APPLICATION NO:
F/2002/8168

LOCATION:
28 Merryweather Close, Finchampstead .

APPLICANT:
Mr/Mrs J Cox C/O Hen Design

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
03/02/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Cox
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berks
RG40 4HG

Application Number: F/2002/8168

Parish: **FINCHAMPSTEAD**

Location: **28, Merryweather Close, Finchampstead.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/01/2003

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8168	DG
BUILDING CONTROL NUMBER.	FP 2003/4048	Brian
~~APPLICANT~~/AGENT	Hem Design	
ADDRESS OF SITE	28 Merryweather Close FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	C/1046	C/1046
FLOOR PLANS	- h	- h

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/4/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/8168

Applicant : Mr/Mrs J Cox C/O Hen Design.

Location : 28, Merryweather Close, Finchampstead, .
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/12/2002

Earliest Date for Decision : 05/01/2003

Latest Consultation Date/Site Notice Expiry Date : 05/01/2003

This application will have expired on: 03/02/2003. 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 :

Finchampstead Parish Council - No objection

Neighbour - 1 letter of objection. Grounds :-
① Overbearing
② Loss of light to property.

Planning Issues :

Impact upon Character of the area.
" " neighbouring properties.

Application Number: F/2002/8168 – 28 Merryweather Close, Finchampstead.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension. At its furthest point the extension will project 3.9m, it will be 6m in width and at its highest point will be 3.7m.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted South East Area Local Plan and the Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

Overbearing
The two properties to consider are no.s 27 and 29 Merryweather Close.

There will not be any overbearing impacts to no. 27 given that the proposed family room will not project beyond the rear wall of the property and the proposed additional kitchen will only project 0.4m and there is a 5m distance between this part of the extension and no. 27.

The existing two storey element projects approximately 2.2m beyond the rear wall of no. 29. The addition of the proposed extension will mean that the proposed including the existing 2 storey property will extend 6m beyond the rear wall of the property. However, there will not be any significant overbearing impacts given that it will have a height to the eaves of 2.4m and to the ridge of the roof of 3.5m. In addition, it has a shallow pitched roof and there is a distance between the proposed and no. 29 of 2m.

Overshadowing
The extension encroaches on the 45° angle drawn in a horizontal plane from the window to the nearest habitable room of no. 29 Merryweather Close. In addition, calculations were made to check shadowing of the window in a 45° angle vertical plane; this shows that there will be under 50% shadowing of the window.

Overlooking
No windows are proposed in the side elevations of the proposed extension.

2. Impact upon the character of the area

The proposed development is of an appropriate scale to the host building. In addition, materials are proposed to match the existing. Accordingly, there will be no detrimental impacts to the character of the area.

8168

3. Consultation

Objection received from no. 29 Merryweather Close. Grounds of objection are:-
- Overshadowing to the property
- Overbearing impacts – the length and height.

Officer comments – Given the comments in sections 1 of this report it is not felt that the objections raised could warrant refusal of the application.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
Informatives for approvals			
N04			
N16			

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Recommendation and conditions/reasons agreed: KD. J.S. Anderson

Date: 29/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 28 Merryweather Close Finchampstead .

APPLICATION NUMBER: F/2002/8168

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 6/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
Detached property
Brick built. Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES
E - Ground raised by 25cm then a 1·8m high
Closeboarded fence. Neighbouring property
has single storey rear extns one of which is a conservatory.
Project 6m from rear wall of property
W - 1·8m high CWR boarded fence projecting 3m from rear
wall then land rises by 150m and fence height changes
accordingly

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Patio area - Lower by 10cm

BOUNDARY TREATMENT N/A

OTHERS N/A

Carol Hurst

From: Tim Smith [tsmith@uk.ibm.com]
Sent: 08 January 2003 08:05
To: development.control@wokingham.gov.uk
Subject: Planning Application F/20002/8168 ------ FTAO Mr Daniel Gigg - Development Control Officer

Importance: High

FTAO Mr Daniel Gigg - Development Control

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	RPT
POL	
DC	
APP	
CS	
08 JAN 2002	
COPIES TO	

FTAO : Mr Daniel Gigg - Development Control Officer

Re: Planning Application F/2002/8168
Site Address: 28 Merryweather Close, Finchampstead
Proposal: Single storey rear extension to dwelling

My name: Timothy Smith
My Address: 29 Merryweather Close, Finchampstead, Wokingham, RG40 4YH

I wish to object to the application.

Comments: The reason for my objection is that having viewed the plans I am concerned that the size (length and height) of the proposed extension will (a) cause significant overshadowing of my property and garden primarily in the mornings and (b) loss of light to my garden and major living area throughout the day. This concern is magnified by the design of the proposed extension, namely the degree it extends from the exisiting dwelling and the height of the pitched roof.

I understand from the owner of number 28 that you wish to visit my property to understand the effect that this proposed extension will have on my property. I have arranged with him for you to have access on Thursday 9th however unfortunately because of work commitments I will be unable to be present. However I am certain that upon your visit you will understand my concerns and act accordingly.

Could you please confirm receipt of this email. Thank you.

Tim Smith
Office +44-(0)20-7202-5610, Mobile 07703 598294, Internal 435610, Mobex 277329

Zoe Smith

From: Tim Smith [tsmith@uk.ibm.com]
Sent: 08 January 2003 11:50
To: zoe.smith@wokingham.gov.uk
Subject: Planning Application F/20002/8168 ------ FTAO Mr Daniel Gigg - Development Control Officer

Importance: High

Zoe

As discussed just now on the phone. It will be much appreciated if you can get my comments below to Daniel Gigg before his site visit tomorrow. Thanks for your help.

Tim Smith

Office +44-(0)20-7202-5610, Mobile 07703 598294, Internal 435610, Mobex 277329

----- Forwarded by Tim Smith/UK/IBM on 08/01/03 11:48 -----

Tim Smith
08/01/03 08:05

To: development.control@wokingham.gov.uk
cc:
From: Tim Smith/UK/IBM@IBMGB
Subject: Planning Application F/20002/8168 ------ FTAO Mr Daniel Gigg - Development Control Officer

FTAO : Mr Daniel Gigg - Development Control Officer

Re: Planning Application F/2002/8168
Site Address: 28 Merryweather Close, Finchampstead
Proposal: Single storey rear extension to dwelling

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Could you please confirm receipt of this email. Thank you.

FROM: Daniel Gigg

DATE: 12 December 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8168

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 28, Merryweather Close, Finchampstead, .

Applicant: Mr/Mrs J Cox C/O Hen Design.

Your observations are required in respect of this application **by 05/01/2003** .

The Parish Council has no objections to this application.

SIGNED: C.S.Cl

DATE: 10 JAN 2003

Clerk To Finchampstead Parish Council Parish/Town Council.

Application Number: F/2002/8168

Case Officer : DPG

Valid Date : 9.12.02

Map No : 90

Site Area :

Received Date: 09/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 28, Merryweather Close, Finchampstead, .

Parish : FI Ward : Finch North.

Applicant : Mr/Mrs J Cox C/O Hen Design. 12.12.02 -3.

Fee Required: £110 Fee Received: £110 (16)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 12.12.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..s/v...&...see...map.....

.....

.....

No pre-app.

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

Tel: 0118 974 6296

Date: 12 December 2002

My ref: F/2002/8168

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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/2002/8168
28, Merryweather Close, Finchampstead, .
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8168**
28, Merryweather Close, Finchampstead, .
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

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

Tel: 0118 974 6296

Date: 12 December 2002

My ref: F/2002/8168

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8168
28, Merryweather Close, Finchampstead, .
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8168**
28, Merryweather Close, Finchampstead, .
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Charlesworth

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8168

Proposal:
Proposed single storey rear extension to dwelling.

Location:
28, Merryweather Close, Finchampstead, .

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/2002/8168 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2003. 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.

Trevor Watson
Development Control Manager

12 December 2002

Organisation_Name	Building_Name	address1	Postcode
		24WAVERLEY WAYWOKINGHAM	RG40 4YD
		26WAVERLEY WAYWOKINGHAM	RG40 4YD
		25MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		26MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		3MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		4MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		27MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		28MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH
		29MERRYWEATHER CLOSEWOKINGHAM	RG40 4YH

Environmental Services

For office use only.
Application number: 09 DEC 2002 8168

8168

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.

WOKINGHAM UNITARY
Aiming for Excellence

09 DEC 2002

1	Your name	Mr & Mrs Cox
	Address and postcode	28 Merryweather Close Finchampstead Berks RG40 4YH
	Phone number	020 76212141
2	Agent's Name	Hen Design
	Address and postcode	101 Nashgrove Lane Wokingham RG40 4HG
	Phone number	01189328498
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.	As no1
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S rear extension
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.	Brick to match Conc tiles to match
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: 3
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

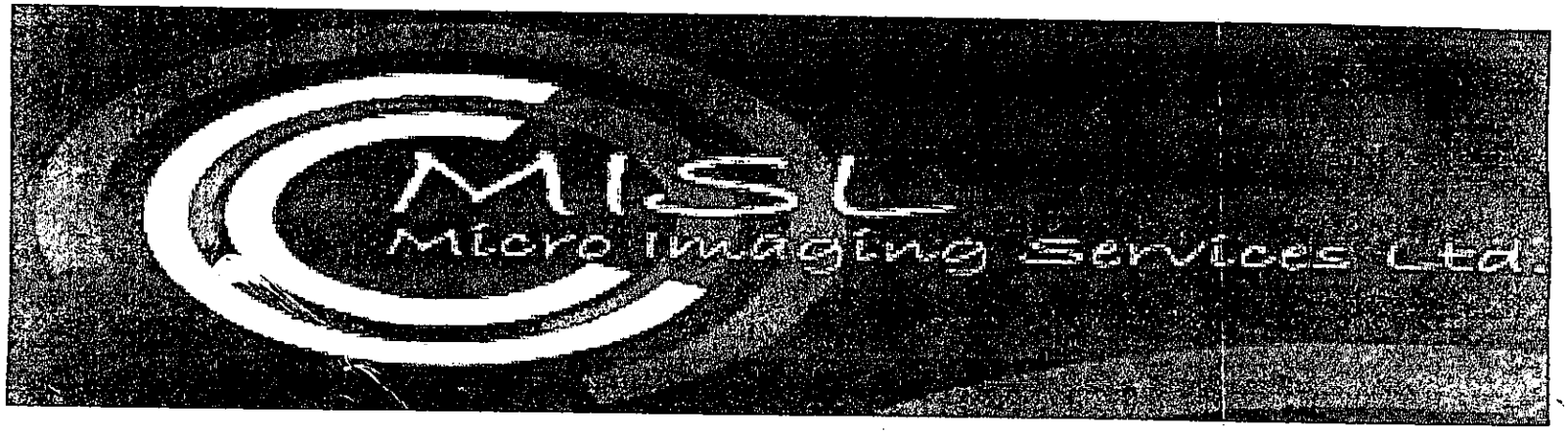
I certify that

- 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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933

ADDRESS 28 MERRYWEATHER CLOSE PARISH FINCHAMPST.

PLOT No. 8 ORD. SHEET No. SU 7966 90

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24330	CHARLES CHURCH	O/L.	10.10.85	REF
32365/6	"	RES. DEV.	19.1.89	CIA
34811	McLEAN	DET. HOUSE & GARAGE	18.1.90	CIA
34861	"	"	18.1.90	CIA
BRA 8439	"	"	22.3.90	APP
F/2002/816/8	Mr. & Mrs. Cox	S/SH/R ext.		

MINISTRY DECISION 24330 - APPEAL ALLOWED - 2.12.87

SPECIAL ORDERS