APPLICATION NO:

F/2000/2931

LOCATION:

39 Chivers Drive, Finchampstead Wokingham.

APPLICANT:

Mr & Mrs Pearson C/O Simon Dickerson

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory (retrospective).

EARLIEST DATE FOR DECISION: **04/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 24/01/2001

CASE OFFICER: **John Leggett**

APPROVED

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pearson
C/O Simon Dickerson
Anglian Home Improvements
Cons Admin Department
PO BOX 65
Norwich
NR6 6EJ

Application Number: F/2000/2931

Parish: **FINCHAMPSTEAD**

Location: **39, Chivers Drive, Finchampstead, Wokingham.**

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

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.

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:

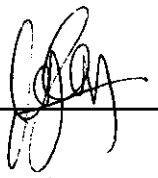
Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1 and SBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/01/2001

Notice checked by: 

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

FROM: John Leggett

DATE: 11 December 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2931

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

Site Address: 39, Chivers Drive, Finchampstead, Wokingham.

Applicant: Mr & Mrs Pearson C/O Simon Dickerson.

Your observations are required in respect of this application **by 04/01/2001** .

COPIES TO: ACK: FILE:

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

The Parish Council has no objections to this application.

WORK SHEET FOR : John Leggett

Application Number : F/2000/2931

Applicant : Mr & Mrs Pearson C/O Simon Dickerson.

Location : 39, Chivers Drive, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory (retrospective).

Site Notice Displayed ? :

YES	NO	DATE
✓		21/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/12/00

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application will have expired on: 24/01/2001. 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 :

None - N/A
1 Neighbour - No objs

Planning Issues :

Impact on N'bour properties - None

Impact on S'scene - None.

Application Number: F/2000/2931

Appraisal :

4. Impact on neighbouring properties.

The d'ment extends away from the property by 3m, is 4.5m wide and raises to 2.13m at the eaves then acheiving a height of 3.5m at the pitched roof top. (3.7 with ornaments)

The garden is approximately 138m² and as such adequately contains the d'ment. This is surrounded by a 2m fencing, shrubery and raised trellace.

From this buffer zone and fencing, all adjoing properties (3) are set back from the fence by a smaller distance and 1 neighbour is situated with their own double garage intetrupting any views into this garden.

Due to the distance, buffers and size there is no overbearing or overlooking.

2. Impact on street scene.

The d'ment is at the rear of the property and sheilded enough not to have any detrimental impact on the shared private drive.

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

Application Number F/2000/2931
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			NO CONDITIONS

RECORD OF SITE VISIT

SITE ADDRESS: 39 Chivers Drive
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/2931

OFFICER: John Leggett

DATE OF SITE VISIT: 21/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

PRIVATE DRIVE FOR 3 PROPERTIES. ALL SAME BUILD

3. DESCRIPTION OF SITE/BUILDING

RED BRICK '70s. SURROUNDED BY 2 M FENCE, DOUBLE GARAGE (PITCHED ROOF), HIGH LONG LEAF HEDGE + 2M FENCING TO REAR.

4. RELATIONSHIP TO ADJOINING PROPERTIES

DETACHED PROPERTY, ALL SIDES OF GARDEN APPROACH GARDENS/DRIVES OF OTHER PROPERTIES ONLY.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING N/A

LEVELS N/A.

BOUNDARY TREATMENT SIGNIFICANT, WITH ADDITIONAL TREES

OTHERS

Applicationo	Name & Address
F/2000/2931	B Linman 41 Chivers Drive Finchampstead Wokingham RG40 4EW

App approved
Letter sent 25/01/01

Ian Jordan

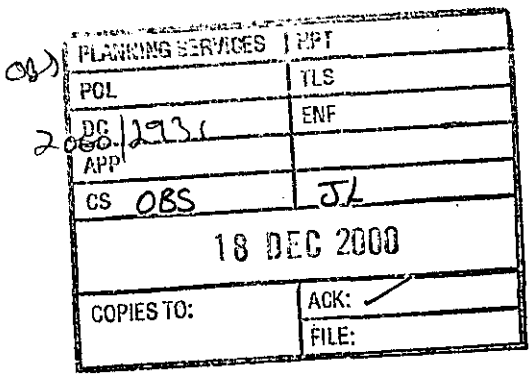
From: WebComments@wokingham.gov.uk
Sent: 15 December 2000 19:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2000/2931
Correspondent_FullName: Blinman
Correspondent_StreetAddress: 41 Chivers Drive
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 4EW
Correspondent_Telephone:
Correspondent_Email:

Comments:

There seems little point in passing comment retrospectively, but the extension poses no problem to us as neighbours.



ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2931
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2931**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2000/2931

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

Location:
39, Chivers 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

11 December 2000

Anglian Home improvements

29 November, 2000

Conservatories Division
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420773
Facsimile: 01603 420576

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Our Ref: AM 99/01580 Pearson

29.NOV.2000* 2931

Dear Sirs,

REF: PROPOSED RETENTION AT: 39 CHIVERS DRIVE FINCHAMPSTEAD BERKS RG40 4EW

We would like to make a formal application under the Town and Country Planning Act, to retain an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00.

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

Registered Office Anglian Windows Limited Anson Road Norwich NR6 6EJ Registered in England No 2540020. A member of Anglian Group PLC.

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

Tel: 0118 974 6502

Date: **11 December 2000**

My ref: F/2000/2931

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/2931
39, Chivers Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective).

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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2931**
39, Chivers Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: 0118 974 6502

Date: **11 December 2000**

My ref: F/2000/2931

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2931**
39, Chivers Drive, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2000	Map No. 98 Site 0.04
Officer: JL Application No. F/2000/2931	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: (F) PROPOSED ~~[illegible]~~ SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (RETROSPECTIVE)

Location: 39 CHIVERS DRIVE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
11.12.00

Applicant: MR/MRS PEARSON

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

Enforcement Section (11) 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 : 11.12.00 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + See map. ✓

Environmental Services

For office use only.
Application number: 29.NOV.2000* 2931

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 PEARSON
	Address and postcode	39 CHILVERS DRIVE FINCHAMPSTEAD BERKS RG40 4EW
	Phone number	
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONS ADMIN DEPT, PO BOX 65 NORWICH, NR6 6EJ
	Phone number	01603 420775.
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.*	39 CHILVERS DRIVE FINCHAMPSTEAD BERKS RG40 4EW
4	Give brief details of the proposal for example, two storey side extension. About the application	RETAIN PVCU CONSERVATORY TO REAR OF PROPERTY.
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.*	WALLS: WHITE PVCU FRAMES/ DOUBLE GLAZING. ROOF: CLEAR TOUGHENED GLASS
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 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	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: [signature]

on behalf of MR + MRS PEARSON.

Date 29/11/00.

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

1764

ADDRESS 39 Chivers Drive

PARISH ~~Barkham~~ Finchampst. 1.4.

PLOT No. 1

ORD. SHEET No. SU. 7965 98

BUILDER VARIOUS REF. O/Ls. – O/268/63 S68/72 1314/73

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00493	WINDOM PROP. DEVS.	O/L. RES. DEV.	16.5.74	R
19376	ANNS HOMES	"	20.10.83	C/A
22666	JAMES MILLER	DET. HOUSE & GARAGE	13.12.84	C/A
BR24040	"	"	28.2.85	APP

DATE OF COMPLETION

MINISTRY DECISION 00493 – APPEAL DISMISSED – 10.6.76

SPECIAL ORDERS TPO 283/85 PD Eng – Mr. Dickerson – Conservatory – 20/11/00

DRAINAGE

Ordnance Survey®

Superplan®

RECEIVED

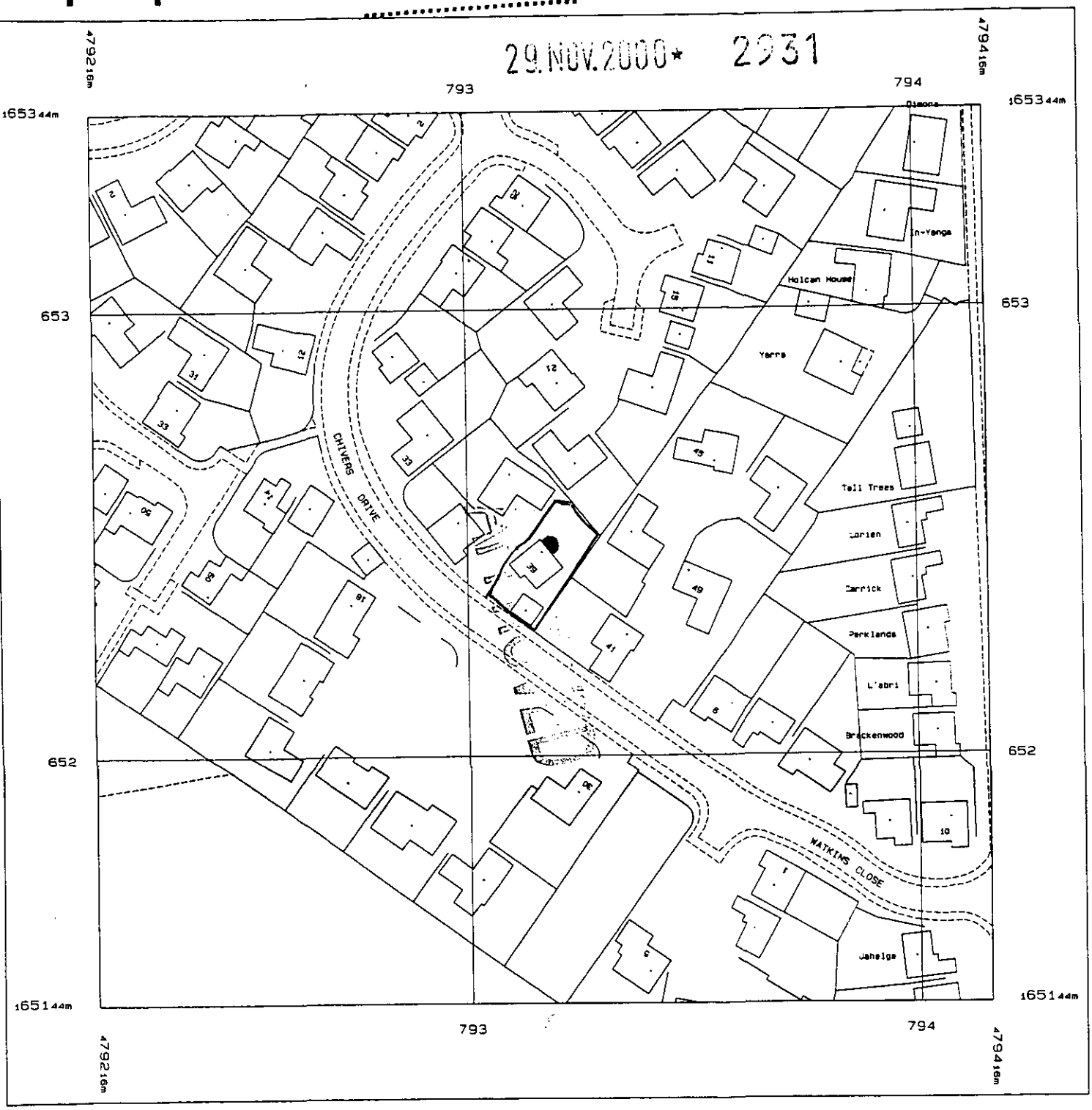
24 NOV 2000

99/01580 PEARSON

Planning Extract - 1.

Site-centred

29.NOV.2000* 2931



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7965SW

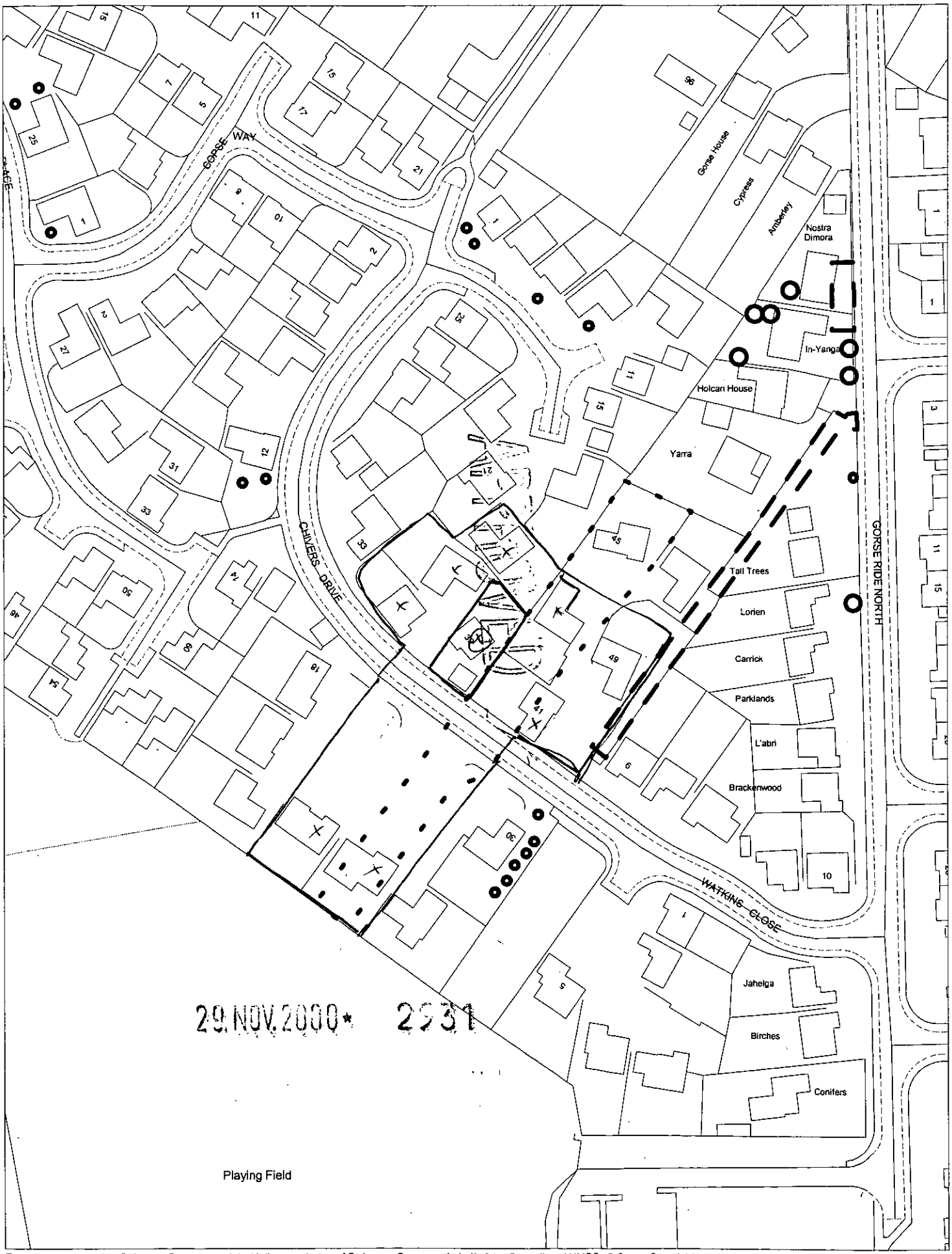
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 479316 165244

Supplied by: National Map Centre

Serial Number: 40340



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Development Control Section, Environmental Services, Wokingham District Council.

7 December 2000 Scale: 1 : 1250

N W E S