SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0655

LOCATION:
15 Oregon Walk, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Reeves C/O M G W Jones ARICS, ASI

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Elaine Connor**

Tel: (0118) 974 6451

Date: 9-6-00

My ref: F/2000/0655

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/0655
15, Oregon Walk, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19-6-00

Yours faithfully

John Rutter

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0655**
15, Oregon Walk, Finchampstead, Wokingham.
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 9.6.00

My ref: F/2000/0655

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

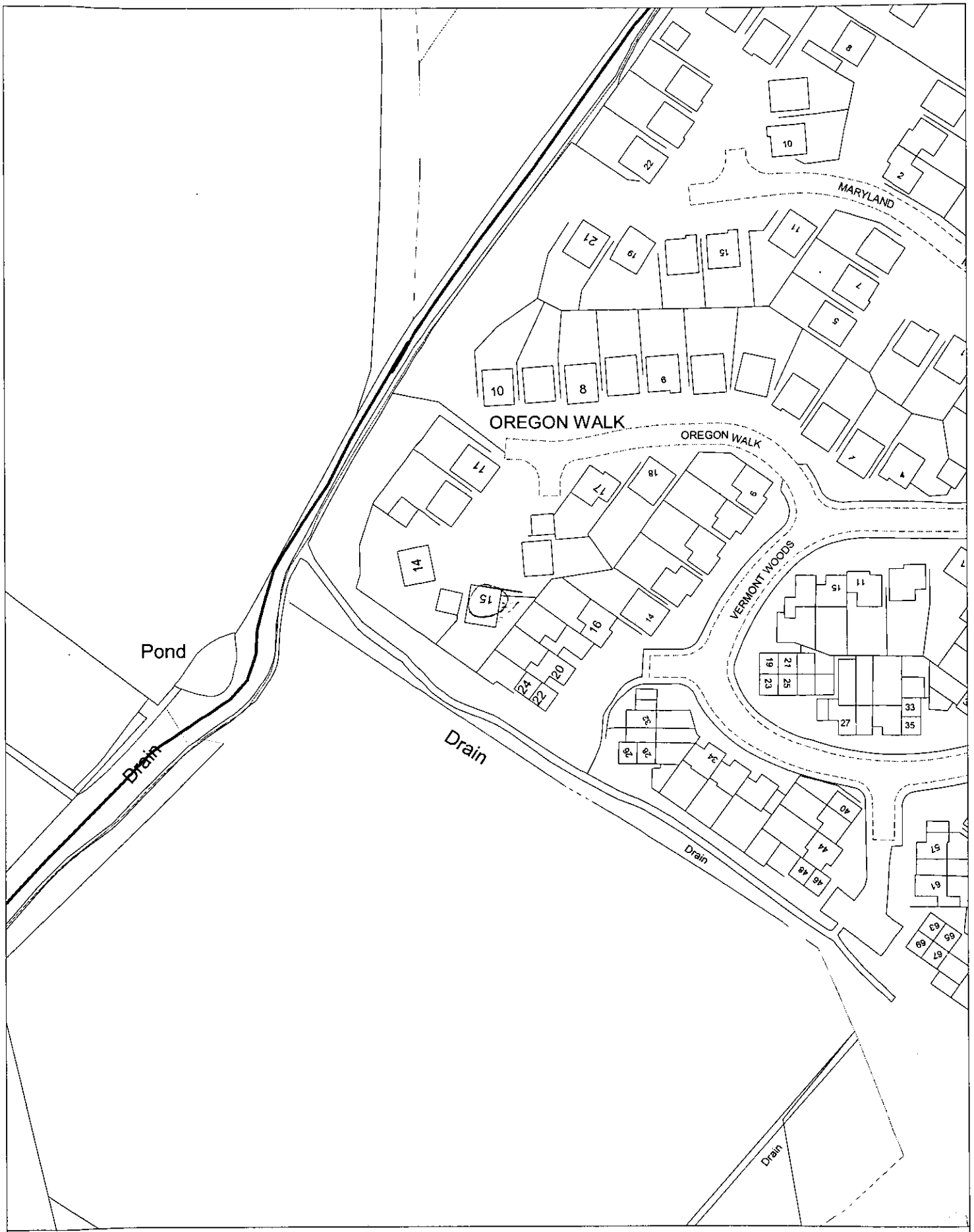
_____

_____

Signed: _____ Date: _____

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

22 FEB 2000

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Date: 25 February 2000

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Reeves
C/O M G W Jones ARICS, ASI
Old Orchard
Fields Road
Chedworth
Nr Cheltenham
Glos
GL54 4NQ

Application Number: F/2000/0655

Parish: **FINCHAMPSTEAD**

Location: **15, Oregon Walk, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side 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 external brickwork and tiles shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

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

Reason
2. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 20/06/2000

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

FROM: Elaine Connor

DATE: 29 February 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0655

Proposal: Proposed single storey side extension to dwelling..

Site Address: 15, Oregon Walk, Finchampstead, Wokingham.

Applicant: Mr & Mrs Reeves C/O M G W Jones ARICS, ASI.

Your observations are required in respect of this application **by 24/03/2000** .

Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 10 - 3 - 00

Clerk Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/0655

Proposal:
Proposed single storey side extension to dwelling.

Location:
15, Oregon Walk, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 17 July, 2000
My ref. BC/DC/2000/0655

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs V Reeves
c/o Michael G W Jones
Old Orchard
Fields Road
Chedworth
Nr Cheltenham
GL54 4NQ

Dear Sirs

PLANNING PERMISSION 2000/0655
SITE: 15 OREGON WALK, FINCHAMPSTEAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0655 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Elaine Connor
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0655. EC
BUILDING CONTROL NUMBER.	FP 2000/0817 Brai
~~APPLICANT~~/AGENT	Michael Jones.
ADDRESS OF SITE	15 Oregon Walk. FINCHAMPSTEAD.
DESCRIPTION OF PROPOSED WORK	S/S side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	427/01	427/01
ELEVATIONS	427/02A	427/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0655

Applicant : Mr & Mrs Reeves C/O M G W Jones ARICS, ASI.

Location : 15, Oregon Walk, Finchampstead, Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		31.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/02/2000

Earliest Date for Decision : 24/03/2000

Latest Consultation Date/Site Notice Expiry Date : 24/03/2000

Application Expiry Date: 18/04/2000

Consultation Responses :

HIGHWAYS : recommend cond. SC23 (SR06) 'GARAGING'

FINCH. P. COUNCIL : NO OBJECTION

Planning Issues :

* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS.

Application Number: F/2000/0655

Appraisal:

The application being considered proposes a single storey front extension, which will project out to the east of the property by approximately 5 metres and is stepped back to the rear to form a conservatory.

Impact Upon the Street Scene

The proposed extension projects out to the side of no.15 by approximately 5 metres, to form a study and utility room. The extension will not project forward of the existing building line of the dwelling, and will have a pitched roof design with a ridge height of approximately 4.4 metres, at its highest point. It is not considered that the proposed extension to the front will have an adverse negative impact upon the street scene.

Impact Upon Neighbouring Properties

The closest neighbouring property to the proposed development at the front of no.15, is no.16 Oregon Walk. No.16 will be approximately 4 metres from the siting of the proposed extension. Given this distance and the single storey nature of the proposal it is not considered that the development will have an adverse negative impact upon the living conditions of this property.
No. 16, 18 and 20 Vermont Woods back onto the side of the application dwelling. However given the distance between these properties and the proposed side extension it is not considered that the development will have an adverse negative impact upon their living conditions.

RECOMMENDATION: Approve

Garage Condition?

Application Number F/2000/0655
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12.	BRICKWORK & TILES.
3	SC23	SR06	'GARAGING'

RECORD OF SITE VISIT

SITE ADDRESS: 15 Oregon Walk
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0655

OFFICER: Elaine Connor

DATE OF SITE VISIT: 31.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
modern residential area.
Similar houses.

3. DESCRIPTION OF SITE/BUILDING
detached 2 st. dwelling located in cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 16 located forward of no. 15
1.8m fence along side boundary.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 February 2000

Application Number: F/2000/0655

Proposal: Proposed single storey side extension to dwelling.

Site Address:
15, Oregon Walk, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Reeves C/O M G W Jones ARICS, ASI.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 23 – GARAGING (SR 06)

Signed: N.S-Trotter **Print name:** N TROTTER

13-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2000
Officer: EC	Application No. F/2000/0655

Map No. 98 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

H

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 15 OREGON WALK

✓ 29.02.00

Parish: FINCHAMPSTEAD Ward: Finchampstead South

Applicant: MR/MRS REEVES

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

Enforcement (4) 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 29.02.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS: ✓

S/N + 18, 20, 22, 24 & 16 Vermont Woods

1764

ADDRESS 15 OREGON WALK

PARISH FINCHAMPSTEAD

ORD. SHEET No. SU 79659

PLOT No. 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14941	MR JS DUNNE	9/APP Res Dev (10 Acres)	13.5.81	W/D
19857	"	"	30.10.83	C/A
21520	PEACHAM HOMES	Det House + Garage	31.5.84	N/A
BR 23512	"		10.10.84	APP
43349				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

MICHAEL G. W. JONES, A.R.I.C.S., M.A.S.I.

Chartered Quantity Surveyor Incorporated Building Surveyor

Construction Cost, Building Design and Project Management Consultant

Old Orchard, Fields Road, Chedworth, Nr. Cheltenham, Glos. GL54 4NQ
Telephone and Fax: 01285 720645
Vat No. 682 6537 05

7th February 2000

Planning Services,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Sirs,

Proposed Extension and Alterations to 15 Oregon Walk, Finchampstead

I enclose six sets of drawings together with forms duly completed and a cheque for £95·00 as an application for planning approval for the above.

If you have any queries please do not hesitate to contact me.

Yours faithfully,

M. G. W. Jones.

Encs.

22.FEB.2000* 0635

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Mr. & Mrs. V. A. Reeves. 15 Oregon Walk, Finchampstead, Berks.
●	Agent's Name Address and postcode Phone number	M. G. W. Jones, ARICS, ASI, Old Orchard, Fields Road, Chedworth, Nr. Cheltenham, Glos. GL54 4NQ 01285 720645
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.	15 Oregon Walk, Finchampstead.
4	Give brief details of the proposal for example, two storey side extension. About the application ●	Single storey to provide study, utility and conservatory.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Facing bricks and roof tiles to match existing, stained SW windows to match existing.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

22.FEB.2000* 0655

Crystal Mark 9544
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 [illegible]

Date [illegible]

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