APPLICATION NO:
F/2002/8034

LOCATION:
Shefford House Lower Wokingham Road, Finchampstead Wokingham.

APPLICANT:
Mr/Mrs M Smith C/O MGM Design Services Ltd

20/12

PROPOSAL:
Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 14/01/2003

CASE OFFICER: **Phillip Taylor**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Smith
C/O MGM Design Services Ltd
28 Whitmore Green
Heath End
Farnham
Surrey
GU9 9AF

Application Number: F/2002/8034

Parish: **FINCHAMPSTEAD**

Location: **Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The extension hereby approved shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
7. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
8. The extension hereby approved shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
9. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Reason
9. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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, SBE2, ST5 and ST6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

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

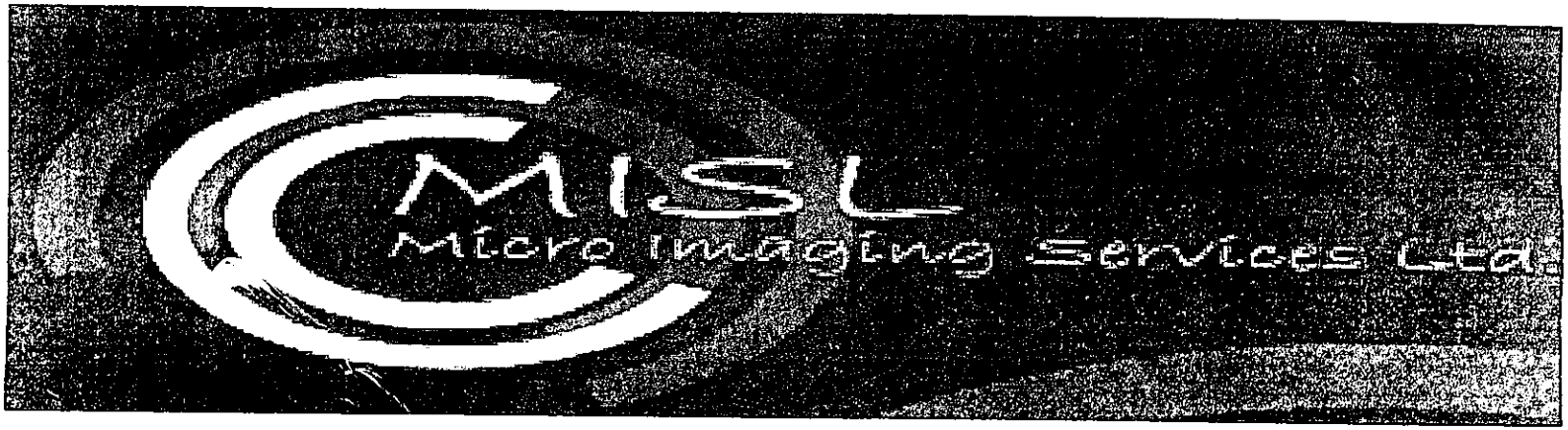
1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land 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.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

REG/HH LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: Ramsay Construction Limited,
Edgcumbe Park,
Duke's Ride,
CROWTHORNE,
Berks.

Application No: 01127

Proposal: Erection of 7 detached, 1 pair and 2 blocks of 3 dwelling houses and garages - Stage IV Wellington Park Estate, Lower Wokingham Road, Wokingham Without.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 8th day of August 1974, subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The garages hereby permitted shall be built concurrently with the dwellings on the site and no dwelling shall be occupied until its garage has been built. The garages shall be used as domestic garages only and shall not be used for business purposes. Furthermore, the garages shall not be converted into living accommodation without the prior permission of the District Planning Authority.

3. The existing trees shown on the submitted plans to be retained shall not be felled, topped, lopped or disturbed in any way, without the written consent of the District Planning Authority. Similarly, no damage shall be caused to the roots of the trees, and builders plant and materials shall not be placed over the roots. Any trees felled or severely damaged without such consent shall be replaced with new trees of a size and species as may be approved by the District Planning Authority.

4.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town & Country Planning Act, 1971.

2. In the interests of [illegible] in accordance with the Wokingham Planning Authority's [illegible] avoid also the subsequent erection of garages of [illegible] which would be likely to detract from the [illegible]

3. In the interests of [illegible]

Except as aforesaid [illegible] with the byelaws and general statutory provisions [illegible]

Date: 14 AUG 1974

[illegible] of Engineer

N.B. A statement of the applicant's rights [illegible]

APPLICATION NO. 01127 continued.....

4. Notwithstanding the provisions of the Town & Country Planning General Development Order 1973, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwellings hereby approved unless permission has been granted by the District Planning Authority on an application made for the purpose. This condition does not apply to the house fronting the Lower Wokingham Road.

5. In respect of the houses facing Wellesley Drive, the access crossings shall be to the Estate Street Specification.

6. In respect of the house facing the Lower Wokingham Road, the access shall be in accordance with Form C and diagram attached - 8ft. access, 6ft. set-back, 6ft. splay and constructed to the satisfaction of the District Planning Authority. A turning space shall be provided within the curtilage to enable vehicles to enter and leave the site in a forward direction.

7. The house fronting the Lower Wokingham Road shall be constructed in L.B.C. sandfaced dark multi-red bricks and the roof shall be covered with plain dark brown tiles.

REASONS continued.....

4. In the interests of amenity.

5.
6. In the interests of road safety.

7. To ensure that the materials harmonise with the surroundings.

14 AUG 1974

District Secretary

CONDITIONS FOR APPLICATION NO. 1743/73

1. Details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved by the Local Planning Authority before any building operations the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority within 3 years of the date of this permission.

3. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

   (a) the expiration of 5 years from the date of this permission,

   (b) the expiration of 2 years from the final approval by the Local Planning Authority of the reserved matters in condition No. 1 above, or in the event of such matters being approved on different dates from the final approval of the last such matter to be approved.

4. This consent does not necessarily imply approval to as many as 13 Detached Houses as proposed, but the number of houses shall depend upon a satisfactory layout.

5. Provision shall be made for services to be placed underground. No forms of overhead servicing shall be erected on the site.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1973, no wall, fence, gate, hedge or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwellings hereby approved unless permission has been granted by the Local Planning Authority on an application made for the purpose.

7. A garage shall be provided to each dwelling and shall be built concurrently with the dwellings hereby approved and no dwelling shall be occupied until its garage has been built.

8. The garages hereby permitted shall not be converted into living accommodation without the prior permission of the Local Planning Authority. Furthermore the garages shall be used as private domestic garages only and shall not be used for business purposes.

9. The proposed extension of Wallasea Drive shall be laid out to the requirements of the Local Planning Authority and shall join up in all aspects with the existing estate roads.

10. No estate road access shall be made to Lower Wokingham Road A327

In respect of the detached house fronting Lower Wokingham Road:

11. A garage or garage space shall be provided for the dwelling.

12. Access shall be provided to the requirements of the Local Planning Authority.

13. Provision shall be made for vehicles to enter and leave the site in a forward direction.

REASONS FOR APPLICATION NO. 1743/73

1. The application is in outline only and not accompanied by detailed plans.

2.
&

3. These conditions are deemed to be attached by virtue of Section 42(2) (a) & (b) of the Town and Country Planning Act, 1971.

4. The application contains insufficient details and information of the proposed development to enable the Local Planning Authority to give proper consideration thereto.

5. In the interests of amenity.

6. In the interests of amenity.

7. To avoid the subsequent erection of garages of different designs and materials, which will be likely to detract from the appearance of the development.

In the interests of amentity and to ensure that the garages are retained in accordance with the Local Planning Authority's parking standards.

9.
&

10. In the interests of road safety.

11. To conform with County parking standards.

12. In the interests of road safety.

13. In the interests of road safety.

70673 DSH.

WINDOW SERVICES

Minor amendment then F/2002/77/05 8034

PLANNING SERVICES
POL
DC DSH
APP
CS
01 JUL 2003
COPIES TO
FILE

REPLACEMENT WINDOWS & DOORS
CONSERVATORIES - PORCHES
GENERAL BUILDING WORK

25 YARDLEY
GREAT HOLLANDS
BRACKNELL
BERKSHIRE.
RG12 8QS.

PHONE/FAX : 01344 301963
MOBILE : 07880 728748

e mail : windowservices@aol.com

BUILDING CONTROL DEPARTMENT
WOKINGHAM DISTRICT COUNCIL

REVISED PLAN

REF : FP/2003/3883/

Date : 26th June 2003

SHEFFORD HOUSE (formerly TRAUNSEE)
LOWER WOKINGHAM ROAD
CROWTHORNE
BERKSHIRE

BUILDING CONTROL
Cond 27 JUN 2003 BS
FP/2003/3883.

Dear Sir / Madam,

on behalf of my clients Mr & Mrs Smith, I would like the following amendment to the above planning application to be considered.

The dressing room to the master bedroom currently has no natural light and no ventilation.
During the demolition work at the start of the job, I removed an existing window approx 600mm square.
I have suggested to my clients that the window could be re-used in the dressing room to give light & ventilation.

The window has obscured glass and the bottom of the glazed area would be above eye level.
Even if the window was fully opened it would only look out onto the pitched roof of the house next door, and not into any window or the garden area.

I enclose an amended copy of the building plans for your consideration.

I look forward to hearing from you in the near future,

yours sincerely,

Bob Littlewood.
For and on behalf of Mr & Mrs Smith.

COPY FOR PLANNING COMMENTS!

- This is original house with no conditions about windows

☎ 0118 974 6367 (Direct line)

Date 30/06/2003

My Ref. FP/2003/3883/

WOKINGHAM UNITARY
Aiming for Excellence

Window Services
25 Yardley
Great Hollands
Bracknell
Berks

Building Control Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

re: **Building Regulation Application FP/2003/3883/**
Two storey rear / single storey front extension and alterations
at: Traunsee - Lower Wokingham Road Crowthorne

I acknowledge receipt of your letter dated 26 June together with amended drawings showing replacement of the existing 600x600 window in dressing room, on drawing numbers MS/02D.

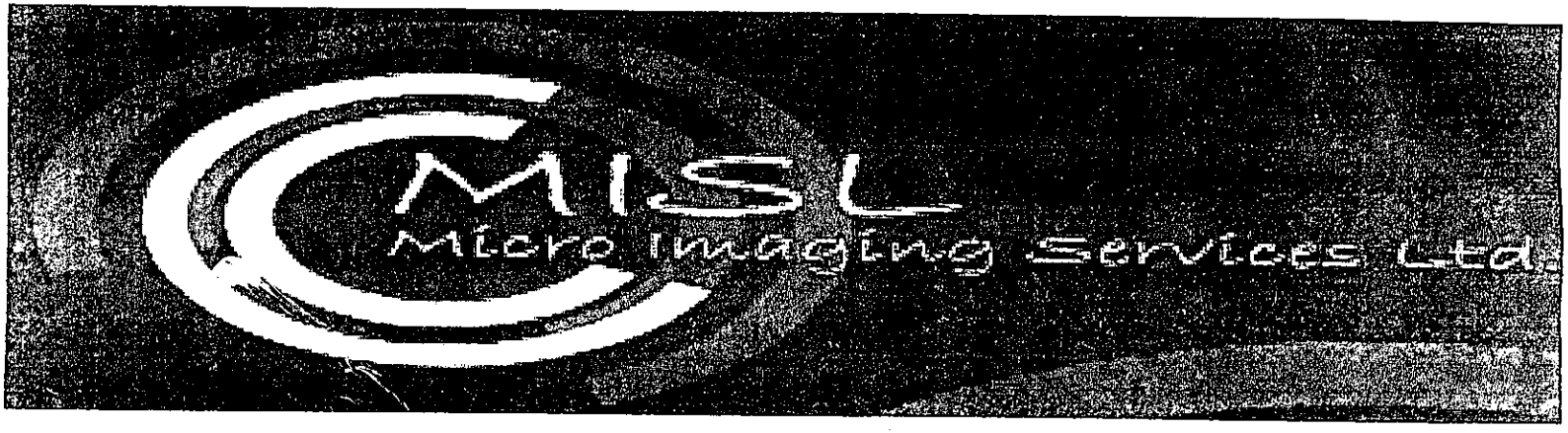
These amendments are in conformity with the Building Regulations and will be treated as an amendment to the plans previously approved under the Building Regulations on the 13/02/2003.

This acceptance relates only to the Building Regulations. A separate enquiry should be made regarding acceptance under Planning Legislation.

Yours faithfully

Brian Stone
Senior Building Control Officer

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 16 October 2003
My ref: SR/BP/F/2003/8034
Your ref: 8034

Bob Littlewood
25 Yardley
Great Hollands
Bracknell
Berkshire
RG12 8QS

Dear Mr Littlewood,

PROPOSED ALTERATION TO APPLICATION F/2002/8034SHEFFORD HOUSE, LOWER WOKINGHAN ROAD, FINCHAMPSTEAD

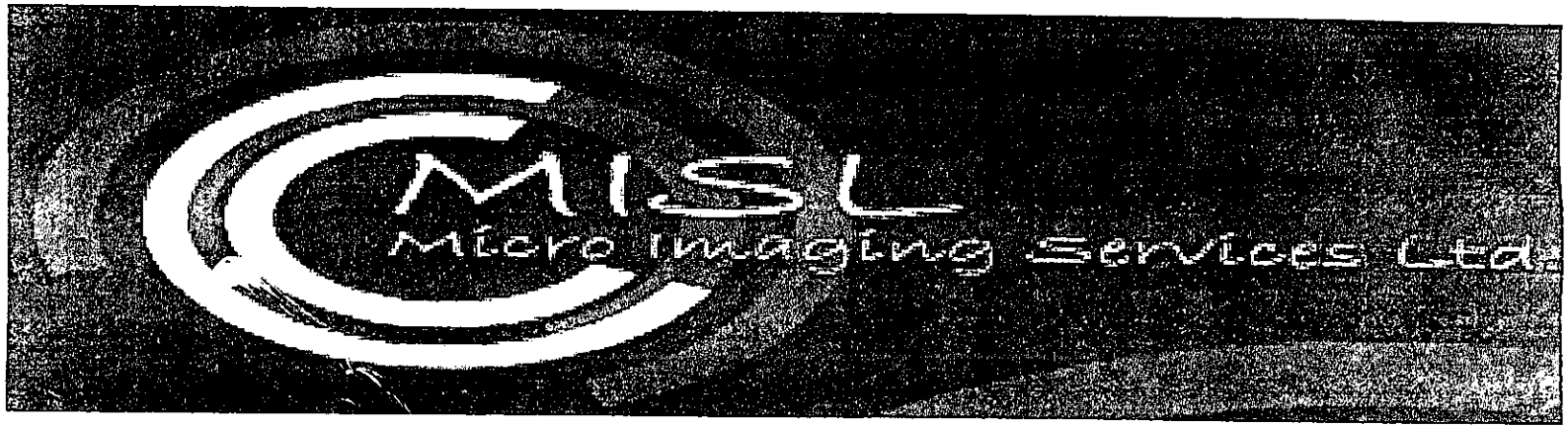
I refer to your letter and plans received by the Local Planning Authority on the 1st July 2003 with reference to the above and would like to take this opportunity to apologise for the delay in replying .
I confirm that the proposed window to the first floor dressing room as shown on the attached plans would not require a new application to be submitted, as it is permitted development.

Should you require any further information, please contact Simon Roskilly on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	8034 PT
BUILDING CONTROL NUMBER.	FP 2003 / 3883 Brian
~~APPLICANT~~/AGENT	MGH Design Services Ltd
ADDRESS OF SITE	Shefford House Lower Wokingham Road, Crowthorne FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + rear conservatory

- s/s front ext - pitched roof to garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	MS/02A	MS/02
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - conservatory slightly shorter	
DATE	4/2/03	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8034

Applicant : Mr/Mrs M Smith C/O MGM Design Services Ltd.

Location : Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.
Proposal : Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/02

Date Registered : 19/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

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 :

Parish Council - objection on grounds of forward projection (?) when there is no forward projection!

Highways - C/A

No comments received from neighbours.

Planning Issues :

Impact upon character of the area and Neighbouring Properties, Highways

Policy : SBE1, SBE2, ST 5.6
WOS3, WSE1 WT6.7
ENV

Application Number: F/2002/8034

Appraisal :

This application proposes an extension to the rear, the re-roofing of the garage and a revised front fence driveway layout. The rear extension would project to the ~~south~~ east 3.8m deep and 6.8m wide. Adjacent to this a conservatory would come across the rear of the existing dwelling and project 5.2m. The roof of the ~~new extension~~ two storey element would be fully hipped and set slightly lower than the existing ridge.

At the front a small side extension (to the ~~garage~~ garage on the north side) and the ~~re~~ re-roofing of the garage with a pitched and hipped roof are proposed. One of the garages would be converted into a study.

On the driveway a 1.8m fence with visibility splays and a gate complete the scheme.

Both neighbouring properties are positioned in line with Shelford House. Haven Cottage sat to the west has a ground floor side window which would not have daylight restricted to it from either the rear conservatory or the modifications to the garage. 'Harkside' sat to the East already projects beyond the rear of the application property. A 45° line taken from a ground floor lounge window and 1st floor bedroom reveals there would be no daylight infringement. There would ~~not~~ be no overbearing effects on either neighbouring properties.

The rear extension would not be visible from the front of the property and have no impact on the streetscene. The pitched roof above the garage is an improvement over the flat roofs existing.

The Highways officer is satisfied with the driveway layouts in terms of safety and parking provision.

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

Application Number F/2002/8034
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	1st floor S.de elevation of extension.
4	C049	R049	
5	C122	R122	
6	C128	R128	
7	C132	R132	
8	C137	R137	insert : ~~dwelling~~ Extension hereby approved
9	C139	R139	(5 metres)

RECORD OF SITE VISIT

SITE ADDRESS: Shefford House
Lower Wokingham Road
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8034

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 26/11

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING has s/s project @ front for hall + d/gage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Haven cottage left 1.7m 2.0m conifers – bedroom window @ side of flow – dome ex to rear – sight light source? — conservatory on this side.

Harkstridge 2.0m hedge + 1.7m fence – has new subsidy ex 1.0m project past

no side windows on other flow

5. SITE CONSTRAINTS

bedroom window in gable of Harkstridge overlooking on garden.

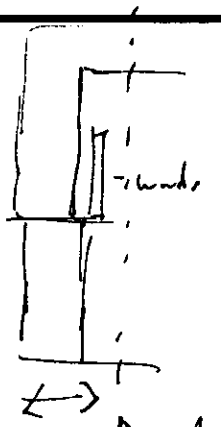
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Reduced or shelled 1/2

Application Number : F/2002/8034	Map No : 107
Case Officer : ~~AO~~ PT.	Site Area : 0·06
Valid Date : 19·11·02	Received Date: 19/11/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.

Location : Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs M Smith C/O MGM Design Services Ltd.

Fee Required: £0 Fee Received: £0 Resubmission 7705 w/drawn

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			
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

.....

Mr + Ms Fitzwilliam.....
Haven Cottage.
Lower Wokingham Road.
Finchampstead

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		54WELLESLEY DRIVECROWTHORNE	RG45 6AL
		56WELLESLEY DRIVECROWTHORNE	RG45 6AL
		58WELLESLEY DRIVECROWTHORNE	RG45 6AL
	ASGARD	ASGARDHOUSTON WAYCROWTHORNE	RG45 6BY
	RICKSTONES	RICKSTONESLOWER WOKINGHAM ROADCROWTH(	RG45 6BX
	TRAUNSEE	TRAUNSEELOWER WOKINGHAM ROADCROWTHOR	RG45 6DB
	HARTRIDGE	HARTRIDGELOWER WOKINGHAM ROADCROWTHOI	RG45 6DB
	HAVEN COTTAGE	HAVEN COTTAGELOWER WOKINGHAM ROADCROV	RG45 6DB
	SHEFFORD HOUSE	SHEFFORD HOUSELOWER WOKINGHAM ROADFIN(	RG45 6DB

DESIGN SERVICES LIMITED
28 Whitmore Green, Heath End, Farnham, Surrey GU9 9AF
Tel and Fax: Farnham (01252) 721385

63905

PT

03 DEC 2002

COPIES TO | ACK: | FILE

Chief Planning Officer,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR.

2nd December 2002.

Attention Mr.Phillip Taylor.

F32002/8034 PROPOSED EXTENSIONS & ALTERATIONS AT SHEFFORD HOUSE, LOWER WOKINGHAM ROAD, CROWTHORNE.

Dear Sir,

Thank you for the acknowledgement of the above application which was received recently.

I should like to confirm that this application includes the erection of a front fence and gates and the change of use of part of the existing garage to living space.

In this respect the application follows the lines of the previous application no F/2002/7705 which has now been withdrawn.

Your description of the earlier application included the items mentioned above whilst the acknowledgement for the recent application does not. I would be grateful if you could adjust your records accordingly.

Yours faithfully,

Michael Holland

Michael Holland.

copy Mr.M.Smith.

FROM: Phillip Taylor

DELEGATED

DATE: 22 November 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8034

Proposal: Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage..

Site Address: Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.

Applicant: Mr/Mrs M Smith C/O MGM Design Services Ltd.

Your observations are required in respect of this application **by 16/12/2002**.

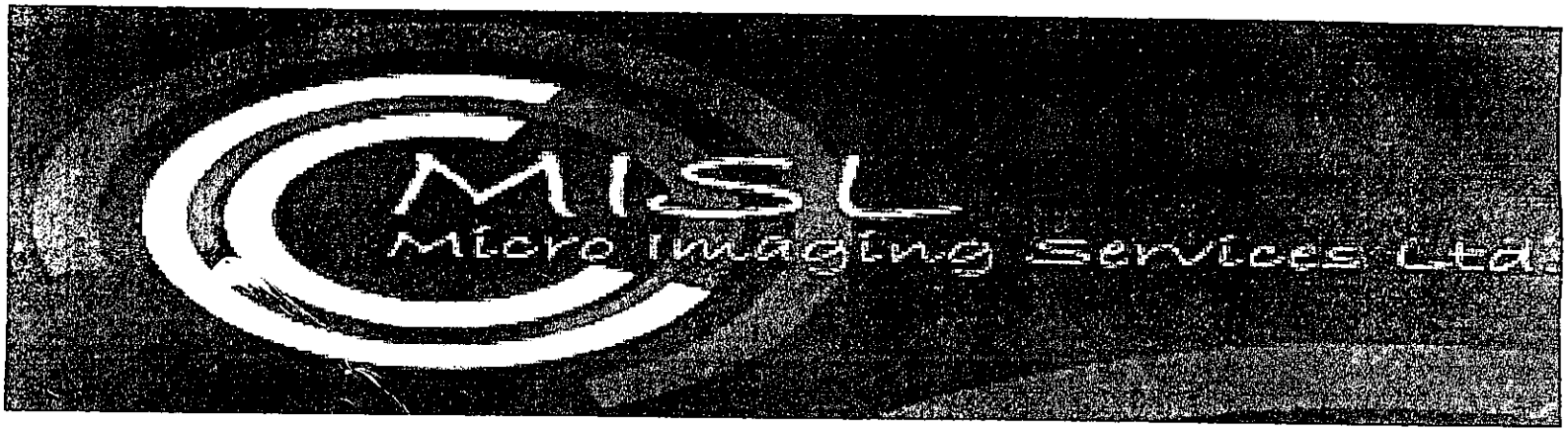
PLANNING SERVICES	HPT
PCL	
DC	
AP	
CS	
06 DEC 2002	
COPIES TO	DATE
	FILE

The Parish Council objects to this application on the grounds that the proposed single storey front extension is forward of the building line.

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

Clerk To Finchampstead Parish/Town Council.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

HIGHWAY[redacted]TATION SHEET

From: Phillip[redacted] **Date:** 22 November 2002

Application Number: F/2002/8034

Proposal: Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.

Applicant:
Mr/Mrs M Smith C/O MGM Design Services Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C049
C122
C128
C132
C137 (NOT: dwellg.)
C139 (5m).

NOT.

Signed: _____ **Print name:** AC 19/12/02

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8034

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/2002/8034
Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8034**
Shefford House, Lower Wokingham Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to 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 Stanton

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

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8034

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
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Development Control Manager

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Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to 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 T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/8034

Proposal:
Proposed two storey rear extension to dwelling and rear conservatory. Single storey front extension and pitched roof to garage.

Location:
Shefford House, Lower Wokingham Road, 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/2002/8034 to enable the library staff to locate the correct information.

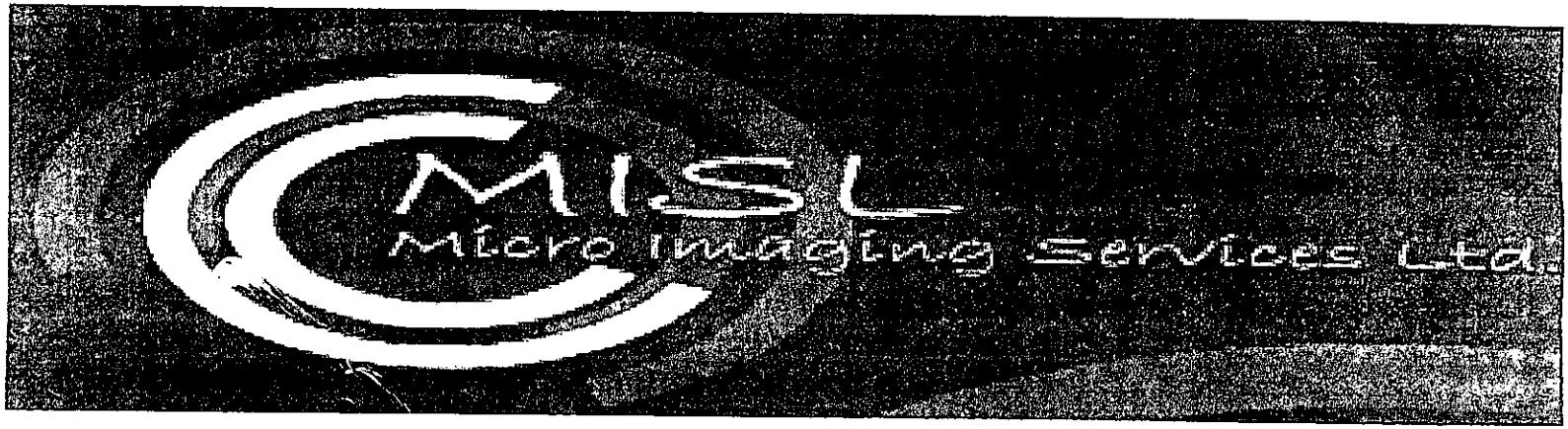
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. Written comments submitted will become available for public inspection.

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

22 November 2002

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

19.NOV.2002 8034

DESIGN SERVICES LIMITED
28 Whitmore Green, Heath End, Farnham, Surrey GU9 9AF
Tel and Fax: Farnham (01252) 721385

8034

19 NOV 2002

Chief Planning Officer,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR.

18th.November 2002.

PROPOSED EXTENSIONS & ALTERATIONS AT SHEFFORD HOUSE, FORMERLEY TRAUNSEE, LOWER WOKINGHAM ROAD, CROWTHORNE.

Dear Sir,

Please find enclosed the relevant copies of plans and forms constituting a planning application for the above proposal.

I understand that a fee is not required to accompany this application as it is a revised application in connection with the same site submitted within a few days of the withdrawal of application no. F/2002/7705.

Six copies of drawing no. MS/02 are enclosed showing the proposals together with drawings MS/3 and 4 showing the existing elevations and drawing MS/05 showing the proposed fence and gates to the road frontage of the site. The completed application forms are also enclosed.

I would like to comment upon a letter of objection received in connection with application F/2002/7705 from Mr.Fitzwilliams of Haven Cottage dated 30th. October 2002.

The objections of the adjoining owner to the previous application have been addressed by the reduction in the volume of the extension now proposed.

Remarks were also made in the letter claiming that the plans submitted with the previous application were mis-drawn and misleading which is not the case in fact.

In view of these comments I have visited the application site again and have carefully checked the position of both adjoining dwellings in relation to Shefford House and am fully satisfied that the drawings enclosed with this application are accurate.

The location plan shown on drawing no. MS/02 is based upon an extract from the ordnance survey map of the area and the original is enclosed for your information.

continued.

It was clear from my recent survey that both the adjoining dwellings Haven Cottage and Hartsridge have been extended since the last revision of the ordnance survey map. The present 'footprint' of these two dwellings which is shown on the 1/500 scale site plan therefore differs from the 'footprint'shown on the location plan.

I trust that these comments will clarify the situation.

Yours faithfully,

Michael Holland.

Michael Holland.

copy.Mr.Mrs.M.Smith.

Environmental Services

For office use only.
Application number 19.NOV.2002 8034

19 NOV 2002

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

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. SMITH
	Address and postcode	SHEFFORD HOUSE (FORMERLY TRAUNSEE) LOWER WOKINGHAM ROAD CROWTHORNE RG45 6DB
	Phone number	01344 771371
2	Agent's Name	MGH DESIGN SERVICES LTD
	Address and postcode	28 WHITMORE GREEN HEATHEND FARNHAM SURREY GU9 9AF
	Phone number	01252-721385
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.	SHEFFORD HOUSE (TRAUNSEE) LOWER WOKINGHAM ROAD CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION & CONSERVATORY - SINGLE STOREY FRONT EXTENSION - PITCHED ROOF IN LIEU OF FLAT ROOF TO GARAGE AREA
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.	INTERLOCKING ROOF TILES TO MATCH EXISTING - VERTICAL TILE HANGING TO MATCH ADJOINING HOUSE - RENDER PAINTED OATMEAL COLOUR
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: 4
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). X If you do not have to pay a fee, please say why below.		
	FRESH APPLICATION MADE WITHIN A FEW DAYS OF THE WITHDRAWAL OF APPLICATION NO F/2002/7705		
	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: M.M. Holland on behalf of MR. MRS. M. SMITH

Date 18-11-02

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

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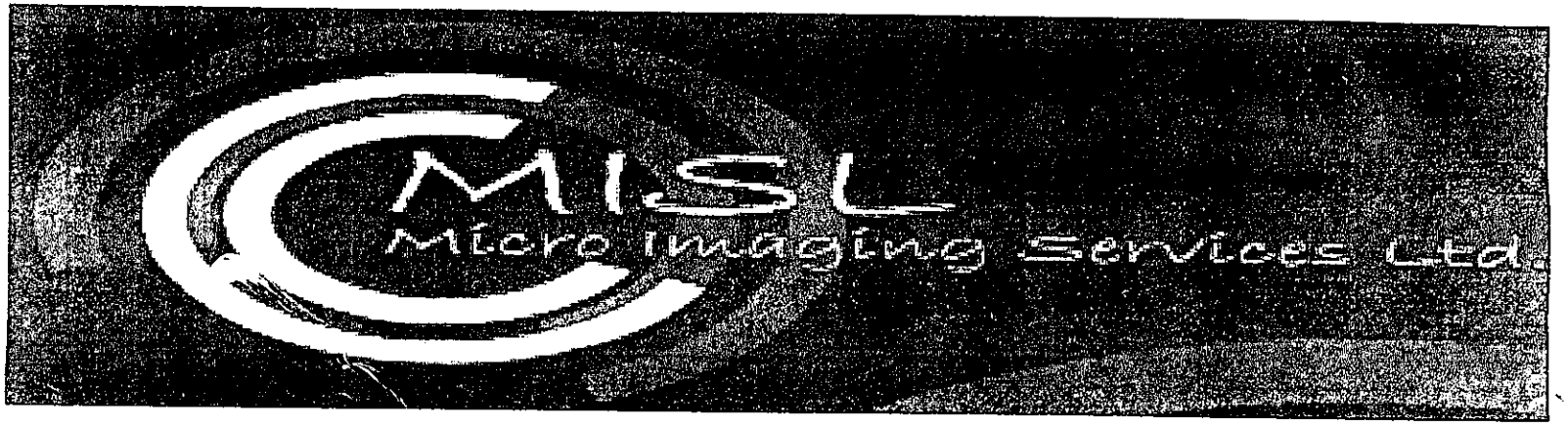

FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(SITE BETWEEN THE HAVEN & RIDGE VIEW) LOWER WOKINGHAM ROAD

ADDRESS

~~TRAUNSEE~~ SHEFFORD HOUSE

PLOT No.

BUILDER

PARISH FINCHAMPSTEAD 1.4.86

ORD. SHEET No. SU 8264 (107)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1743/73	Renway const co LTD	ext to estate roads & erect 13 houses	14.12.73	N/A c/
BR 553	"	res dev	22.5.74	ref N
00572	"	"	16.5.74	N/A re
BR 992	"	house & garage	11-7.74	APP N/
01127	"	"	8.8.74	N/A c/
F/2002/7705	Mr + Mrs Smith	2/St R. ext. S/St R conserv S/St Fr. ext, pitched roof to garage Erect Fr fence + gates		
F/2002/8034	"	2St/R + R/Conserv. S/St/F Ext + Pitch roof to garage		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074