APPLICATION NO:

F/2002/6162

LOCATION:

68 Foxcote, Finchampstead Wokingham.

APPLICANT:

Mr/Mrs Biscoe C/O Busby K Associates

PROPOSAL:

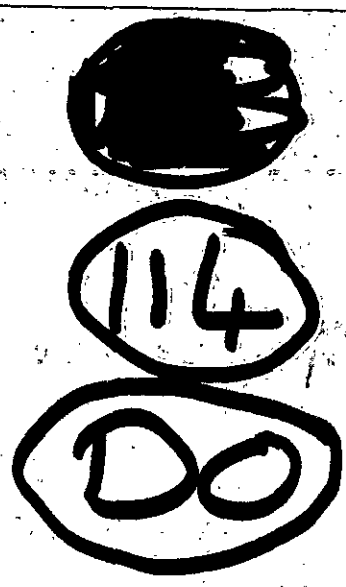
Proposed side dormer extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2002

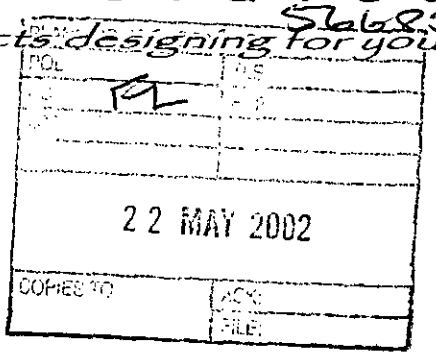
CASE OFFICER: **Francis Leo**

WITHDRAWN



busby K associates
architects designing for you

56883



Ref: BIS02/11

Fax (0118 974 6484) & Post

17 May 2002

Mr Francis Leo
Development Control Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

ROOF EXTENSION TO 68 FOXCOTE, FINCHAMPSTEAD
FULL PLANNING APPICATION
YOUR REF: F/2002/6162

Further to my discussion with you today, I would like to withdraw this application with the intention of resubmitting a revised design.

Yours faithfully

CAROLINE BUSBY

Cc Mr & Mrs Biscoe, 68 Foxcote, Finchampstead.

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

6162

OBR

PLANNING SERVICES	HPT
POL	FLS
DC	ENF
APP	
CS	

15 APR 2002

COPIES TO	ACK: ✓
	FILE:

Mr and Mrs T.Dalley
70 Foxcote.
Wokingham.
Berkshire RG40 3PE

0118-9731826

Mr Francis Leo
Development Control Officer,
Wokingham Unitary Authority,
P.O.Box 157
Shute End,
Wokingham,
Berkshire RG40 1WR

11 April 2002.

Mr Leo.

PLANNING APPLICATION f/2002/6162. 68 Foxcote.

I returned from an overseas trip on 9th April to find your departments notice of the above application dated the 28 March 2002. Both of us were unaware of any upcoming proposed dormer extension until receiving your letter regarding the above planning application.

We wish to object to the proposed first floor extension at number 68 Foxcote, as it would create an unacceptable level of encasement at our property.

The Proposed plans are incorrect in as far as the elevations marked east and west are in fact, north and south, being therefore ninety degrees to the azimuth.

The proposal is out of character with all other Chalet type houses in Foxcote, which have the main doors facing one another. Nowhere in Foxcote is a dormer extension so high, wide and close, to any main house entrance, let alone directly in front of, made all the worse by the fact that this is our south facing elevation. This is hardly surprising due to the unacceptable level of encasement that proposed dormer extensions like the above Planning Application 2002/6162 would create. Our main door is at the side (as viewed from the road) so to is 68 Foxcote, ours is south facing theirs north. The only other access into the house is from the rear garden.

We wish to draw your attention to the following issues you are legally bound to consider regarding this application, namely Design, Appearance, and Layout, the Effect on daylight and Privacy, also Government Guidance and Regulations.

The plans for the first floor roof extension proposal to the above property are out of character with all the other similar designed detached properties in Foxcote, whether semi or detached with parallel driveways.

The altered and extended roof would further reduce the amount of light on our front door and adjacent window subsequently affecting all the downstairs accommodation, as this is the only south facing window in our home. Since the previous dormer was completed on the north face of number 68 Foxcote, facing our southerly exterior, we have to keep a light on permamantly in the kitchen to compensate. The proposed extension would not only further reduce the quantity of natural light, we believe it would leave us with insufficient for the purposes for which the kitchen, hall and stairways were designed, and all the ordinary purposes for which the rooms may be put. We are forced to change the type of front door to increase the glazed area to compensate for the loss of light resulting from the previous dormer addition. The previous extension, which from the plans you can see is roughly half the latest proposed, BIS 02/11/03. The most important and direct result of this previous dormer extension though, is the overriding sense of encasement that this brought.

In Foxcote only the upstairs Toilets and washrooms protrude through the angled roofs when Chalet type main doors face one another, except for one built on number 68 Foxcote previously by the current owners, and they have always been much smaller. These houses were built in the late 1960's and it was obvious then the level of encasement this would entail, and why the builders kept to these limits.
Some thirty- three years on it is still the only case of dormer extensions other than very small washrooms and toilets built by the original builders directly in front of the main door entrance of a neighbour. The view from our main door although from the side of the house if viewed from the road, is precisely that, it is the view as one enters and leaves, and the view on gets passing through the hallway. This proves that any further extension work would have an effect not just on the outside but within our property also.

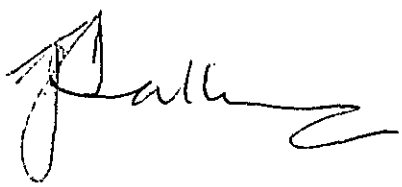
The detached chalet type houses built by Orchard Glen in Foxcote in the late 1960's have the Bathroom downstairs off the hall, the Bedrooms on the first floor and the base of the stairs by the front door, as in our case. The consequent overlooking if this application were to be passed would result in loss of privacy inside our home particularly the hall and access to the bathroom.

When the previous extension was approved, the window glass overlooking our rear garden was specified to be non-intrusive. We believe any further form of construction on the north elevation of 68 Foxcote would be unacceptable.

We wish to make an appointment as soon as is possible to see you, or failing that with another senior planning officer, before this application being considered. We understand that you will be visiting the site before the applications consideration and that possibly you might be able to merge the two. To fully appreciate the enormity of situation we now face, we feel an internal inspection of our property is absolute. This will not be easy, I do not work office hours and spend the majority of the time outside the United Kingdom, my work schedule is planned 28 days in- advance, my wife works unsocial and irregular hours.

Due to the short period of time being out of the country when this was first announced, also with current and future commitments within the time frame allowed,

I have not had time to fully check all the applicable regulations and Government guidelines, as yet.



Completed

OBS

PLAN	HPT
POL	TLS
DC FL	ENF
APP	
CS	
03 JUL 2002	
COPIES TO	ACK: ✓
	FILE:

Mr T.Dalley
70 Foxcote
Wokingham
Berkshire RG40 3PE

Mr Francis Leo
Development Control Officer
Planning Service
Wokingham District Council
P.O,Box 157
Shute End
Wokingham
Berkshire RG40 1WR

28 June 2002.

Dear Mr Leo.

Planning Application F/2002/6162 (Withdrawn)

I have now taken time to read the case file for the above and to get a copy of the drawings for the previous planning application 97/65652/F.

Further to your written comments in the case file that there is a height difference between the two drawings, approved drawings measure 1.9 metres between roof of dormer to ridge where the submitted drawings as existing measures 1.2 metres. ie a larger dormer has been built, measurements taken from the drawings. I would like to confirm that this is the case.

The dormer is both higher, and comes closer to my property than for which permission was granted, and is no doubt responsible for the overriding sense of encasement which I made clear in my written objection to the above planning application. I calculate the dormer extension on the north side facing my front door protruding through the roof is in excess of 30% more in volume that permitted under application 97/65652/F, Building Control number FP97/6756, and the south side similar. You may like to make a note of this at this time.

I am concerned as our neighbours have informed that they now wish to build at the rear of their property.

In view of this and to facilitate cross checking during the next planning application both by myself and the future development planning officer who will be involved could you please place a copy of this letter on both files, F/2002/6162 case file, and previous application 97/65652/F.

This would be important should this application be resurrected sometime in the future.

I enclose two copies of this letter for this purpose.

Thanking you

busby K associates
architects designing for you

PLANNING SERVICES | UPT 56531
POL | TLE
DC | ENF
17 MAY 2002

Ref: BIS02/11

Fax (0118 974 6484) & Post

17 May 2002

Mr Francis Leo
Development Control Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

ROOF EXTENSION TO 68 FOXCOTE, FINCHAMPSTEAD
FULL PLANNING APPICATION
YOUR REF: F/2002/6162

Further to my discussion with you today, I would like to withdraw this application with the intention of resubmitting a revised design.

ND YET –
APP CASCOMED on
MKA NFA REPD

Yours faithfully

Caroline Busby

CAROLINE BUSBY

Cc Mr & Mrs Biscoe, 68 Foxcote, Finchampstead.

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6162

Applicant : Mr/Mrs Biscoe C/O Busby K Associates.

Location : 68, Foxcote, Finchampstead, Wokingham.
Proposal : Proposed side dormer extensions to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE 28/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 19/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 14/05/2002. 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 :

Trees : no objections

Finchampstead Parish : " "

Highways : approve with conditions.

Consultation response : Out of character, dormer too high. reduce height to front dormer as it is south facing

Planning Issues : I'd Sett.

SBE1, SBE2

WOS3, WBE1

EN1.

Application Number: F/2002/6162 **Officer : Francis Leo**
68 Foxcote, Finchampstead, Wokingham

Development
Proposed side dormer extensions to dwelling. The site is a chalet type bungalow with a high pitched roof located within the identified settlement of Wokingham.

97/65652/F: permission granted on 25th July 1997 for the conversion of existing roof space with habitable rooms and construction of 2 dormer windows with flat roofs. The approved front elevation drawing no 97/214/2 has been redrawn and submitted as existing drawing no BIS 02/11/03 for this application. (It should be noted the there is a height difference between the two drawings. Approved drawings measure 1.9m between roof of dormer to ridge where as the drawing submitted as existing measures 1.2m ie a larger dormer has been built (measurements taken from drawings).

This application is to extend the approved dormers on both sides and to include a triple pitched roof to the dormers.

Impact upon neighbouring properties
The entrance to no70, adjoining property to the north, is along the side opposite the entrance to application site. In addition to the entrance door there is a combined window to an entrance hall therefore a non habitable room. The owner of no 70 has commented in his letter that although it is not a habitable room it would reduce the amount of light received at present and the size of dormer would have an enclosed and overbearing effect detrimental to their amenities because the space between the two properties is only 6.5m.

No 66 has a first floor window to a staircase landing along the flank wall facing application site.

Impact upon the character of the area
Foxcote street has mainly chalet type bungalows with the longer side of the building facing the main road and there are dormers at the front without affecting adjoining properties or the street scene. Those that are similar in location to application site also have side dormer windows but they are small and in proportion to the building. Only no 57 has a long side dormer similar to that proposed at application site but with a flat roof hence in keeping with the proportions of the main building and the street scene. Because of its staggered location with the adjoining property there is no adverse impact.

The height of the proposed dormers are 3.05m at the highest part of their ridge and only 500mm below the ridge line of main building. In comparison to the approved dormers the proposed dormers because of their size and height including the pitched roof would appear out of proportion. Therefore it would not be in keeping with the appearance and character of the main dwelling and would have a adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☑

Application Number F/2002/6162
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Reason for Refusal **The proposed dormers because of their size and height are considered to be out of proportion and would not be in keeping with the character of the main building and the street scene. As such the proposed development would be contrary to policy SBE2 of the South East Area Local Plan.**

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: ~~SBE~~ SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1.
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 68 Foxcote
Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6162

OFFICER: Francis Leo

DATE OF SITE VISIT: 7/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Chalet type bungalows mainly with side and front dormers garage to the side open plan.

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow, high pitched roof 2 dormers - one on each side - garage to the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Off dormers face Nos 70 and 66. (No 66 has a window in flank wall to bed room).
70 has entrance door on side to dormer

5. SITE CONSTRAINTS

TREES At the rear -

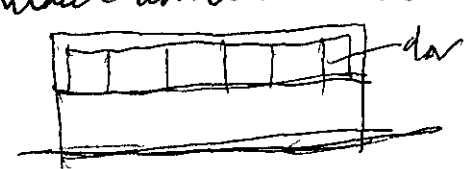
ACCESS/PARKING

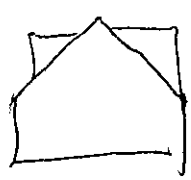
LEVELS

BOUNDARY TREATMENT 1.8m high featheredge fence bet 70 and 68

OTHERS 1.5m. timber fence bet 68 and 66. Combined with a car porch at No 66.

* No 57 has a full length dormer to one side and a small dormer to the other





TO: **DEVELOPMENT CONTROL**
Francis Leo

FROM: Environmental Design

DATE: 11 April 2002

Location:	68 Foxcote, Finchampstead
Proposal:	Proposed side dormer extensions to dwelling.
Application Number:	F/2002/6162

In response to your consultation dated 28 March 2002 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The proposed dormer extensions will not have any impact on the trees at the front of the site. However it is suggested that the trees are protected during the construction period to avoid any compaction of ground around the base of the trees by plant or storage of materials. The applicant will need to submit details of protective fencing in accordance with BS 5837: Trees in relation to construction.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Francis Leo

DATE: 28 March 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6162

Proposal: Proposed side dormer extensions to dwelling..

Site Address: 68, Foxcote, Finchampstead, Wokingham.

Applicant: Mr/Mrs Biscoe C/O Busby K Associates.

Your observations are required in respect of this application **by 21/04/2002**.

PLANNING	NOT
POL	DC
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CS	
19 APR 2002	
COPIES TO	ACK:
	FILE:

Parish Councillors have no objection to this proposal

SIGNED: C.S. Ch

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 March 2002

Application Number: F/2002/6162

Proposal: Proposed side dormer extensions to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
68, Foxcote, Finchampstead, Wokingham.

Applicant:
Mr/Mrs Biscoe C/O Busby K Associates.

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).

C12Z, R12Z.

Signed: _____ **Print name:** Adam 10/4/02.

Application Number : F/2002/6162	Map No : 99
Case Officer : FL	Site Area : 0.06
Valid Date : 19/03/02	Received Date: 19/03/2002

Level : Delegated Application

Description : Proposed side dormer extensions to dwelling.

Location : 68, Foxcote, Finchampstead, Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs Biscoe C/O Busby K Associates.

Fee Required: £95 Fee Received: £95 (1)

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 If "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

No pre-appn

NEIGHBOURS

S/N.t. per map

+ T. DALLEY, 70 FOXCOTE

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6162

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6162
68, Foxcote, Finchampstead, Wokingham.
Proposed side dormer extensions to dwelling.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6162**
68, Foxcote, Finchampstead, Wokingham.
Proposed side dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6162

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6162
68, Foxcote, Finchampstead, Wokingham.
Proposed side dormer extensions to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6162**
68, Foxcote, Finchampstead, Wokingham.
Proposed side dormer extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Cundy

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

Received by Wokingham District Council

Application No: F/2002/6162

Proposal:
Proposed side dormer extensions to dwelling.

Location:
68, Foxcote, 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/2002/6162 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. 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

28 March 2002

Organisation_Name	Building_Name	address1	Postcode
		92KILN RIDEWOKINGHAM	RG403PH
		88KILN RIDEWOKINGHAM	RG403PH
		94KILN RIDEWOKINGHAM	RG403PH
		66FOXCOTEWOKINGHAM	RG403PE
		~~68FOXCOTEWOKINGHAM~~	~~RG403PE~~
		70FOXCOTEWOKINGHAM	RG403PE
		49FOXCOTEWOKINGHAM	RG403PG
		51FOXCOTEWOKINGHAM	RG403PG
		53FOXCOTEWOKINGHAM	RG403PG
LAND AT 51-53			

neighbour consultation list F/2002/6162

19.MAR2002 6162 6162

busby k associates
architects designing for you

Ref: BIS02/11

19 March 2002

District Planning Officer
Planning Service
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

ROOF EXTENSION TO 68 FOXCOTE, FINCHAMPSTEAD
FULL PLANNING APPICATION

Please find enclosed the following documents and drawings for consideration for planning approval:

6 No completed copies of 'Householder Planning Application' form.

6 No sets of Dwg No BIS02/11/01, 02, 03, 04, 05 & 06

Planning fee of £95.00.

Yours faithfully

Caroline Busby

CAROLINE BUSBY

Cc Mr & Mrs Biscoe, 68 Foxcote, Finchampstead.

Architecture ~ Project Management ~ Surveying ~ Interiors ~ Landscape ~ Development Impact Assessment

Director: Caroline Busby BSc (Hons), Dipl. AAS, RIBA, ARB. Chartered Architect
Jim Busby BSc (Hons), MSc (Land Use Economics)
Lanyon Suite, 41 Laurel Close, Wokingham, Berkshire. RG41 4AZ. Tel/ Fax: 0118 979 0724
E-mail: busby.k@btconnect.com Web: www.busby-k.co.uk

Environmental Services

For office use only
Application number: 19 MAR 2002 * 6162

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	MR & MRS BISCOE 68 FOXCOTE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3PE 0118 973 5293
	Agent's Name Address and postcode Phone number	BUSBY K ASSOCIATES 41 LAUREL CLOSE WOKINGHAM BERKSHIRE RG41 4AZ 0118 979 0724
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.	68 FOXCOTE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3PE
4	Give brief details of the proposal for example, two storey side extension About the application	ROOF ALTERATION TO EXISTING CHALET BUNGALOW
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.	GREY PROFILED CONCRETE TILES TO MATCH EXISTING DORMERS - PLAIN RED TILE TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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). If you do not have to pay a fee, please say why below:		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: N Bisco

on behalf of MR & MRS BISCOE

Date 19 MARCH 2002

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

ADDRESS 68 FOXCOTE

PARISH FINCHAMPSTEAD 1.4.96 ~~[illegible]~~

PLOT No. 91

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/176/68	ORCHARD GLEN PROPERTIES	O/APP. DES. DEV.	3.10.68	N/A C/A
115/68	-	DETACHED HOUSE & GARAGE	28.11.68	APP. C/A
FP94/2307	MR. R. MENDRY	ROOMS IN ROOF /	11.4.94	APP
~~[illegible]~~ 65652		INT. ALTS.		
97/65652/L	MR & MRS BISCOE	ROOMS IN ROOF /	25.7.97	C/A
FP97/6756	"	WINDOWS "	8.9.97	App

DATE OF COMPLETION

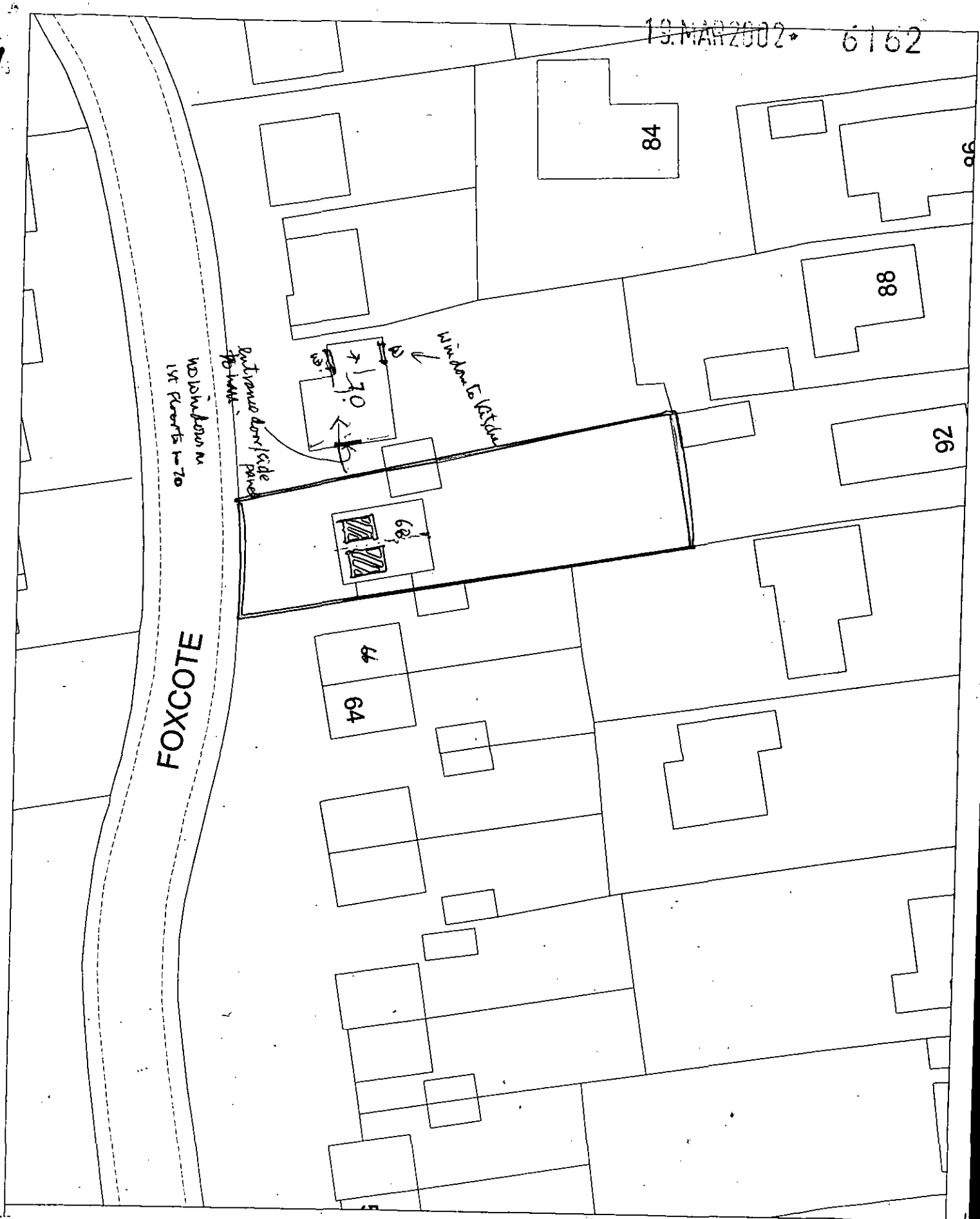
MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - DORMER EXTENSION - 3.1.96

DRAINAGE

091074

19 MAR 2002 6162



busby K associates
ARCHITECTURE-SURVEYING-INTERIORS
PROJECT MANAGEMENT-LANDSCAPE
DEVELOPMENT IMPACT ASSESSMENT
41 LAUREL CLOSE, WOKINGHAM, BERKS. RG41 4AZ
Tel/Fax:0118 979 0724 E-mail:busby.k@btconnect.com

ROOF EXTENSION TO
68 FOXCOTE, FINCHAMPSTEAD

BLOCK PLAN

Dwg no. BIS02/11/06 Rev:
Scale: 1:500 Date: 14 March 2002

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N W E S

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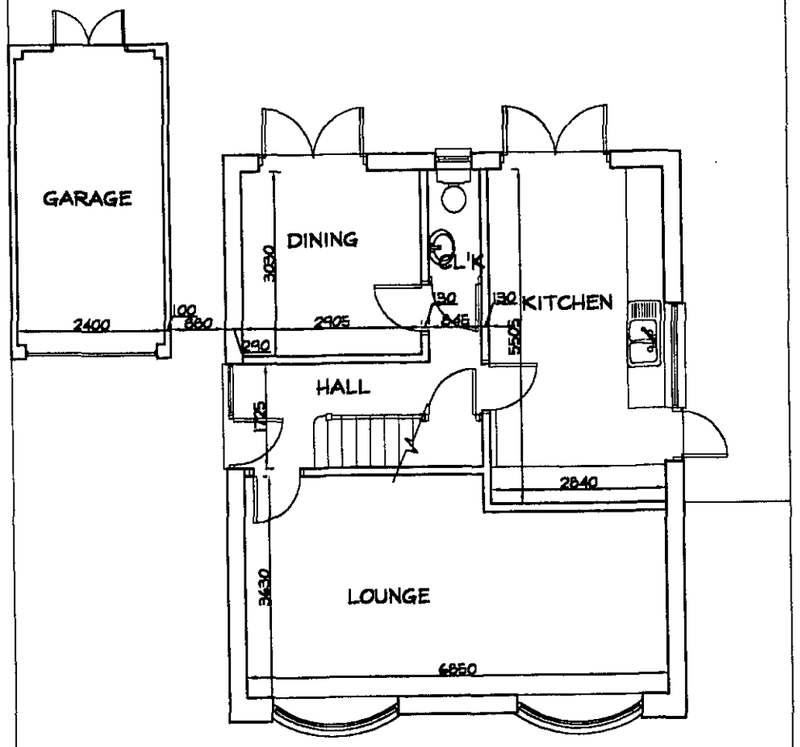
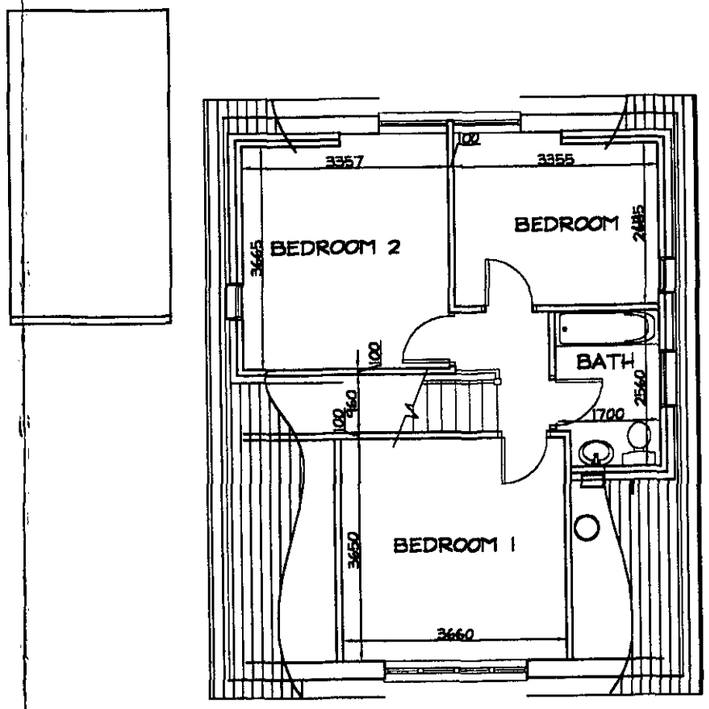
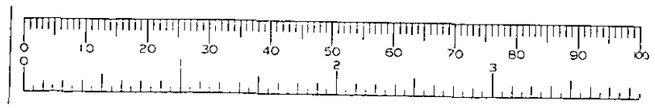


EXISTING GROUND FLOOR PLAN



FIRST FLOOR PLAN

WITHDRAWN



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ROOF EXTENSION TO
68 FOXCOTE, FINCHAMPSTEAD

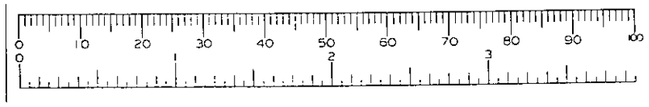
EXISTING PLANS

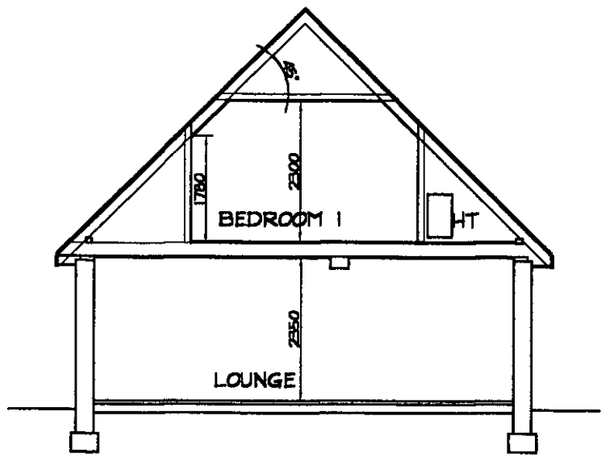
Dwg no. BIS02/11/02 Rev:

Scale: 1:100 Date: 23 FEB 2002

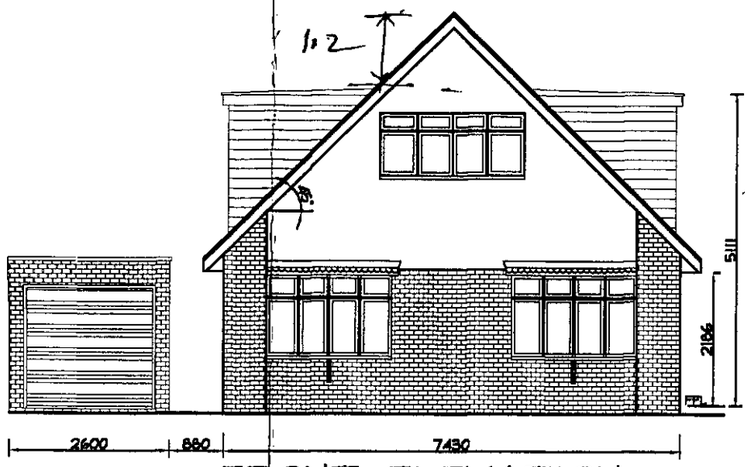
approved scheme shows dimensions 1-9.

19.MAR2002* 6162

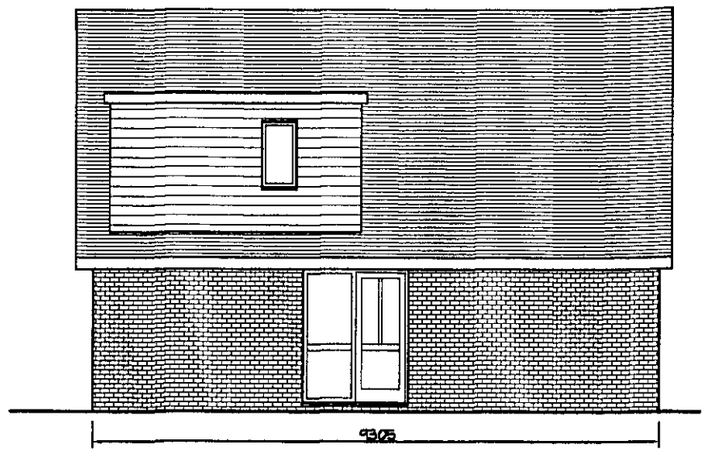




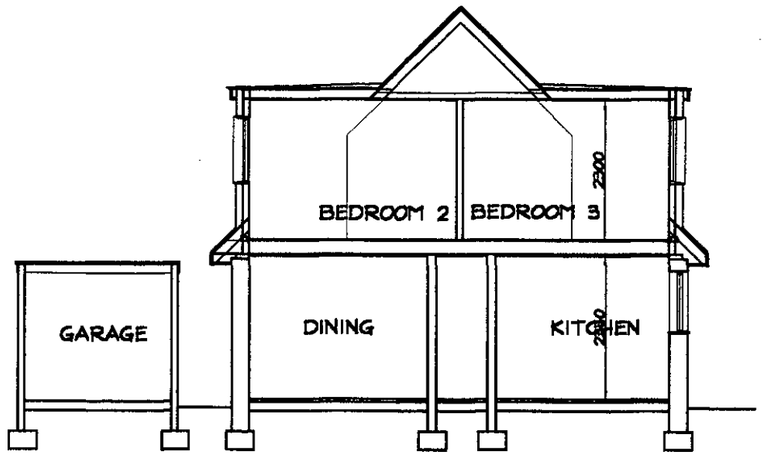
SECTION AA



FRONT ELEVATION
Facing West (Road)



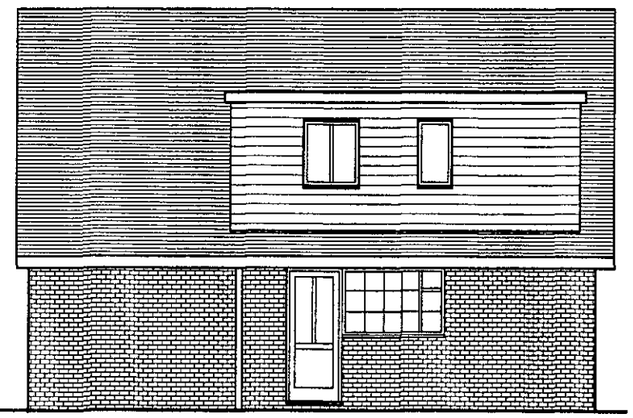
~~WEST~~ ELEVATION
North



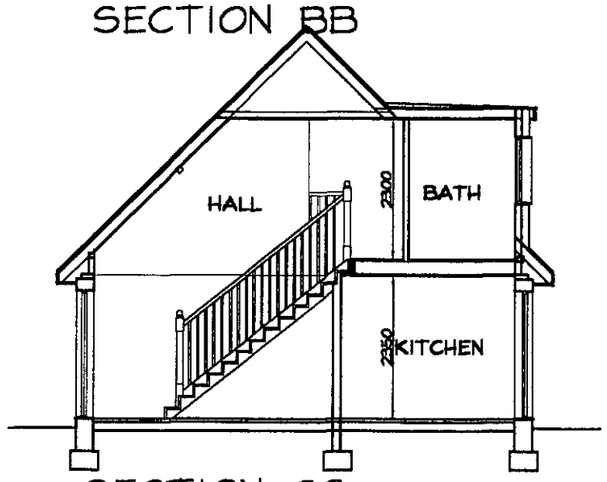
SECTION BB



REAR ELEVATION
Facing east (garden)



~~EAST~~ ELEVATION
South



SECTION CC

SCHEDULE OF FINISHES

ROOF- GREY PROFILED CONCRETE TILES
WALLS- BRINDLED PALE RED CLAY BRICK
WITH RENDERED PANEL AND HUNG RED PLAIN
CONCRETE TILES TO DORMERS
WINDOWS & DOORS- WHITE PVCu
FASCIA & SOFFIT- WHITE PVCu
RAINWATER GOODS- WHITE PVCu SECTION

busby K associates
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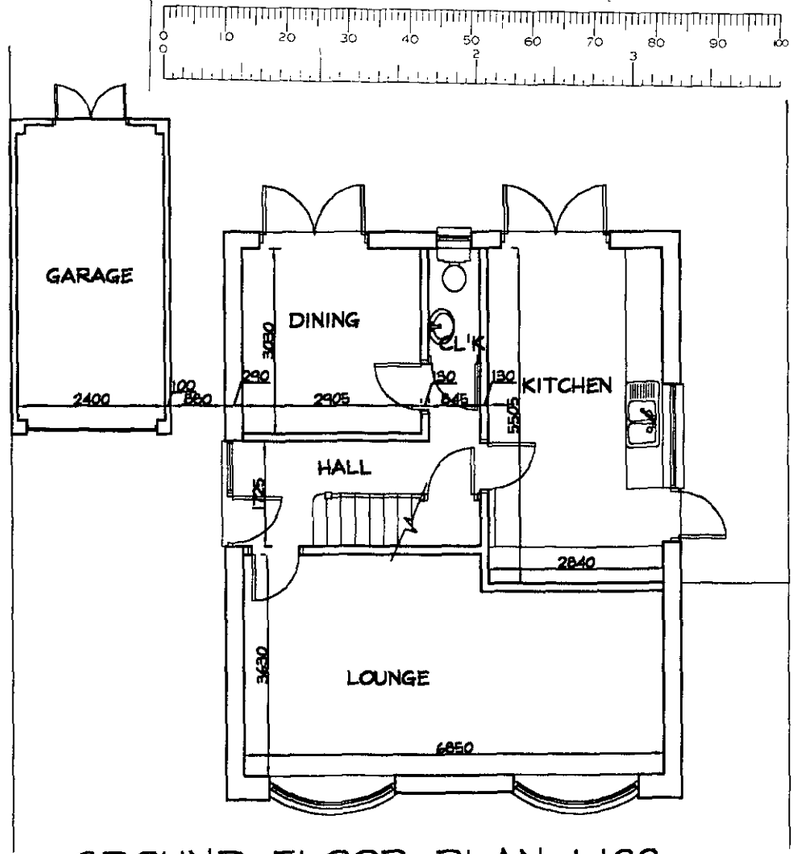
ROOF EXTENSION TO
68 FOXCOTE, FINCHAMPSTEAD

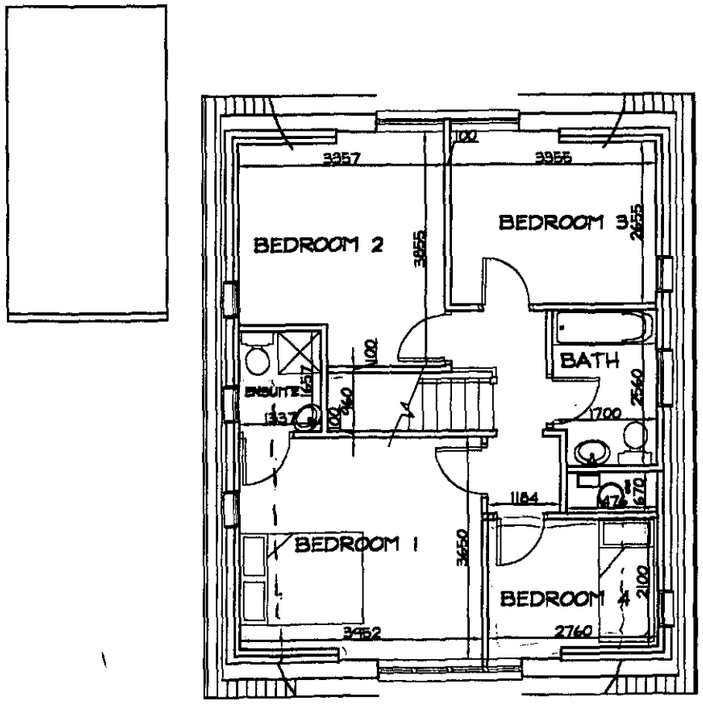
EXISTING ELEVATIONS & SECTIONS

Dwg no. B|S02/11/03 Rev:
Scale: 1:100 Date: 23 FEB 2002

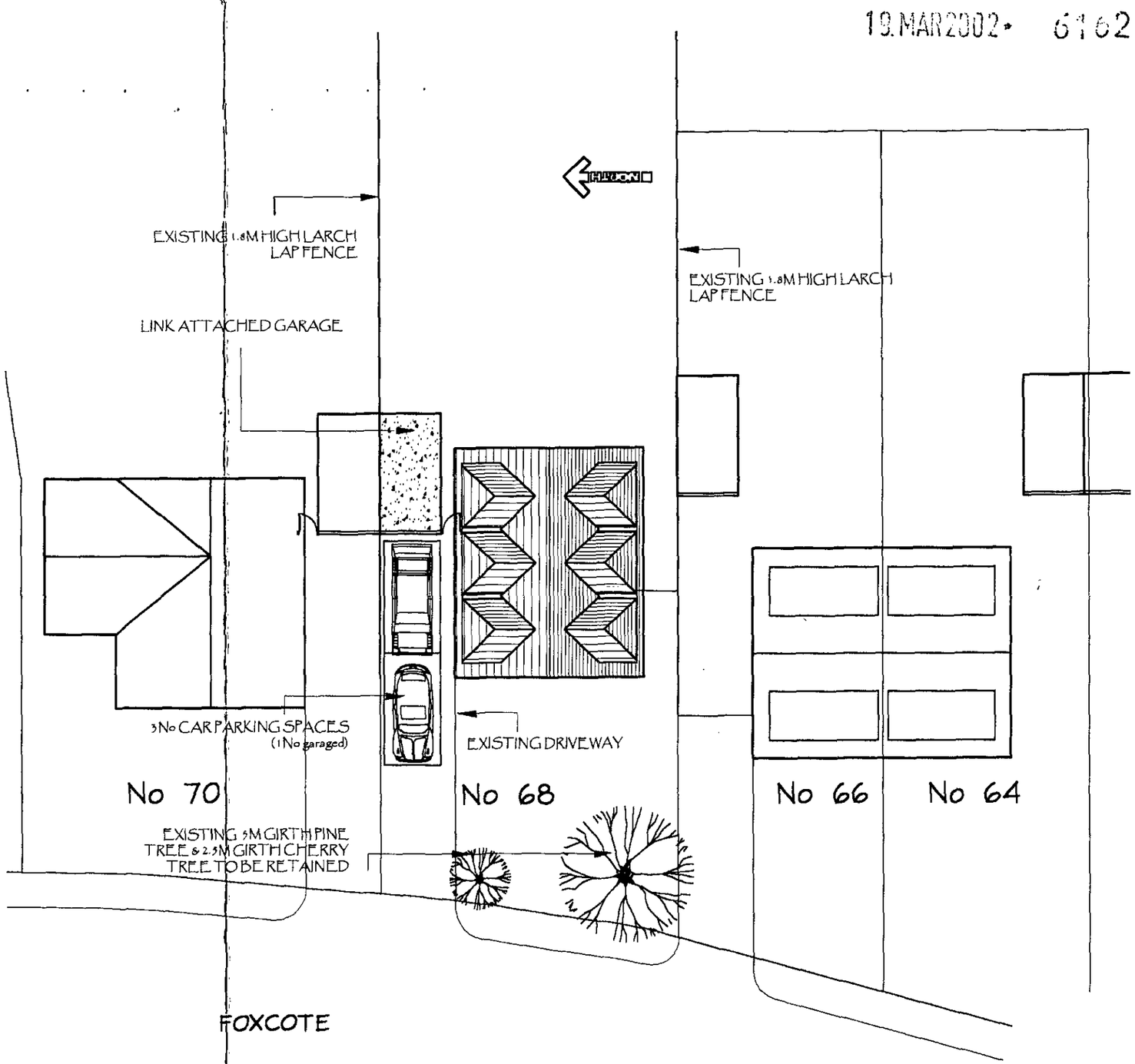
19.MAR2002 6162



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN



SITE PLAN 1:200

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Tel/Fax 0118 979 0724 E-mail busby.k@btconnect.com

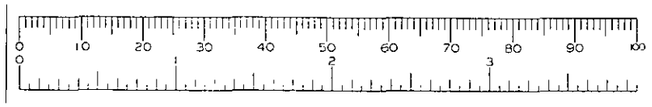
ROOF EXTENSION TO
68 FOXCOTE, FINCHAMPSTEAD

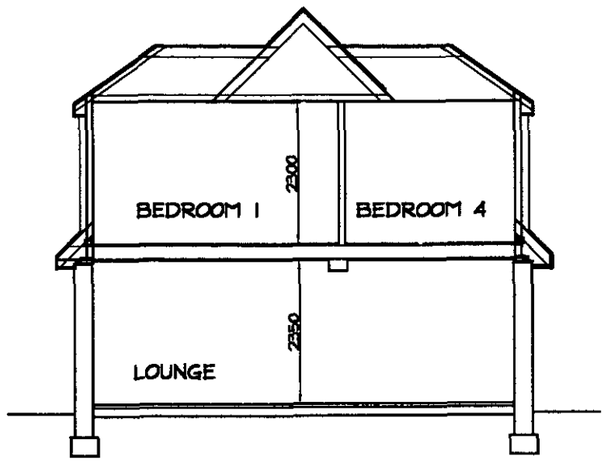
PROPOSED PLANS & SITE PLAN

Dwg no. BIS02/11/04 Rev:

Scale: 1:100 & 200 Date: 28 FEB 2002

13.MAR2002 6162





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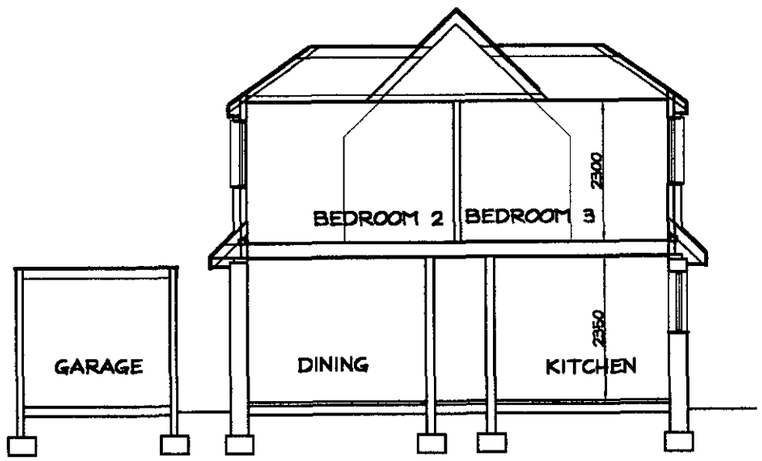

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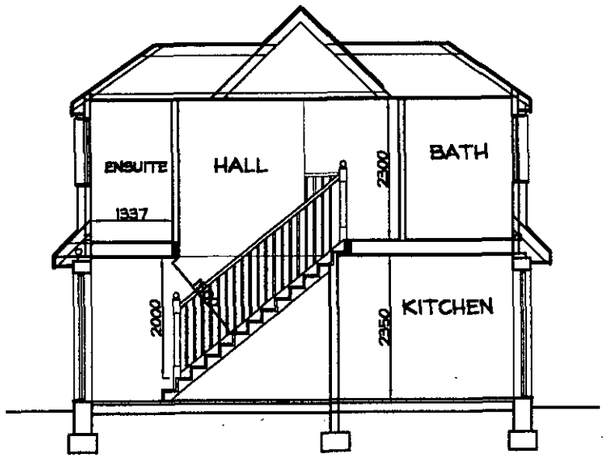

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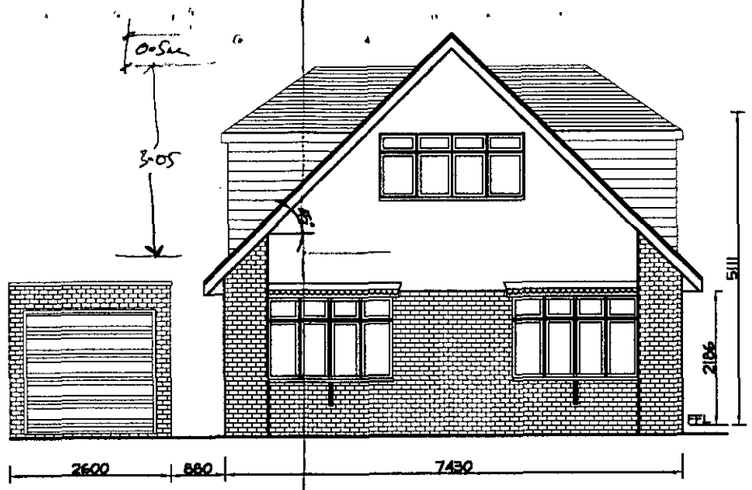

FRONT ELEVATION

Facing West (Road)



~~WEST~~ ELEVATION

North ~~[illegible]~~ facing No 70.



REAR ELEVATION

Facing East (Garden)



~~EAST~~ ELEVATION

South ~~[illegible]~~ Elevation facing No 66

SCHEDULE OF FINISHES

ROOF- GREY PROFILED CONCRETE TILES
WALLS- BRINDLED PALE RED CLAY BRICK WITH RENDERED PANEL AND HUNG RED PLAIN CONCRETE TILES TO DORMERS
WINDOWS & DOORS- WHITE PVCu
FASCIA & SOFFIT- WHITE PVCu
RAINWATER GOODS- WHITE PVCu SECTION

busby K associates
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ROOF EXTENSION TO
68 FOXCOTE, FINCHAMPSTEAD

PROPOSED ELEVATIONS & SECTIONS

Dwg no. BIS02/11/05 Rev:
Scale: 1:100 Date: 28 FEB 2002

19 MAR 2002 • 6162



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Development Control Section, Environmental Services, Wokingham District Council.

26 March 2002

Scale: 1 : 1250

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W E
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