APPLICATION NO:
F/2000/1131

LOCATION:
14 Pine Drive, Finchampstead Wokingham.

APPLICANT:
Miss Wilson C/O Excel Design Ltd

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

FACSIMILE FRZ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss Wilson
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1131

Parish: **FINCHAMPSTEAD**

Location: **14, Pine Drive, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the flank walls of the extension hereby permitted.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/06/2000

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.

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	

20 APR 2000

COPIES TO:	

FILE:

FROM: Elaine Connor

DATE: 13 April 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1131

Proposal: Proposed single storey front extension to dwelling..

Site Address: 14, Pine Drive, Finchampstead, Wokingham.

Applicant: Miss Wilson C/O Excel Design Ltd.

Your observations are required in respect of this application **by 07/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 20-4-00.

Clerk To Finchampstead Parish/Town Council.

FC

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.2000/1131. relates.

Address of site 14 Pine Dale

Finchampstead, Wokingham

Signed J. Wilson

Date 27-4-00

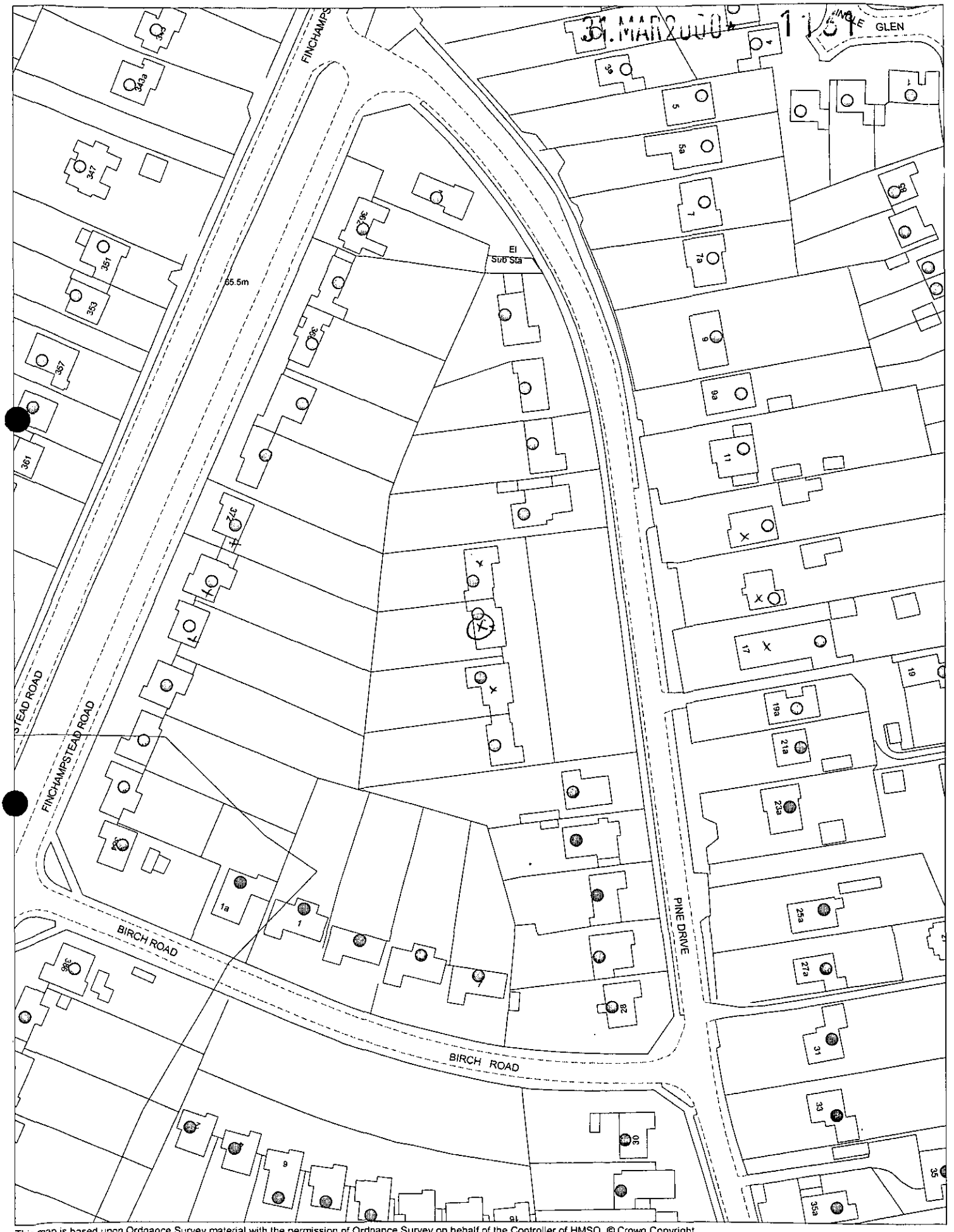
Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N. Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1



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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1131

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2000/1131
14, Pine Drive, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1131**
14, Pine Drive, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1131

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1131**
14, Pine Drive, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

Received by Wokingham District Council

Application No: F/2000/1131

Proposal:
Proposed single storey front extension to dwelling.

Location:
14, Pine Drive, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 13 April 2000

Application Number: F/2000/1131

Proposal: Proposed single storey front extension to dwelling.

Site Address:
14, Pine Drive, Finchampstead, Wokingham.

Applicant:
Miss Wilson C/O Excel Design 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).

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

ADDRESS 14 PARK DRIVE

PARISH ~~HENDON~~ FINCHAMSTEAD 1.4.86

PLOT No. 63

ORD. SHEET No. SU.8068 - 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
499/55	MR. P. WASHINGTON	O/APP. RES DEV.	29.9.55	N/A	REF.
O/26/58	"	"	18.2.58	N/A	REF.
O/170/58	"	"	9.12.58	N/A	REF.
O/153/59	"	"	7.8.59	N/A	CLA
56/62	EAGLEHILL BLDG. CO.	17 DWELLINGS	21.5.62	APP.	REF.
O/134/62	"	15 "	12.7.62	N/A	CLA
75/63	"	DET. BUNGALOW & GARAGE	10.7.63	APP.	CLA
PO/360/69	MR. B. CONDRON	EXT. TO GARAGE	7.8.69	APP.	N/A
41684	M. WIGHEMAN	S/SS. EXTS.	9.11.93		CLA

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

31.MAR2[illegible] 151

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Sheridan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MISS WILSON
	ADDRESS	4 PINE DRIVE WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	11 GORSE RIDE SOUTH FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	4 PINE DRIVE WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled

6. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED: TRICKET TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS TO THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? ~~YES~~ / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans

10. CHECK LIST Please ensure that you ... lose the following:-

(a) 6 copies of this f... n, signed and dated
(b) The fee (the cu... t scale of fees is attached)
If no fee is pay... please say why below

(c) 6 copies of plan... l drawings
(i) 1:2500 ... location plan with application, site outlined in red.
(ii) 1:500 s... site layout plan showing position of adjoining dwellings
(iii) 1:100 ... 00 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SE... ON 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or C... ificate B below. If neither apply you must complete a full certificate obtainable from the Planni... epartment.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

...ertify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

...ertify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

...vner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MISS WILSON

...ATE 29-3-00

Client:

31 MAR 2000* 1151

Miss Wilson
14 Pine Drive
Wokingham
Berks

Project:

Single Storey Front extension
and
Internal Alterations

Location:

14 Pine Drive
Wokingham
Berks

Excel Design
XL00634

Drawing List

Drawing Number	Description	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	
12	Ground Floor Plan 1	✓
13	Ground Floor Plan 2	✓
14	First Floor Plan 1	
15	First Floor Plan 2	
16	Second Floor Plan 1	
17	Section	✓
18	Section	✓

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION: Drawing List	
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	DRAWING No: 00634/ 2
DATE:	March 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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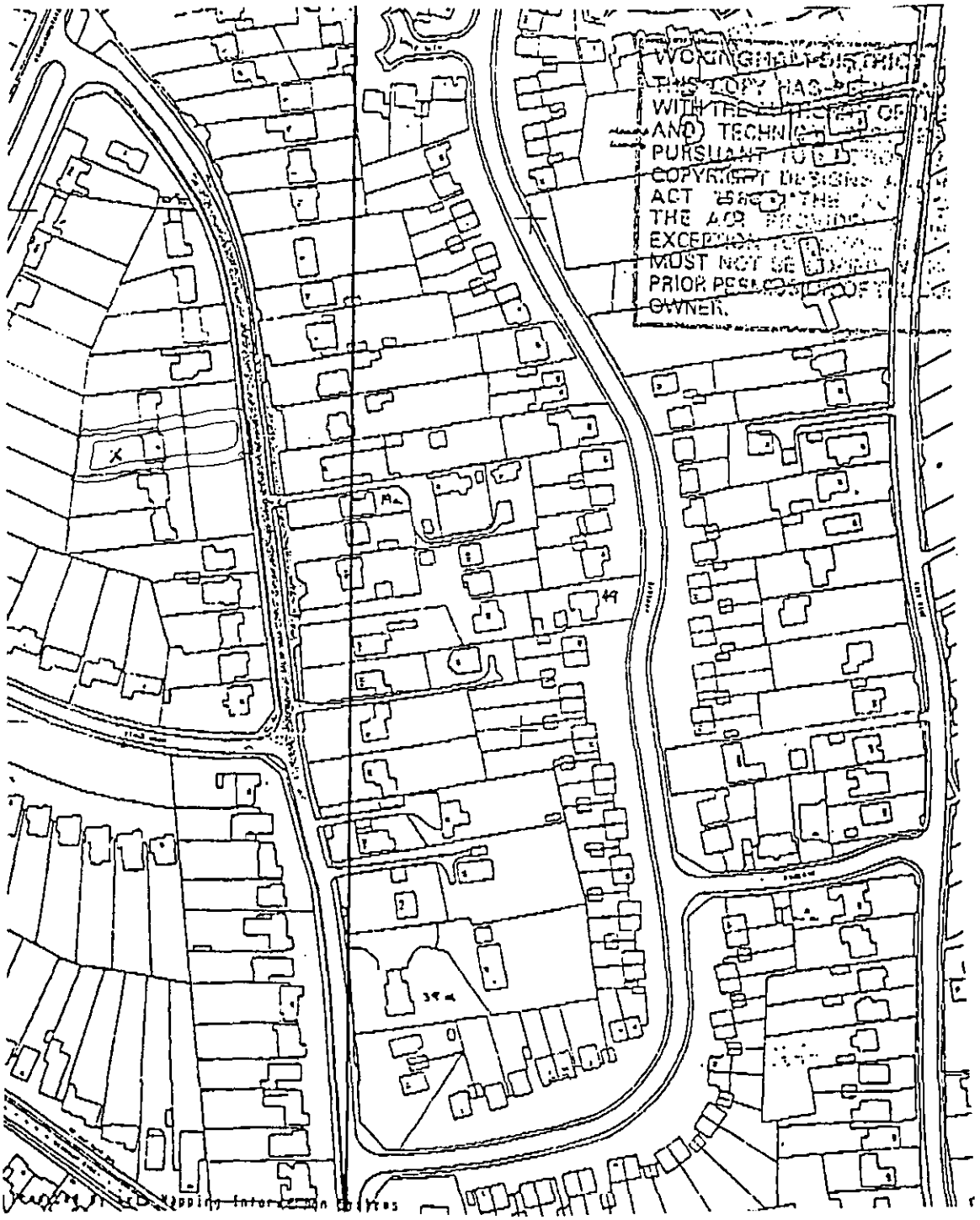

CLIENT:	Misss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Location Plan		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:1250	DRAWING No:	00634/ 3
DATE:	March 2000	REVISION:			

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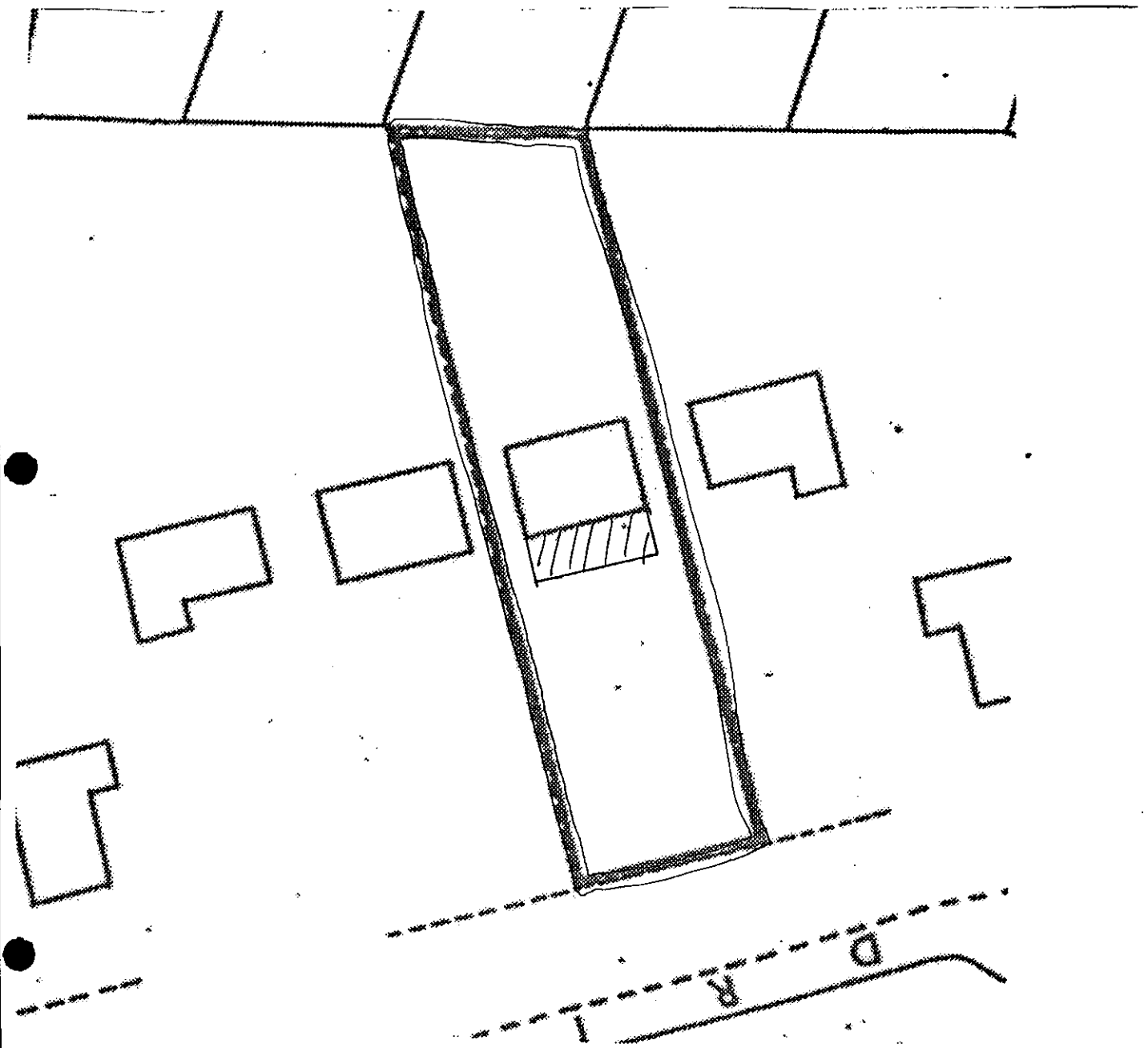

21/10/00

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:500	DRAWING No:	00634/ 4
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been informed of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundations to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Damcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade jablite floor insulation fitted to manufactures specification. Slab specification as section drawing, 40 mm cover to bottom mesh reinforcing, resting on inner skin of external walls and any other support walls as directed by the building inspector. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 mm timber studding at 400 mm c-c 10.5 mm plaster board and skim finish

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator. Obscure glass to all bathroom and WC windows. Windows to be match existing and be fully draftproofed.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION: Notes	
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	DRAWING No: 00634/ 5
DATE:	March 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

13. FIRE PRECAUTIONS
The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups. Smoke detectors will be installed to building inspectors approval.

14. S.W. DRAINAGE
100 diameter half round gutters to rear extension falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off. Existing sewers to be exposed tested (and replaced if necessary) and surrounded in 150 mm concrete with flexcell or similar at each joint.

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION: Notes	
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	DRAWING No: 00634/ 6
DATE:	March 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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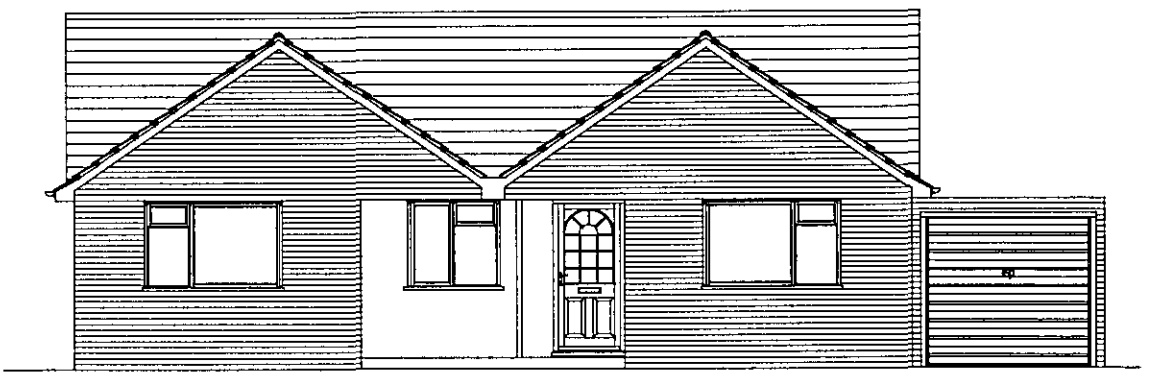
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

9 21/6/00

CLIENT:	Misss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:100	DRAWING No:	00634/ 8
DATE:	March 2000	REVISION:			

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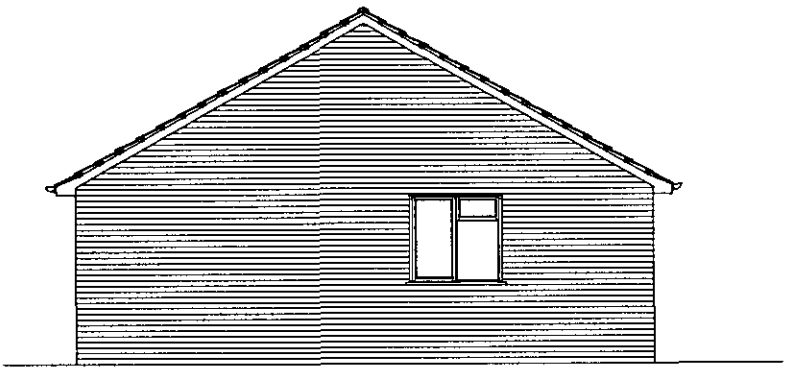
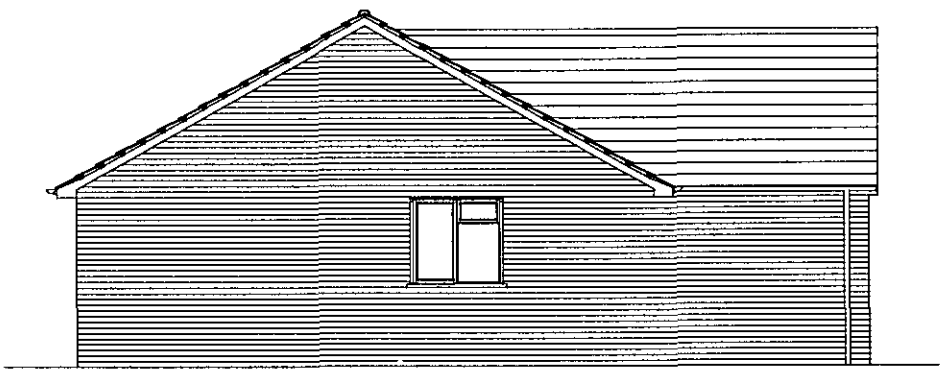


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

21/6/00

CLIENT:	Misss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:100	DRAWING No:	00634/ 9
DATE:	March 2000	REVISION:			

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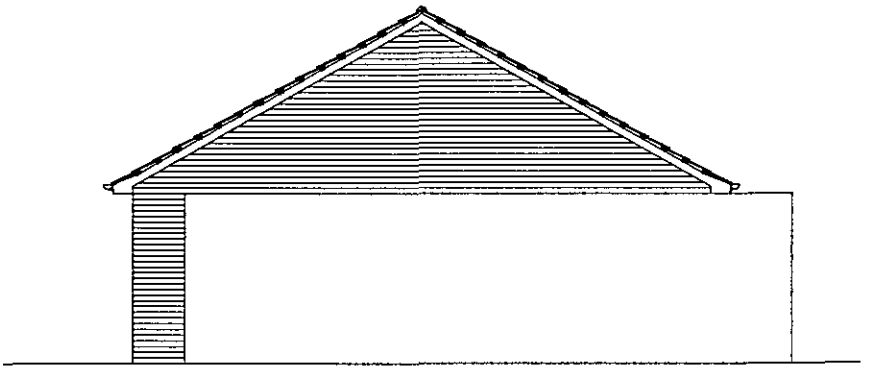
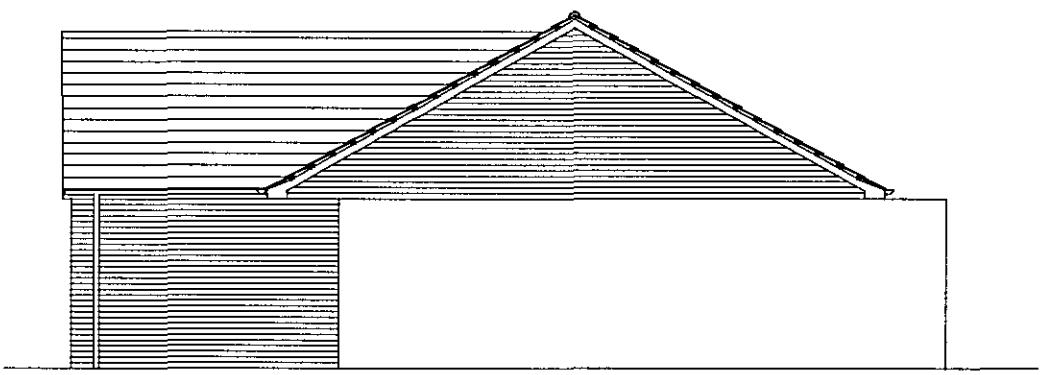


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

9 21/6/02

CLIENT:	Misss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:100	DRAWING No:	00634/ 10
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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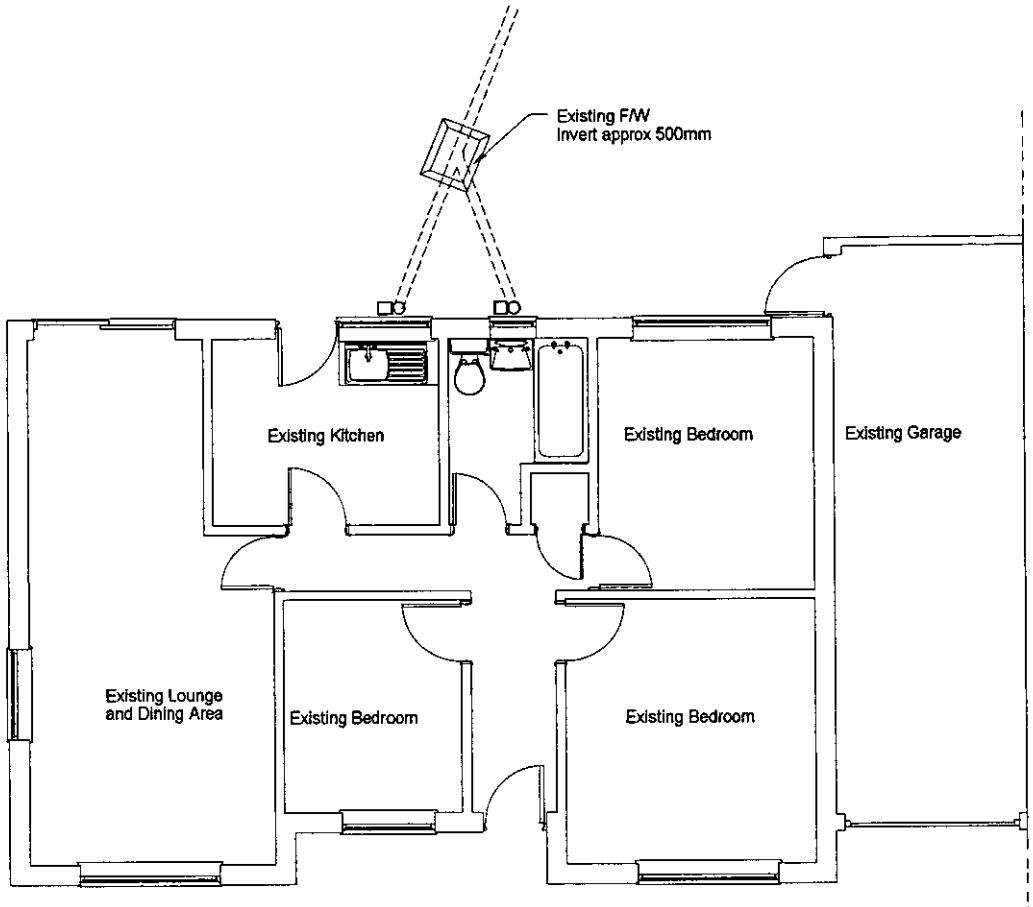

EXISTING GROUND FLOOR PLAN

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:100	DRAWING No:	00634/ 12
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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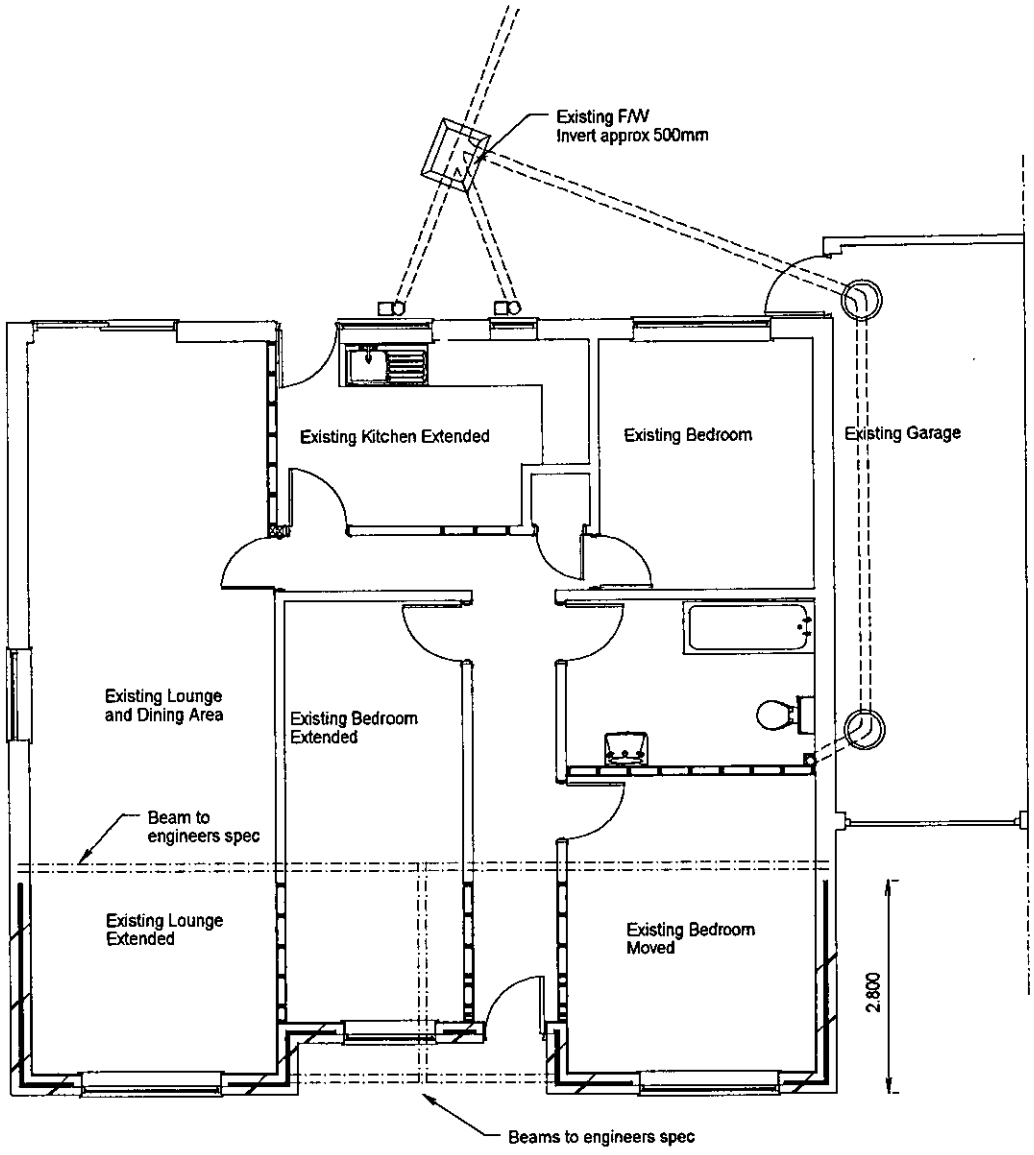

PROPOSED GROUND FLOOR PLAN

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:100	DRAWING No:	00634/ 13
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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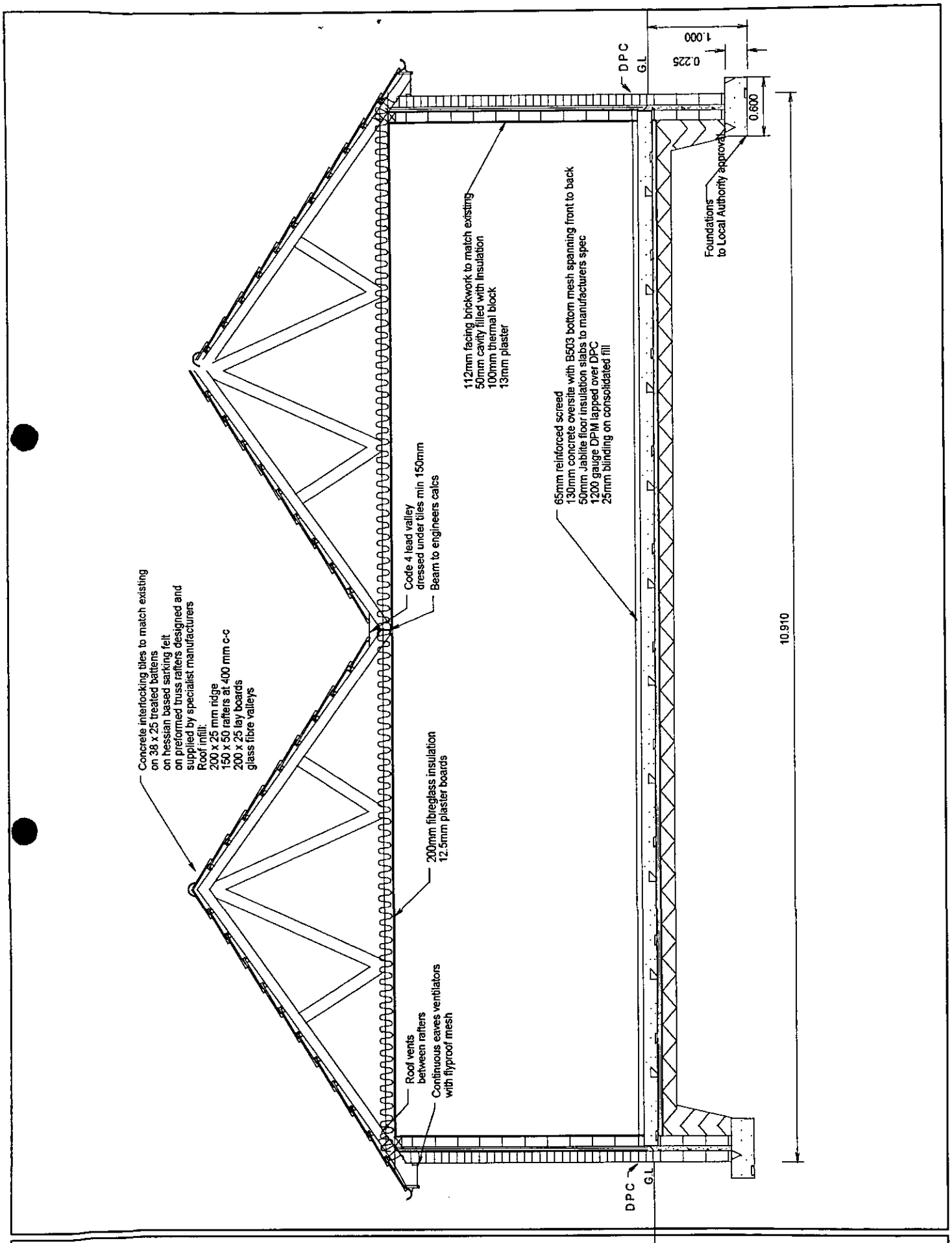

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Section		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:50	DRAWING No:	00634/ 17
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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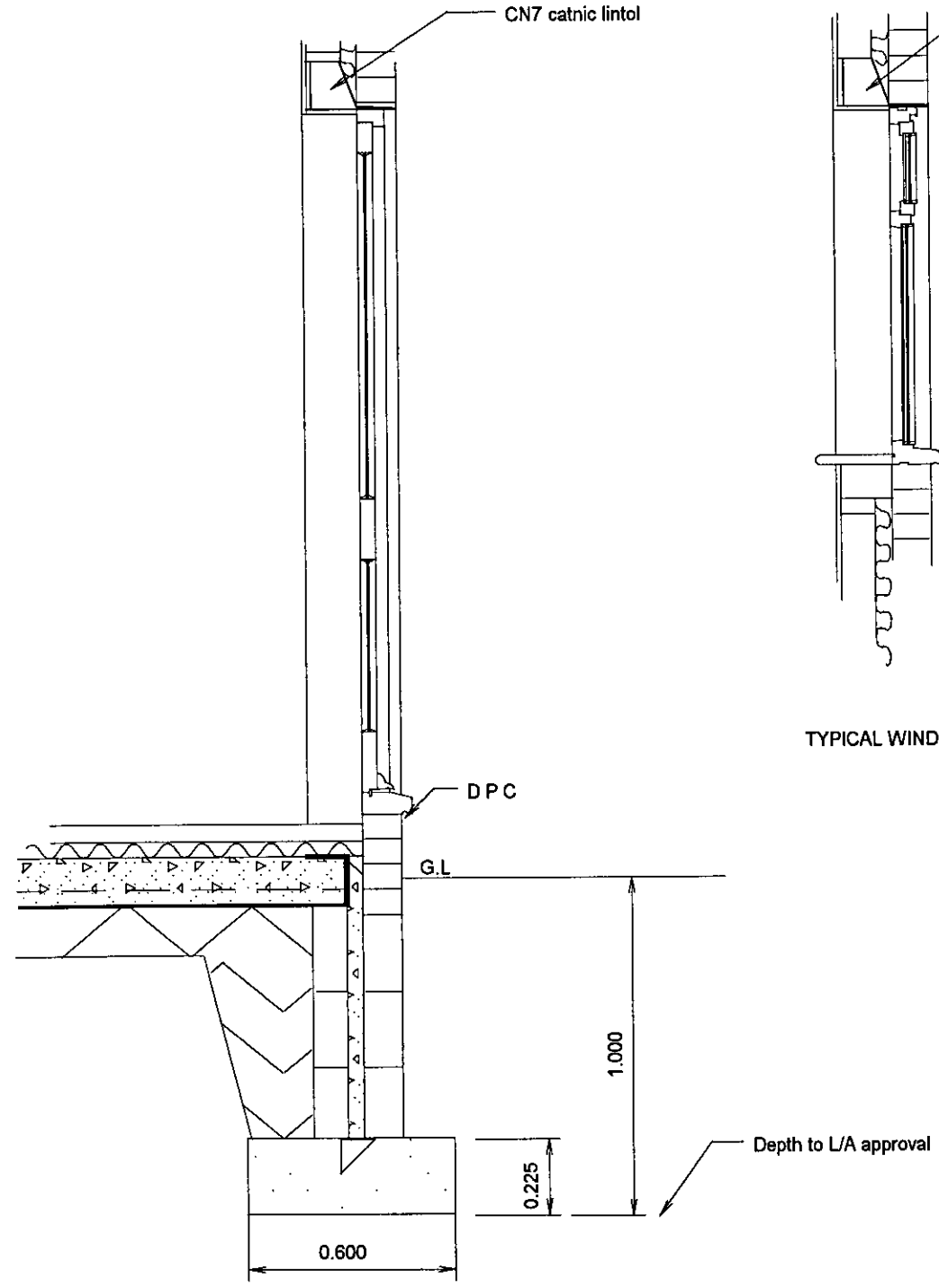
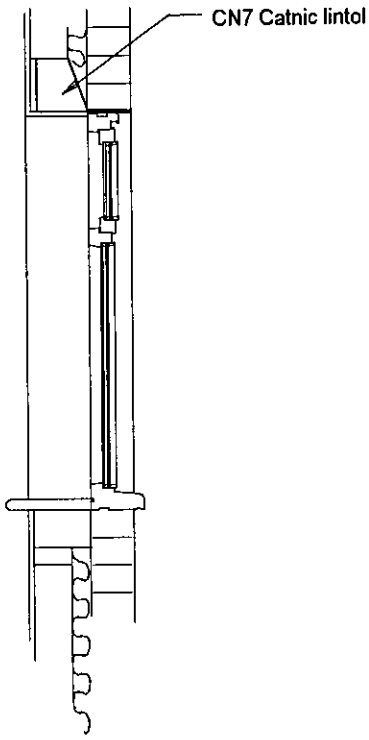


TYPICAL EXTERNAL DOOR FRAME DETAIL



TYPICAL WINDOW DETAIL

CLIENT:	Miss Wilson, 14 Pine Drive, Wokingham	DESCRIPTION:	Section		
PROJECT:	Single Storey Front Extension and Internal Alterations.	SCALE:	1:50	DRAWING No:	00634/ 18
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Notes:

Drawings Prepared By: Excel Design Ltd

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis
Associate of the Chartered Institute of Building

E-mail: GeorgeAvis@ExcelDesign.Ltd.Uk

Excel Design

Finhead

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1131	EC
BUILDING CONTROL NUMBER	FP2000/05/2	Ena
~~APPLICANT~~/AGENT	Excel	
ADDRESS OF SITE	14. Pine Drive FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S Pool ect	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00634/4	00634/6
ELEVATIONS	8,9,10,	8,9,10,
FLOOR PLANS	13A	13

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/6/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1131

Applicant : Miss Wilson C/O Excel Design Ltd.

Location : 14, Pine Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		5.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.5.00

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

FINCH. P. COUNCIL: no objections

HIGHWAYS: recommend app. with no. cond.

Planning Issues :

* IMPACT UPON ST. SCENE
* IMPACT UPON NEIGH. PROPS.

Application Number: F/2000/1131
PROP: S·ST. FRONT EXTENSION.
Appraisal :

IMPACT UPON ST. SCENE.:
The application being considered proposes a single storey front extension to project forward of the existing front elevation by approx. 2·8m. The proposed extension has a double pitched roof design with a valley between and would stand at approx. 4·4m to the ridge. The proposed extension would be set back by approx. 24m from the adjacent highway. Given this set back & the nature & the planting in the front garden along with the scale & massing of the prop. extension it is not considered that it will have an adverse neg. impact upon the st·scene.

IMPACT UPON NEIGHB. PROPS:

The proposed extension would not project beyond the forward most part of no. 12 Pine Drive as recently extended. Given this & the distance between the 2 props it is not considered that the proposed extension will have an overbearing or negative impact upon this property.

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

Application Number F/2000/1131
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK.
3	SC08	SR05	Flank walls of the extension hereby permitted

John [illegible]
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 14 Pine Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1131

OFFICER: Elaine Connor

DATE OF SITE VISIT: 5.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING
Sma detached bung. W. attached garage
Communal drive N. no. 12.
Set well back off road

4. RELATIONSHIP TO ADJOINING PROPERTIES
no boundary treatment - gar. of no. 14 built up to no. 12.
no. 12 recently extended.

5. SITE CONSTRAINTS —

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No. 99 Site 0.08
Officer: EC / Application No. F/2000/1131	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 14 PINE DRIVE

Parish: ~~WOKINGHAM W/OUT~~ Finchampstead Ward: Finch North.
13.4.2000

Applicant: MISS WILSON

Joint cheque with B/cont

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m Landfill Site Consultation.
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

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

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS: S/N+ 12, 16, 13, 15, 17 Pine Drive

372, 374 & 376 Finchampstead Rd, Wokingham.

ADDRESS 14 Park Drive

PARISH ~~Hendon~~ Finchampstead 1.4.86

PLOT No. 63

ORD. SHEET No. SU.8068 - 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
499/55	MR. P. WASHINGTON	O/APP. RES DOC.	29.9.55	N/A	REF.
O/26/58	"	"	15.2.55	N/A	REF.
O/70/58	"	"	9.12.58	N/A	REF.
O/155/59	"	"	7.8.59	N/A	CLA
56/62	BRACKNELL BLDG. CO.	17 DWELLINGS	21.5.62	APP.	REF.
O/134/62	"	11 "	12.7.62	N/A	CLA
76/63	"	ALT. BUNGALOW & GARAGE	10.7.63	APP.	CLA
PO/360/69	MR. B. CONARON	EXT. TO GARAGE	7.8.69	APP.	N/A
41684	M. WIGHTMAN	S/S. ETC.	9.11.93		CLA

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS

DRAINAGE

091074

Byhand 31/3/00

1959/a

31.MAR2000* 1 W 1

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MISS WILSON
	ADDRESS	14 PINE DRIVE
		WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	14 PINE DRIVE
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT
		EXTENSION

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: BRICK & TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? *If YES, please show details of any changes on the plans.* ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you [illegible]se the following:-

(a) 6 copies of this f[illegible] signed and dated ✓

(b) The fee (the c[illegible] scale of fe[illegible] is attached) ✓
If no fee is [illegible]ay[illegible] [illegible]ease say w[illegible]y below

(c) 6 copies of plan[illegible] [illegible]drawings

(i) 1:2[illegible]00 [illegible]ocation pl[illegible] with applic[illegible], site outlined in red. ✓

(ii) 1:5[illegible]0 s[illegible] [illegible]e layout p[illegible] showing p[illegible] of adjoining dwellings ✓

(iii) 1:1[illegible]0 [illegible]0 scale flo[illegible] plans and e[illegible]ons ✓

11. CERTIFICATE OF OWNERSHI[illegible] (SE[illegible] [illegible]N 66 TOW[illegible] AND COU[illegible]TRY PLANNIN[illegible] ACT 1990)
Please delete either Certificate A or C[illegible]cate B bel[illegible]. If neither [illegible]ly you must complete a full certificate obtainable from the Planni[illegible] [illegible]partment.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

[illegible]ERTIFIC[illegible]E A

[illegible]tify that:

* at [illegible] beginning [illegible] the per[illegible]d of 2[illegible] days ending with the d[illegible] of the acco[illegible]anying application nobody, except the a[illegible]cant, was th[illegible]wner (a) of any part of the land to w[illegible]h the applic[illegible]on relates.

* N[illegible]e of the lan[illegible]rms part of an agricultural holding.

[illegible]ERTIFICA[illegible]E B

[illegible]tify that:

* I [illegible]e/The appli[illegible]t has * given the required notice to e[illegible]yone else w[illegible], at the beginning of the period of 21 d[illegible] ending with the date of the accompanying application w[illegible] the owner [illegible] of any part of the land to which the a[illegible]cation rela[illegible] as listed below.

[illegible]er's (a) na[illegible]	Add[illegible]ss at which notice was [illegible]ved	Date on which notice was served

* None of the land [illegible]rms part of an agricultural holding

SIGNED [signature] [illegible]N BEHALF O[illegible] MISS WILSON

[illegible]ATE 2[illegible]-3-[illegible]