APPLICATION NO:
F/2000/1268

LOCATION:
Longridge Wick Hill Lane, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Eckett

PROPOSAL:
Proposed erection of double garage and car port plus conversion of existing garage to study.

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Eckett
Longridge, Wick Hill Lane
Finchampstead
Wokingham
Berkshire
RG403QG

Application Number: F/2000/1268

Parish: **FINCHAMPSTEAD**

Location: **Longridge, Wick Hill Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of double garage and car port plus conversion of existing garage to study.**

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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

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

FROM: Elaine Connor

DATE: 04 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1268

Proposal: Proposed erection of double garage and car port plus conversion of existing garage to study..

Site Address: Longridge, Wick Hill Lane, Finchampstead, Wokingham.

Applicant: Mr Mrs Eckett .

Your observations are required in respect of this application **by 28/05/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cly DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 04 May 2000

Application Number: F/2000/1268

Proposal: Proposed erection of double garage and car port plus conversion of existing garage to study.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Longridge, Wick Hill Lane, Finchampstead, Wokingham.

Applicant:
Mr Mrs Eckett .

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).

SC 23 - parking - insert "Parking + garaging"

SR06

Signed: _____ 10.5.00 **Print name:** S.N. AUTON

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

Tel: (0118) 974 6451

Date: **04 May 2000**

My ref: F/2000/1268

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/1268
Longridge, Wick Hill Lane, Finchampstead, Wokingham.
Proposed erection of double garage and car port plus conversion of existing garage to study.

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/2000/1268**
Longridge, Wick Hill Lane, Finchampstead, Wokingham.
Proposed erection of double garage and car port plus conversion of existing garage to study.

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

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **04 May 2000**

My ref: F/2000/1268

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Case officer: **Elaine Connor** Application Number: **F/2000/1268**
Longridge, Wick Hill Lane, Finchampstead, Wokingham.
Proposed erection of double garage and car port plus conversion of existing garage to study.

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

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2000/1268

Proposal:
Proposed erection of double garage and car port plus conversion of existing garage to study.

Location:
Longridge, Wick Hill Lane, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 28/05/2000. 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

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/1268

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs C Eckett
LONGRIDGE
WICK HILL LANE
FINCHAMPSTEAD
WOKINGHAM
Berkshire
RG40 3QG

Dear Sirs

PLANNING PERMISSION 2000/1268
SITE: LONGRIDGE, WICK HILL LANE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1268 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1268 EC
BUILDING CONTROL NUMBER	FP2000/074 bra
APPLICANT/AGENT	Mr & Mrs Eckett
ADDRESS OF SITE	Longridge, Wick Hill Lane FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	new double garage existing garage conversion + carport

DRAWING NUMBERS	BC	DC
BLOCK PLAN	B1391/501	B1391/501
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/6/00	

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/2000/1268

Applicant : Mr Mrs Eckett .

Location : Longridge, Wick Hill Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of double garage and car port plus conversion of existing garage to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12·5·00

Date of Neighbour Notifications : .....

Date of Site Visit : 12·5·00

Date Registered : 14/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

HIGHWAYS: recommend cond - SC23 (SR06)

FINCH. P. COUNCIL : No objection

Planning Issues :

- IMPACT UPON ST. SCENE
- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1268
PROP: ERECTION OF DOUBLE GARAGE & CAR PORT
Appraisal : PLUS CONVERSION OF EXIST. GARAGE

IMPACT UPON CHAR. OF AREA / ST. SCENE :

The application being considered proposes the conversion of an existing integral garage to living accommodation & the erection of an detached garage forward of the main dwelling, linked to the house via a car port.
The proposed garage will stand at approx. 3.4m to the ridge height, with a hipped roof design. The garage would project out to the front of the dwelling by approx. 8.2m (incl. the car port).

Given that the two neighb. properties to the S.E of 'Longridge' are built forward of this property it is not considered that the proposed garage would appear prominent via or over-bearing in the street-scene. Therefore it is not considered that the prop. dev. would be out of character.

IMPACT UPON NEIGHB. PROPS:
Given the siting of 'Timbers' forward of 'Longridge' & the fact that it has no windows in its side elevation closest to the siting of the prop. development, it is not considered that the prop. garage will have an adverse negative impact upon the living conditions of this dwelling.

Given that the neighb. props to the west & northwest of the application site are sited on higher ground & are well screened along their front boundaries.

It is not considered that the prop. will therefore, have an adverse negative impact upon these neigh props.

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

Application Number F/2000/1268
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12	'WORK'
3	SC23	SR06	'Parking & garaging'

John Rutter
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Longridge Wick Hill Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1268

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12-5-00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

area of sporadic residential dev.
maturely landscaped area.

3. DESCRIPTION OF SITE/BUILDING

2st detached chalet style dwelling w. integral garage
no screening to front or side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

neigh prop. 'The Timbers' has integral garage set forward of building line - set lower than Lindge Cherry Tree House - detached garage forward of main house.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 AUG 2000

Officer: EC | Application No. F/2000/1268

Map No. 107 Site 0.07

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DOUBLE GARAGE AND CARPORT PLUS CONVERSION OF EXISTING GARAGE TO STUDY

Location: LONGRIDGE WICK HILL LANE

Parish: FINCHAMPSTEAD Ward: Finchampstead South

L.S. 2000'

Applicant: MR (MRS ECKETT

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

(7)

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 : 4.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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 + Cherry Tree Hse, Drumkeran, Thistle Brae, Timbers } Wick Hill Lane

Sandastra, Lezanne, Kelvindale } Heath Ride

Environmental Services

For office use only.
Application number: 14.APR.2000* 1268

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 C. Eckett LONGRIDGE WICK HILL LANE FINCHAMPSTEAD RG40 3QG 0118 9735079
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	LONGRIDGE WICK HILL LANE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	Double Garage + Car port Attached to Dwelling - Existing Garage changed to STUDY
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.	Facing Brickwork + roof Tiles 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing: 4	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: [signature] on behalf of

Date 6/4/08

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

1933

LONG RIDGE

ADDRESS WICK HILL LANE **PARISH** FINCHAMPSTEAD

PLOT No. 3 **ORD. SHEET No.** SU-8064 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32713	MR. A. HUNTLEY	O/L	16.3.89	REF
37264	DR. P. WILLIAMS	DET. BUNGALOW & GARAGE	13.3.91	C/A
BRA10071 42022	"	ACCESS ROAD	18.4.91	APP C/A
43990	MR. C. ECKETT	"	14.9.94 26.4.95	C/A
95/60079/F				
TP95/3593	"	"	5.6.95	C/APP
96/64499/A	"	GARAGE (SMALL)	7.11.96	C/A

MINISTRY DECISION 32713 - APPEAL ~~DISMISSED~~ - 19.2.93

SPECIAL ORDERS

14. APR. 2000 1268



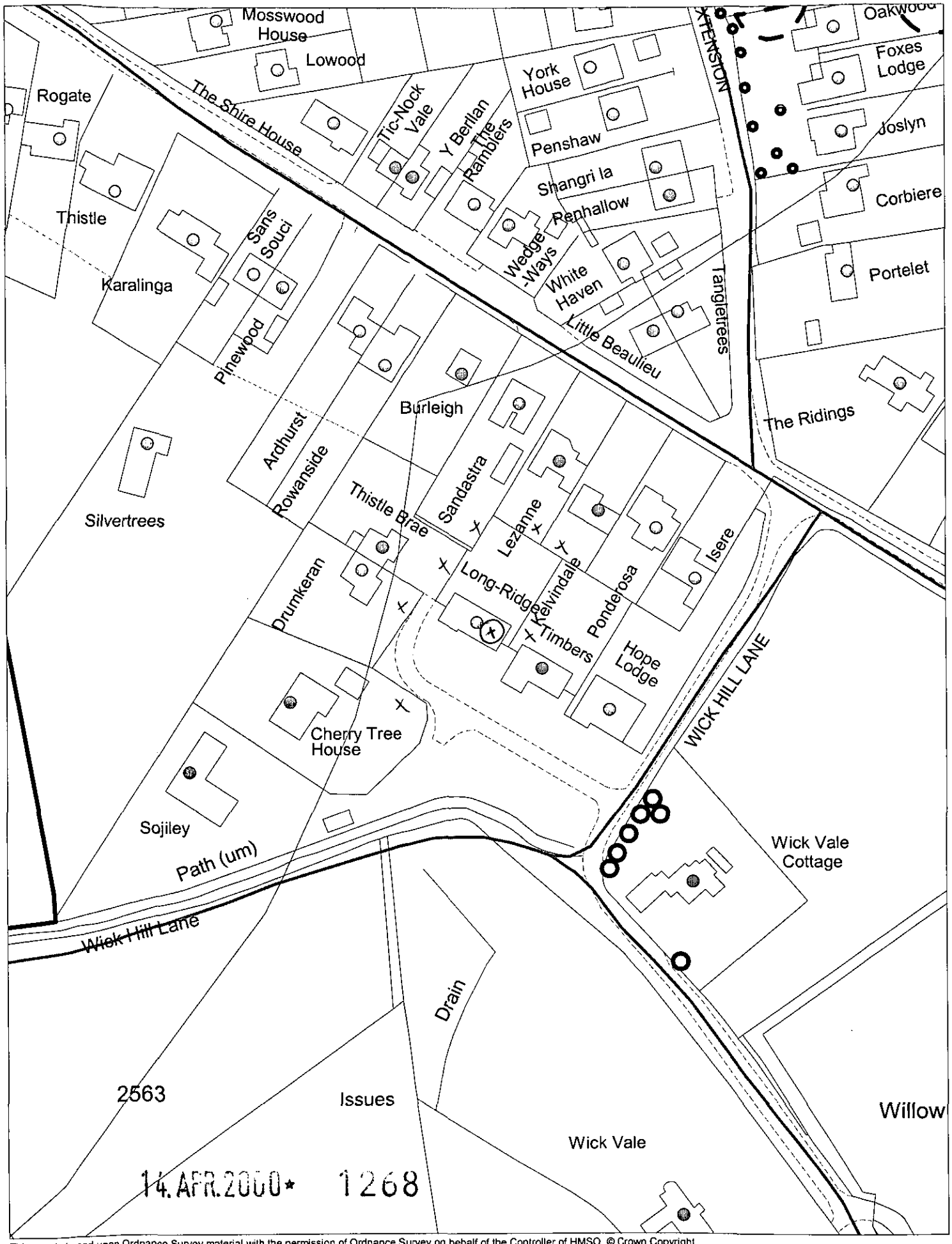
Site Plan, Scale: 1 to 2500

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Date: 13 April 2000

N W E S



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Development Control Support Section, Environmental Services, Wokingham District Council.
26 April 2000 Scale: 1 : 1250

N W E S