APPLICATION NO:
F/2001/5426

LOCATION:
Brooklands Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Smart C/O Derek Cann ARIBA

PROPOSAL:
Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2002

CASE OFFICER: **Helen Pollock**

112

539

03

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Smart
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2001/5426

Parish:	**FINCHAMPSTEAD**
Location:	**Brooklands, Hollybush Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed extension by virtue of its size, scale and massing would create additional bulk form at site, which would be unacceptable development in this area. It is also considered that given the cumulative effect of previous development on this site, the proposed extension would have an urbanising impact, detrimental to the rural character of the area. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, policy SC19 of the South East Area Local Plan and policies WOS2, WOS3 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

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 Policies C2 and C6.
South East Area Local Plan Policy SC19.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 28/03/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5426

Applicant : Mr & Mrs Smart C/O Derek Cann ARIBA.

Location : Brooklands, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application <u>will have expired on</u>: <u>21/01/2002.</u> 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 :

Highways : C/A

Trees : Impact on Countryside minimal

finchampstead p.c. : No obj

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene
3) Impact upon highway safety
4) Impact upon character of the Area.

Application Number F/2001/5426
Conditions/Reasons for Refusal

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

The proposed extension by virtue of its size, scale and massing would create additional bulk form at site, which would be unacceptable development in this area. It is also considered that given the cumulative effect of previous development on this site, the proposed extension would have an urbanising impact, detrimental to the rural character of the area. As such the proposal is contrary to policies C2 and C6 of the Berkshire Structure Plan, Policy SC19 of the South East Area Local Plan and Policies WOS2, WOS3 and WCC7 of the Wokingham District Local Plan (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SC19
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC7
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6.
MINERALS LOCAL PLAN POLICIES:

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

Date: 28.3.02

floor Area original bungalow = 134.25 m^2

loft Conversion (96/642091/f) = 97.5 m^2

Proposed ground floor extsions = 121.41 m^2

Proposed first floor extension = 73.5 m^2

TOTAL Proposed extensions = 194.91 m^2

TOTAL Cumalitive floor Area ↑ = 292.41 m^2

TOTAL % ↑ over original = 217.8 %

Application Number: F/2001/5426
Appraisal:
The proposed development is for a two storey front extension, an attached double garage and a single storey rear extension. The property is a detached dormer style bungalow with a single integral garage, located on a large plot in the green gap. The proposals have a floor area of 194.91m^2, and the height of the building is proposed to be raised from 7m to 8.5m.

1) Impact upon neighbouring properties

The proposed development would have little impact upon the neighbouring properties as La Vallette to the south of the property is a two storey house with no windows in the side elevation and an attached garage closest to the proposal and is set forward of Brooklands by around 5m. Long Acre to the North of Brooklands is around 24m from the boundary and is well screened by existing large firtrees. It is therefore considered that the proposals would have no significant adverse impact upon the neighbouring properties.

2) Impact upon highway safety

There would be no increase in the number of bedrooms. The required parking standard has been met and provided that parking remains, there would be no detrimental impacts upon highway safety.

4) Impact upon the character of the area

This area is designated within the local plan as green gap and as such we seek to minimise any development in this area. The proposed extension would result in an increased floor area of 194.91m^2 and combined with the previous extensions at the property would result in a cumulative increase of 292.41m^2, and increase of 217.8% on the original dwellinghouse. This is considered to be an unacceptable floor area increase within the green gap and the proposal would detract from the character of the area.

~~**Approval:**~~ **Refusal: ✓**

RECORD OF SITE VISIT

SITE ADDRESS: Brooklands
Hollybush Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/5426

OFFICER: Helen Pollock

DATE OF SITE VISIT: 3/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front gate

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

detached bungalow with dormer in roof space. with single integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

to left 2 storey hse set forward of brooklands by ≈ 5m - no side windows. garage closest to brooklands.

≈ 1m either side of 2m wall between 2 properties.

5. SITE CONSTRAINTS

TREES Some firs to be removed. trees consulted.

ACCESS/PARKING 1 garage + 3/4 driveway

LEVELS N/A

BOUNDARY TREATMENT 2m wall to front of property to left then

OTHERS 1.5m open fence.

2m fence to front.
1m wire fence to right.

Property to right V. well screened by large firs trees.

c/o Calculations - V. large.

Set well back from road, steep ramp.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 10 December 2001

Application Number: F/2001/5426

Proposal: Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Brooklands, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Smart C/O Derek Cann ARIBA.

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).

C049, R049
C22, R22
C137 (INSERT : EXTENSION), R137.

Signed: _____ **Print name:** TC 13/12/01

FROM: Helen Pollock

DATE: 10 December 2001

DELEGATED

PLANNING SERVICES	HPT
TOL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5426

Proposal: Proposed two storey front extension to dwelling with attached double garage and single storey rear extension..

Site Address: Brooklands, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Mr & Mrs Smart C/O Derek Cann ARIBA.

Your observations are required in respect of this application **by 31/12/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S.U DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 7 January 2002

Location:	Brooklands, Hollybush Ride, Finchampstead
Proposal:	Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.
Application Number:	F/2001/5426

In response to your consultation dated 10 December 2001 for the above application, the landscape comments are as follows:

The site is located within a Green Gap designation. The proposals involve a significant increase in the size of the dwelling. As the house is well set back from the road, surrounded by trees and in a large plot of land, the impact on the surrounding countryside will be minimal.

Several trees are shown to be removed on drawing no. 0118/02, to which I have no objection. The new driveway does come very close to two of the existing pines in the front garden, shown to be retained. To avoid further damage to the trees when constructing the driveway, limited excavations should be made around the base of the trees to reduce risk of severing tree roots. If any of the trees are damaged and need to be removed due to construction of the driveway, suitable replacement trees will need to be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5426

Location: Brooklands, Hollybush Ride, Finchampstead, Wokingham.

Proposal: Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.

Applicant: Mr & Mrs Smart C/O Derek Cann ARIBA.

Case Officer: Helen Pollock

The new plans show the following: Additional side elevation plan showing proposed window/door to bedroom 1.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2011/5426 (Planaps) / (Ludhouse) Date Rec. 12/12/11.

Location: Brooklands, Hollybush Ride

Parish Finch.

Applicant: Mr/s Smart

Description of attached plans Additional side elevation plan showing proposed window/door to bedroom 1.

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. for Information Only

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses ____

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 20.12.11

Yellow - Part One Copy
Green - Officer's Copy

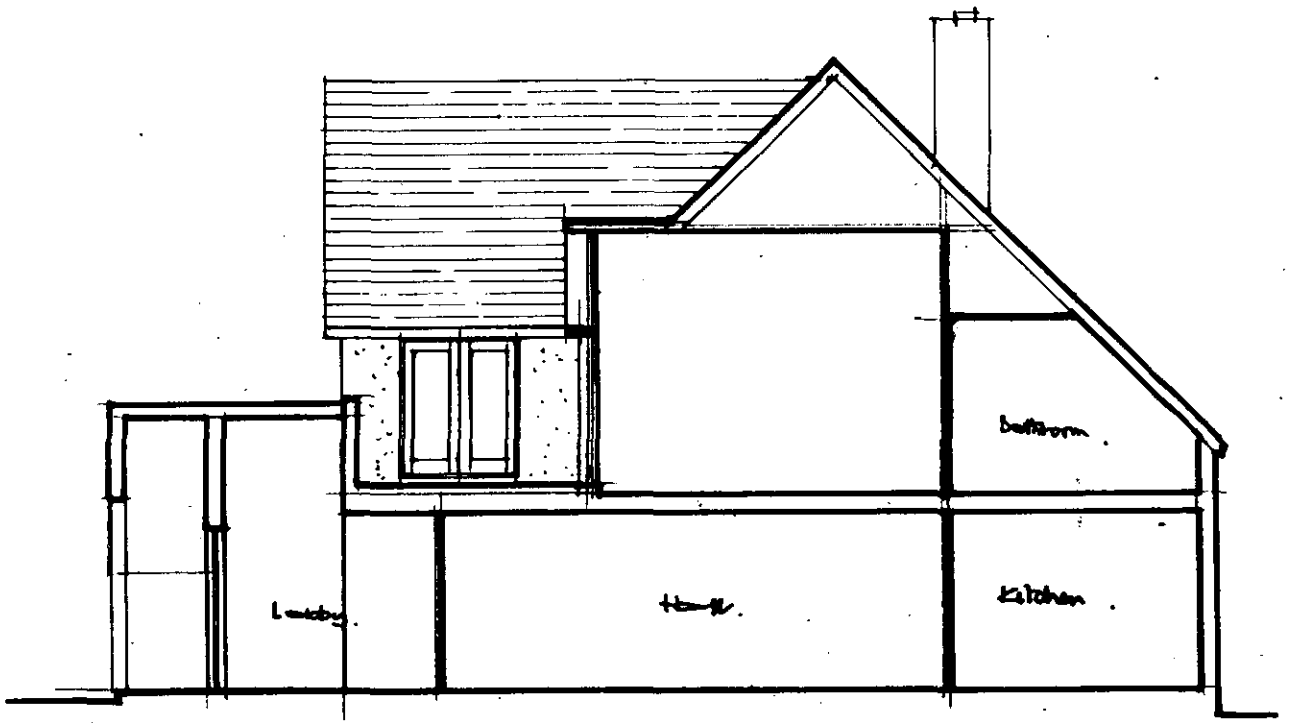
ADDITIONAL PLAN

5426 [illegible]

PLANNING DEPT	HPT
POI	TLS
	ENF
[illegible]	

11 DEC 2001

COPIES TO.	ACK:
	FILE:



ELEVATION to SIDE WINDOW. BED 1.
'BROOKLANDS HOLLY BUSH RIDE. FINCHAMPSTEAD.
Scale 1:100. Dec. 01.
To be read with drg. 0118-02.

Received by Wokingham District Council

Application No: F/2001/5426

Proposal:
Proposed two storey front extension to dwelling with attached double garage and single storey rear extension.

Location:
Brooklands, Hollybush Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5426 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 NOV 2001	
Officer: HP	Application No. F/2001/5426

Map No. (9). Site 0:44

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING WITH ATTACHED DOUBLE GARAGE AND SINGLE STOREY REAR EXTENSION

Location: BROOKLANDS HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North.

10.12.01

Applicant: MR/MRS SMART

(9)

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	BEDROOM 1 WINDOW NOT SHOWN ON SIDE ELEVATIONS.	request with SW	
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 : 10.12.01.23 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:

(Green Gap and Wedges). (Rural Area).....
No pre-apps.....
.....

NEIGHBOURS:

.....S/N + see map.....
.....
.....+ (JACQUELINE T. PHILLIP. BURGESS, LA VALLETTE, HOLLYBUSH, RIDE).....
.....
.....
.....
.....
.....
.....

Recd PM 23.11.01

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

23.NOV.01 5:26

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0118
22nd November 01

Dear Sir.

Proposed Two Storey Front Extension with attached Double Garage
'Brooklands' Holly Bush Ride
Finchampstead

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0118 / 01 / 02 / 03
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ADDRESS ~~Louma Cottage~~ BROOKLANDS HOLLYBUSH RIDE

PARISH 1-4-86 ~~Wor~~ FINCHAMPSTEAD WITHOUT

PLOT No. Old Louma Cottage has no history

ORD. SHEET No. SU8164 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
872/73 N	MR. A. GOODY	O/APP. HOUSE & GARAGE AT FRONT	14.6.73	N/A RE
31425 N } APPEAL		BUNGALOW TO FRONT	29.9.88?	C/A
BRA5677 }	MR & MRS SHAW	BUNGALOW ~~AT~~ ~~[illegible]~~	24.8.88	APP
96/64209/FN	"	ROOF SPACE TO RES	23.9.96	C/A
FP96/5876A	"	"	14.01.97 ~~26.12.96~~	~~RE~~ APP

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST COND 5-31425 - GRANTED FOR BUNGALOW TO FRONT - 23.11.89

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 26.NOV.2001 5426

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. D Smart
	Address and postcode	'Brooklands' Holly Bush Ride Finchampstead RG40 3QB
	Phone number	01344. 779490
	Agent's Name	Derek Cann
	Address and postcode	13 Manor Road Wokingham RG41 4AH
	Phone number	0118 · 978 6895
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.	'Brooklands'. Holly Bush Ride
4	Give brief details of the proposal for example, two storey side extension.	About the application: 2 storey extension to front with attached double garage.
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.	Roof tiles as existing Brickwork as existing. Render.
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: 4.	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr + Mrs. D. Smart.

Date 23rd. Nov. 01.

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

Original bungalow: $6.5 \times 7.5 = 48.75$

$7.5 \times 11.4 = 85.50$

$134.25 m^2$

loft Conversion: $6.5 \times 15 = 97.5 m^2$

∴ existing ↑ over original = (7m → 8.5m height).

Proposed extensions:

ground $= 6 \times 7 = 42$

$6.3 \times 2.7 = 17.01$

$3 \times 4.1 = 12.3$

$7.5 \times 4.9 = 36.75$

$0.7 \times 2 = 1.4$

$5.3 \times 2 = 10.6$

$\frac{3 \times 0.7}{2} = 1.35$

ground TOTAL = $121.41 m^2$

fist floor ↑ $= 4.9 \times 15 = 73.5 m^2$ (including terrace

Proposed

TOTAL ↑ extensions = $194.91 m^2$

TOTAL Cumulative ↑ = $292.41 m^2$

Original hse = $134.25 m^2$

new TOTAL = $426.66 m^2$

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5426
CASE OFFICER: Helen Pollock

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

The proposed development due to its scale + massing would result in overdevelopment of the site to the detriment of the character of the rural Area

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5287
CASE OFFICER: Helen Pollock

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

26 NOV 2001 5426

