APPLICATION NO:
F/2001/5341

LOCATION:
Flaxmere Cottage Fleet Lane, Finchampstead Wokingham.

APPLICANT:
J Predgen C/O Focusmont Ltd

PROPOSAL:
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

EARLIEST DATE FOR DECISION: **27/12/2001**.

APPLICATION WILL HAVE EXPIRED ON:
16/01/2002

APPROVED

CASE OFFICER: **Natalie Brown**

452

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Predgen
C/O Focusmont Ltd
11 Duval Place
Bagshot
Surrey
GU19 5LP

Application Number: F/2001/5341

Parish: **FINCHAMPSTEAD**

Location: **Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.**

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. 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
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. The WC window in the ground floor side elevation facing 'Scylla' and dressing room and bathroom window in the first floor side elevation facing 'Scylla' of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
7. 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 facing 'Scylla' hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

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

Informative
1. This permission relates to the application as amended with revised plans, drawing number FL679-1 E submitted to the Local Planning Authority on 2 May 2002, showing the front elevation amended and chimney height reduced and does not approve the proposals as originally submitted.

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 Policies C2 and C8.
South East Area Local Plan Policies SC3, SC19 and STV2.
Deposit Draft Wokingham District Local Plan Policies WCC2 and WCC7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

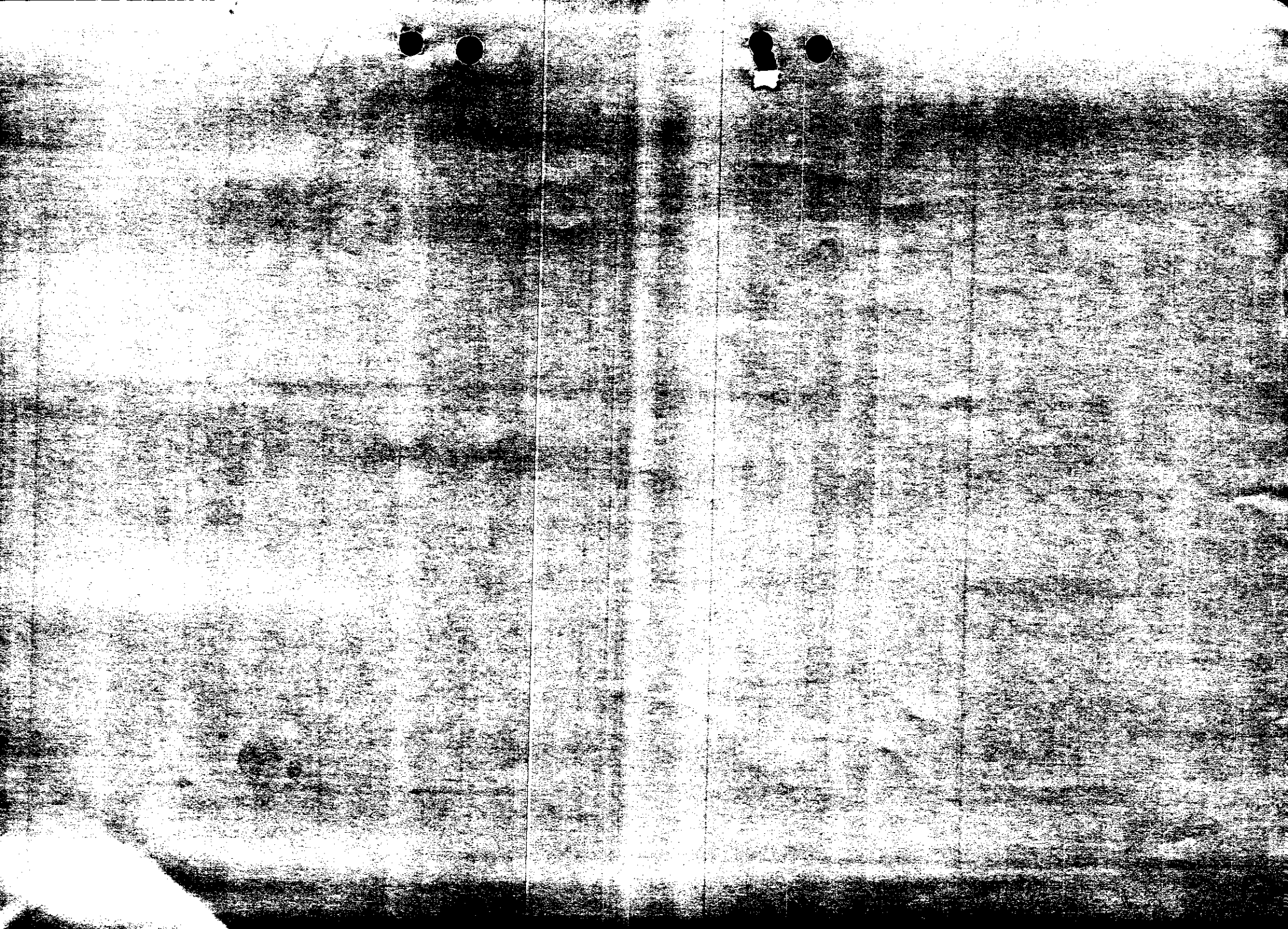
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5341	NB
BUILDING CONTROL NUMBER.	BN 2002/1361	
~~APPLICANT~~/AGENT	Design & Planning Services	
ADDRESS OF SITE	Flaxmere Cottage Fleet Lane, Fleet Hill FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey front & rear exts & dormer windows to front	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	36-02-3.	FL679-1E
ELEVATIONS	36-02-1	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/8/02	

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	



PLANNING SER	53250
POL	
DC NAB	
APP	
CS	
18 FEB 2002	
COPIES TO	ACK:
	FILE:

Focusmont

Ltd

11 Duval Place
Bagshot
Surrey GU19 5LP
Tel: 01276 452899

14th February 2002

Miss N. Brown
Planning Dept.
Wokingham District Council.

Dear Miss Brown

Re: Flaxmere Cottage, Fleet Lane, Finchampstead

Following my recent meeting with yourself and Mr. Thorpe, I enclose 2 no. copies of the revised drawings for the proposed extension/alterations to the above property.

I believe I have incorporated the various points discussed in relation to the design/massing/bulk and trust you will now be able to process this application such that a favourable decision notice can be issued.

However, if you have any queries please let me know.

Yours sincerely

Ian Lewis

Spk to Harold.

Registered Office: 11 Duval Place Bagshot Surrey GU19 5LP
Registered in England and Wales Registered No. 2450793

Focusmont Ltd
11 Duval Place, Bagshot
Surrey GU19 5LP
Tel: 01276 452899

PLANNING SERVICES	HPT 51019
POL	TLS
DC & NB	ENF
APP	
CS AB	
17 DEC 2001	
COPIES TO:	ACK:
	FILE:

Miss N. Brown
Planning Office.
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks.

F/2001/5341

11th December 2001

Dear Miss Brown

Re: Flaxmere Cottage Fleet Lane Finchampstead

Please find enclosed 6 no. copies indicating as requested the front elevation to the front dormer/gablet and the car parking provision relating to the above site which you currently have registered as a planning application.

Yours sincerely.

FLEET WINDOW CENTRE

WITH COMPLIMENTS

Dear Natalie,

Please find enclosed Drawings with Lower Chimley as Discussed, Regards John.

PLA	55966
POL	
DC NAB	
APP	
CS	
02 MAY 2002	
COPIES TO	ACK:
	FILE:

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

Tel: (0118) 974 6492

Date: **03 December 2001**

My ref: F/2001/5341

CONFIDENTIAL

Councillor 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/2001/5341
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5341**
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **03 December 2001**

My ref: F/2001/5341

CONFIDENTIAL

Councillor 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/2001/5341
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5341**
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2001/5341

Proposal:
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

Location:
Flaxmere Cottage, Fleet Lane, 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/2001/5341 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

03 December 2001

Date: 10 July 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5341

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Landscape details to comply with condition 04 of planning consent 5341 - protection measures, retained trees.

Comments are required by 24/07/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. P/2002/534 (Planaps) / (Ludhouse) Date Rec. 8 JULY 2002

Location: Flaxmere cottage, fleet lane

Parish Finchampstead.

Applicant:

Description of attached plans Landscape info for condition 4 on consent 534
- protection measures
- retained trees

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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 14 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 10.07.02

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2002/534 (Planaps) / (Ludhouse) Date Rec. 8 JULY 2002

Location: Flaxmere cottage, Hoot lane

Parish Fittleworth.

Applicant:

Description of attached plans Landscape info for condition 4 on consent 534
- protection measures
- retained trees

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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 14 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 10.07.02

Yellow - Part One Copy
Green - Officer's Copy

Design and Planning Services

Tel\Fax: 01403 751663

Lascombe, Ifoldhurst,
Ifold, Nr. Loxwood,
West Sussex
RH14 0TX

PLANNING SERVICES | RPT 58 567
POL
DC N4B
APP
CS
08 JUL 2002
COPIES TO
FILE:

28 June 2002

Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sirs

Ref : Alterations and Addition : Flaxmere Cottage, Fleet Hill, Fleet Lane, Finchamstead.

Further to the planning approval granted for the alterations and additions to this property, we enclose two copies of our drawing number 36-02-4 indicating the existing retained trees.

Our clients have confirmed that they will provide chestnut pale fencing to afford protection to the trees during construction.

We trust that this information will now clear the condition on the planning approval.

Yours faithfully

James Cottrell

Design and Planning Services.

Encs : Drawing 36-02-4

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 8 August 2002
My ref: NB/AO/F/2000/5341

Mr J. Cottrell
Lascombe
Ifoldhurst
Ifold
Nr. Loxwood
West Susses
RH14 0TX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Cottrell,

APPLICATION: F/2002/5341
SITE: FLAXMERE COTTAGE, FLEET LANE, FINCHAMPSTEAD

I refer to your letter received on the 8 July 2002 with reference to the above with respect to landscaping, and apologise for the delay in replying.

I have been advised by our Landscape Architect that no additional planting has been shown at the front of the site to help integrate the proposed changes to the dwelling into the existing landscape structure. A detailed landscaping scheme showing the location of all new plants to be planted, size at time of planting and planting densities will need to be provided. The location of the chestnut pale fencing around the tress will also need to be shown on the drawing.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact either Natalie Brown on the number above or the Landscape Architect (Catherine Brimble) on 0118 974 6470.

Yours sincerely

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 25 July 2002

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham
Proposal:	Proposed erection of two storey front and rear extensions to dwelling with dormer windows to front.
Application Number:	F/2000/5341

In response to your consultation dated 10 July 2002 for the above application, the landscape comments are as follows:

Drawing no. 36-02 shows the trees to be retained within the site but no additional planting at the front of the site to help integrate the proposed changes to the dwelling into the existing landscape structure to the south and east.

The applicant will need to submit a detailed landscape scheme showing the location of all new plants to be planted, size at time of planting and planting densities.

The location of the chestnut pale protective fencing around the trees will need to be shown on the drawing.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Predgen
C/O Focusmont Ltd
11 Duval Place
Bagshot
Surrey
GU19 5LP

Application Number: F/2001/5341

Parish: **FINCHAMPSTEAD**

Location: **Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.**

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. 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
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. The WC window in the ground floor side elevation facing 'Scylla' and dressing room and bathroom window in the first floor side elevation facing 'Scylla' of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
7. 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 facing 'Scylla' hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

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

Informative
1. This permission relates to the application as amended with revised plans, drawing number FL679-1 E submitted to the Local Planning Authority on 2 May 2002, showing the front elevation amended and chimney height reduced and does not approve the proposals as originally submitted.

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 Policies C2 and C8.
South East Area Local Plan Policies SC3, SC19 and STV2.
Deposit Draft Wokingham District Local Plan Policies WCC2 and WCC7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

Notice checked by:

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Design and Planning Services

Tel\Fax: 01403 751663

Lascombe, Ifoldhurst,
Ifold, Nr. Loxwood,
West Sussex
RH14 0TX

PLANNING SERVICES | HPT 58 567
POL
DC NAB | ENF
APP
CS
08 JUL 2002
COPIES TO | ACX
FILE:

28 June 2002

Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sirs

Ref : Alterations and Addition : Flaxmere Cottage, Fleet Hill, Fleet Lane, Finchamstead.

Further to the planning approval granted for the alterations and additions to this property, we enclose two copies of our drawing number 36-02-4 indicating the existing retained trees.

Our clients have confirmed that they will provide chestnut pale fencing to afford protection to the trees during construction.

We trust that this information will now clear the condition on the planning approval.

Yours faithfully

James Cottrell

Design and Planning Services.

Encs : Drawing 36-02-4

Applicationo	Name & Address
F/2001/5341	Dorothy J Reed Scylla Fleet Lane FINCHAMPSTEAD RG40 4RN
Application Approved	Letters sent 14.05.02

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5341

Applicant : J Predgen C/O Focusmont Ltd.

Location : Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

Site Notice Displayed ? :

YES	NO	DATE
✓		A/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....A/12.....

Date Registered : 21/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

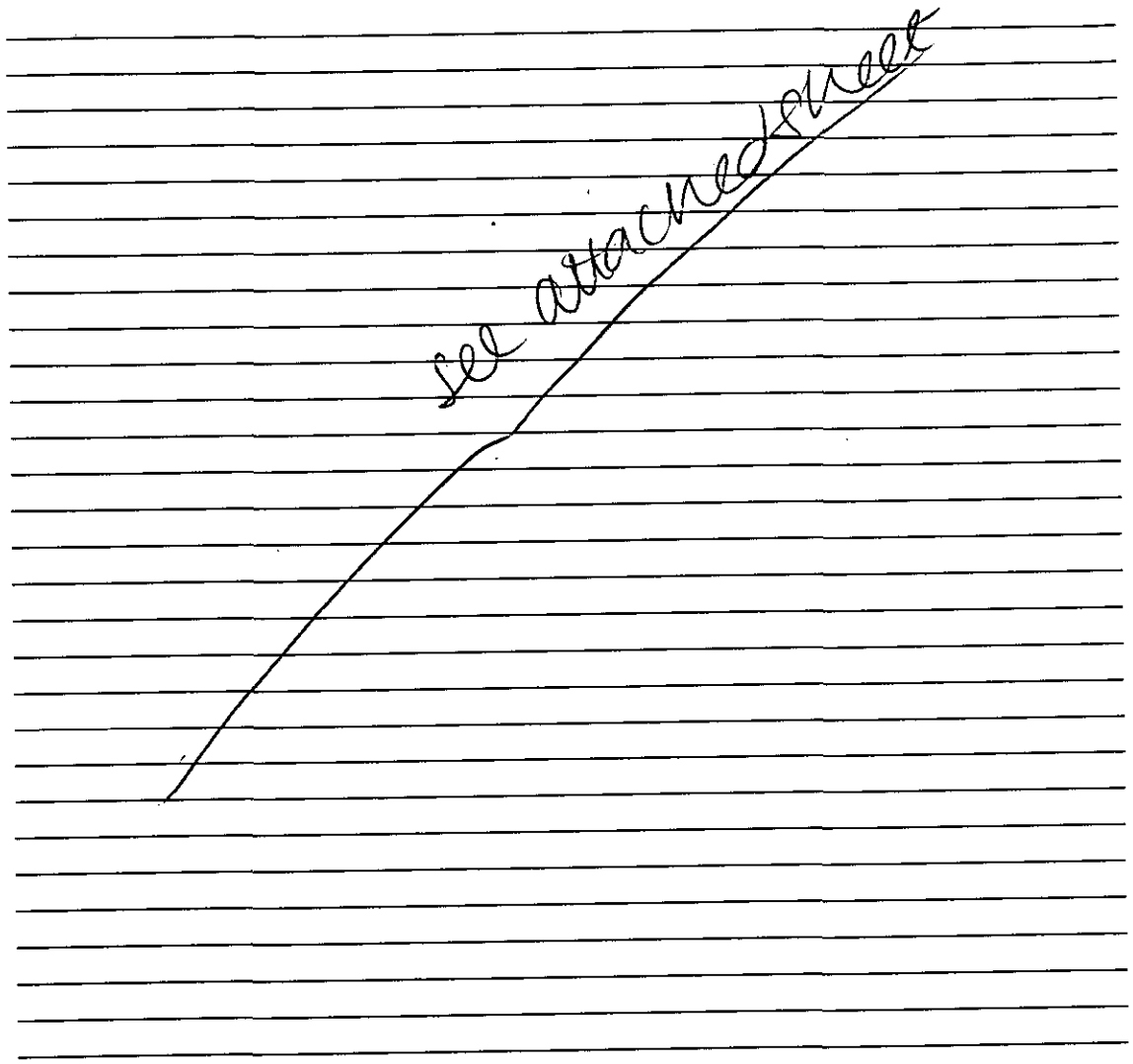
This application will have expired on: 16/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues : SEALP: ASLI, rural, area sporadic d'mett
WDLP: ASLI, countryside

Application Number: F/2001/5341

Appraisal :



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

Application Number F/2001/5341
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full pom - 5yrs.
	C014	R014	Materials to be agreed.
	C122	R122	Parking + turning to be retained
	C150	R150	landscaping details
	C151	R151	landscaping planting to be carried out
	C045	R045	Ob. glazing.
			Ins WC window ground floor side elevation facing 'Scylla' & dressing room + bathroom window in 1st floor side elevation facing 'Scylla'
			Del: it shall be fixed shut.
	C044	R044	No windows
			No additional in 1st floor side facing 'Scylla'.
		N02	REV PLANS.
			Ins 2 MAY 2002
			Ins: FL679-1E
			Ins: front elevation amended and chimney
Informative for approvals			height reduced.
N16			
LODDON AREA LOCAL PLAN POLICIES: ———			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC3, SC19, STV2			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLC2, WCC7			
GREEN BELT LOCAL PLAN POLICIES: ———			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C8			
MINERALS LOCAL PLAN POLICIES: ———			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14 May 2002.

RECORD OF SITE VISIT

As previous 3006.

SITE ADDRESS: Flaxmere Cottage
Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5341

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/12

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole at front

2. DESCRIPTION OF SURROUNDINGS
AGI. Rural.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6492

Date: **03 December 2001**

My ref: F/2001/5341

CONFIDENTIAL

Councillor 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/2001/5341
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully,

Natalie Brown

Development Control Officer

Did they not lose their appeal?
I don't quite understand this
Muriel Long

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/5341**
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.
Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Long

Application Number: F/2001/5341- Flaxmere Cottage

Appraisal:

Development
For two storey front/rear extension to the dwelling. There are few houses, varying in style & design located either side of the application site.

There have been previous applications for similar proposals:

99/70469/F: Refused and dismissed on appeal.
The Inspector's reasons were that the substantial increase in floor area, together with the increase in height and minimal separation from the boundaries would result in a much larger building with much more bulk. The Inspector considered that the proposals would constitute a major extension to the dwelling which would significantly alter its scale and the development would therefore be contrary to policies SC19 and WCC7. The Inspector also considered that the proximity of the boundaries would emphasise the bulk and that size of the proposed extension would cause the converted property to appear cramped, consolidating the small group of houses, giving the rural lane a more built up appearance.

F/2000/3006: Refused and dismissed on appeal.
The Inspector considered that whilst the development in this application had been taken away from the boundary and would have been mainly to the rear of the house, the totality of the concerns raised by the previous Inspector had not been sufficiently overcome. He said that the extended dwelling would still be 2.1m above that of the present bungalow, and would be slightly higher than the roof of Treyarnon. It was in his opinion that that factor together with the strongly vertical form of the gabled ends of the new structure would create a substantial, total mass of building on the two plots, especially above ground floor level.

1) Impact upon neighbouring properties
   It is considered that there would be no adverse effects upon neighbouring properties in terms of overlooking, overshadowing and through being overbearing. The proposed development would be away from the boundary with 'Syclla', and would not extend beyond the existing side building line facing 'Syclla', which has no windows in its side elevation. There are two windows proposed to face 'Syclla' which would be for a dressing room and bathroom. These face the side building line of 'Syclla', but could be obscurely glazed in order to prevent any overlooking.

   Letter of objection were received from the neighbouring property 'Scylla' on grounds of blocking light to their conservatory; the two windows in the side elevation would cause overlooking. As discussed above, it is not considered that these issues could warrant the refusal of the application.

NB: In dismissal of application F/2000/3006 at appeal, the Inspector considered that the distance between the two properties (Syclla and Flaxmere Cottage) would be sufficient to avoid any material loss of light or privacy. In response to neighbouring concerns over highway safety, the Inspector said that the proposal (similar to this application) would result in a net increase of only one bedroom, and considered that there would not be any significant increase to any risks that may currently exist.

2) Impact upon the open character of the area
The proposed development, has overcome the Inspector's concerns by taking the development away from the boundary with 'Syclla'. It is still considered to be a major extension, but the increase in floor area as noted in the Inspector's report is not a main issue, and so cannot be refused on this basis alone.

The table below compares the proposed scheme with the previously refused scheme and original dwelling. The plans have been amended to incorporate a better and more appropriated designed dwelling for this location.

(External dimensions)	Original	Refused (99/70469/F)	Refused (F/2000/3006)	Proposed (as amended)
Ground Floor (m^2)	84	138.4	118.7	As F/2000/3006
First Floor (m^2)	25	97.5	115.5	As F/2000/3006
Total Area (m^2)	109	236	234.15	As F/2000/3006
% Increase in Original Footprint	-	64.8%	41.3%	As F/2000/3006
% Increase in Original Floor Area	-	116.5%	114.8%	As F/2000/3006
Max. Ridge Height	5.4m	8.4m	7.5m	6.5m

As can be seen, there has been a reduction in ridge height over the previously dismissed application, resulting in 1.1m increase over the existing bungalow's ridge height. The plans have also removed the gabled frontages either side of the main gable in the front elevation. The proposed dwelling has a central gabled feature (not a full ridge height) and is chalet in style either side of the gable, with low eaves. This helps to reduce the bulk and massing of the dwelling when compared to the previously refused schemes. The new design also helps to overcome the Inspector's concern with the previous scheme with regard to the strongly vertical form and mass above ground floor level.

The scheme is therefore considered to be acceptable.

The Landscape department had no principle objection to the application, but in response to the superseded plans, said that a layout for the front garden to show area of parking and planting would need to be submitted.

3) Impact upon highway safety (parking provision)
The proposed development would have 5 bedrooms, and therefore would require 4 off-road parking spaces in order to comply with Council parking standards. As the proposed parking plan shows, this requirement has been achieved. Subject to proposed parking and garaging remaining, the highways department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

ENVIRONMENTAL SERVICES DEPT
PLANNING SERVICES
P.O. BOX 157
SHUTE END.
WOKINGHAM RG40 1WR

F.A.O.
NATALIE BROWN

OBR NAB

29 APR 2002

SCYLLA.
FLEET LANE
FINCHAMPSTEAD
WOKINGHAM
BERKS RG40 4RN.
26.4.02.

I not receive until 9/5.

REVISED PLANS NOTIFICATIONS
APPLICATION NO F/2001/5341.

Dear Sirs.

Further to your letter dated 19th April 02. advising of the revised plan notification on the application as above I write to affirm my objections all as the previous applications. Apart from the lowering of the eaves on the front elevation thus enlarging the Dormas nothing else has changed. The ridge line appears to be as high and the three other elevations unaltered I believe Mr Pridgens statement in the letter to you where he states he is unable to make the end any lower to the roof is pure fabrication By lowering the eaves all round it would introduce Dormas which has been achieved

at the front, but would not change size of windows. I notice also that Mr Predger if successful wants to make use of Summer months is it his intension to have work undertaken during evenings and weekend?

You may recall that my previous objections were based on loss of privacy as my property will be overlooked at the rear.

Additional transport as with the advent of further bedroom accomodation will give rise to larger family life and as access and egress at the end of the lane is near a bussy bend there is cause for safety concern, and not withstanding the disruption the project will cause by means of dust and noise in what is in reality a near rebuild.

I am also aware that work has commensed on altering the building. The front facade is being extended in the middle, Has planning permission already been granted?

I trust that when considering the revised application you will give my objections due consideration

Yours Sincerely

Dorothy Reed.

Date: 19 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5341

Location: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Proposal: Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

Applicant: J Predgen C/O Focusmont Ltd.

Case Officer: Natalie Brown

The new plans show the following: Front elevation revised. Drawing no: FL 679-1D.

Comments are required by 29/04/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. 5341 (Planaps) / (Ludhouse) Date Rec. 10 APRIL 2002

Location: Haymer cottage, fleet lane

Parish fitchampstead.

Applicant:

Description of attached plans Front elevation revised.

Drawing No's: FL 699-1D.

CONSULTEES

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

Please tick which of the following you wish consulted.

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: Sylla, fleet lane. (& any on orig. application.

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 19.04.B

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	HPT 55116
POL	TLS
DC NAG	ENF
APP	
CS	

10 APR 2002

COPIES TO	ACK.
	FILE:

JP/SH/WOKINGHAMDCOUNCIL

REVISED PLAN

5341

Attention of Natalie Brown

Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR

9th April 2002

Dear Natalie

Please find enclosed revised drawings for my house adding the front gable as recommended by your designer.

We are unable to make the hip ends any lower to the roof as it will throw out the line of the roof at the back and will also mean we will have to change the windows at the sides to dormas.

I hope you will be able to look at these soon so I can make the most of the summer months.

Any queries please do not hesitate to contact me on 07836 626500.

P.P. Yours Sincerely

John Predgen

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 NOV 2001
Officer: NAB	Application No. P/2001/5341

Map No. 20 Site C-10
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of two storey front & Rear extension to dwelling with dormer windows to front.

Location: Flaxmere Cottage, Fleet Lane.

Parish: Finchampstead Ward: Finch South.
3.12.01 B.

Applicant:
J. Predgen

Fee Received 0.00 Required ..... Additional ..... Refund .....
Resubmission F/2000/3006

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	REQUIRES PARKING LAYOUT.	request with SW	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	BEDROOM 5 DORMER WINDOW NOT SHOWN ON FLANK ELEVATION.	request with SW	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.12.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape (AREA OF SPECIAL LANDSCAPE IMPORTANCE) ✓ .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

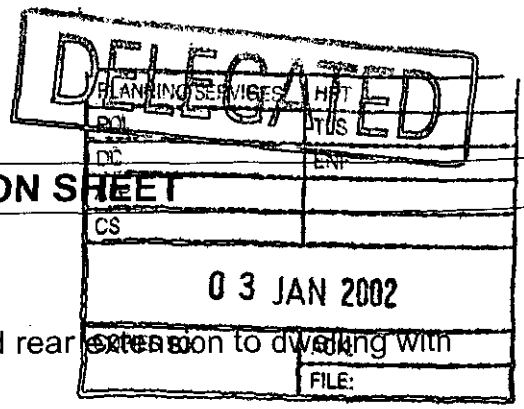
(RURAL AREA / COUNTRYSIDE) .....
No pre-apps .....
.....

NEIGHBOURS:

(NOS) S/N + see map .....
+ DOROTHY REED, SCYLLA, FLEET LANE, FINCHAMPSTEAD, RG40 4RN .....
.....
.....
.....
.....
.....
.....
.....

FROM: Natalie Brown

DATE: 03 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5341

Proposal: Proposed erection of two storey front and rear extension to dwelling with dormer windows to front..

Site Address: Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant: J Predgen C/O Focusmont Ltd.

Your observations are required in respect of this application **by 27/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

16.12.01.

SCYLLA.
FLEET LANE
FINCHAMPSTEAD

NAB OBL

PLANNING SERVICES	HPT
POL	YUB RGHD HRN
DC	ENT
APP	
CS	

17 DEC 2001

Environmental Services Dept-
Planning Services.
Shute End RG40 1WR.
Wokingham

Planning Application F/2001/5341.

Dear Sirs

I write with regard to the above planning application which is next door to my property.

This is the third time applications has been made and the second time within the last year.

Previous applications have been turned down and I do not consider the new proposal very much different from the last.

It is my opinion that my property will still suffer from loss of light and privacy by the height of the new proposal and the positions of the new dormers at the rear and side windows adjacent to my property.

The outcome of the proposal would suggest that the bungalow would probably be demolished, as there is a possibility that existing foundations would be structurally inadequate, this would cause me great

discomfort from noise and dust spread.

I have also previously expressed my concern over the additional traffic with egress and exit from Fleet Lane onto the main road. which is close to a third end.

I trust you will take my objections into account when considering this application

I remain Yours faithfully

Dorothy J. Reed.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 11 December 2001

Location:	Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham
Proposal:	Proposed erection of two storey front and rear extensions to dwelling with dormer windows to front.
Application Number:	F/2000/5341

In response to your consultation dated 3 December 2000 for the above application, the landscape comments are as follows:

Although the proposed extensions to the existing property will make the house larger it will not out of scale with the surrounding properties nor will it have a detrimental impact on the ASLI in which it is located. Therefore I have no objection to the proposals.

The existing driveway is shown to be retained, however the applicant will need to show any existing vegetation to be retained to the front of the property and details of all new planting at the front of the site to help integrate the proposed dwelling into the existing landscape structure to the south and east.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 December 2001

Application Number: F/2001/5341

Proposal: Proposed erection of two storey front and rear extension to dwelling with dormer windows to front.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Flaxmere Cottage, Fleet Lane, Finchampstead, Wokingham.

Applicant:
J Predgen C/O Focusmont 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).

C12, R12 .

Signed: _____ **Print name:** AC 6/12/01

Appeal Decision

Hearing held on 04 September 2001

by Peter Rosson BA(Hons) Solicitor

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

-2 OCT 2001

Appeal Ref: APP/X0360/A/01/1065967
Flaxmere Cottage, Fleet Lane, Fleet Hill, Finchampstead, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Predgen against the decision of Wokingham District Council.
- The application (Ref. F/2000/3006), dated 1 December 2000, was refused by notice dated 25 April 2001.
- The development proposed is the erection of two storey front and rear extensions to a dwelling, plus a single storey rear extension.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. My description of the proposal is taken from the planning application form and the Council's decision notice. However, as a result of negotiations at the application stage, the single storey rear extension has been deleted from the scheme.

Main Issue

2. In my opinion, the main issue for me to decide is the effect that the development would have on the character and appearance of the locality, having regard to the objectives of the Council's planning policies and an earlier appeal decision of 1 June 2000.

Planning Policies

3. The appeal site is within a designated Area of Special Landscape Importance (ASLI) and, reflecting Policy C8 of the Berkshire Structure Plan, Policy SC3 of the adopted South East Area Local Plan states that development will not be allowed in such areas which would cause long-term damage to their rural character or special landscape qualities. Policy SC19 is specifically concerned with extensions to dwellings in rural areas. It allows for appropriately designed and sited minor extensions, but indicates that major extensions, or any proposal which has an adverse effect on the rural environment will generally not be approved.

4. The Council has also referred to the corresponding Policies WLL2 and WCC7 of the deposit draft of the Wokingham District Local Plan. Policy WLL2 is expressed in generally similar terms to Policy SC3, while Policy WCC7 states that extensions to dwellings outside built-up areas should be acceptable if there are no adverse impacts on the undeveloped character of the surrounding countryside. It goes on to say that there should be no significant alteration to the scale of the dwelling and that the design should respect the context of the development.

5. The weight that I can give to Policy WLL2 has to be qualified by the fact that it is subject to two somewhat fundamental objections. There are no objections to Policy WCC7 however, and it is therefore entitled to considerable weight.

Reasons

6. Flaxmere Cottage is a bungalow that is set within a group of five two storey houses which front onto the northern side of the unmade road of Fleet Lane. There are two further dwellings on the opposite side of the lane, but, otherwise, the locality creates the impression of being largely undeveloped countryside. The existing bungalow, which has been previously extended, has flat roofed dormers to front and rear and a single storey rear projection. Its roof has a gabled end that rises close to side wall of the house on its eastern boundary (Treyarnon) and a hipped western end that is separated from the house beyond that boundary (Scylla) by a drive that leads to a detached outbuilding.

7. The extension would convert the bungalow into a two storey house with a pitched roof and, in that respect, the proposal is similar to that which was considered by my predecessor. The principal difference is that, whereas that scheme included a two storey extension on its western side, the main increase in the building's footprint would now take place to the rear. Its ridge height would also be about one metre lower than that of the earlier design. Overall, the increase in floor area would be essentially similar and has been calculated by the Council at 114.8% above that of the original dwelling.

8. The appellant accepts that the proposal would represent a major extension in terms of the Council's policies, but argues that there are other factors which outweigh that consideration. In particular, the revised scheme has overcome the principal concern of the previous Inspector, namely, that the minimal separation from the site boundaries inherent in the proposal before him would result in a cramped form of development within a rural environment. The design and choice of materials would also reflect the key characteristics of the neighbouring buildings, including their two storey form. Furthermore, rather than having a detrimental impact on the ASLI, the proposal would have the substantial benefit of replacing the unsightly and ill-proportioned form of the existing bungalow and its inappropriate external materials.

9. For my part, I agree that my colleague's specific concern about the erosion of the gap between the appeal property and Scylla has been satisfied by the deletion of the side extension. Nonetheless, he was also concerned about the mass and bulk of the extension and concluded that those factors, together with the proximity of the enlarged building to the side boundaries of its plot, would give the rural lane a more built-up appearance.

10. I have to say that I do not consider that the totality of those concerns have been sufficiently overcome, bearing in mind the clear policy objection to major extensions and those which significantly alter the scale of the dwelling. The principal difficulty, in my view, is that, although two storey houses are a feature of the immediate locality, they are generally well separated, except for the gap between Flaxmere Cottage and Treyarnon which is notably narrow. Despite the reduction in the ridge height, that of the extended dwelling would still be about 2.1m above that of the present bungalow and would be slightly higher than the roof of Treyarnon. In my opinion, that factor, together with the strongly vertical form of the gabled ends of the new structure, would create a substantial, total mass of building on the two plots, especially above ground floor level.

11. It may well be that there are other, more urban locations, where such a relationship between adjacent houses would be acceptable. In this case however, I do not consider that the proposal goes far enough to avoid creating the built-up appearance that my predecessor found to be unacceptable.

12. I note that there have also been objections from the occupier of Scylla. In my opinion however, the distance between the two properties would be sufficient to avoid any material loss of light or privacy. Furthermore, although that resident has expressed a proper concern about highway safety, the extension would result in a net addition of only one bedroom and I do not therefore consider that there would be a significant increase to any risks that may currently exist.

Conclusions

13. The case for the appellant was very well argued, but, for the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

14. In exercise of the powers transferred to me, I dismiss the appeal.

Information

15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

INSPECTOR

Recd 4.10 pM 20.11.01.

21.NOV.2001* 5341

Natalie Brown.

Attention of ~~Michael Thorpe~~

Planning Department
Woking District Council
Shute End
Wokingham
Berks RG40 1WN

Mr J Predgen
Flaxmere Cottage
Fleet Lane
Finchampstead
Berks
07836 626500

24th October 2001

Dear ~~Michael~~ Natalie,

Following our telephone conversation I have enclosed a revised drawing for my proposed extension. You will recall our informal discussions on site after the inspectors site visit. We agreed in the event that the inspector was to dismiss the appeal that he would do so for one of two reasons, either as a consequence of the overall mass/floor space of the extension or, alternatively, of those particular aspects which can be appreciated from the lane, namely height and design.

It seems to me that paragraphs 9 and 10 of the decision letter are of greatest significance. In paragraph 9 the inspector clearly explains that the new design has overcome his colleagues previous concern relating to the gap between Flaxmere Cottage and Scylla. However in paragraph 10, he explains that the extended dwelling would still be slightly higher than the roof of Treyarnon. He goes on to say that the increased height together with the vertical forms of the front gables that would create the substantial mass of the building with which he is concerned, it is my interpretation therefore that the inspectors concerns relate solely to the height of the building and to the design of the gables to the front. He makes no reference whatsoever to floor space or to any aspects of the extension to rear.

I Therefore propose a new scheme lowering the height a further 700mm to the ridge and reducing the vertical form the gables, especially the outside two. I feel it is important to keep the centre gable now it has been lowered by 700mm in order to keep some similarity to Sycll a and Treyarnon.

I hope you approve ~~if~~ of the revised scheme and would like to hear your comments before ~~I submit a further application~~ You make a decision.

Yours faithfully

John Predgen

ADDRESS 'FLAXMERE COTTAGE' FLEET LANE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4134.	Mr D. C. White	Ext kitchen. Bathroom in Roof space & stables + Store in Garage	30 1 76	App
04120	" "	Alt + Add.	20 2 76	N/A
99/70469/F	J Predgen	Two Storey Front/Side Ex	01/11/99	R
F/2000/3006.	"	+ S/St R Ex 2St/Fr R + S/St/R ext.	25.4.01	C

DATE OF COMPLETION

MINISTRY DECISION Appeal Dismissed - 99/70469/F - 01/06/00

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 21.NOV.2001* 5341

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	J. PREDGEN FLAXMERE COTTAGE FLEET LANE FINCHAMPSTEAD
2	Agent's Name Address and postcode Phone number	FOCUSMONT LTD 11 DUVAL PLACE BAGSHOT SURREY GU19 5LP 01276 452899
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.	FLAXMERE COTTAGE FLEET LANE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSIONS TO CONVERT BUNGALOW INTO HOUSE
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.	SEE DWG NO FL 679-1A
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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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.		
	REVISED APPLICATION FOLLOWING REFUSAL OF SIMILAR APPLICATION WITHIN LAST 12 MONTHS.		
	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 J. Pledger

Date 13/11/01

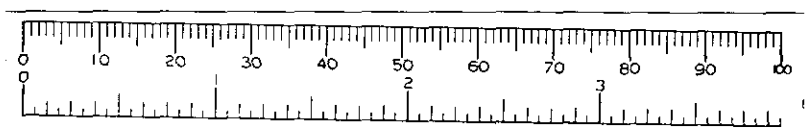
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

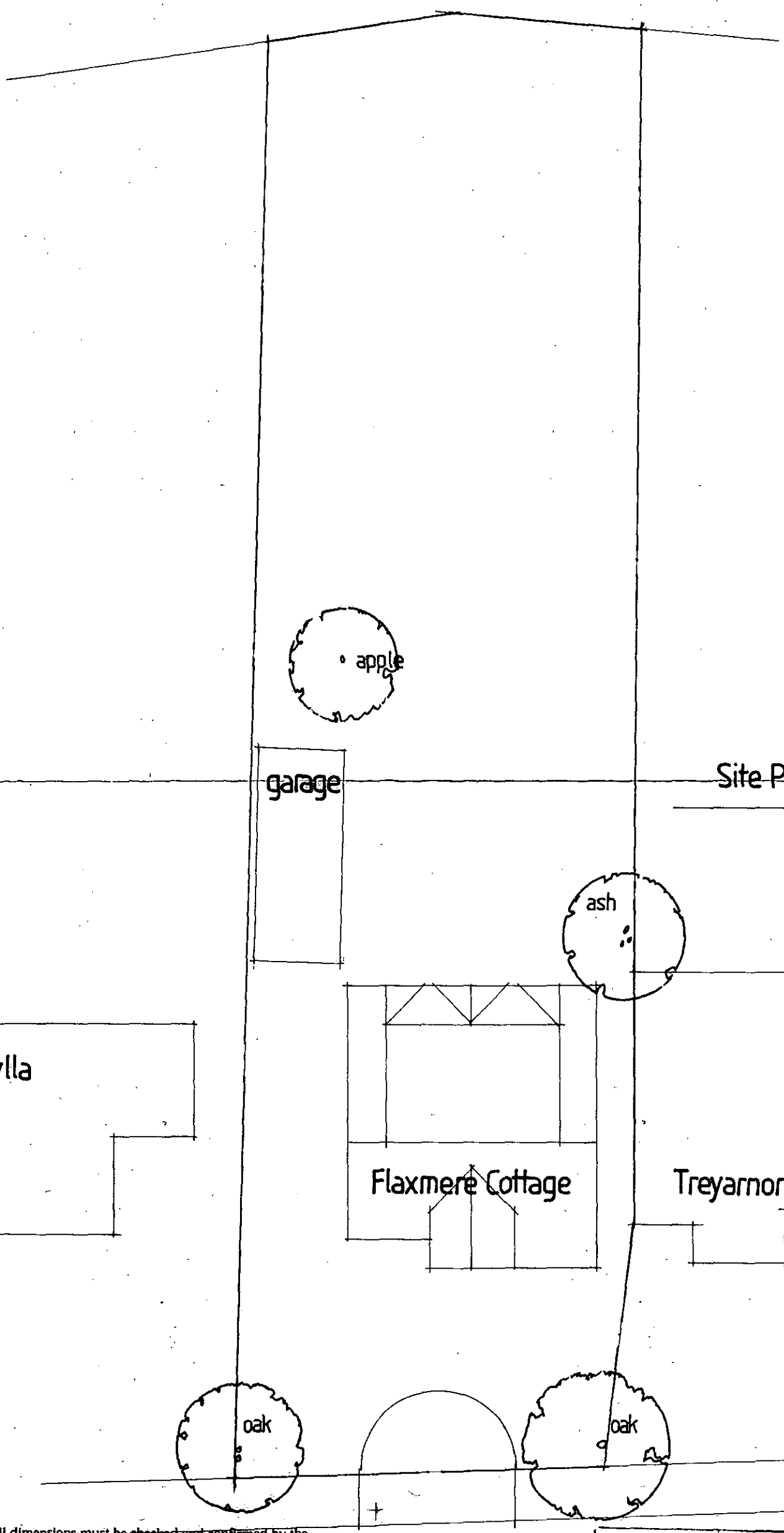
Design and Planning Services

Lascombe,
Ifoldhurst,
Ifold,
Nr. Loxwood, West Sussex RH14 0TX

Tel\Fax: 01403 751663

revisions :





Site Plan.

Flaxmere Cottage, Fleet Lane
Fleet Hill, Finchampstead.

Mr J Predgen

Alterations / Addition [Trees].

no 36-02-4 scale 1:200

date 6:02

All dimensions must be checked and confirmed by the contractor before start of any works. Any errors or omissions must be advised to Client/DPS.

All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.

Do not scale from this drawing, use only figured dimensions.

All drawings are to be read in conjunction with approved construction notes and schedules.

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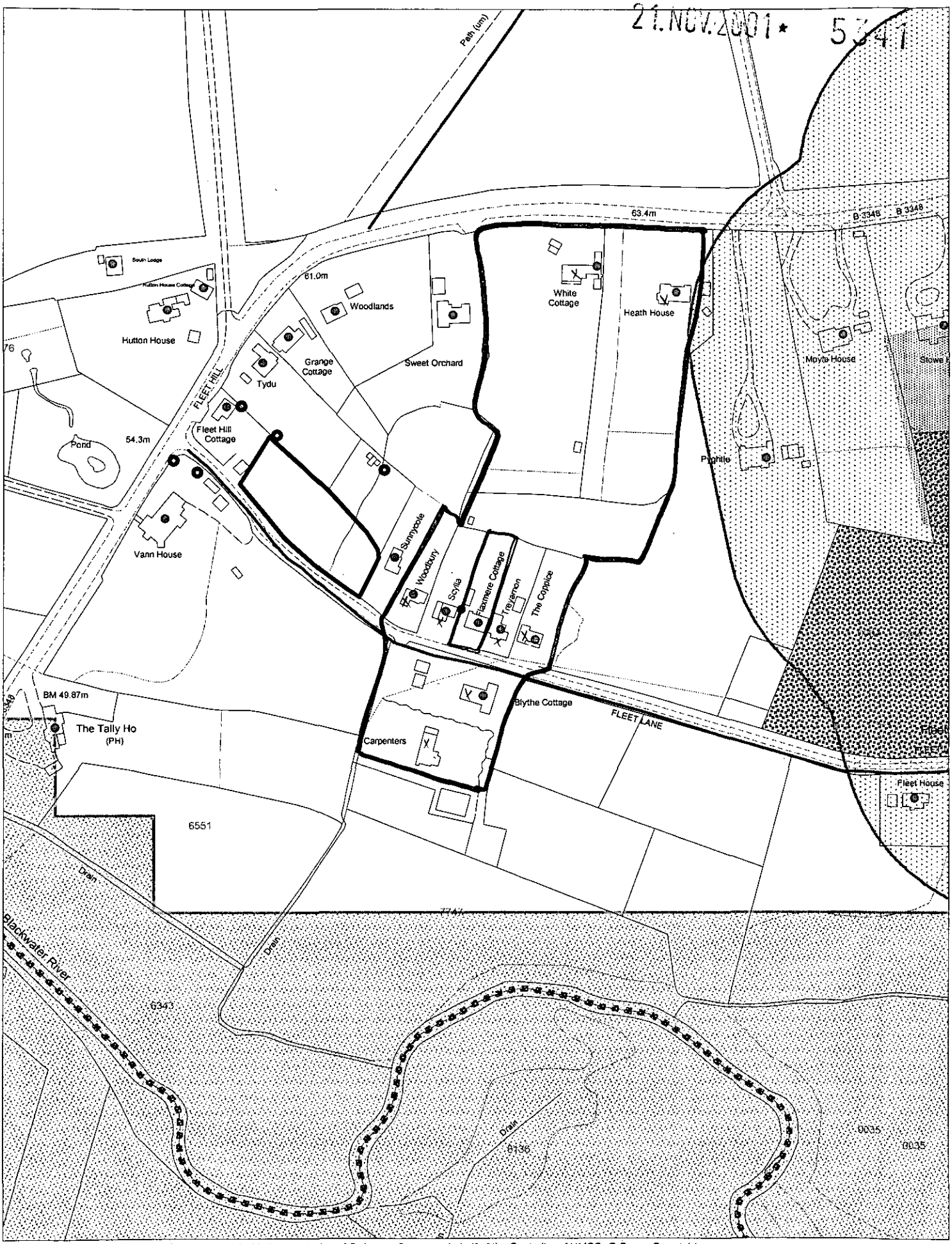
FILE

DPS.



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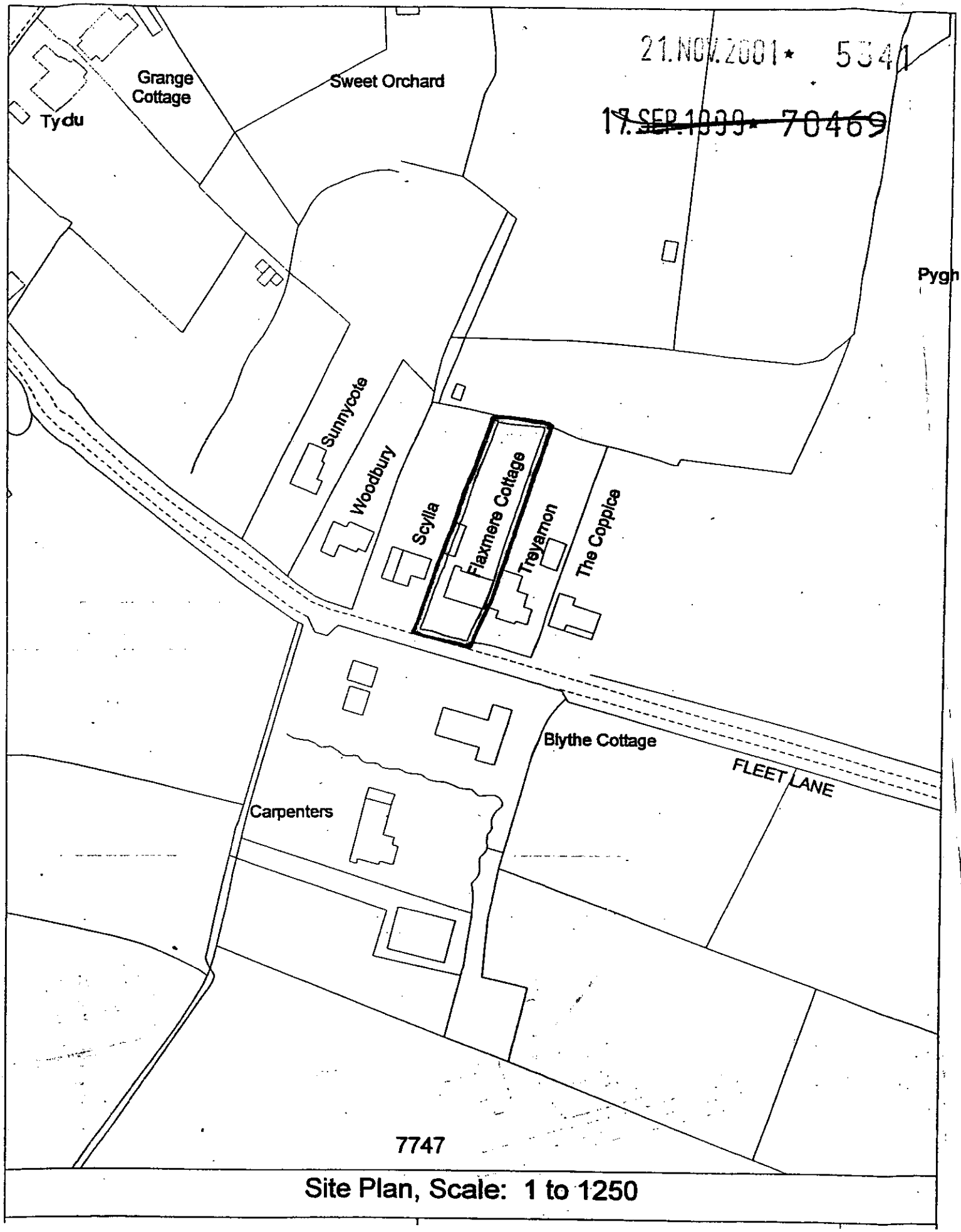
Development Control Section, Environmental Services, Wokingham District Council.
26 November 2001

Scale: 1 : 2500

N W E S



Site Plan, Scale: 1 to 1250