101 Kiln Ride.
124 + 130.

APPLICATION NO:
**F/2001/3229**

LOCATION:
**3 Windsor Ride, Finchampstead Wokingham.**

APPLICANT:
**Mr & Mrs Mollon**

PROPOSAL:
**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**

EARLIEST DATE FOR DECISION: **23/02/2001**
28 days exp: 27/2/01
**APPLICATION WILL HAVE EXPIRED ON:**
**20/03/2001**

CASE OFFICER: **Natalie Brown**

APPROVED

(NAB)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Mollon**
**3, Windsor Ride**
**Finchampstead**
**Wokingham**
**Berkshire**
**RG40 3LG**

**Application Number: F/2001/3229**

| | |
|---|---|
| **Parish:** | **FINCHAMPSTEAD** |
| **Location:** | **3, Windsor Ride, Finchampstead, Wokingham.** |
| **Proposal:** | **Proposed single storey front and rear extensions to dwelling and raising of roof with rear dormer extensions.** |

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

**Condition**
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
5. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

**Condition**
6. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

**Condition**
7. The storage/airing cupboard window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

**Condition**
8. The high level window in the side elevation of the development facing 1 Windsor Ride hereby permitted shall not at any time be glazed other than with obscured glass.

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

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

**Reason**
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

**Reason**
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Reason**
5. To safeguard the amenities of the occupiers of neighbouring residential properties.

**Reason**
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Reason**
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

**Reason**
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Berkshire Structure Plan Policy EN1.

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

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 19/03/2001

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.**

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3229 | NB |
| BUILDING CONTROL NUMBER. | FX 2001/2063 | Smith |
| APPLICANT/~~AGENT~~ | Mr & Mrs Mollon | |
| ADDRESS OF SITE | 3 Windsor Ride ~~[illegible]~~ FINCHAMPSTEAD | |
| DESCRIPTION OF PROPOSED WORK | S/S front + rear cuts + raising of roof with rear dormer cuts. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | ✓ | ✓ |
| ELEVATIONS | M/775A | M/775A |
| FLOOR PLANS | — | — |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 19/3/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Slight | |
| IF YES, WHAT ARE THE DIFFERENCES ? BC | rear rooflight added + repositioning of rear ~~doors/windows~~ | |
| DATE | PD CO 15/8/01 | |

| 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 | |

3229

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date April 17, 2001
My ref. JRM/TAB/F/2001/3229
Your ref.

Mr B Wright
4 Windsor Ride
WOKINGHAM
Berkshire
RG40 3LG

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

Dear Mr Wright

**APPLICATION NUMBER F/2001/3229**
**3 WINDSOR RIDE, FINCHAMPSTEAD**

Thank you for your letter of the 5th April 2001 regarding the above planning application.

Firstly I apologise if any distress was caused to you by the presence of photographs of your house on the file, which were not taken by a planning officer. They have been removed to a confidential part of the file.

I now turn to the criteria which are applied in determining householder planning applications. The applications are considered against two fundamental criteria, firstly the effect on the street scene and secondly the effect on the amenity of the occupiers of neighbouring properties. I do not think there would be any effect on your amenity through for example loss of privacy, light, overshadowing or overlooking. I appreciate however that you have concerns about the effect on the street scene and the outlook from your property.

In assessing the effect on the street scene obviously the composition and variety of properties in the area would be taken into account. In this case there is a row of relatively unaltered bungalows opposite you and the ground rises so that one is slightly higher than the other. In making the decision to approve I was mindful of the effect that this rise would have in minimising the impact of the proposed development on the street scene, this was because it would be reasonably well separated from No. 1 Windsor Ride and would not be higher than the roof of No. 3 Windsor Ride. At the same time the roof height was considerably reduced from the previous proposal and some unsightly dormer windows had been removed from the forward facing roof plain.

Consequently it is my opinion that there would be no adverse effect on the street scene although clearly the street scene will be changed. I note what you say about your property and its influence on the decision, but I can assure you that your property was not perceived as a precedent but rather as a context for the current proposal. The other matters you raise in your letter are private issues between yourselves and the applicant. The Council took its decision on the basis of facts and planning policies and was not influenced by correspondence which did not relate to planning issues.

April 17, 2001

Mr B Wright
4 Windsor Ride

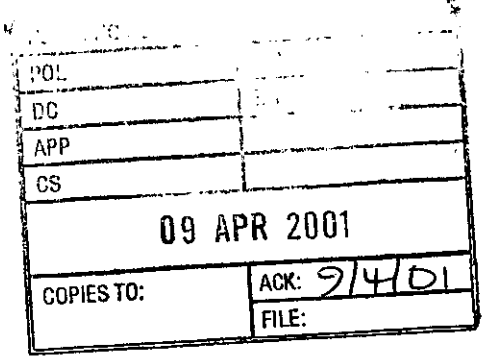
I hope you find this information helpful. I will copy my reply to the Chief Executive.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: Chief Executive

J Mitchell







*Brian Wright,*
*4 Windsor Ride,*
*Wokingham.*
*Berkshire.*
*RG40 3LG.*
*Tel/Fax 0118 9733584*
**5th April,2001**

**Mr J. Mitchell,**
**Development Control Manager,**
**Wokingham District Council,**
**Shute End,**
**Wokingham.**

**Dear Sir,**

**Application no F/2001/3229**
**3 Windsor Ride, Finchampstead.**

**I was informed by a neighbour that details of our home together with photographs, including rear views taken surreptitiously from neighbouring gardens are on public display in this current file. Since this information relates to our home - not a proposed building - I tried to contact you without success. I visited the planning department yesterday to view the information on file and subsequently your duty officer agreed to move the information to a confidential section of the file, so that it is not available to all who wish to look at the file. Our experience some eight years ago of unsolicited and unwelcome offers indicated rather well the sort of people reviewing these files.**

**Would you please confirm in writing that this action has been taken.**

**As your files will show, we made no objection to the original application by Mr Mollon last year (your ref 2000/1611 ) since we felt the front elevation would enhance the road scene etc. However, we subsequently saw your rejection letter (24/7/2001 ) and realised the scale and mass of the proposal, how much bigger it would be and how it would impact on neighbours. Accordingly this time we did object and set out reasons e.g. Roof line 2.7 metres higher than no 1 etc.**

**Given that the new proposal is little changed from the one you very soundly rejected and has a mass some 95 % of the original proposal we were amazed to learn of the approval and subsequently had a short telephone conversation with Miss N. Brown. From the conversation, it appeared our home is very much the yardstick for the approval.**

**During my visit to your Department I also became aware of the letter Mr Mollon sent to Miss Brown on the 6th March along with the photographs of our home, and the retraction on the 13th March by Finchampstead Parish Council of their objection. The original objection stated categorically " Gross overdevelopment of the site." It would therefore appear highly probable that the Parish Council was lobbied with these photographs and the data within the 6th March letter. Decisions flowed from this point.**

Given our home appears to be a justification ,I should like to provide some specific points to prove you are not comparing like for like.

1. Our plot is some 85 ft wide at the front and increasing in width to the rear.
2. Where our house is adjacent to no 2 (downhill end) there is no alteration to the roof height
3. The main ridge at the other end is raised approximately 1.07 metres. This apex is 60 ft back from our front boundary and approximately 30 ft at its closest point to no 6. No 6 already stands approximately 1 metre higher than no 4 due to the road gradient further mitigating the roof line.

In summary, the extension was designed to fit the plot and did not impact adversely upon our neighbours. In fact your file 2000/1611 contains a letter from Mr Allington ( no 6) referring to our house as an example of how it can be done without impacting upon others.

I will now pass to Mr Mollon's letter dated 6th March. Since I understand it will be on file with the photographs of our house ,corrections are called for.

Paragraph 2. He has <u>never</u> discussed or ever mentioned to us his proposed extension and I believe that to be the case with other neighbours.

Concerning the comment re no 1 -I am sure Miss Binks will comment directly.

The last paragraph refers to Mrs B White, who is a very elderly lady. I am given to understand that her nephew has powers of attorney and hence his involvement.

Page 2 which refers to me directly is pure fiction. However Mr Mollon does highlight very well a point I made in my letter of objection - paragraph (b). I stated that three skylights at a low level would not enhance the front elevation. Please look at the photographs of our skylights (8 years after completion) provided by Mr Mollon. Not pretty and I think this proves my point. I should add that our skylights are 12 ft from the floor and hence do not overlook our neighbours.

I am somewhat saddened that seemingly erratic and poorly informed decision making will irrevocably affect the quality of life for residents of many years standing. I do believe the decision making process requires some modification to ensure that information submitted is factually correct and where comparisons are made the <u>full facts</u> are taken into account and correctly reported.

A copy of this letter is being sent to the Chief Executive since I am sure she would be instrumental in making any changes of process deemed to be necessary.

Yours faithfully,

Brian F. Wright

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 April 2001
My ref. JRM/SB/F/2001/3229
Your ref.

4/2101

Mr B F Wright
4 Windsor Ride
WOKINGHAM
Berkshire
RG40 3LG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Wright

**PLANNING APPLICATION NO. F/2001/3229**
**3 WINDSOR RIDE, FINCHAMPSTEAD**

Thank you for your letter of 5 April regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

**Received by Wokingham District Council**

# Application No: F/2001/3229

**Proposal:**
Proposed single storey front and rear extensions to dwelling and raising of roof with rear dormer extensions.

**Location:**
3, Windsor 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2001. 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**

**15 February 2001**

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

Tel: (0118) 974 6492

Date: **30 January 2001**

My ref: F/2001/3229

**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/2001/3229**
**3, Windsor Ride, Finchampstead, Wokingham.**
**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3229**
**3, Windsor Ride, Finchampstead, Wokingham.**
**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**
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 6492

Date: **30 January 2001**

My ref: F/2001/3229

**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
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2001/3229**
**3, Windsor Ride, Finchampstead, Wokingham.**
**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3229**
**3, Windsor Ride, Finchampstead, Wokingham.**
**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2001/3229

**Applicant :** Mr & Mrs Mollon .

**Location :** 3, Windsor Ride, Finchampstead, Wokingham.
**Proposal :** Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | X | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** ..... 12/2 .....

**Date Registered : 23/01/2001**

**Earliest Date for Decision : 23/02/2001**

**Latest Consultation Date/Site Notice Expiry Date : 23/02/2001**

**This application will have expired on: 20/03/2001. 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 :**

Fstead PC: 21/2: object on grounds of overdevelopment, out of keeping with surrounding area.

Highways: 2/2. CA

Env. Health: 21/2: NRS or work condition

Neighbours: 4 Windsor Ride ; size of extn would dwarf properties either side would appear to be higher than neighbouring sites

5 —"— ; now made bigger in plan form + one concerns of overlooking

19 —"— ; reduced privacy, visual aspect destroyed

1 —"— ; precedent, inappropriate in terms of adjoining sites, affect light, + amenity (& see file)

Env. Ag : 8/3 : no objection

**Planning Issues :** (10'd sect) .

**Application Number F/2001/3229**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | C001 | R001 | full permission - 5 years |
| | C012 | R012 | materials to be agreed |
| | C070 | R070 | Hours of construction |
| | C122 | R122 | Parking + turning |
| | C046 | R046 | ob. glazing as approved<br>(delete: it shall be fixed shut) |
| | C044 | R044 | No windows to be inserted<br>(ins: side elevations) |
| | C045 | R045 | ob. glazing<br>(ins: storage/airing cupboard<br>ins: rear elevation del: it shall be fixed shut |
| | C045 | R045 | ob. glazing<br>(ins: High level window<br>ins: side elevation facing Windsor Ride<br>delete: it shall be fixed shut |

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ———

SOUTH-EAST AREA LOCAL PLAN POLICIES: SV1, SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES: ———

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES: ———

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 9/3/01

# RECORD OF SITE VISIT

**SITE ADDRESS:** 3 Windsor Ride
Finchampstead Wokingham.

**APPLICATION NUMBER:** F/2001/3229

**OFFICER:** Natalie Brown

**DATE OF SITE VISIT:** 12/2/01

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

Residential.

**2. DESCRIPTION OF SURROUNDINGS**

**3. DESCRIPTION OF SITE/BUILDING**

Garage alongside (but set behind extn @ No 1).

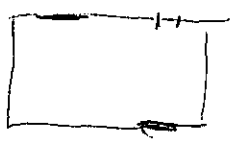
as go towards end of Rd – road goes up hill.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

Detached. but forward of No 1. (There are no windows facing No 1 – but there is one proposed)

No 1 – window in side elev facing No 3 (only window for bedroom).
Extn (sitting area) – patio door facing rd with 2 strip windows opp).
dining area adj with patio door to rear gardn
(no dividing wall sitting → dining)

**5. SITE CONSTRAINTS**



**TREES**

**ACCESS/PARKING**

**LEVELS**

**BOUNDARY TREATMENT** V. low wall @ front with shrubs behind.
shrub with No 1.

**OTHERS** – (adj in front of No 1 extn – 1.8 m wall along boundary).

→. Kiln Ride - Nine mile Ride end.

→. Nº 4 Windsor Ride.

**Application Number: F/2000/3329**

1. **Planning History** –
The site is located within the identified settlement of Finchampstead. The existing bungalow was built under consent 44/61 and a garage was built under consent PD/239/61. There was a previous application for the raising of the roof, front and rear dormers which was refused under application F/2000/1661 in July 2000.

2. **Proposal** –
The proposal is for single storey front and rear extensions and a loft conversion with the raising of the roof to provide first floor accommodation.

| | Existing | Proposed | Refused application |
|---|---|---|---|
| Height (ridge) | 4.7m | 6.3m | 7.5m |
| Length | 9.2m | 12.3m | 12m |
| Extent beyond existing rear | N/A | 3.05m | 2.75m |
| Width | 11.5m | 11.5m | 11.5m |

Over the refused application, the proposed development has reduced the ridge height by 1.2m and has removed the dormers in the front elevation and replaced them with velux roof lights, and increased the length of the rear extension by 0.3m.

3. **Consultations** -

- ***Finchampstead Parish Council*** – object on grounds of over development and being out of keeping with the surrounding area
- ***Highways*** – No objection subject to a condition ensuring parking would remain
- ***Environmental Health*** – No objection subject to a condition restricting hours of construction
- ***Environment Agency*** – No objection
- ***Letters of representation*** – 4 Letters of objection received on the following grounds:

  Spoiling visual aspect of road/change to character/setting a precedent
  Overlooking of rear gardens,
  Overlooking into bedroom window (No.1),
  Ground floor area larger than previous application,
  Over shadowing to neighbouring properties,
  Reducing value of properties.
  Concerns over the change from 5 to 4 bedrooms

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
   Wokingham District Local Plan policies: WOS3, WBE1
   South East Area Local Plan policies: SBE1, SBE2

B. Impact upon the character of the street scene
Wokingham District Local Plan policies: WOS3, WBE1
South East Area Local Plan policies: SBE1, SBE2

C. Impact upon highway safety

D. Concerns of local residents

A. Impact upon neighbouring properties

The proposed development would remain 3.5m from the shared boundary with No. 1 and be approximately 8.5m from the bedroom windows in the side elevation of No.1. The height of the existing bungalow would be increased by 1.6m. There is a wall along the boundary in between the dwellings of Nos. 3 and 5 with thick hedging providing the boundary along all other garden boundaries.

It is not considered that the proposed first floor hall window in the side elevation would be of any detriment to No. 5. This window is proposed to be obscurely glazed and would face the side of No. 5 which has no windows. Likewise, in order to preserve the amenity interests of No. 5 it is recommended that a condition is added to ensure the window of the store/airing room cupboard is obscurely glazed.

The rear building line of No. 1 would be approximately 6m beyond the proposed at No. 3. The garage of No. 3 is along the boundary with No.1. It is not considered that the proposed rear dormer windows would cause any overlooking to the rear garden of No.1.

The proposed high-level window between the lounge and kitchen facing No. 1 would be approximately 1.6m above ground level, and would be partially opposite a secondary window of a bedroom at No.1. Due to the fact that there are no windows in the side elevation of No. 3 at present, even though this would be a high level window, it is recommended that the window be obscurely glazed in order to prevent overlooking.

It is therefore considered that there would be no adverse effects upon neighbouring properties.

B. Impact upon the character of the street scene

Windsor Ride is characterised by a gently sloping gradient therefore No. 3 appears higher than No. 1, No. 5 appears higher than No. 3 and so on. No. 4 opposite has been extended under consent 40364 and has had its roof raised and features front dormer extensions, which raised the ridge height by approximately 1-1.5m, which is comparable to the proposed at No.3. The other bungalows within the immediate vicinity of 3 Windsor Ride have been subject to various extensions but remain as bungalows.

The fact that the road slopes means that the height of No. 3 would not appear vastly higher than No.5. The ridge height has since been reduced compared to the previous application and the front dormers removed. The ridge height would now only be 1.6m higher than the existing and its overall height would again be comparable to No.4 opposite.

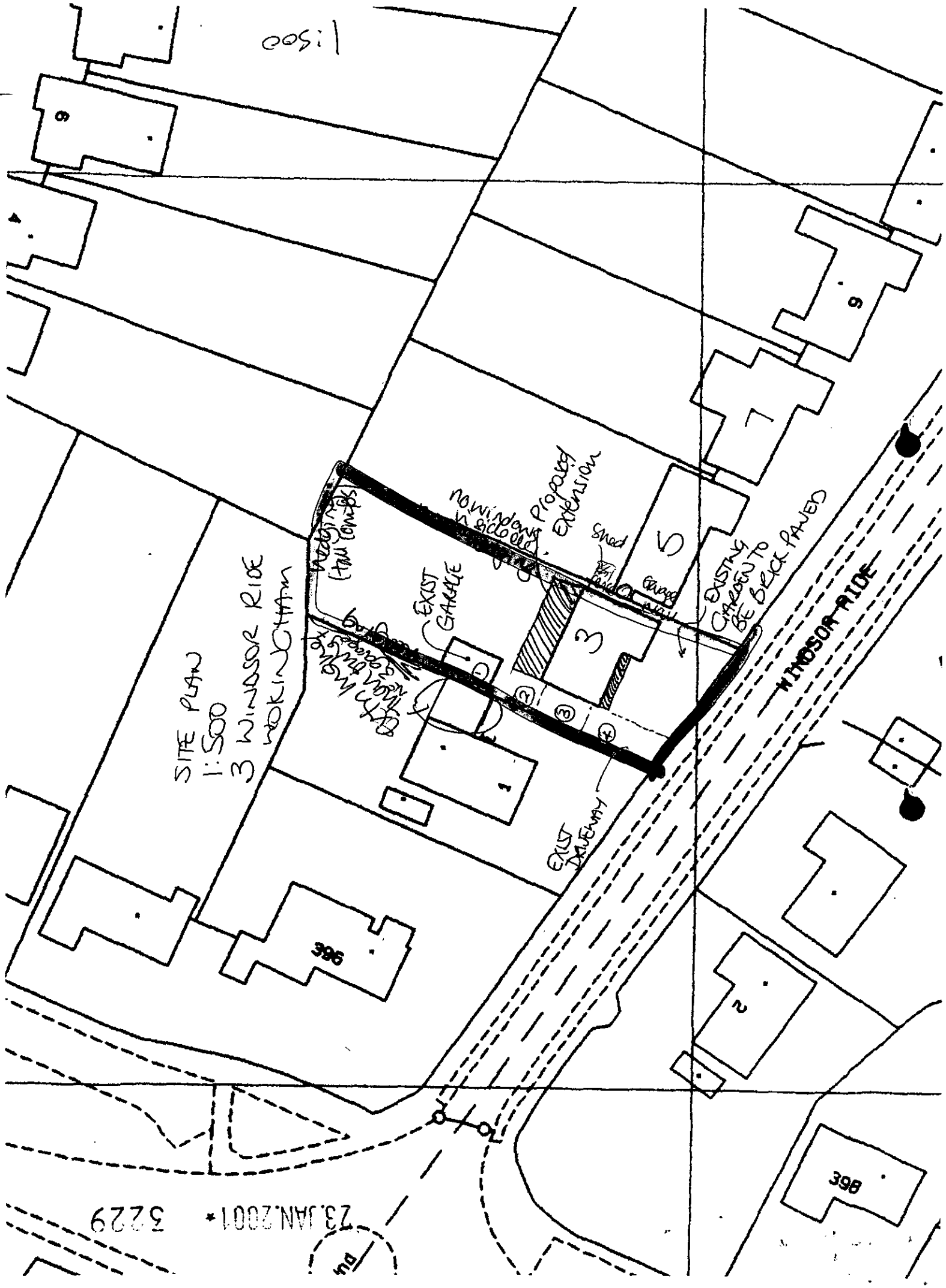
In any case, No. 3 is of a different design to No.1. It would be a different case if one of the properties higher up the road (higher up the slope) were to raise its roof as it would be more prominent. No. 3 is at the start of the road and opposite a bungalow already altered (No. 4)

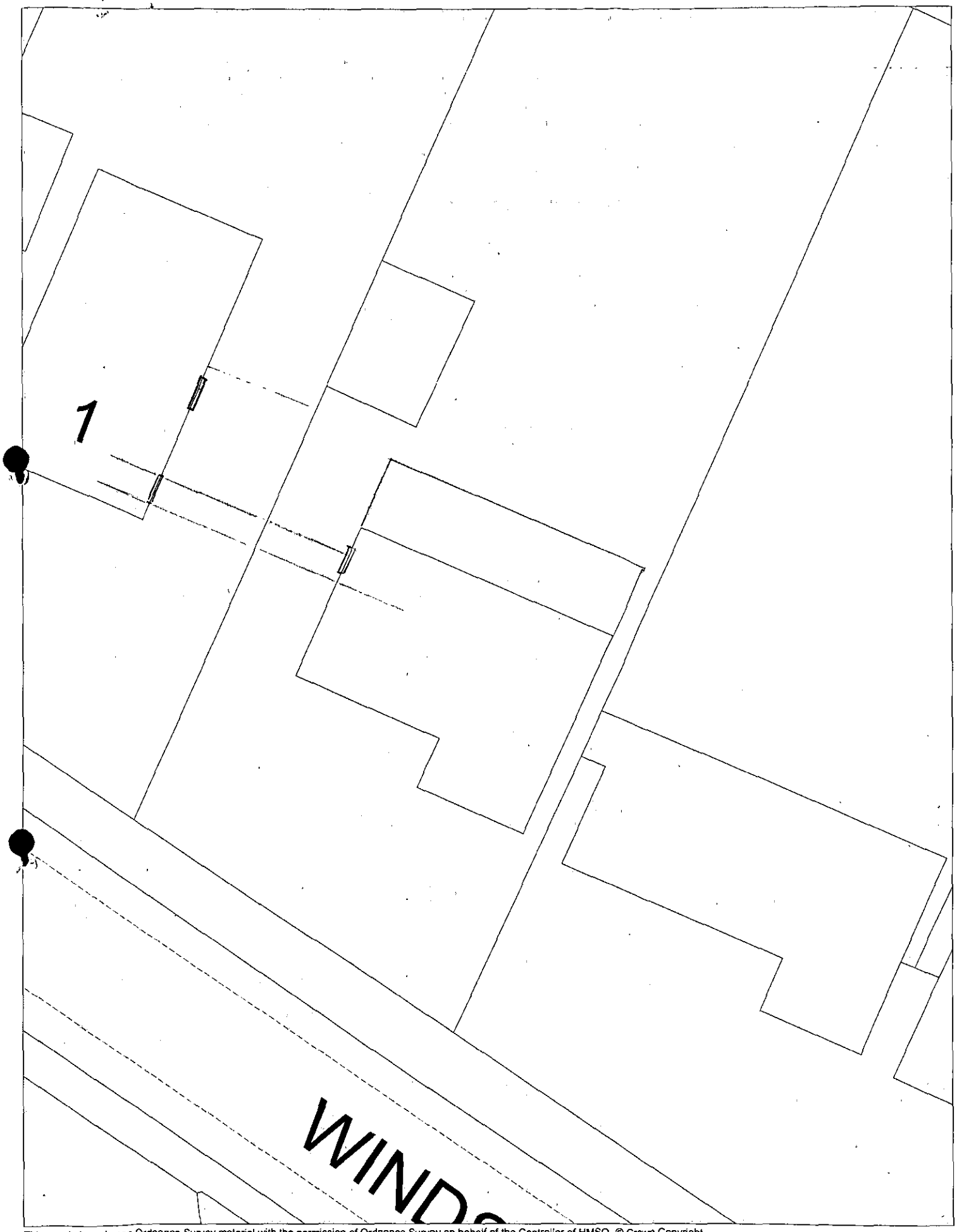
It is therefore considered that there would be no adverse impact upon the character of the street scene.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms to 4. In order to satisfy Council parking standards, there would need to be provision for 3 off-road parking spaces. This requirement has been met, and subject to a condition being included to ensure that space for parking would remain, the highways department has no objection.

D. Concerns of local residents
Comments from local residents have been noted and addressed above.
The fact that the number of bedrooms has been reduced is not a planning matter. Internal alterations would not require planning permission. The issue of reducing the value of surrounding properties is not a planning issue.

5. **Conclusion** -
It is not considered that the proposed development would have significant enough an adverse impact as to warrant a refusal.


1:500
SITE PLAN
1:500
3 WINDSOR RIDE
WOKINGHAM
EXIST GARAGE
Proposed Extension
EXISTING GARDEN TO BE BRICK PAVED
EXIST DRIVEWAY
WINDSOR RIDE
396
398
23.JAN.2001* 3229

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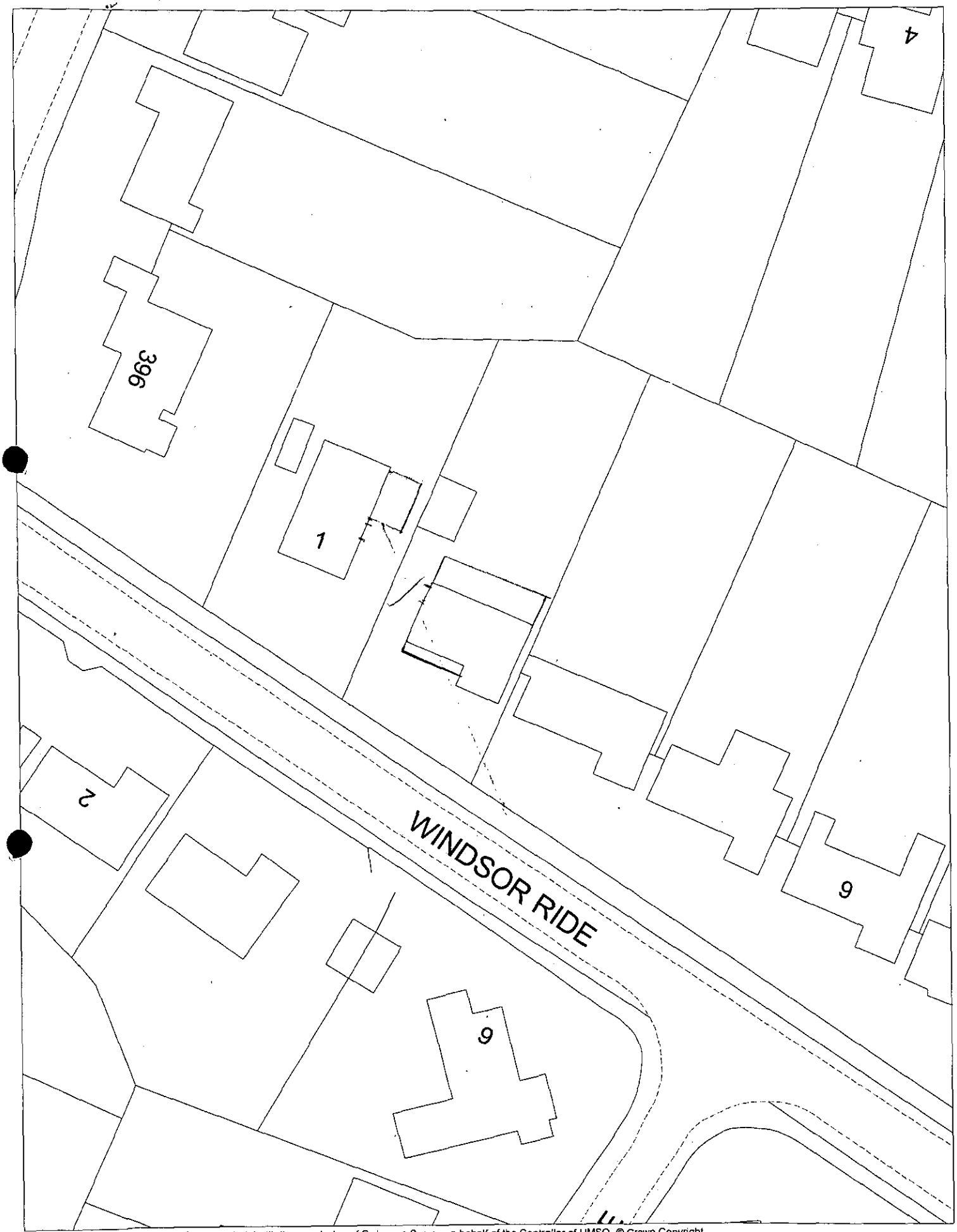
Development Control Section, Environmental Services, Wokingham District Council.
13 March 2001

Scale: 1 : 200

N
W E
S

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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2001

Scale: 1 : 500

N
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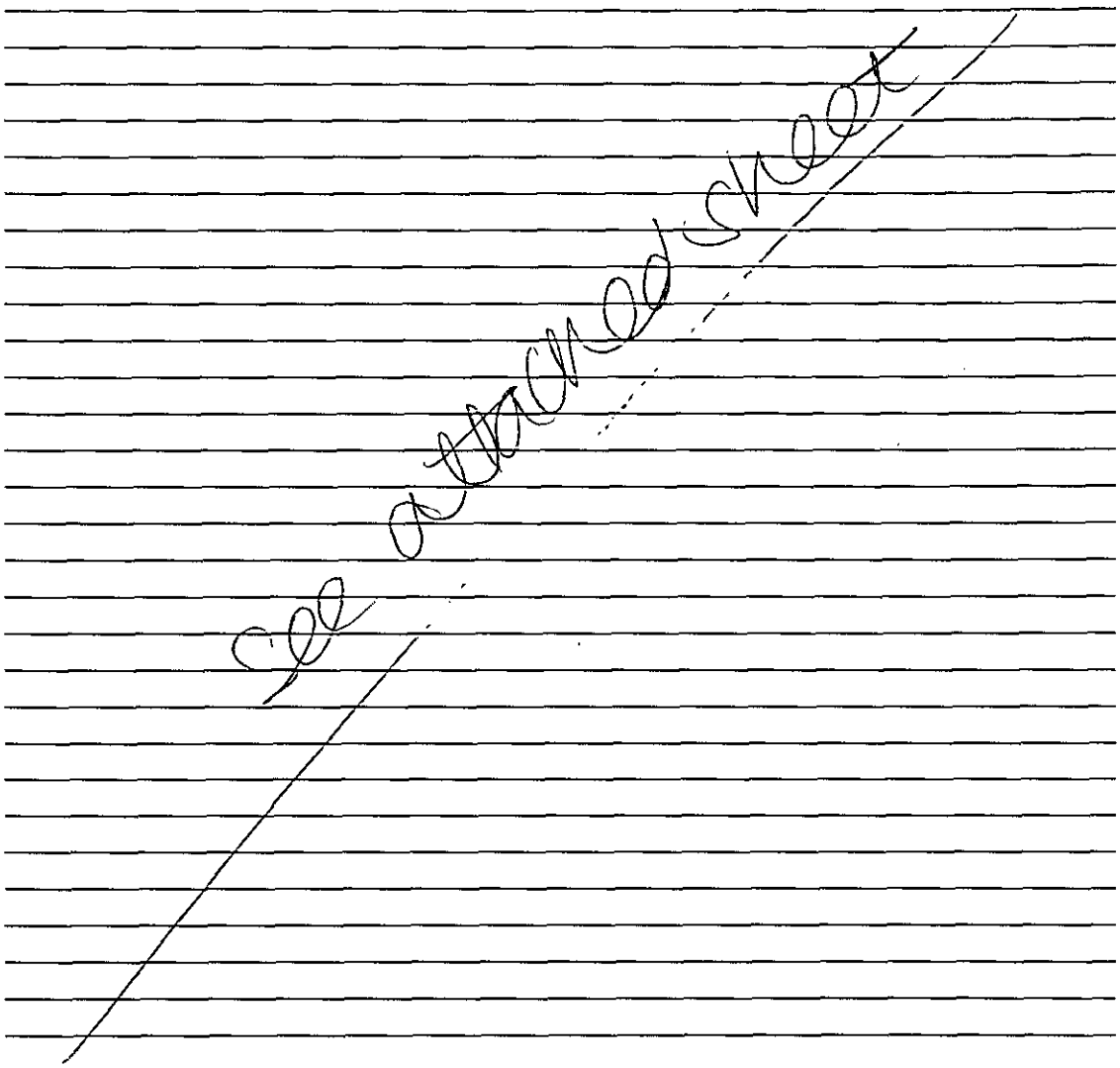
**Application Number: F/2001/3229**

**Appraisal :**



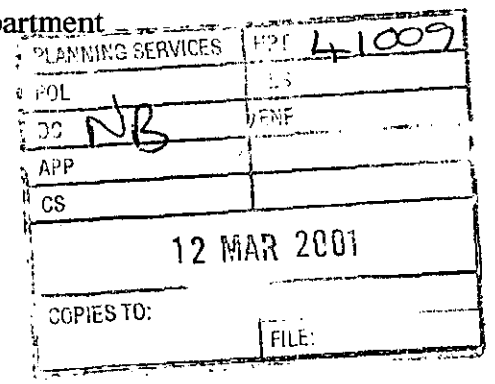

**Recomendation : Approval:** ☐ **Refusal:** ☐
(tick appropriate box)

rec. by hand on site (9/3) with 5 photographs.

3 Windsor Ride
Finchampstead
Wokingham
Berks.
RG41 3LG

6th March 2001

Natalie Brown
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR




Dear Ms Brown

REF. PLANNING APPLICATION No. F/2001/3229

With reference to our recent planning application and your subsequent visit, we would like to raise a few points that we feel are important in your decision-making.

We moved into Windsor Ride with a view to tastefully extending the property purely as extra accommodation for our young family and not as a profit-making project. I would like to say that we have a friendly relationship with all our neighbours and so told them all our plans and none had any objections at the time. Therefore, we were totally shocked to discover that they had objected.

After having our first application refused, we took advice from your Planning Office and consequently considerably reduce the ridge height and removed the front dormers, as requested.

Referring to the objection from No. 1 Windsor Ride – she initially stated she had no objections as long as we did not alter the garage – this is not our intention. Her home and garden privacy will not be affected in any way.

Referring to objections from No. 5 Windsor Ride, we are on very good terms with the owner of the property, Mrs. B. White, who said she had absolutely no objections to us extending our property. Her nephew, who does not reside at this address, is now raising the objections. The majority of his objections are unfounded and a closer inspection of the attached photos would reveal that we are overshadowed by No. 5 with a wall and 2 sheds just 3 feet from 2 of our bedroom windows. (Refer to photographs enclosed)

Referring to the objection from No. 4 Windsor Ride on the opposite side of the road. His first paragraph has clearly stated quote: "**although I am not directly affected**", therefore, we feel his only reason for objecting is because of his close friendship with the occupants of No. 1. His own property is by far the largest in Windsor Ride and totally overlooks us and the people to his rear. He has made reference to our driveway which is more than adequate for 4 cars, excluding our garage. He also disapproved of our original dormer windows (which he has) and now objects to the alternative regulation Velux windows (which he also has). (Refer to photographs enclosed)

Finally referring to the objection by No. 19, which is situated at the top end of Windsor Ride, approx. 200 metres from our property, we feel she has absolutely no reason to object and we can only assume she has acted as a friend in support of No. 1. To our knowledge, she has made no objection to the planning of No. 56 Pine Drive, an identical bungalow, which is situated only 2 doors from her property and is considerably larger than our application.

Finally, we would like to point out that a great many properties in the area, identical to ours, seem to be having no problem obtaining planning permission. We therefore feel the opposition to our application is totally unwarranted.

We have struggled on a daily basis with the very limited living space we currently have in the hope that eventually we will be able to improve our home for ourselves and our growing young family.

We would appreciate it if you could give careful consideration when making your decision regarding our application.

Yours sincerely

Mr & Mrs J. Mollon

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 23 JAN 2001 |
| Officer: AAB. | Application No. F/2001/3229 |

**Map No.** 98.. **Site** ...0.07.....
**Easting:** ..... **Flood Pln** .....
**Northing:** ..... **Mineral** .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING AND LOFT CONVERSION WITH REAR DORMER EXTENSIONS

Location: 3 WINDSOR RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH
30.01.01.

Applicant: MR | MRS MOLLON
fee paid on 2000 | 1611 – refused.

**Fee** Received 00-00 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 : 30.01.01 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 250 m landfill consultation ✓

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:**

.....Site notice and see maps ✓.....
.....
.....
.....
.....
.....
.....
.....
.....

## Natalie Brown

**From:** Roland [THECUNDYS@finchampstead.fsnet.co.uk]
**Sent:** 16 March 2001 16:12
**To:** Natalie Brown
**Subject:** Re: F/2001/3229-3 Windsor Ride

Natalie
I confirm that I wish towithdraw my listing for 3 Windsor Ride - F2001/3229
Roland Cundy
------ Original Message -----
From: "Natalie Brown" <Natalie.Brown@wokingham.gov.uk>
To: <thecundys@finchampstead.fsnet.co.uk>
Sent: Friday, March 16, 2001 2:59 PM
Subject: F/2001/3229-3 Windsor Ride

> Dear Cllr Cundy,
>
> Further to our telephone conversation of earlier today and of Tuesday 13th.
> Please can you confirm by e-mail that you wish to withdraw your listing of the following application:
>
> F/2001/3229 - 3 WIndor Ride, Finchamsptead
>
>
> Thankyou,
>
> Natalie Brown
>
>

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2001/3229**

**3, Windsor Ride, Finchampstead, Wokingham.**

**Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.**

I wish this application to be listed should the officers recommendation be for APPROVAL.
and my reason(s) are - MASSING - IN APPROPRIATE DESIGN NOT IN KEEPING WITH THE STREET SCENE.
PRIVACY - OVERLOOKING NO. 1. WINDSOR RIDE.

Signed: [signature]
Councillor Cundy

0118 9731056.

Date: 8/2/01

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 13 FEB 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Cllr Cundy phoned 11am 13/3
→ wants to withdraw the listing - was misled when phoned earlier as was told plans not much different - has now seen plans + been on site + is happy if app is approved

**Our ref:** SP\2001\003116\001
**Your ref:** F/2001/3229 - 3 Windsor Ride
**Date:** 5th February 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire RG11 1BN

| PLANNING SERVICES | HPT 40858 |
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| 08 MAR 2001 | |
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Attention: Natalie Brown

Dear Madam

**PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING AND LOFT CONVERSION WITH REAR DORMER EXTENSIONS**

Thank you for your letter dated 30th January 2001, which was received on 1st February 2001. You are asked to quote the following reference in any correspondence: SU76NE/21/7.

The Environment Agency has no objection to the proposed development.

**ADVICE TO PLANNING AUTHORITY**

**WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384**

According to our records, there is one landfill site within 250 metres of the site, as follows:

| *Grid reference* | *Distance from site* | *Landfill name* |
|---|---|---|
| SU 802 650 | 240 metres | Foxcote, Finchampstead |

In view of the distance involved and the nature of the development proposed, it is considered unlikely that landfill gas will present a risk to this proposal.

**ADVICE TO APPLICANT**

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

**Max Ross**
**Development Planning Officer**

cc. Mr & Mrs Mollon, 3 Windsor Ride, Wokingham.

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

FROM: Natalie Brown

DATE: 30 January 2001

DELEGATED

21 FEB 2001

FILE:

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** F/2001/3229

**Proposal:** Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions..

**Site Address:** 3, Windsor Ride, Finchampstead, Wokingham.

**Applicant:** Mr & Mrs Mollon .

Your observations are required in respect of this application **by 23/02/2001** .

---

Objection on the grounds that the proposal would be gross over development of the site and would be out of keeping with the surrounding area and contrary to the street scene, being situated in a road predominantly featuring bungalows.

SIGNED: C.S.C

DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.

# WOKINGHAM DISTRICT COUNCIL
# ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES
POL
APP
CS
21 FEB 2001

## MEMORANDUM

From: Leanne Parlour, Environmental Health — My Ref: LMP/LMW/20004551

To: Natalie Brown, Development Control — Your Ref: F/2001/3229

Date: February 19, 2001

---

**PROPOSED SINGLE STOREY FRONT AND REAR EXTENSIONS TO DWELLING AND LOFT CONVERSION WITH REAR DORMER EXTENSIONS**

**ADDRESS: 3 WINDSOR RIDE, FINCHAMPSTEAD**

I have no environmental health objections to this proposal with the imposition of the following conditions:-

Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8.00 a.m. and 7.00 p.m. Monday to Friday and 8.00 a.m. to 1.30 p.m. Saturdays and at no time on Sundays or Bank or National Holidays.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6357.

**LEANNE PARLOUR**
**TECHNICAL OFFICER**

Rec'd 2.40pm 20.2.01

1 Windsor Ride
Finchampstead
Wokingham
Berkshire RG40 3LG

OBS

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | NB |
| CS | |
| 21 FEB 2001 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

Your ref Natalie Brown F/2001 3229
20th February 2001

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

**Planning Application F/2000/1611**
**Site - 3 Windsor Ride, Finchampstead, Wokingham**

Thank you for your letter of 30 January regarding the above planning application relating to our next door property. The description of the proposed development in your letter masks the fact that the works would create a house more than twice the size of the existing dwelling.

We would raise the following points of objection:-

1. None of the properties on this side of the road have been extended above one storey and the proposal would change the character of this side of the road.

2. For the reasons set out in number 1 above, it would set a dangerous precedent for the area.

3. The breadth of the dwelling would increase by some 80%, mostly at the rear of the property. Once extended, the sheer mass of the side wall, together with the protruding dormer windows, would overpower our home, seriously affecting the light and sunshine.

4. The additional window in the flank wall would be in line with our existing bedroom windows and the rear dormer windows would overlook our garden so that we would lose the privacy we now enjoy.

5. The proposal would have a serious effect on the amenity and view from our main sitting room.

6. On the basis of the above, it is likely to have an adverse affect on the value of our property.

7. Windsor Ride slopes gently up from Finchampstead Road so that each bungalow is on a different level from its neighbours. The proposal would be inappropriate in terms of its relationship with adjoining sites.

8. The estate of which Windsor Ride is a part was built in the early 1960's and, although some properties have been enlarged, this has mostly been at the rear so by and large the bungalow nature of the estate remains. We have lived at the property for over 30 years and enjoyed the area largely for that reason.

In the circumstances, we feel that the proposal is inappropriate development and that the refusal of this application would be a fair administration of planning policy.

Yours faithfully

Joan Binks

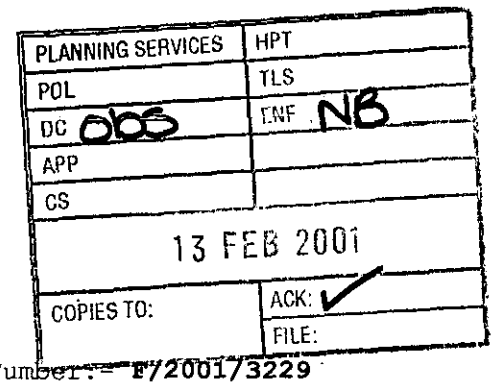
.....

Joan Binks

Olga Binks

.....

Olga Binks




5, Windsor Ride,
Finchampstead,
Wokingham,
Berks.
RG40 3LG

Application Number:- **F/2001/3229**

Site Address : **3,Windsor Ride, Finchampstead, Wokingham.**

Dear Natalie Brown,

With regard to the application for the extension to No.3 Windsor Ride I would make the point that the notice says "Proposed single storey extension front and rear extensions to dwelling and loft conversion with rear dormer extensions." In fact it is a conversion from a three bedroom bungalow to a four bedroom house with the roof being replaced at a higher level which is not a loft conversion.

**I would also like to point out that in the last application which was turned down for the five bedroom house the only changes are as follows:-**

- **The new plans show that the room names only have been changed and the layout internally is the same** except that bedroom 3 on these plans was split in half on the last application and called bedrooms 3 and 4. The actual size of bedroom 3 has not altered from the combined size of the last two only the wall between and one door has been removed. The door into this room is in the same position as it was on the last plan and the room is the size of the two bedrooms on the original plan.
- **The layout with regard to the actual floor area of the application is now larger than the previous one for a five-bedroom house.** The extension at the back is now 3050 and on the last application was only 2750.
- **These seem to be an attempt to build a larger conversion under the guise of a smaller description of the property.** You would be expected to consider a four-bedroom conversion to be smaller than a five-bedroom conversion. On this I would also point out that the first application for the smaller conversion was rejected by your planning officer as being incongruous.

Further to the above I would raise the following objections to the application:-

- This is an application for a conversion to a house not an extension to a bungalow.
- The increased depth of the building and height of the roof with dormers at the rear would totally over shadow the neighbouring properties. ( This occurs especially due to the change in ground level of the properties either side of No.3.)

- The increased mass of the building would totally over shadow the buildings on either side.
- The side of the building seen from the back of No.5 would increase in size from approx. 10.5 sq.m. to 33.2 sq.m. an increase in area of over 200% which is against the boundary of No.5 which would be totally over bearing on this property. This can be seen from the scale block plans.
- The dormers at the rear are well above the level of the rest of the buildings and therefore would remove the privacy of the gardens on either side.
- From the patio of No.5 the view would be just the side of the house at No.3 instead of the sky and trees.
- Although the height of the ridge tiles has been slightly reduced the dormers are at the same height as before and therefore the mass of building seen has not in really been reduced from the previous application.
- No.5 would be directly overlooked by the window in the side of the house at the higher level.
- The house would be totally out of place in what is a road of bungalows.
- The proposed building would overshadow the rest of the road and be totally out of place thus reducing the value of the properties in the road. This would be especially applicable to No.1 and No.5 where they would not only have a much reduced outlook, a reduced value to their property, but would also have lost their privacy of the back garden.

I trust the above will be taken into account when the application is considered especially the initial points made that this is an application for a larger building than the previous application which was correctly rejected as being out of character with the rest of the area.

Yours faithfully,

David Keen

David Keen
On behalf of Mrs B.V. White

| PLANNING SERVICES | HPT |
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| DC CDS | ENF NB |
| APP | |
| CS | |
| 13 FEB 2001 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

19 Windsor Ride
Wokingham
Berks
RG40 3LG

11 February 2001

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Dear Sirs

Re: Planning Application at No 3 Windsor Ride, Wokingham - F/2001/3229

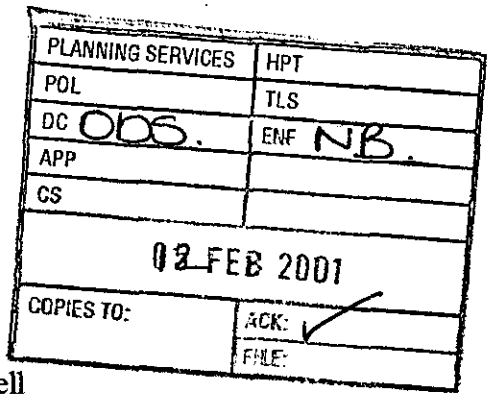
When the occupants of the above bungalow raised a Planning Application in June 2000, I objected and I now wish to object to the present application on the same grounds as before. I feel that the above application is little different to the first and in effect converts the bungalow into a house. As I stated before, all the bungalows on this side of the road so far have remained on one level.

This development would spoil the visual aspect of this side of the road, lend itself to an outcrop of roof extensions to other properties and thereby destroy a large degree of privacy in our back gardens.

Yours faithfully

Aline Brown

Aline Brown (Mrs.)




**Brian F. Wright,**
**4 Windsor Ride,**
**Finchampstead,**
**Berkshire.**
**RG403LG**
**Tel/Fax 0118 9733584**
**6th February,2001.**
Your ref:Natalie Brown

Mr John Mitchell
Development Control Manager,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham

Dear Mr Mitchell,

**Application No:** **F/2001/3229**
**Site Address:** **3 Windsor Ride, Finchampstead,Wokingham.**
**Proposal:** **Single storey front and rear extensions to dwelling and loft conversion with rear dormer extension**

Thank you for your letter dated 30th January. I have seen the information submitted for planning approval and I feel that the design remains unsuitable for all the reasons stated in the original refusal of consent in mid 2000.Although I am not directly affected it would appear all the facts set out in your original rejection concerning " **impact on neighbouring dwellings"** are totally unchanged.

Additionally,I would like to raise the following.
**(A)** The original floor area of this bungalow is approximately 95.44 square metres super. The finished area of the proposed extended building is 238.9 square metres super,that is **two and a half times** the original size.Please see (b) below.

**(B** )The extended property will now be a four or five bedroom house. The size of the plot and parking facilities do not appear to be in keeping with this, given the narrowness of the drive and Mr Mollon's need to park his building truck there on a nightly basis.

**(C)** The size of the proposed extension will dwarf the properties either side - especially given the gradient of Windsor Ride. The proposed ridge of no 3 will now be approximately 3.7 ** metres higher than the ridge of no 1 and a somewhat lesser amount higher than the ridge of no 5.Therefore I am concerned that the development may still be "overbearing and overshadowing" upon no 1 and no 5.

**(D)** Whilst I understand the need to remove the front dormer windows which were shown in the original submission,I am afraid that the appearance of three skylights at low level will not enhance the front elevation especially when viewed from no 4 Windsor Ride.

Finally, whilst I am in favour of Mr Mollon improving his property I believe the design must be commensurate with the plot size and be in sympathy with the surrounding properties.I hope these comments are constructive.

Yours sincerely,

Brian F. Wright

** THIS DIFFERENTIAL WAS ESTABLISHED BY COUNTING THE BRICKWORK COURSES OF N° 1 AND ADDING AN ALLOWANCE FOR THE FACIA BOARD & RIDGE TILES. — VERSES SCALING THE DRG. FOR THE HT. OF N° 3.

NO ALLOWANCE FOR GRADIENT OF ROAD HAS BEEN MADE.

## HIGHWAYS CONSULTATION SHEET

**From:** Natalie Brown **Date:** 30 January 2001

**Application Number:** F/2001/3229

**Proposal:** Proposed single storey front and rear extensions to dwelling and loft conversion with rear dormer extensions.

**Parish:** FINCHAMPSTEAD PARISH

**Site Address:**
3, Windsor Ride, Finchampstead, Wokingham.

**Applicant:**
Mr & Mrs Mollon .

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).

C122, R122.

**Signed:** _____ **Print name:** Adam Coggins 02/02/01

Rec'd 3.40pm 22.01.01

3 Windsor Ride
Wokingham
Berks

19.01.01

For the attention of John Mitchell
Planning Dept

23.JAN.2001* 3229

Dear Sir

Ref: Proposed alterations to our property

I refer to your site visit and subsequent conversation regarding the above proposal and enclose 6 copies of amended plans with new application forms.

The amendments consist of:

1. Reducing the roof height and lowering the pitch of the roof.
2. Removal of dormers to the front
3. Installation of rooflights to the front.
4. Dormer roof heights at the back to be in line.

We hope that this application can now go forward for approval by yourselves as soon as possible. Should there be any queries regarding the above, please do not hesitate to call me.

Yours truly,

John Mollon
PP

# Environmental Services

For office use only.
Application number: 23.JAN.2001 - 3229

## 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<br>Address and postcode<br><br>Phone number | MR & MRS MOLLON<br>3 WINDSOR RIDE<br>WOKINGHAM<br><br>0118 9732614 |
| 2 | Agent's Name<br>Address and postcode<br><br>Phone number | |
| 3 | Site<br>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. | as above |
| 4 | Give brief details of the proposal for example, two storey side extension. | About the application: conversion of roof & extension to front & rear |
| 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. | to match existing or to be advised |
| 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: 3 | 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 Mollon

Date 15/01/01

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

ADDRESS 3 WINDSOR RISE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU. 7965 - 98

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 499/55 | CAPT. WASHINGTON | O/APP. REG. DEV. | 29.9.55 | N/A REF. |
| O/26/58 | PYE LTD | " | 15.5.58 | N/A REF. |
| O/170/58 | " | " | 17.12.58 | N/A REF. |
| O/155/59 | " | " | 11.11.58 | N/A C/A |
| 44/61 | RACKELWELL BLDG. CO. | DET. BUNGALOW & GARAGE | 25.3.61 | APP. APP |
| [redacted]/239/61 | PYE LTD | GARAGE | 15.6.61 | APP. N/A |
| F/2000/1611 | Mr & Mrs J Mallon | enlarge Bungalow F+R extensions. enlarge roof F/F accom + dormer windows | 24/07/00 | ref. |

DATE OF COMPLETION

MINISTRY DECISION 499/55 - APPEAL GRANTED - 17.10.56

SPECIAL ORDERS ① Enq - Rear & first floor ext - Mr Mallon 24.10.00

DRAINAGE

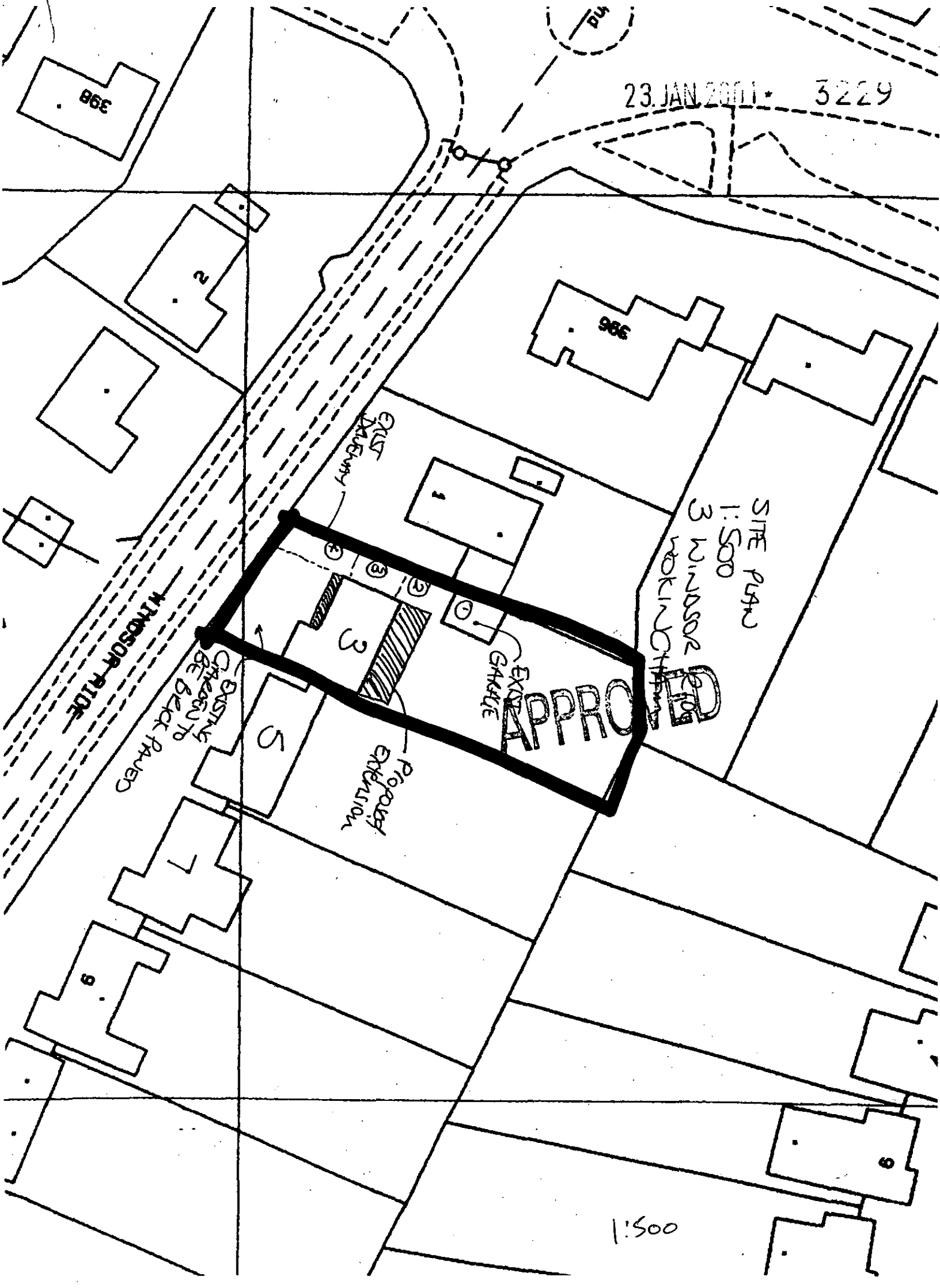
091074

23.JAN.2001* 3229

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3229**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | 2 (materials) | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |


23 JAN 2011 3229
APPROVED
SITE PLAN
1:500
3 WINDSOR RISE
EXISTING GARAGE
PROPOSED EXTENSION
EXISTING GARAGE TO BE DEMOLISHED
WINDSOR RISE
1:500