23/12

APPLICATION NO:
F/2002/8033

LOCATION:
2 Summit Close, Finchampstead, Wokingham.

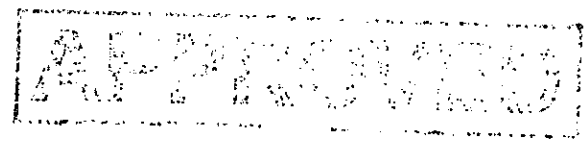
APPLICANT:
Mr/Mrs Lee C/O G Barron

PROPOSAL:
Proposed single storey rear extension to garage and new pitched roof to existing garage.

EARLIEST DATE FOR DECISION: **19/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2003

CASE OFFICER: **Dawn Hancocks**



RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lee
C/O G Barron
Oak Lea
Burleigh Road
Ascot
SL5 79A

Application Number: F/2002/8033

Parish: **FINCHAMPSTEAD**

Location: **2, Summit Close, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to garage and new pitched roof to existing 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.

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 Policy EN1.
South East Area Local Plan Policies SBE1 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/01/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8033

Applicant : Mr/Mrs Lee C/O G Barron.

Location : 2, Summit Close, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to garage and new pitched roof to existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.12.02

Date of Neighbour Notifications : .....

Date of Site Visit : 17.12.02

Date Registered : 19/11/2002

Earliest Date for Decision : 19/12/2002

Latest Consultation Date/Site Notice Expiry Date : 19/12/2002

This application will have expired on: 14/01/2003. 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 :

Finchampstead P.C. - no objection

see F/2002/6699 - Neighbour to rear had concern with the garage ext and roof. No new letter of objection received for this current application.

Planning Issues :

I/d settlement

Impact upon neighbours

" " street scene

Application Number: F/2002/8033

Appraisal:

Development
The proposed is the retrospective erection of a single storey rear extension to garage and new pitched roof to existing garage. The site is a detached chalet style bungalow with detached garage located within the identified settlement of Finchampstead. The garage extension is 6m in length and 2.8m in width (same as existing), there is a porch element which is 2.9m in width and 2m in length. The roof is pitched with a full hip over the porch and an eaves height of 2.2m and ridge height of 3.5m.

1) Impact upon the neighbours
There are windows and a door in the side elevation facing No.3 within the confines of the porch. A 1.8m fence forms the boundaries to the rear and side with No.3. The detached garage of No.3 also forms part of the boundary. The boundary with No.1 is a 1.8m fence and wall to the rear of the garage and a 1.2m wall to the front of the garage. Tall conifers form half of the boundary to the rear, closest to No.3. No.3 has one ground floor window partially visible. No.1 has a flat roof garage up to the existing garage. The dwellings to the rear are on lower ground. It is considered that there are no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
The proposed roof and porch are visible from the front of the house. The materials used match the existing house. It is considered that there is no adverse effect upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8033
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Retrospective so no conditions required.

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 ST1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WO32

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Ardmanville

(Development Control Manager)

Date: 13/1/03

encroaches over No 1.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Summit Close
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8033

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, fence to front.

2. DESCRIPTION OF SURROUNDINGS

detached bungalows & chalets
not open plan

3. DESCRIPTION OF SITE/BUILDING

detached chalet + det. garage.
brick wall to front 1.8m.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 1 - flat roof garage, up to same eaves height, lower ground,
chalet to rear small gable end window & dormer vis.

No 3 - grd fl side partial over fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence to 3 + detached garage (3)

OTHERS 1.2m fence/wall to No 1 + garage.

1.8m fence to rear + some tall conifers on half to No 3.

1.8m fence & wall at rear of with No 1.

F/2002/8033 Dawn Hancock: Received 2/1/03

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

21 days from 4.12.02 = 25.12.02.

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Miss J. Smith	Summit Close. Finchamstead Wokingham RG40 3LH	4.12.02

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date 2.1.03 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

AGREEMENT TO FIX RAINWATER GUTTER OVER BOUNDARY FENCE

With reference to the recently extended garage at 2 Summit Close, adjacent to your existing garage structure in the rear gardens of our properties.

Please confirm you have no objection to the installation of a new rain water gutter over sailing the boundary fence line, over your garage.

As agreed, I confirm that I shall keep the gutter in good repair condition.

Mr G. Lee
2 Summit Close
Finchampstead
Wokingham
Berkshire

Signed G Lee. Date 20.8.2002

Mrs J. Smith
1 Summit Close
Finchampstead
Wokingham
Berkshire

Signed Joyce Smith Date 20.8.2002

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 17th December 2002
My ref: F/2002/8033

Mr & Mrs Lee
C/o G. Barron
Oak Lea
Burleigh Road
Ascot
SL5 7PA

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr and Mrs Lee,

RE: RETROSPECTIVE ERECTION OF SINGLE STOREY REAR EXTENSION TO GARAGE AND NEW PITCHED ROOF TO EXISTING GARAGE AT 2 SUMMIT CLOSE, FINCHAMPSTEAD.

I received a copy of your Section 66 certificate on 5th December 2002. Unfortunately from the plans and site visit it appears that there is encroachment over the land of No.1 Summit Close and therefore you will need to issue notice on the owner of No.1 Summit Close. I enclose the relevant forms; please note you will need to do the following:

- Send a copy of the white form to the owner of No.1 Summit Close, Finchampstead, and
- Send a copy of the pink form and a copy of the white form to this Council.

Your planning application will not progress any further until this department has received the relevant forms.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

D Hancocks
Planning Officer

File: Encroachment - 8033, 2 Summit Close, Finch

FROM: Dawn Hancocks

DELEGATED

DATE: 25 November 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8033

Proposal: Proposed single storey rear extension to garage and new pitched roof to existing garage..

Site Address: 2, Summit Close, Finchampstead, Wokingham.

Applicant: Mr/Mrs Lee C/O G Barron.

Your observations are required in respect of this application **by 19/12/2002**

PLANNING SERVICES
PCL
AMP
CS
06 DEC 2002

No objections.

SIGNED: C.S.Cl. DATE: 5-12-02.

Clerk To Finchampstead Parish/Town Council.

1789/a

SECTION 66 CERTIFICATE

Application No. F/2002/8033

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the ~~period~~ of 21 days ending with the date of the accompanying ~~application~~, nobody, except the applicant, was the owner of ~~(a) of any~~ part of the land to which the application relates.

N/A

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
A Lee.	2 Summit Close Finchampstead Wokingham RG40 3LH.	3.12.02.

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	N/A	

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) N/A

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) N/A

(c) Insert name of local newspaper circulating in the area where the land is situated.

on (d) N/A

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
N/A		

Signed .....

On behalf of Mr & Mrs Lee

Date 3rd Dec 02

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Application Number : F/2002/8033	Map No : 98
Case Officer : DSH	Site Area : 0.06
Valid Date : 19/11/02	Received Date: 19/11/2002

Level : Delegated Application

Description : Proposed single storey rear extension to garage. re new pitched roof to existing garage

Location : 2, Summit Close, Finchampstead, Wokingham. (Retrospective? - see comments letters from Mr & Mrs Fyfe on 16/6/99)

Parish : FI **Ward : FIS**

Applicant : Mr/Mrs Lee C/O G Barron.

Fee Required: £110 **Fee Received: £110** (5)

Additional: ..... **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			
ENCROACHMENT LETTER REQUIRED	Encroachment of roof at boundary? May need Cert B.	25/11	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....✓

S/N + see map .....

+ Mr & Mrs Fyfe, 400 Finchampstead Rd, Wokingham ✓ .....

No pre-apps.

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

Tel: (0118) 974 6480

Date: 25 November 2002

My ref: F/2002/8033

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/8033
2, Summit Close, Finchampstead, Wokingham.
Proposed single storey rear extension to garage and new pitched roof to existing garage.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8033**
2, Summit Close, Finchampstead, Wokingham.
Proposed single storey rear extension to garage and new pitched roof to existing garage.
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 M Long

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

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

Tel: (0118) 974 6480

Date: 25 November 2002

My ref: F/2002/8033

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2002/8033
2, Summit Close, Finchampstead, Wokingham.
Proposed single storey rear extension to garage and new pitched roof to existing garage.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8033**
2, Summit Close, Finchampstead, Wokingham.
Proposed single storey rear extension to garage and new pitched roof to existing garage.
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 G Cockroft
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8033

Proposal:
Proposed single storey rear extension to garage and new pitched roof to existing garage.

Location:
2, Summit Close, 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/2002/8033 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/12/2002. 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

25 November 2002

Organisation_Name	Building_Name	address1	Postcode
		1SUMMIT CLOSEWOKINGHAM	RG40 3LH
		11SUMMIT CLOSEWOKINGHAM	RG40 3LH
		12SUMMIT CLOSEWOKINGHAM	RG40 3LH
		2SUMMIT CLOSEWOKINGHAM	RG40 3LH
		3SUMMIT CLOSEWOKINGHAM	RG40 3LH
		400FINCHAMPSTEAD ROADWOKINGHAM	RG40 3RA
		402FINCHAMPSTEAD ROADWOKINGHAM	RG40 3RA

Neighbours list F/2002/8033

Environmental Services

For office use only.
Application number: CNOV 2002 8033

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.

WOKINGHAM UNITARY
Aiming for Excellence

8033

19 NOV 2002

1	Your name	MR & MRS LEE.
	Address and postcode	2 SUMMIT CLOSE FINCHAMPSTEAD RG40 3LH
	Phone number	07768 021628
2	Agent's Name	G. BARRON
	Address and postcode	OAK LEA BURLEIGH RD ASCOT SL5 7PA.
	Phone number	01344 621815
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.	2 SUMMIT CLOSE RG40 3LH
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	RED BRICK & CONCRETE TILE ALL TO MATCH HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

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.

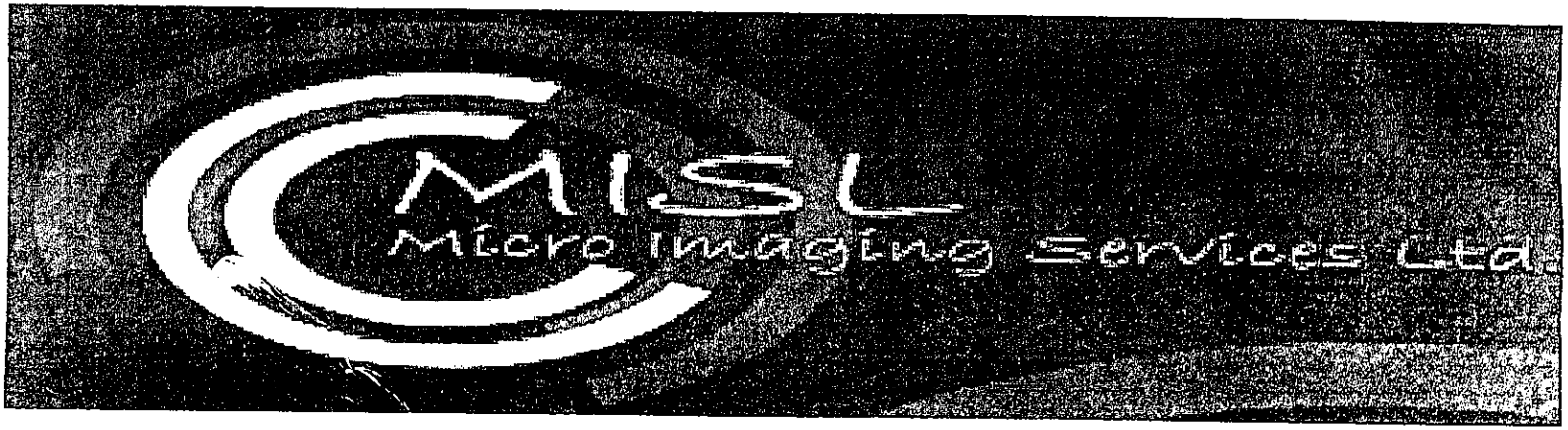
Your signature: [signature]

on behalf of Mr & Mrs Lee.

Date 18/11/02

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

ADDRESS 2 Summit Close PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 7963 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
500/55	Mr P Washington	OA res dev	27.6.55	N/A
214/57	Mr R Dewey	30 dwellings	23.5.57	N/A
858/57	"	det bungalow	12.11.57	App
F/2002/6699	Mr. & Mrs. Lee	F/R dormer ext - rooms in loft space	17.7.02	C
F/2002/8033	"	S/St/R - Garage		

DATE OF COMPLETION

MINISTRY DECISION 500/55 appeal ~~dismissed~~ allowed 17.10.56

SPECIAL ORDERS Pdcng - Gar ext - Mr Lee - 8/3/02 PP not req

DRAINAGE P.D. Eng - Porch canopy - S/Elev. of Garage - 17.10.02 (PP Required)

091074