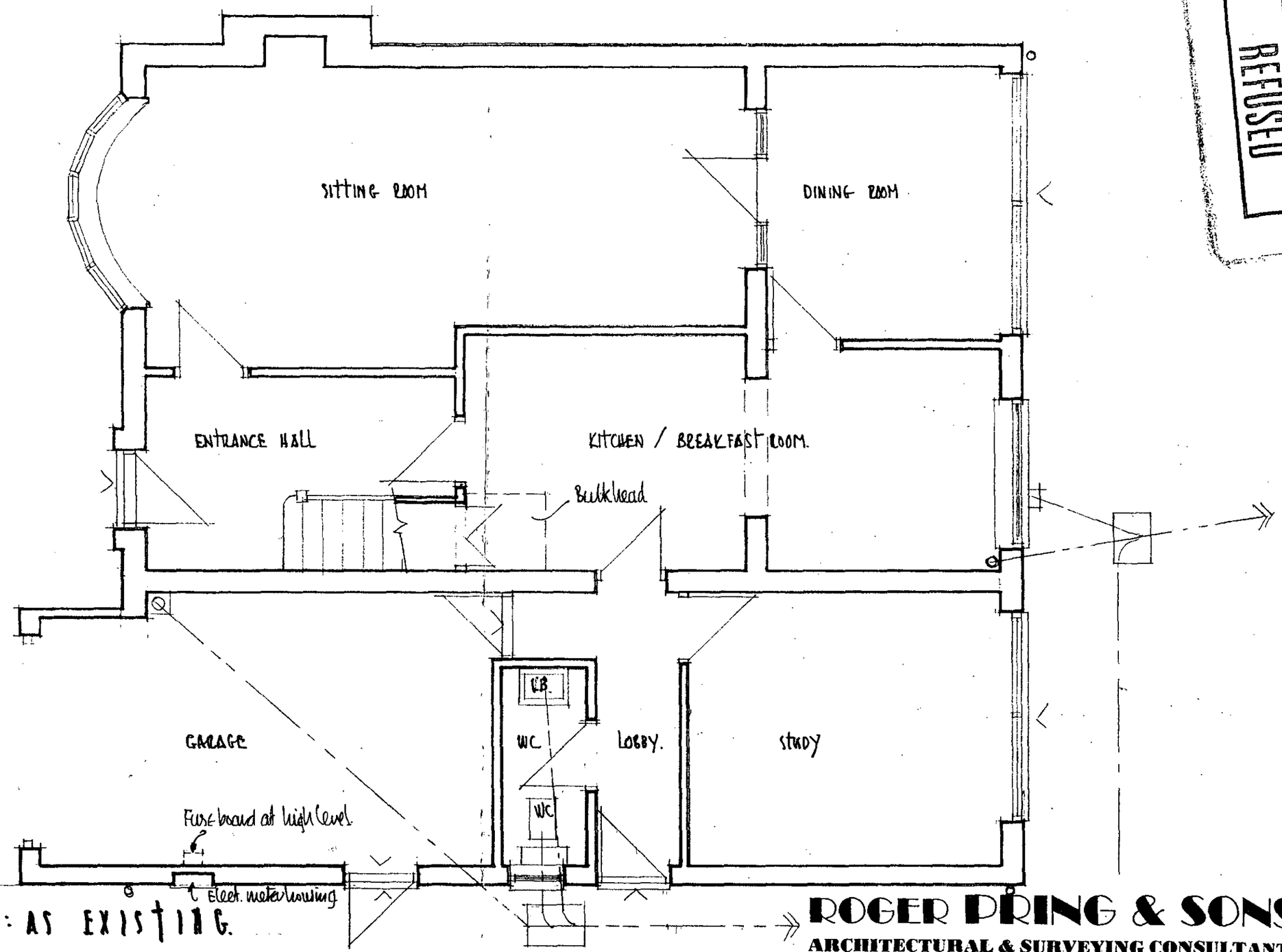
MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
~~370, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT~~
~~Telephone no.: 0118 973 0002.~~ ~~Facsimile no.: 0118 973 0220.~~

DRG. NO. 01/368/03 SCALE. 1:50 . DATE 30/11/01
Revisions;

22.FEB.2002 5983

REFUSED



GROUND FLOOR PLAN : AS EXISTING.

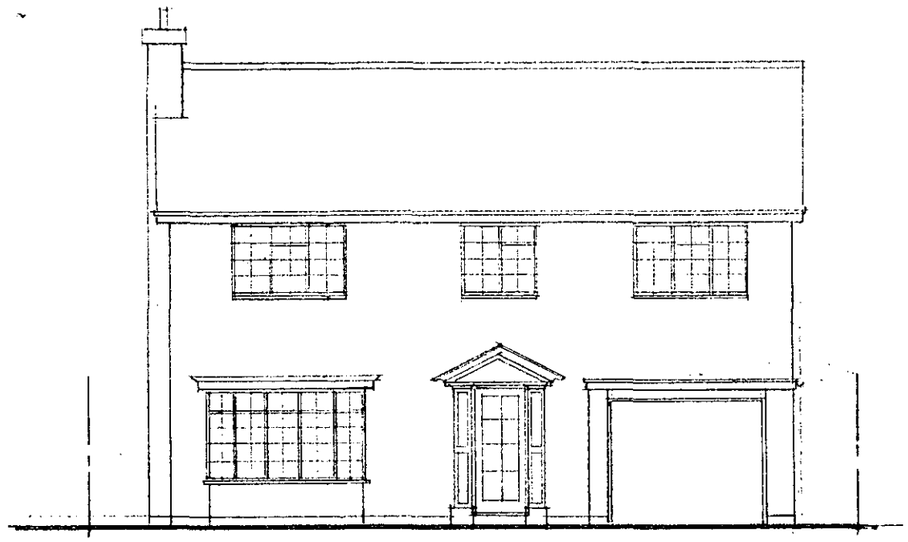
MOSSWOOD HOUSE, HEATH RIDE, FINCHAMPSTEAD, RG40 3QF

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
[redacted]

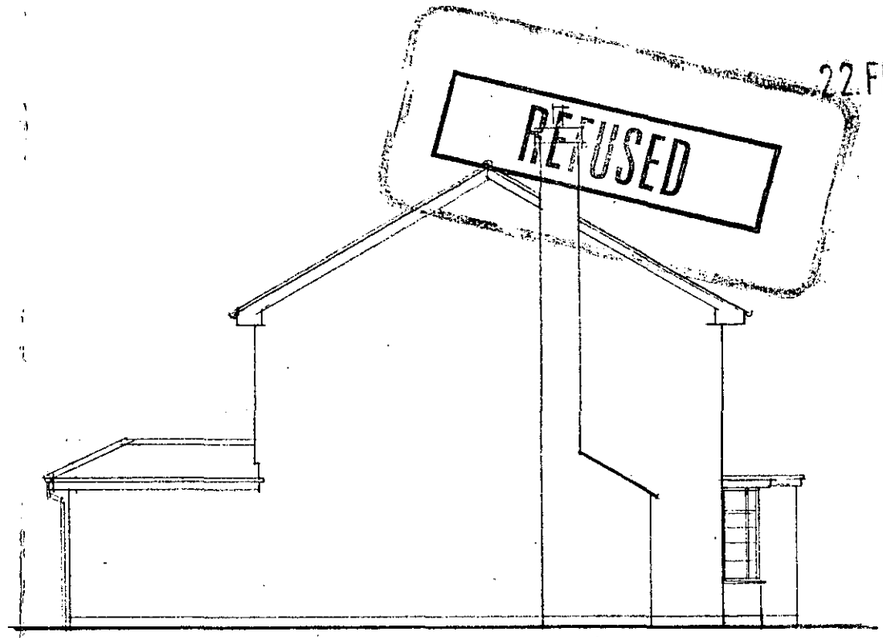
DRG. NO. 01/368/02 SCALE. 1:50 . DATE 30/11/01

Revisions;





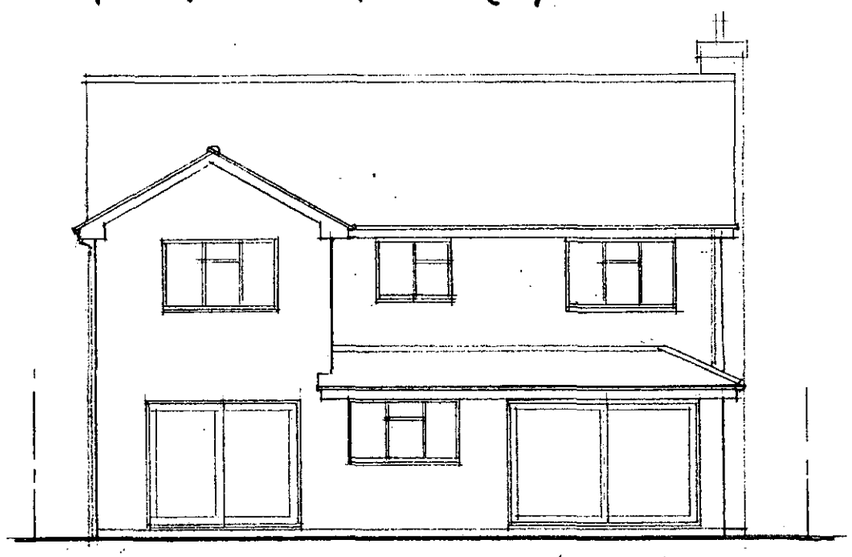
FRONT ELEVATION (W)



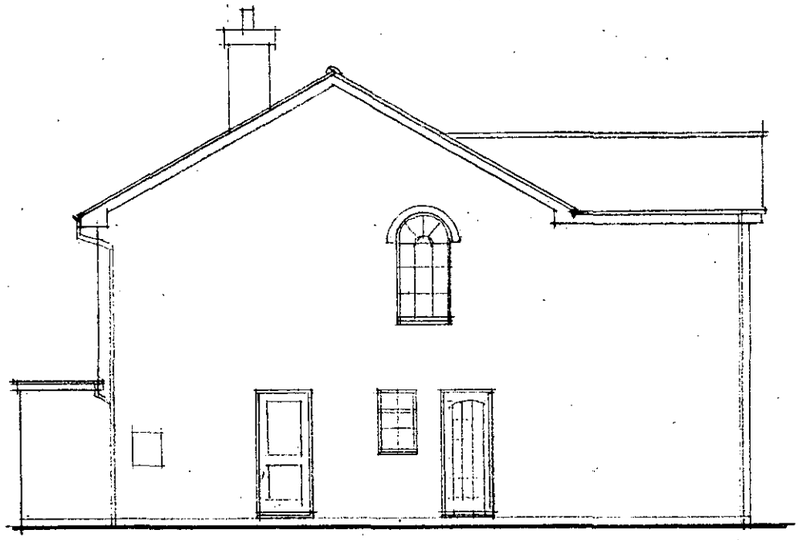
REFUSED

22.FEB.2002 5983

SIDE ELEVATION (N)



REAR ELEVATION (E)



SIDE ELEVATION (S)

ELEVATIONS : AS EXISTING

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

~~[illegible]~~

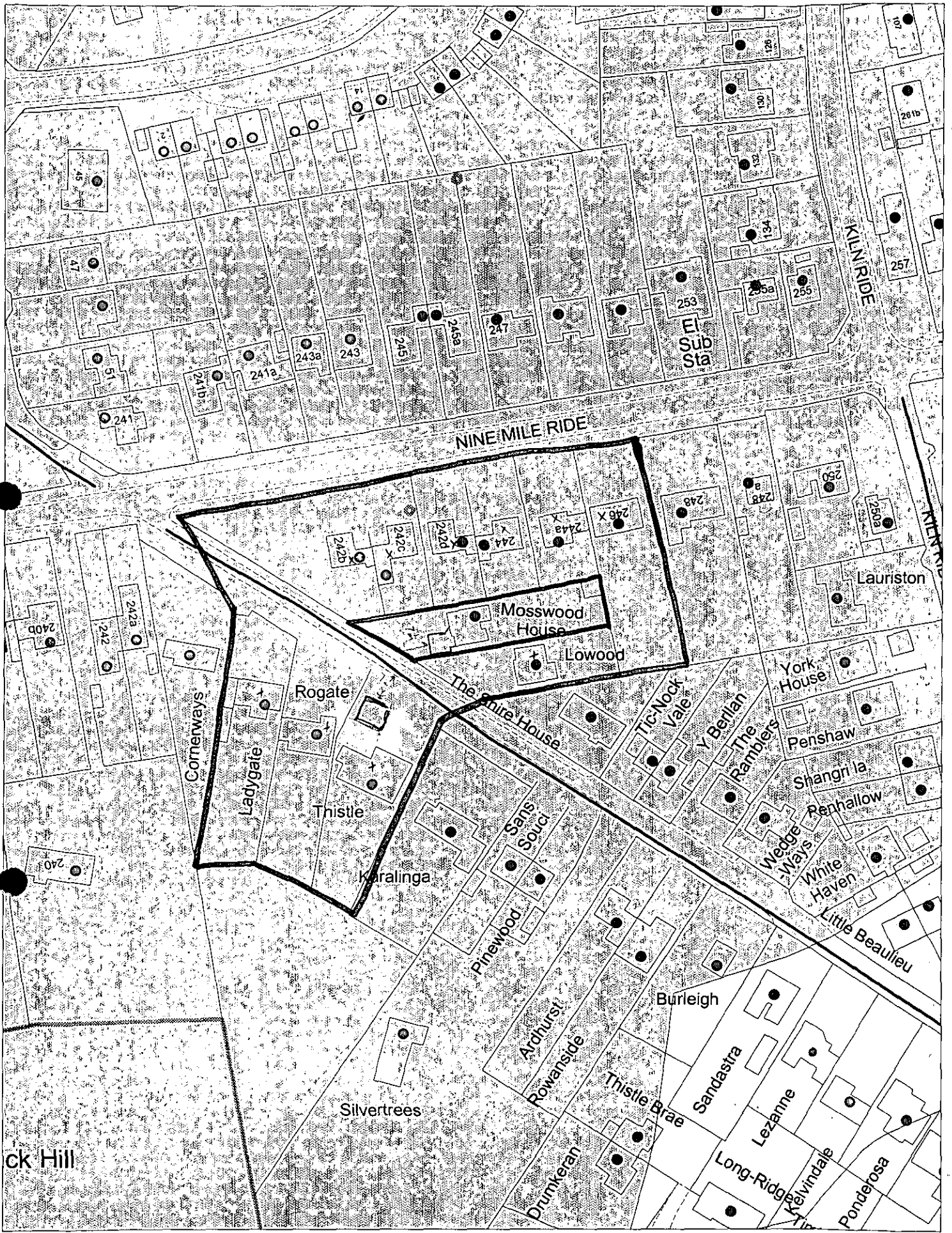
~~Telephone no. [illegible]~~ ~~Facsimile no. [illegible]~~

DRG. NO. 01/368/04 SCALE. 1:100 . DATE 1/12/01

Revisions;

MOSSWOOD HOUSE, HEATHRIDE, FINCHAMPSTEAD, RG40 3QF.

22.FEB.2002 5983



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27 February 2002 Scale: 1 : 1250

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