EX SYSTEMS LTD

APPLICATION NO:
F/2000/2890

LOCATION:
Heather Cottage Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Mr P Jourdan

PROPOSAL:
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

434 90

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Jourdan
Heather Cottage,
Hollybush Ride
Finchampstead
Wokingham
Berkshire, RG40 3QP

Application Number: F/2000/2890

Parish:	**FINCHAMPSTEAD**
Location:	**Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.**

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

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

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

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/01/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2890	HP.
BUILDING CONTROL NUMBER	FP2001/1573	Brian
APPLICANT/~~AGENT~~	Mr P. Jourden.	
ADDRESS OF SITE	Heathercot Hollybush Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext + replacement pitched roof on existing dining room	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	✓ rec'd 23/11/00
ELEVATIONS	rec'd feb 2000	—
FLOOR PLANS	—	—

Revised elevations from Brian CD 21/2/01
Rec'd + checked CD 8/3/01

	1ST CHECK	2ND CHECK
VED		
	17/1/01	
DRAWINGS	None	
NCES ?	✓	
	8/3/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2890

Applicant : Mr P Jourdan .

Location : Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01.

Date Registered : 23/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 18/01/2001. 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 objections'
R.P.R.O.W: 'No objection'
Ramblers Assoc.: 'No objection'
No neighbour letters.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2000/2890

Appraisal:

The proposed development is for a single storey rear extension to extend the hall area and the replacement of the pitched roof on the existing dining room.

It would be 3.5m wide and 2.3m in depth, coming out level with the existing dining room. It would have a pitched roof, 2.5m to eaves and 3.5m to the ridge.

1. Impact upon neighbouring properties

The proposed development is set away from all boundaries and could only possibly be visible from Brackenwood to the north, but the boundary has 1.8m vegetated fencing and there would be no intrusion caused by this development. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would not visible from the front of the property. Materials would match existing so there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2890
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Heather Cottage
Hollybush Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/2890

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front gate.

2. DESCRIPTION OF SURROUNDINGS Rural lane, v. large detached properties in large plots.

3. DESCRIPTION OF SITE/BUILDING large detached dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING lots

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence enclose of V. large garden

OTHERS

Received by Wokingham District Council

Application No: F/2000/2890

Proposal:
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

Location:
Heather Cottage, Hollybush 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. 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 normally be possible for an individual reply 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

04 December 2000

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2890

CONFIDENTIAL

Councillor 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/2000/2890
Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2890**
Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2890

CONFIDENTIAL

Councillor 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/2000/2890
Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2890**
Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Helen Pollock, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/2890**
Proposal:	**Proposed single storey rear extension to dwellling and replacement pitched roof on existing dining room.**
Site Address:	**Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.**
Applicant:	**Mr. P. Jourden**

G SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 D 2000
COPIES TO: | A
F

Observations:

No objection to this application.

GRAHAM BARNWELL

FROM: Helen Pollock

DATE: 04 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

CS

18 DEC 2000

COPIES TO: ACK: FILE:

Application Number: F/2000/2890

Proposal: Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room..

Site Address: Heather Cottage, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Mr P Jourdan .

Your observations are required in respect of this application **by 28/12/2000** .

The Parish Council has no objections to this application.

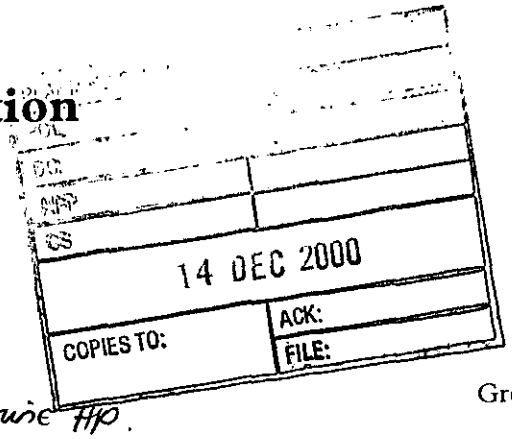
SIGNED: C.S Clk

DATE: 15 - 12 - 00

Clerk To Finchampstead Parish/Town Council.

The Ramblers' Association
Working for walkers

14 DEC 2000
COPIES TO:
ACK:
FILE:





The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

12 December 2000

Your ref: Mrs B Polnic / not mine HP.

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application Nos. F/2000/2890

Site: Heather Cottage, Hollybush Ride, Finchampstead

In response to your letter of 4 December, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Registered charity number 306089

Date: 12 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2890

Location: ~~Heather Cottage~~ Heatherset, Hollybush Ride, Finchampstead, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and replacement pitched roof on existing dining room.

Applicant: Mr P Jourdan.

Case Officer: Helen Pollock

The new plans show the following: Additional north elevation.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2000/2890(Planaps) / (Ludhouse) Date Rec. 11/12/00.

Location: 'HEATHERCOT' HOLLYBUSH RIDE.

Parish FINCHAMPSTEAD.

Applicant: MR JOURDAN

Description of attached plans ADDITIONAL NORTH ELEVATION.

Drawing No's:

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. (FOR INFORMATION ONLY)

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses ~~31/12/00~~.

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 12.12.00.

Yellow - Part One Copy
Green - Officer's Copy

'Heathercot'
Hollybush Ride
Wokingham
Berkshire
RG40 3QP

Tel : 01344 772687

PLANNING SERVICES | HPT 37587
POL | TLS
DC HP | ENF
APP |
CS |
11 DEC 2000
COPIES TO: | ACK:
FILE:

8th December 2000

Wokingham District Council
F.A.O. Helen Pollock

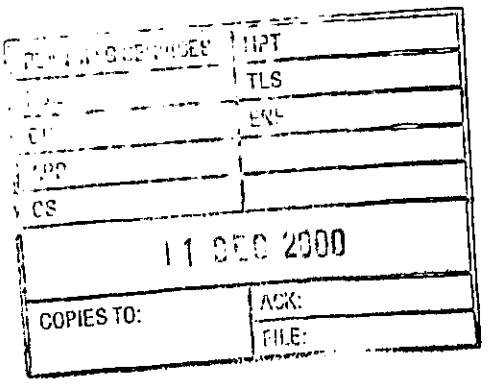
Dear Sirs,

Application No.- F/2000/2890

Please find enclosed 6 copies of an additional elevation drawing as requested.

Yours faithfully

P.S.F. Jourdan.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FILE:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 NOV 2000
Officer: HP	Application No. F/2000/2890

Map No. 107 **Site** 1:19
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY ~~SIDE~~ Rear ~~FRONT~~ PITCHED EXTENSION TO DWELLING AND REPLACEMENT ROOF ON EXISTING ~~[redacted]~~ DINING ROOM

Location: HEATHERCOT HOLLYBUSH RIDE

Parish: ~~WOK WITHOUT~~ finchampstead. Ward: FINCHAMPSTEAD NORTH
4.12.00

Applicant: MR P JOURDAN

Fee Received 95-00 (9) 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	other north elevation	4.12.00	Received 11/12.
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. F/2000/2890

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4:12:00..... 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 .....
• Ramblers Association ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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.....
.....
Rural Area.....

NEIGHBOURS:

SIN + Romany, Brackenwood, Kalevala, Uani, Tall trees } Hollybush Ride
West Heath - Lower Wokingham Rd ✓

Environmental Services

For office use only.
Application number: 23.NOV.2000* 2890

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.

1	Your name Address and postcode Phone number	PETER. S. F. JOURDAN HEATHERCOT HOLLYBUSH RIDE WOKINGHAM BERKS RG40 3QP 01344 772687
2	Agent's Name Address and postcode Phone number	
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.	HEATHERCOT HOLLYBUSH RIDE WOKINGHAM BERKS RG40 3QP
	Give brief details of the proposal for example, two storey side extension. About the application	HALL EXTENSION AND NEW ROOF TO INCLUDE REPLACEMENT ROOF OVER EXISTING DINING ROOM
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.	RENDERED BLOCK WORK TO BE FINISHED TO MATCH EXISTING RENDERING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	~~Yes~~ ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	~~Yes~~ ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	~~Yes~~ ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

12.11.00.

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

Date 12-11-2000

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

ADDRESS HEATHERCOT HOLYBUSH RISE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 8164 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
696/52	WATTS & SON	AGRICULTURAL BUILDING	9.12.52	APP.
782/52	"	EXTENSIONS	13.1.53	APP.
76/53	"	CONSERVATORY	10.3.53	APP.
PO/634/62	MR. A. TIPPLE	GARAGE	29.11.62	APP.
0/11/68	MR. P. FOURDAN	ADDITIONS	15268	N/A
R/75/69	"	"	20.3.69	APP
PO/301/73	"	ROOF CONVERSION	16.4.73	APP.
13082	"	REPL. CONSERVATORY, NEW KITCHEN & LAUNDRY ROOF.	5.6.80	N/A
BR 15458.	"	Kitchen Laundry Conser.	24.9.86	App
BR 229 25078	"	1ST FLOOR EXT.	10.2.86	APP
	"	1ST FLOOR EXT. & CONSERVATORY	24.3.86	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



23.NOV.2000* 2890

Site Plan; Scale: 1 to 2500

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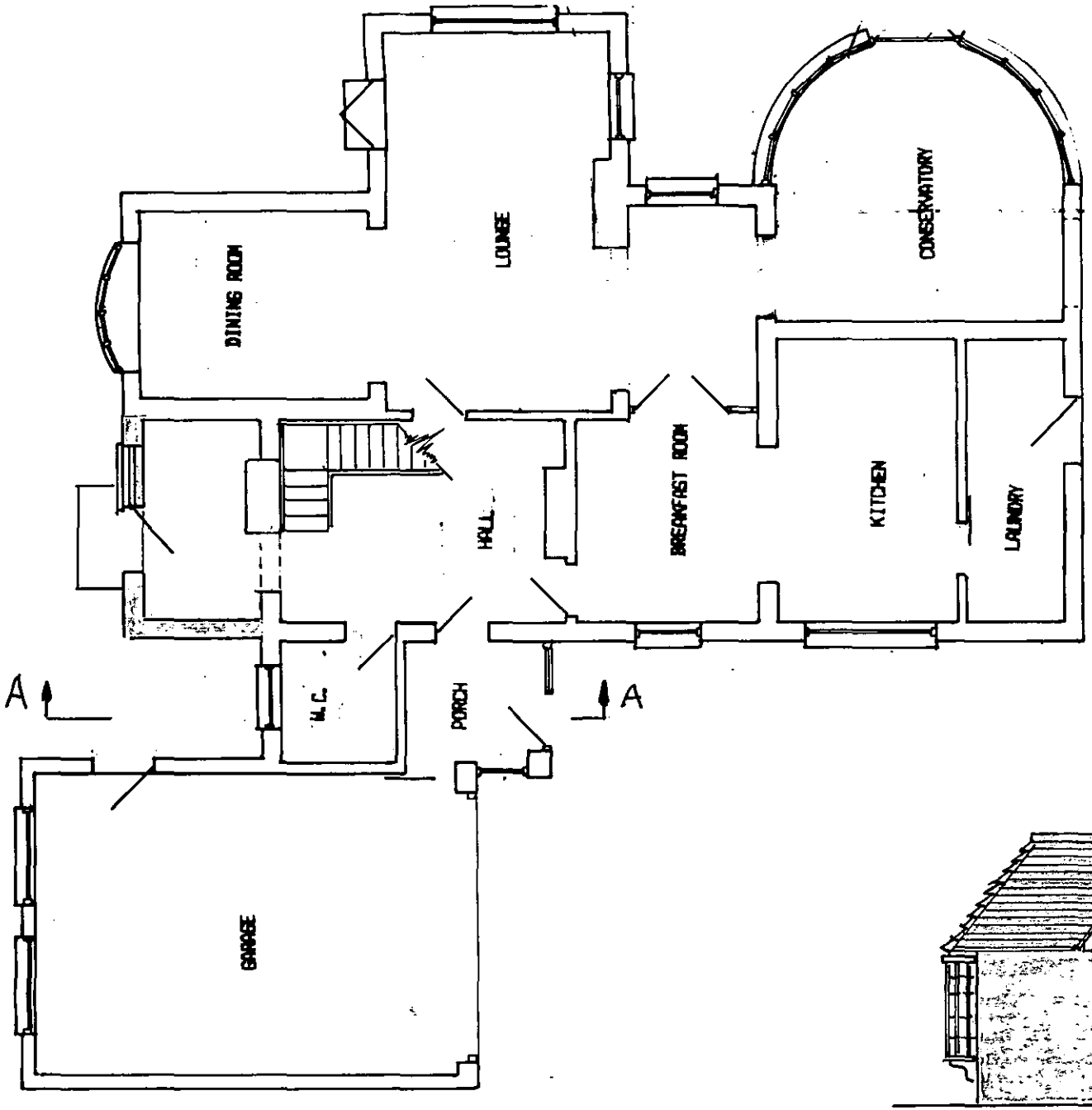
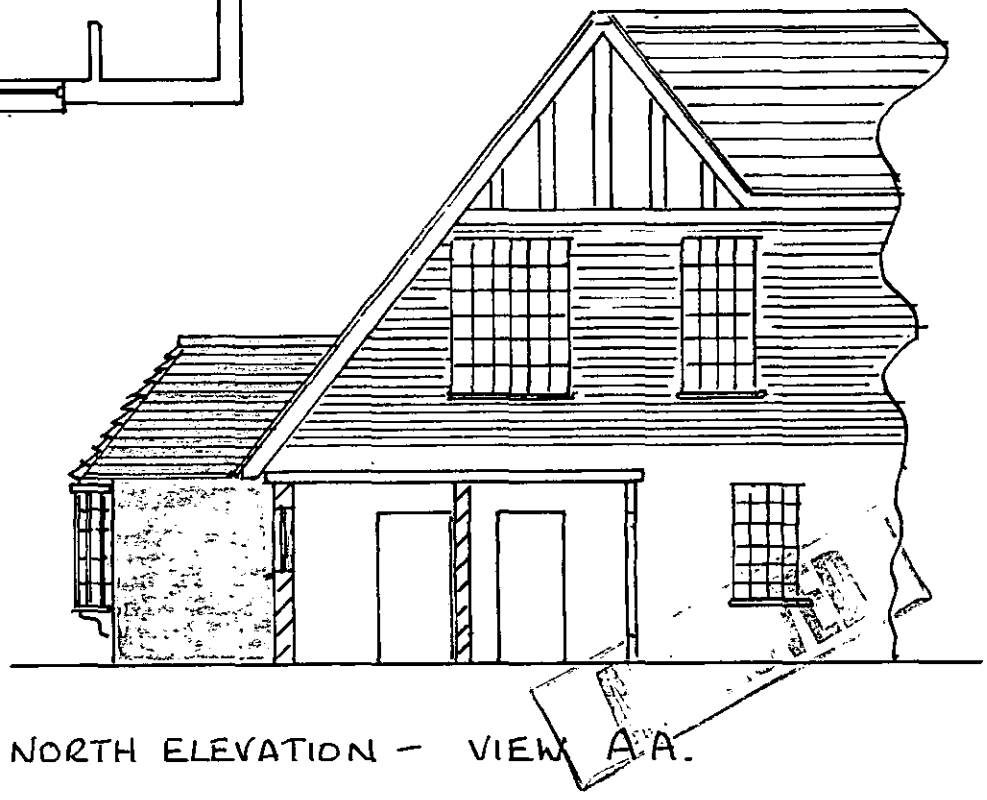
Date: 13 November 2000

N
W E
S

ADDITIONAL PLAN

2890





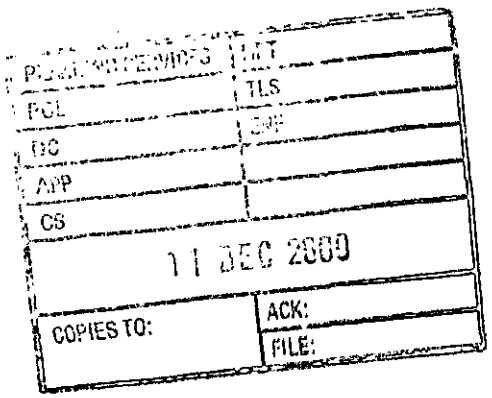
'HEATHERCOT' HOLLYBUSH RIDE WOKINGHAM.

NEW ELEVATION - ADDITIONAL VIEW.

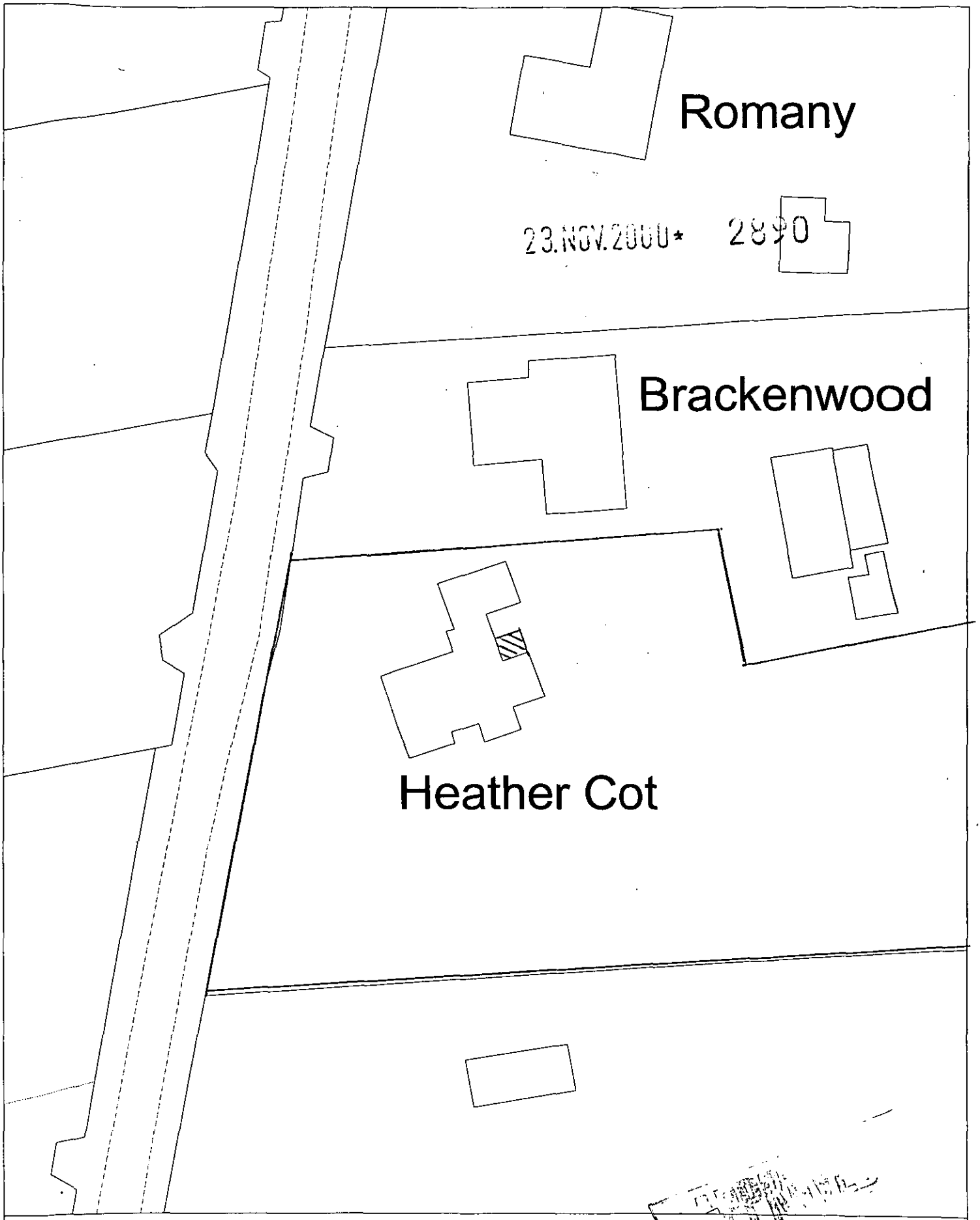
APPLICATION No. E/2000/2890.

NORTH ELEVATION - VIEW A.A.

8.12.2000



PLANNING SERVICES	MT
POL	TLS
DC	EMP
APP	
CS	
11 DEC 2000	
COPIES TO:	ACK:
	FILE:



Site Plan, Scale: 1 to 500

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Date: 13 November 2000

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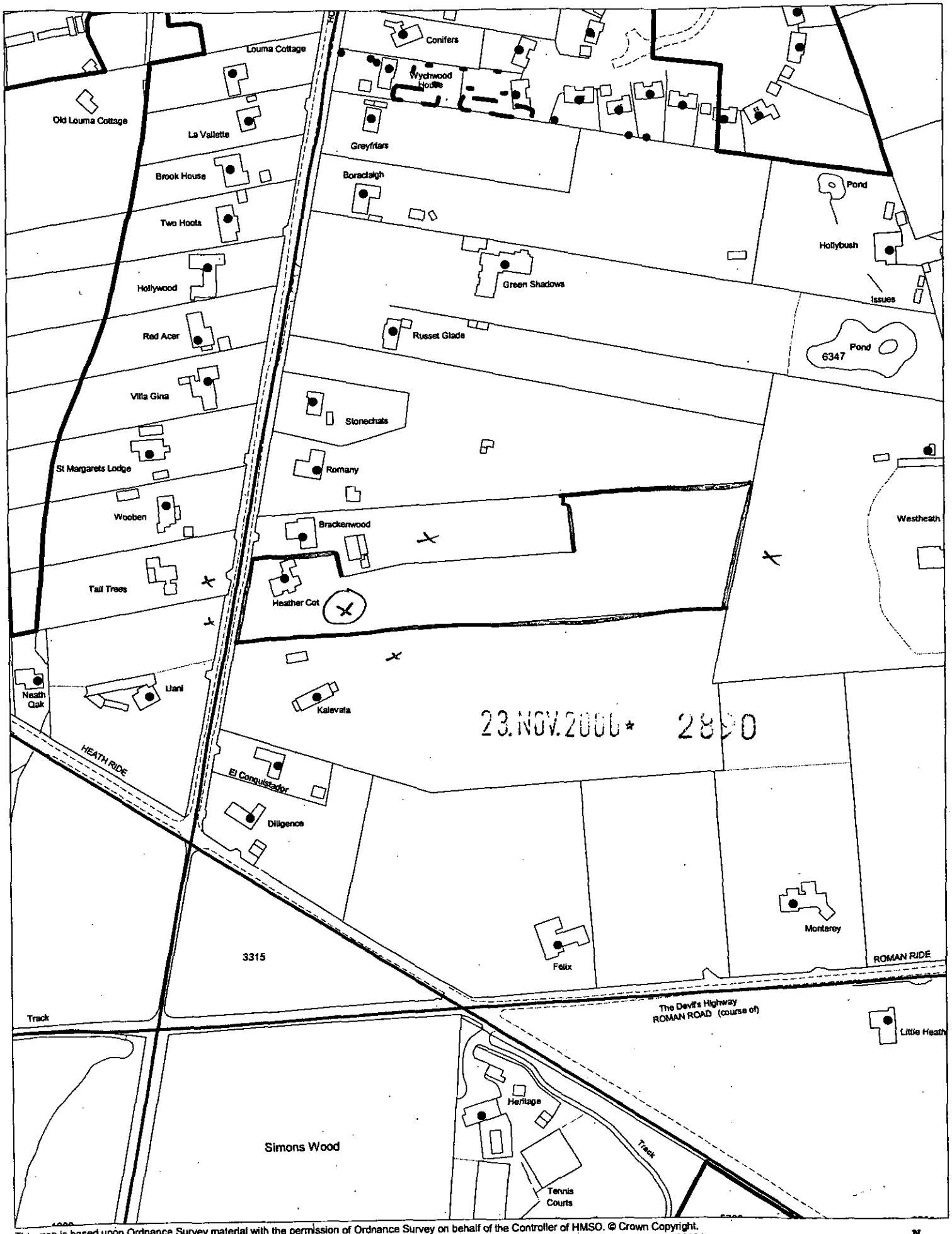
S



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Development Control Section, Environmental Services, Wokingham District Council.
1 December 2000

Scale: 1 : 2500