APPLICATION NO:
F/2000/2635

LOCATION:
133A Finchampstead Road, Wokingham.

APPLICANT:
Mr & Mrs Bycroft C/O Thames Valley Windows

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **26/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
14/12/2000

CASE OFFICER: **Natalie Brown**

X SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bycroft
C/O Thames Valley Windows
Unit 44
Longshot Lane
Bracknell
Berkshire
RG442 1R

Application Number: F/2000/2635

Parish: **WOKINGHAM**

Location: **133A, Finchampstead Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/12/2000

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.

Received by Wokingham District Council

Application No: F/2000/2635

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
133A, Finchampstead Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/11/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

02 November 2000

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

Tel: (0118) 974 6492

Date: **02 November 2000**

My ref: F/2000/2635

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2000/2635
133A, Finchampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2635**
133A, Finchampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **02 November 2000**

My ref: F/2000/2635

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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
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John Mitchell

John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: ***02 November 2000***

My ref: F/2000/2635

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2000/2635**
133A, Finchampstead Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Application Number F/2000/2635
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 133A Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/2635

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Nº.

2. DESCRIPTION OF SURROUNDINGS

New residential adj to Winterfield close front f'stead Rd - set back from road with double integral garage (Nº 133B has double detached garage)

3. DESCRIPTION OF SITE/BUILDING

lawn area - some shed along boundary
patio area -
conservatory to be virtually same height as bay window & inside side boundary - & would have a hipped roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan -
to set back from side boundary (as is Nº 133) -
133A set back slightly from 133.

5. SITE CONSTRAINTS

TREES 1 large oak at front - (none affected at rear).

ACCESS/PARKING Shared driveway access with 133B

LEVELS

BOUNDARY TREATMENT low close boarded fencing at front
1.8m fencing with Winterfield close

OTHERS
- Brick wall at rear
- 1.8m fencing other side at rear

Application Number: F/2000/2635

Appraisal:

Development
For a single storey rear extension to form a conservatory. It would be 6.6m length at ground level and eaves level. It would be 3.9m depth. It would have a hipped roof, 2.3 to eaves and 3.4m to the ridge.
The property is detached, with a 1.8m fence with Winkfield Close and the neighbouring property, with a brick wall at the rear. Additionally, the conservatory would be 0.2m inside the side building line that faces the neighbouring property.

1) Impact upon neighbouring properties
   It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is set away from the boundaries, is single storey with a hipped roof (which takes the massing away from the boundary)

2) Impact upon the character of the streetscene. The conservatory would not be visible from Finchampstead Road (which is designated as a green route). Materials would match existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2635

Applicant : Mr & Mrs Bycroft C/O Thames Valley Windows.

Location : 133A, Finchampstead Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	9/11

(yes) 14/11

Date of Neighbour Notifications : .....

Date of Site Visit : .....9/11.....

Date Registered : 19/10/2000

Earliest Date for Decision : 26/11/2000

Latest Consultation Date/Site Notice Expiry Date : 26/11/2000

This application will have expired on: 14/12/2000. 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 :

WOK TC:- no objection.

Neighbours/SN:- none received.

Planning Issues : 10d set fronting green route/corridor.

St. scene.
neighbours/SN.

Application Number: F/2000/2635

Appraisal :

See attached sheet

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 OCT 2000	
Officer: NAB.	Application No. F/2000/2635

Map No. 83 **Site** 0.11
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 133A FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott ✓

Applicant: MR/MRS BYCROFT

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	requested by phone	20/10	to follow
3	Forms unsigned			~~Received~~
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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:

.....

.....

.....No pre-apps.....

NEIGHBOURS: ✓

S/N + 166, 168, 168a, 170, 133, 135 Finchampstead Rd

1, 2, 5, Winkfield Close ✓

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | CS
29 NOV 2000
COPIES TO: | ACC. | FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/2635

Proposal: Proposed single storey rear extension to dwelling to form conservatory

Site Address: 133A Finchampstead Road, Wokingham

Applicant: Mr & Mrs Bycroft C/O Thames Valley Windows

Your observations are required in respect of this application by **26/11/2000**

No objection

SIGNED: _____ **DATE:** 27/11/00

CLERK TO Wokingham Town Council

1764

E

WINKFIELD ST. MARY

ADDRESS 133A FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. 060 PROPERTY ORD. SHEET No. 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24752	MR J. MILLER	DOUBLE GARAGE DET. VEH.	23.12.85	C/A
BRA461	"	ACCESS TO BE RE-OPENED	17.3.86	APP
		FOR DEV. AT REAR (WINKFIELD CLOSE)		
98/67057/F	BRYANT demolition +	2 DWELLINGS 1 GARAGE	19.5.98	C/A
		ON SITE OF EXISTING		
A/198/0168	Bryant Country Homes	11	10.7.98	APP
DN98/0142	G T Demolition Ltd.	2St House/Dble Garage	11.8.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 19.OCT.2000* 2635

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	MR & MRS BYCROFT
	Address and postcode	133 A FINCHAMPSTEAD RD. WOKINGHAM BERKS RG40 3EX
	Phone number	0118 979 7134.
	Agent's Name	THAMES VALLEY WINDOWS
	Address and postcode	UNIT 44 LONGSHOT LANE BRACKNELL. BERKS RG12 1RL
	Phone number	01344 869400
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.	See Attached
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A CONSERVATORY
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.	WHITE UPVC + GLASS BRICKWORK 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: AS EXISTING	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

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: Wendy Stapley

on behalf of THAMES VALLEY WINDOWS. ON BEHALF OF MR & MRS BYCROFT

Date 16.10.00

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

19 OCT 2000* 2635



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Development Control Section, Environmental Services, Wokingham District Council.
25 October 2000 Scale: 1 : 1250

N
W E
S