APPLICATION NO:
F/2000/0662

LOCATION:
Hawthorn Cottage The Village, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Row C/O Impulse Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

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

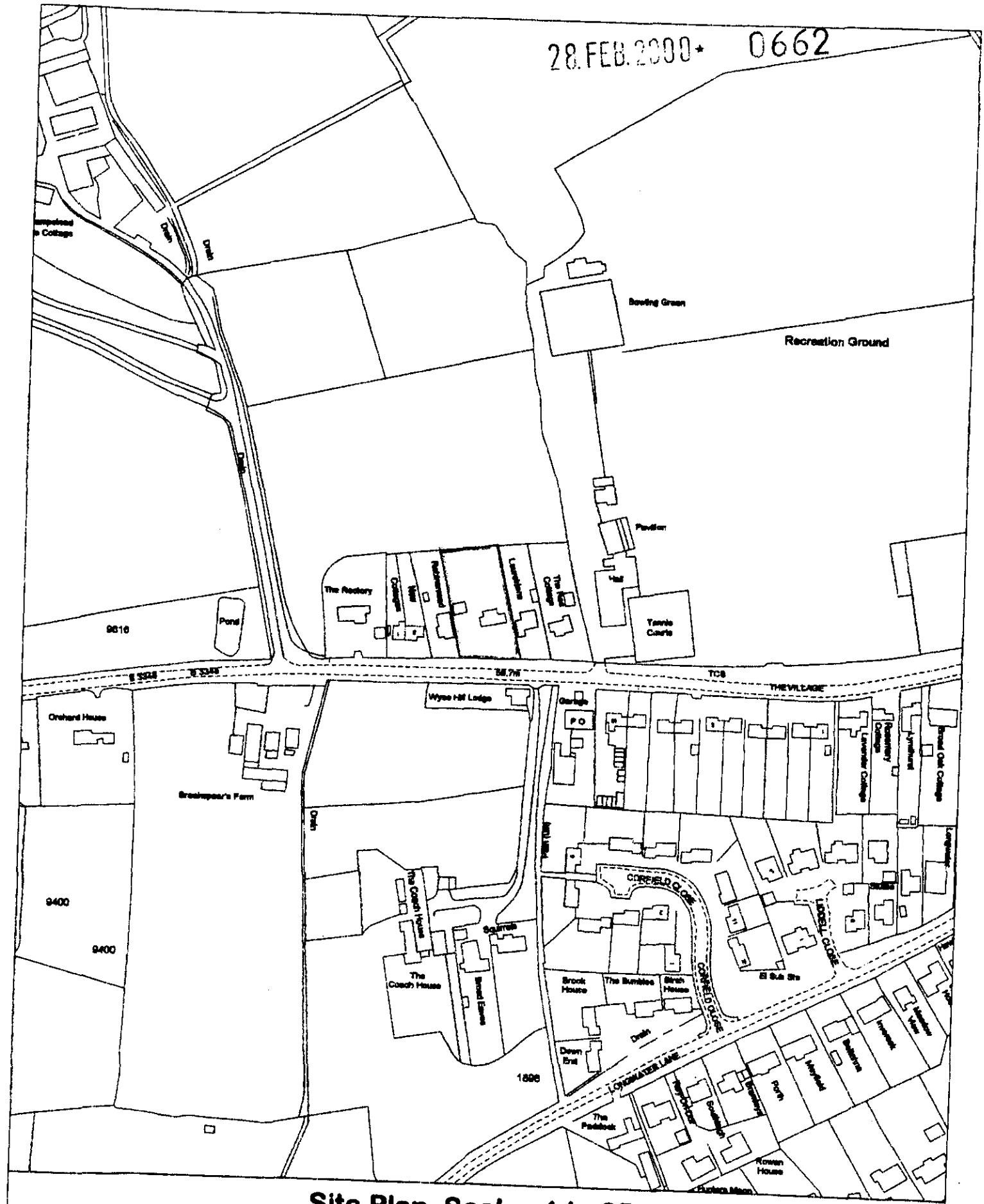
APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

28.FEB.2000* 0662



Site Plan, Scale: 1 to 2500

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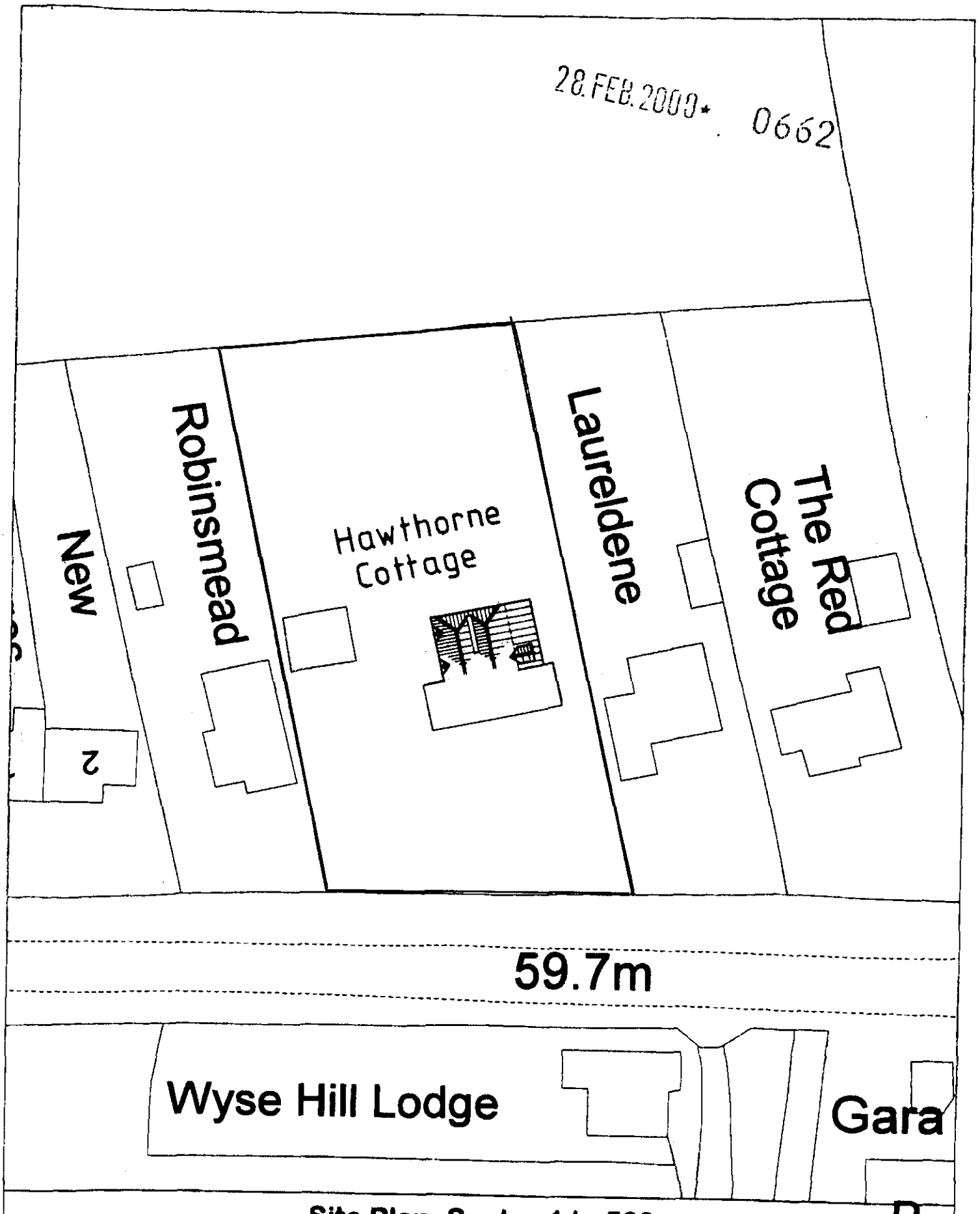
Wokingham District Council, Licence No. LA086134
Date: 5 February 1999



Site Plan, Scale: 1 to 500

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Wokingham District Council, Licence No. LA086134
Date: 5 February 1999

ADDRESS ~~RESTROP~~ HAWTHORN COTTAGE THE VILLAGE PARISH LINCHMERE

PLOT No. c/o/NAME- 1.6.96 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
AR 20228	M.A. MORRIS	GARAGE TO RES/NON CONFORM	8.3.83	APP N/
19077	"	"	6.5.83	N/A C
99/69174/F	Mr. + Mrs. D. Rous	2 St/R Ext.	19.4.99	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2000/0662

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Hawthorn Cottage, The Village, 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

FROM: Elaine Connor

DATE: 29 February 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0662

Proposal: Proposed two storey rear extension to dwelling..

Site Address: Hawthorn Cottage, The Village, Finchampstead, Wokingham.

Applicant: Mr & Mrs Row C/O Impulse Design.

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

Parish Council has no objections to this application.

SIGNED: C.S.C.

DATE: 10-3-00

Clerk to Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 February 2000

Application Number: F/2000/0662

Proposal: Proposed two storey rear extension to dwelling.

Site Address:
Hawthorn Cottage, The Village, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Row C/O Impulse Design.

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- PARKING, GARAGING & TURNING (SR 06)

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

10-3-00

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 19 April, 2001

My ref: F/2000/0662

Your ref:

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

P R O'Farrell
Impulse Design
36 Loxwood
Earley
Reading
Berkshire
RG5 5QZ

Dear Mr O'Farrell

RE: DEVELOPMENT AT HAWTHORNE COTTAGE, THE VILLAGE, FINCHAMPSTEAD
AMENDMENTS TO PLANNING APPLICATION F/2000/0662

I refer to your letter of 2nd April 2001 regarding the above matter.

I write to inform you that the addition of the proposed chimney cannot be treated as a minor amendment as it would result in an increase in volume. A planning application will therefore need to be submitted.

I hope this information is of assistance to you. However should you wish to discuss this matter further please do not hesitate to contact Elaine Connor on the above number.

Yours sincerely

M L THORP

Principal Development Control Officer

41868

Received 30/3/01

02 APR 2001

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 29th March 2001

Our ref: 1119/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear sirs,

RE: HAWTHORNE COTTAGE, THE VILLAGE, FINCHAMPSTEAD. (approval No: F/2000/0662)

Further to the above approval please find enclosed a copy of the elevations which indicate the addition of a chimney stack serving the proposed family room which will be constructed to match the existing stacks.

Please could you confirm in writing that this can be treated as an ammendment to the above approval.

I look forward to hearing from you in due course.

Yours sincerely

NEEDS PLANNING PERMISSION
• increase in volume.

P. R O'Farrell.

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0662 EC
BUILDING CONTROL NUMBER	FP2001/1734 Bna
~~APPLICANT~~/AGENT	Impulse Design
ADDRESS OF SITE	Hawthorn Cottage, The Village FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1119-98-4C	1119-98-4B.
FLOOR PLANS	1119-98-5B 1119-98-6B	1119-98-5A 1119-98-6A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES?	BC - chimney added.	
Sean Elaine		
DATE	9/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	8/5/01.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Nav

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Row
C/O Impulse Design
36 Loxwood
Earley
READING
Berkshire RG6 5GZ

Application Number: F/2000/0662

Parish: **FINCHAMPSTEAD**

Location: **Hawthorn Cottage, The Village, Finchampstead, Wokingham**

Proposal: **Proposed two 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The dormer window in the side, east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The area shown on the permitted drawings for vehicle parking, garaging and turning 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. In the interests of residential amenity.

Reason
4. 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: 20/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐ Present:	Record of Telephone Call: ☐ Conversation with:

Date:

Time:

Place:
(If applicable)

NOTES

Copies to: Application/File No:

Action:

Application Number F/2000/0662
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3.	SC20	SR10	INS: 'dormer' ... 'side, east elevation'
4	SC23	SR06	INS: 'Parking, garaging & turning.'

RECORD OF SITE VISIT

SITE ADDRESS: Hawthorn Cottage
The Village Finchampstead
Wokingham.

APPLICATION NUMBER: F/2000/0662

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
established residential area.
Large detached dwellings

3. DESCRIPTION OF SITE/BUILDING
exist. cons. & det. garage
detached 2st chalet style
Set back from main road.
well screened along front boundary
Large rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
neighb prop - hawthorn - high hedge along bound. between.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0662

Applicant : Mr & Mrs Row C/O Impulse Design.

Location : Hawthorn Cottage, The Village, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24-3-00 .

Date of Neighbour Notifications : .....

Date of Site Visit : 24-3-00 .....

Date Registered : 28/02/2000

Earliest Date for Decision : 24/03/2000

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

Application Expiry Date: 24/04/2000

Consultation Responses :

HIGHWAYS : SC23 (SR06) 'Parking, garaging & turning'

FINCH. P. COUNCIL : No objection .

Planning Issues :

- IMPACT UPON NEIGHB. PROPS .
- IMPACT " CHAR. OF AREA .

Application Number: F/2000/0662
PROP: 2st. rear extension to dwelling
Appraisal :

The application site is located in an area of special landscape Importance, outside the settlement boundary. A similar proposal was refused planning permission in 1999, due to concern of size & its impact upon the character of the area.
However the current proposal has been reduced & now represents an increase of less than 50% of the original floor area.

IMPACT UPON NEIGHB. PROPS:
The proposed 2st. rear extension would be located approximately 4m from the side boundary of with Laureldene, which is set forward of Hawthorn Cottage. The part of the proposed extension closest to this property has a lower projection than the rest of the extension. The extension at this part slopes away from the neighbouring property & has a dormer window to provide 1st floor accommodation. It is considered that the bulk of this part of the extension will not be overbearing or obtrusive upon the neighb. dwelling. The prop. dormer window will serve an en-suite bathroom & will therefore not be overlooking upon the neigh. prop. as it will be obscurely glazed.

IMPACT UPON CHARACTER OF AREA.
It is considered that the siting and scale of the proposed development is acceptable development in this area & will therefore not have an adverse negative impact upon the char. of the area.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~1 DEC 1999~~ 28 FEB 2000

Officer: EC

Application No: F|2000|0662

Map No. 114 Site 0.18

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

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

H

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: HAWTHORNE COTTAGE THE VILLAGE

29.2.00 ✓

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH

Applicant: MR|MRS ROW

resubmission - 99|69176 - 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		29 FEB 2000	
(5)	Elevation plans	Is front elevation correct? Looks as if 2 dormer windows of extension will become visible.	phoned 5/1/00 again 8/2 to follow	
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 : 29.2.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control NF: .....

(Landscape) Area of Special Landscape Importance 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 Sufficient

ADDRESS ~~RESTRO~~ HAWTHORN COTTAGE THE VILLAGE PARISH LINCHAMPST

PLOT No. C/O/WAML- 1.4.96 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DA 20228	M.A MORRIS	GARAGE TO REAR/NEW ENTRANCE	8.3.83	APP N/
19077	"	"	6.5.83	N/A C
99/69176/F	Mr + Mrs. D. Rous	2 SE/R ext.	19.4.99	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PREVIOUS APP No:

99/69176/F

REFER TO ELAINE CONNOR
(Scheme reduced by 300mm depth as discussed with client).

By hand 10/12 1306A

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	MR & MRS D ROW
	Address and postcode	HAWTHORNE COTTAGE THE VILLAGE FINCHAMPSTEAD
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36 LOXWOOD EARLEY READING RG6 5QZ
	Phone number	(0118) 9212282
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.	HAWTHORNE COTTAGE THE VILLAGE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO REAR & ALTERATIONS.
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 ☐ NOT APPLICABLE TO EXTENSION.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED BRICKWORK AS EXTG PLAIN TILES AS EXTG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

28 FEB 2003

Please turn over

1305B

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: P.R.O'FARRELL on behalf of MR & MRS D.ROW.

Date 8/12/99

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

1308A

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 D ROW HAWTHORNE COTTAGE THE VILLAGE FINCHAMPSTEAD
2	Agent's Name Address and postcode Phone number	IMPULSE DESIGN 36 LOXWOOD EARLEY READING RG6 5QZ (0118) 9212282
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.	HAWTHORNE COTTAGE THE VILLAGE FINCHAMPSTEAD
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO REAR & ALTERATIONS.
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 ☐ NOT APPLICABLE TO EXTENSION.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED BRICKWORK AS EXTG PLAIN TILES AS EXTG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by

28.FEB.2000 0662

Please turn over

1308B

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.		
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(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

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- 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: P.R.O FARREN

on behalf of MR & MRS D. ROW

Date 8/12/99

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

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 9873097
FAX: 0118 9212282

PLANNING SERVICES
POL
DC
APP
CS
2 C
COPIES TO:

Date: 22nd February 2000
Our ref: 1119/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear sirs

RE: HAWTHORNE COTTAGE, THE VILLAGE, FINCHAMPSTEAD.

Further to our recent planning application and subsequent telephone conversations please find enclosed 6no copies of revised front elevation showing the dormer windows as requested.

I trust that this is now satisfactory.

Yours sincerely

Paul R. O'Farrell.

RECD. 2000* 0662

Enc.