APPLICATION NO:
F/2000/1312

LOCATION:
Treyarnon Fleet Lane, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs McCourt C/O Matthew T Young RIBA

PROPOSAL:
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs McCourt
C/O Matthew T Young RIBA
1 Wellside
Stoke Row
Henley On Thames
Oxon
RG9 5QJ

Application Number: F/2000/1312

Parish: **FINCHAMPSTEAD**

Location: **Treyarnon, Fleet Lane, Finchampstead, Wokingham.**

Proposal: **Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.**

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 family bathroom and shower windows in the east side 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 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: 11/06/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1312	E.C
BUILDING CONTROL NUMBER.	6/2000/0542	Brian
~~APPLICANT~~/AGENT	Matthew T. Young	
ADDRESS OF SITE	Treyarnon. Fleet Lane FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	1. dormer exts 2. replace flat roofs with pitched 3. garage roof modification 4. front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	MTF/102A	MTF/102
ELEVATIONS	MTF/101	MTF/101A
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/7/00	

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

COMMENCED ON SITE	25/4/00
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1312

Proposal:
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.

Location:
Treyarnon, Fleet Lane, 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2000. 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

09 May 2000

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 09 May 2000

Application Number: F/2000/1312

Proposal: Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Treyarnon, Fleet Lane, Finchampstead, Wokingham.

Applicant:
Mr & Mrs McCourt C/O Matthew T Young RIBA.

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 (Insert Parking).
SR06.
SEK 15/05/00.

Signed: _____ **Print name:** _____

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

Tel: (0118) 974 6451

Date: **09 May 2000**

My ref: F/2000/1312

CONFIDENTIAL

Councillor 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/2000/1312
Treyarnon, Fleet Lane, Finchampstead, Wokingham.
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1312**
Treyarnon, Fleet Lane, Finchampstead, Wokingham.
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **09 May 2000**

My ref: F/2000/1312

CONFIDENTIAL

Councillor 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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1312
Treyarnon, Fleet Lane, Finchampstead, Wokingham.
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1312**
Treyarnon, Fleet Lane, Finchampstead, Wokingham.
Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

FROM: Elaine Connor

DATE: 09 May 2000

RECEIVED
PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
05 JUN 2000
COPIES TO: | ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1312

Proposal: Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch..

Site Address: Treyarnon, Fleet Lane, Finchampstead, Wokingham.

Applicant: Mr & Mrs McCourt C/O Matthew T Young RIBA.

Your observations are required in respect of this application **by 02/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 2-6-00

Clerk To Finchampstead Parish/Town Council.

Application Number F/2000/1312
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC20	SR00	'FAMILY BATHROOM & SHOWER' WINDOWS
			... 'EAST SIDE' ...
4	SC23	SR06	'PARKING'

11/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Treyarnon Fleet Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1312

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.5.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

area of sporadic development in C'side
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING

2st detached dwelling w. detached gar. to rear
lrge garden to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

Foxmere Cottage: built to Treyarnon
1st floor dormer window. - no side windows.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1312

Applicant : Mr & Mrs McCourt C/O Matthew T Young RIBA.

Location : Treyarnon, Fleet Lane, Finchampstead, Wokingham.

Proposal : *Proposed first floor extensions to dwelling replacement of flat roofs with pitched roof and garage roof modification and front porch.*

Site Notice Displayed ? :

YES	NO	DATE
	✓	19.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :

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

FINCH. P. COUNCIL : No objection

Planning Issues :

* AREA OF SPECIAL LANDSCAPE IMPORTANCE (WLL2, WLL3) (SC3).
- IMPACT UPON CHAR. OF AREA.
- " UPON NEIGH. PROPS.

Application Number: F/2000/1312

Appraisal:

The application being considered proposes first floor extensions to the rear of the dwelling plus dormer windows in the rear and one to the front. The application also includes the replacing of existing flat roof extensions with pitched roof designs, a front porch and the raising the existing garage roof.

IMPACT UPON THE CHARACTER OF THE AREA

The area in which the application site is located is designated as one of Special Landscape Importance in the local development plan. The proposed development will not alter significantly the existing footprint of the dwelling, but will increase the floor area slightly by the addition of a first floor rear extension. It is considered that the proposed works to the house will be in keeping with the character of the dwelling and will improve its general appearance. It is therefore, considered that the proposed development to the house will not have an adverse negative impact upon the character of the area.

The application also includes the raising of the garage roof and change in its profile to provide a pitched roof construction. The existing garage stands at approximately 3.5m to the ridge, and is approx. 4.9m wide and 9.45m long. The proposed new height will extend to 5m. Given the siting of the garage to the rear of the dwelling, along with the scale of the proposed development it is not considered that it will have an adverse negative impact upon the character of the area or street scene.

IMPACT UPON NEIGHBOURING DWELLINGS

It is not considered that the proposed works to the house or the garage will have an adverse negative impact upon either neighbouring properties.

RECOMMENDATION: Approve

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 APR 2000
Officer: EC	Application No. F/2000/1312.

Map No. 130 Site ...006...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR EXTENSIONS TO DWELLING REPLACEMENT OF FLAT ROOFS WITH PITCHED ROOF, GARAGE ROOF MODIFICATION AND FRONT PORCH

Location: TREYARNON FLEET LANE

Parish: FINCHAMPSTEAD Ward:

9.5.2000.

Applicant: MR/MRS McCOURT

Fee Received 95-00 (10) 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	IS THE GARAGE having a 1st floor added?		
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 : 9.5.2000 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:

100 pre-apps

NEIGHBOURS:

S/N + Treyarnon
Flaxmere Cottage
The Sapp.ce
Blythe Cottage
} Fleet Lane ✓

Matthew T. Young B.A. (Hons). Dip. Arch. R.I.B.A.
Chartered Architect

1, Wellside, Stoke Row, Henley-on-Thames, Oxon. RG9 5QJ

Tel: 01491 681268
Fax: 01491 682245

MTF
17th April, 2000

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

ALTERATIONS TO 'TREYARNON', FLEET LANE, FINCHAMPSTEAD

Dear Sirs,

I enclose 6 copies of drawings MTF/1, 12, 101 and 102 together with fee of £95.00 and relevant forms constituting the Planning Application for the above works.

The proposal has been discussed informally by my client with the duty Planning Officer at your offices who reacted favourably to the alterations.

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

Yours faithfully,

Matthew T. Young

c.c. Mr. and Mrs. McCourt

Environmental Services

For office use only.
Application number: 16.A.1.2016 1312

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 McCOURT
	Address and postcode	THE STABLES, TOUTLEY HALL
		OLD FOREST ROAD
		WOKINGHAM
		BERKSHIRE RG41 1JA
	Phone number	
2	Agent's Name	MATTHEW T. YOUNG RIBA
	Address and postcode	1, WELLSIDE, STOKE ROW
		HENLEY ON THAMES
		OXON RG9 5QJ
	Phone number	01491 681268
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.	'TREYARNON'
		FLEET LANE,
		FINCHAMPSTEAD,
		WOKINGHAM,
		BERKSHIRE RG40 4RN
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION, REPLACEMENT
		OF FLAT ROOFS WITH PITCHED ROOF
		GARAGE ROOF MODIFICATION, PORCH

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 ☑ NONE TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PAINTED BRICKWORK, PLAIN CLAY TILE HANGING + ROOF (BROWN) ALL 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ PUBLIC UNMADE ROAD	No ☐
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR + MRS McCOURT

Date 17/04/00

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

~~TREYARNON~~ TREYARNON

ADDRESS FLEET LANE PARISH FINCH.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1567/73	Mr B Baxter	Added Study Lounge & Ut Room	25-10-73	— C/A
1647/73	"	Ext for lounge, study, bathroom	14.12.73	- C/A
1950/73	"	Adds & alterations	14.1.74	— C/A
BR11969	MR. K. SIMS	REPL. GARAGE	21.9.79	APP N/A
11809	Mr. E.H. Sims	Demo of existing garage erection of double garage	22.11.79	N/A C/A

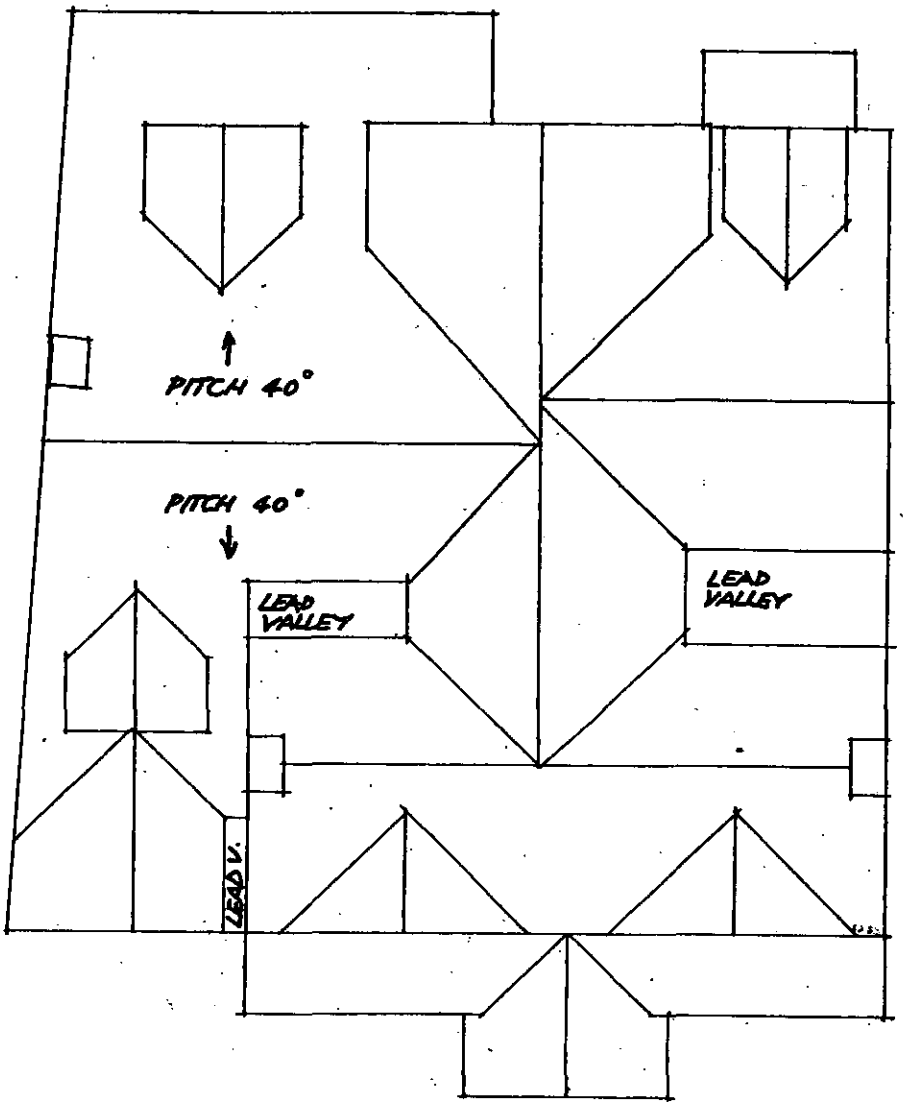
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

GENERALLY PITCH 45° AS EXISTING
UNLESS NOTED OTHERWISE



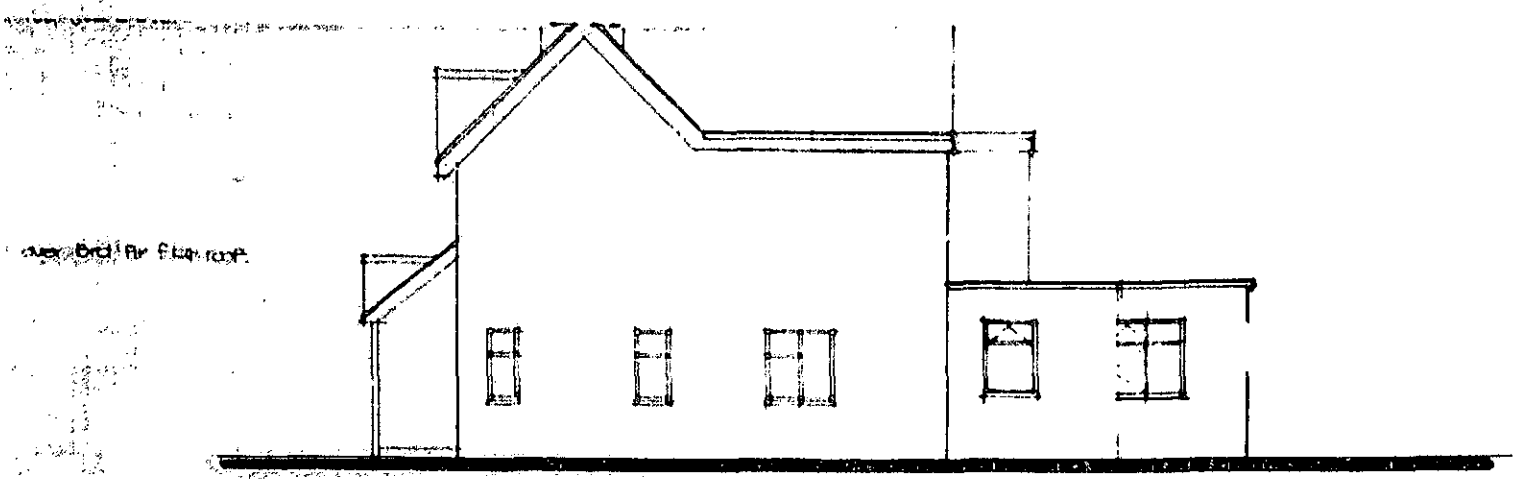
TREYARNON
FINCHAMPSTEAD

PROPOSED
ROOF-PLAN

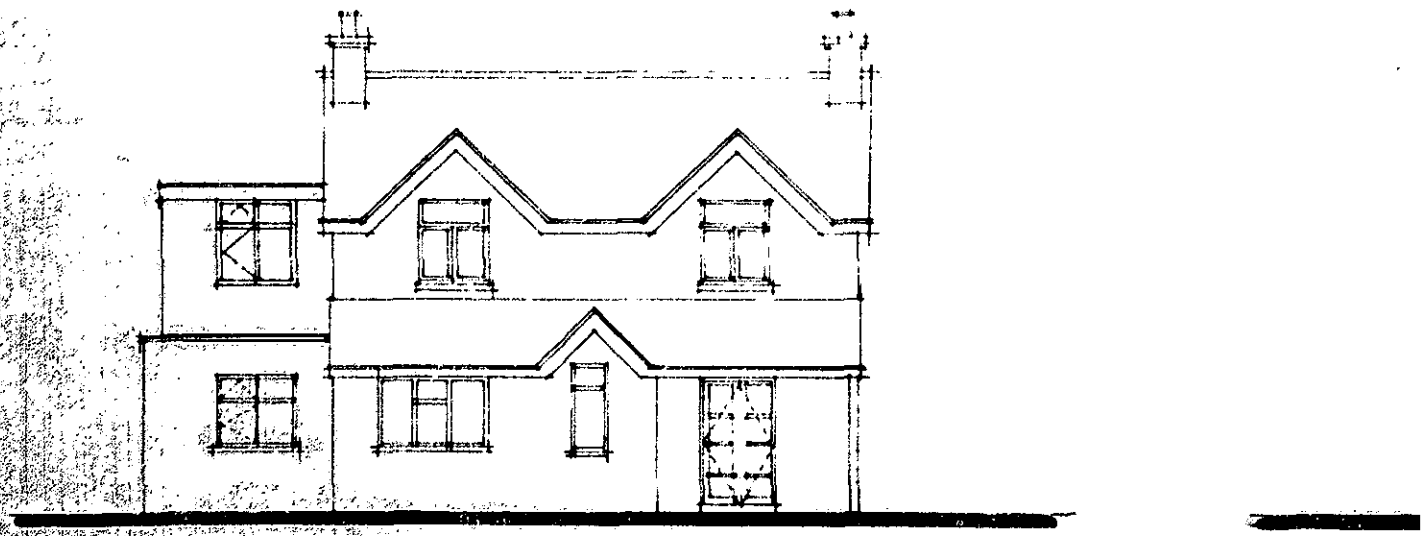
1:100 APR'00

MTF/13

Matthew T. Young B.A. (Hons). Dip. Arch. R.I.B.A
Chartered Architect
1, Wellside, Stoke Row,
Henley-on-Thames, Oxon.
Tel: 01491 681268
Fax: 01491 682245



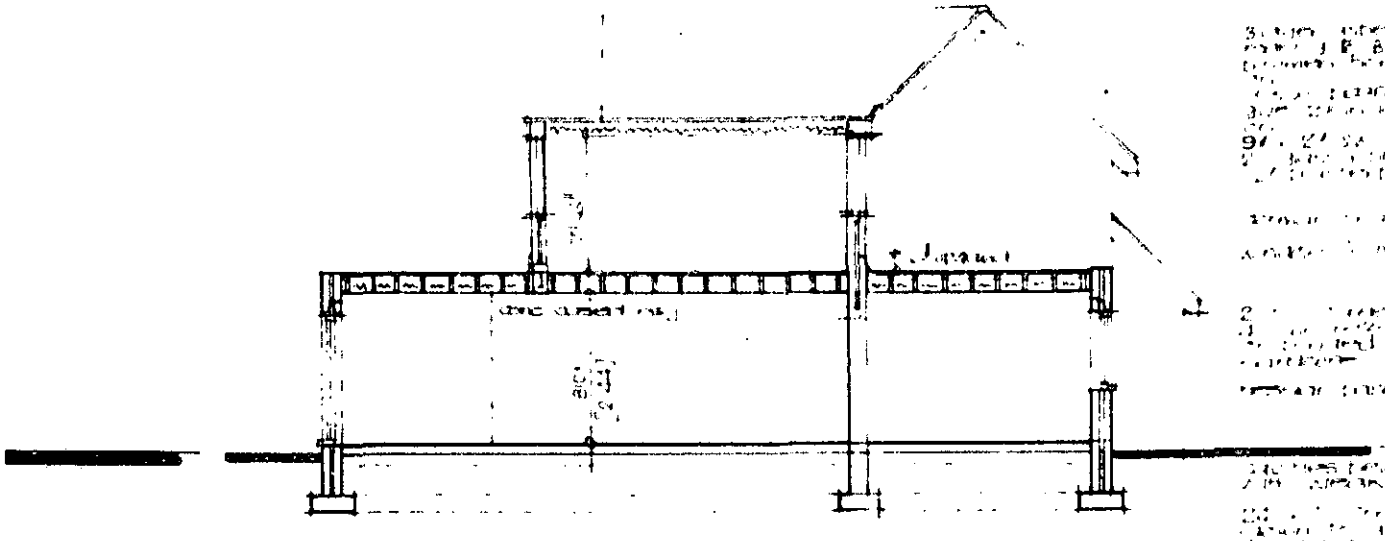
SIDE ELEVATION.
1/8" : 1'0"



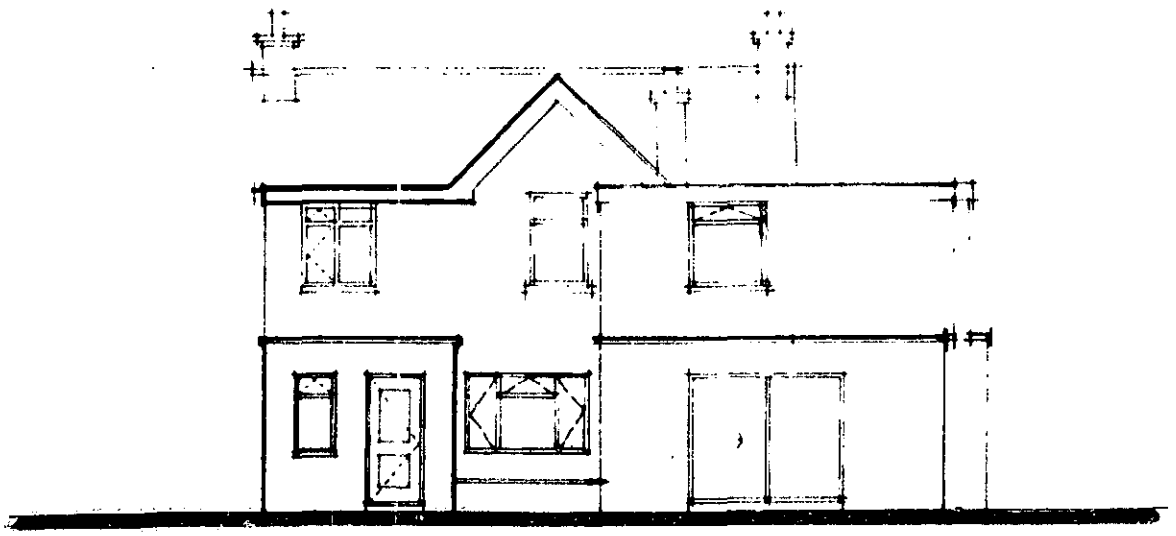
FRONT ELEVATION.
1/8" : 1'0"

FINCHAMPSTEAD . EVERSLEY.

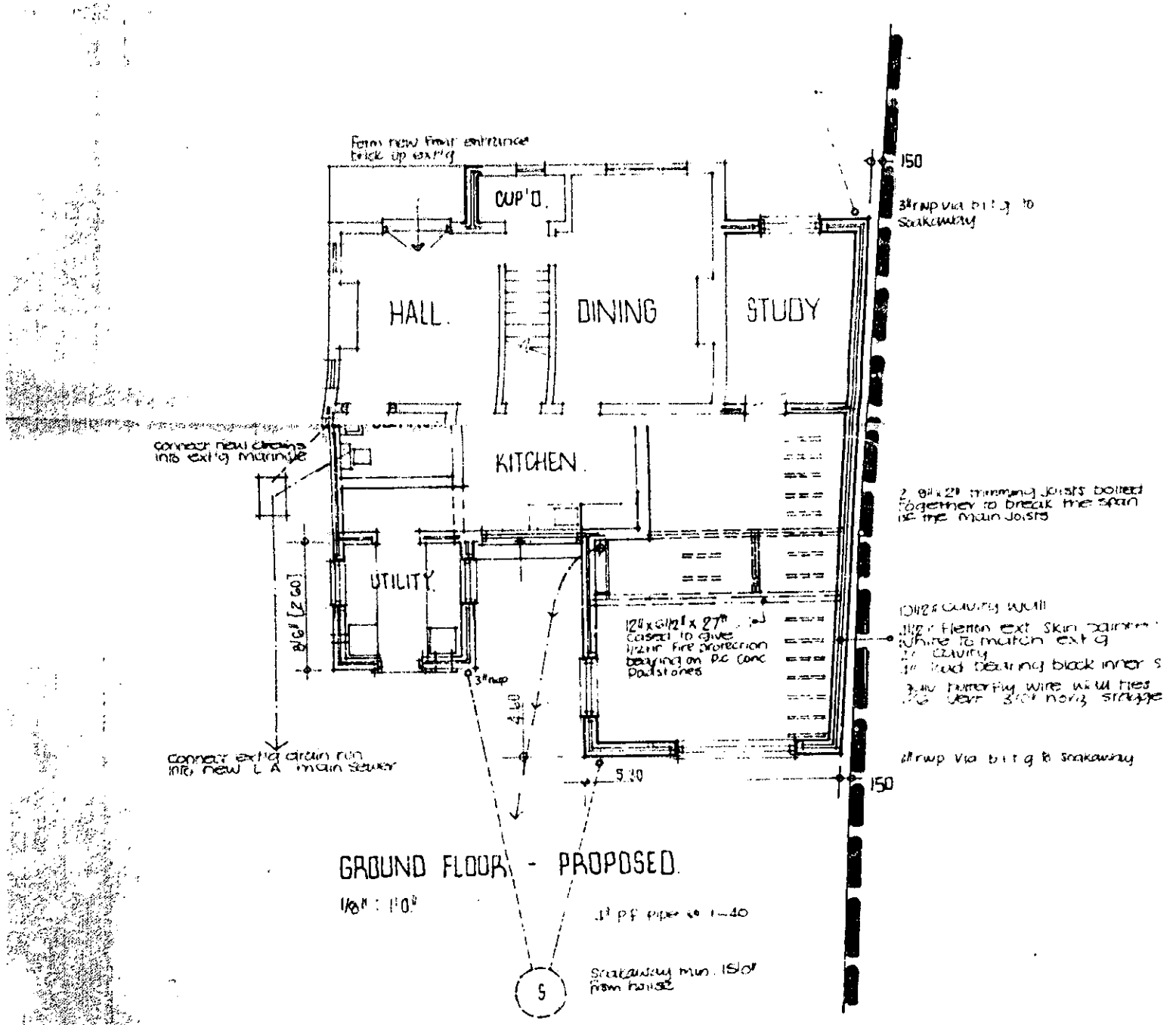
FOR B. BA

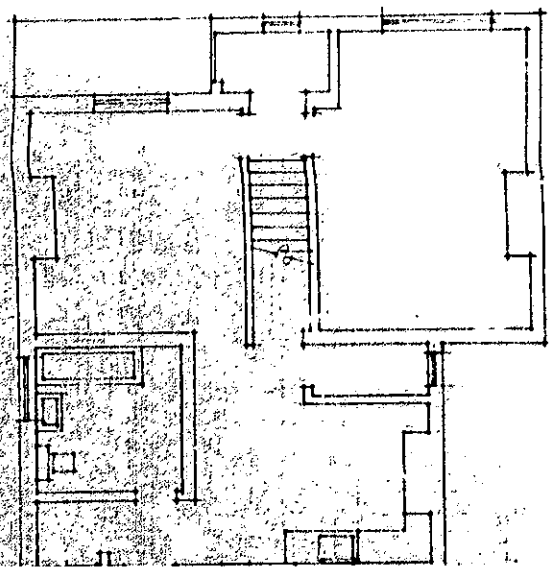


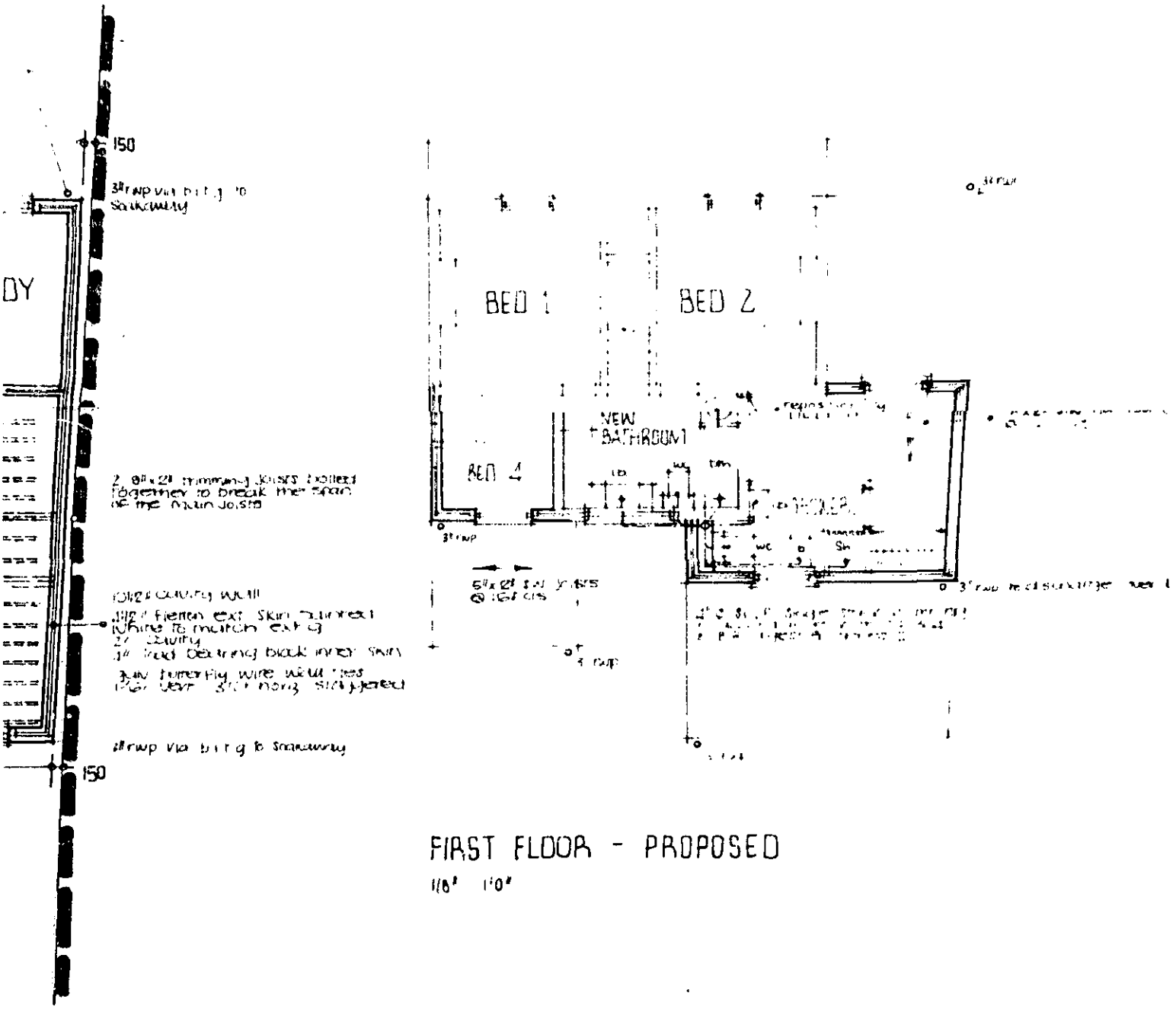
SECTION.
1/8" : 1'0"



REAR ELEVATION.
1/8" : 1'0"

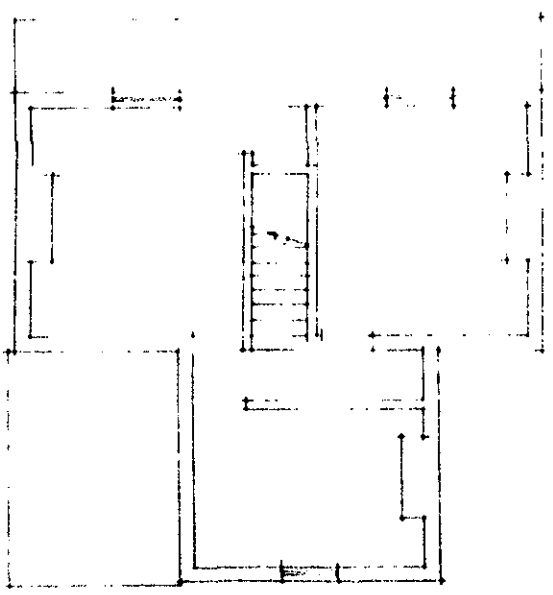

Form new front entrance
brick up ext'g
CUP'D.
HALL.
DINING
STUDY
KITCHEN.
UTILITY.
connect new drains
into ext'g maringle
connect ext'g drain run
into new L A main sewer
150
3" rwp via b.i.t.g to
Soakaway
2 8"x2" trimming joists bolted
together to break the span
of the main joists
10½" cavity wall
1½" fletton ext. skin painted
white to match ext'g
cavity
bearing block inner s
butterfly wire wall ties
vert 3'0" horiz stagge
12"x6½"x 27"
cased to give
½ hr fire protection
bearing on P.C. conc
padstones
3" rwp
4.60
5.30
2" rwp via b.i.t.g to soakaway
150
GROUND FLOOR - PROPOSED.
1/8" : 1'0"
1" p.f. pipe @ 1-40
Soakaway min. 15'0"
from house
S

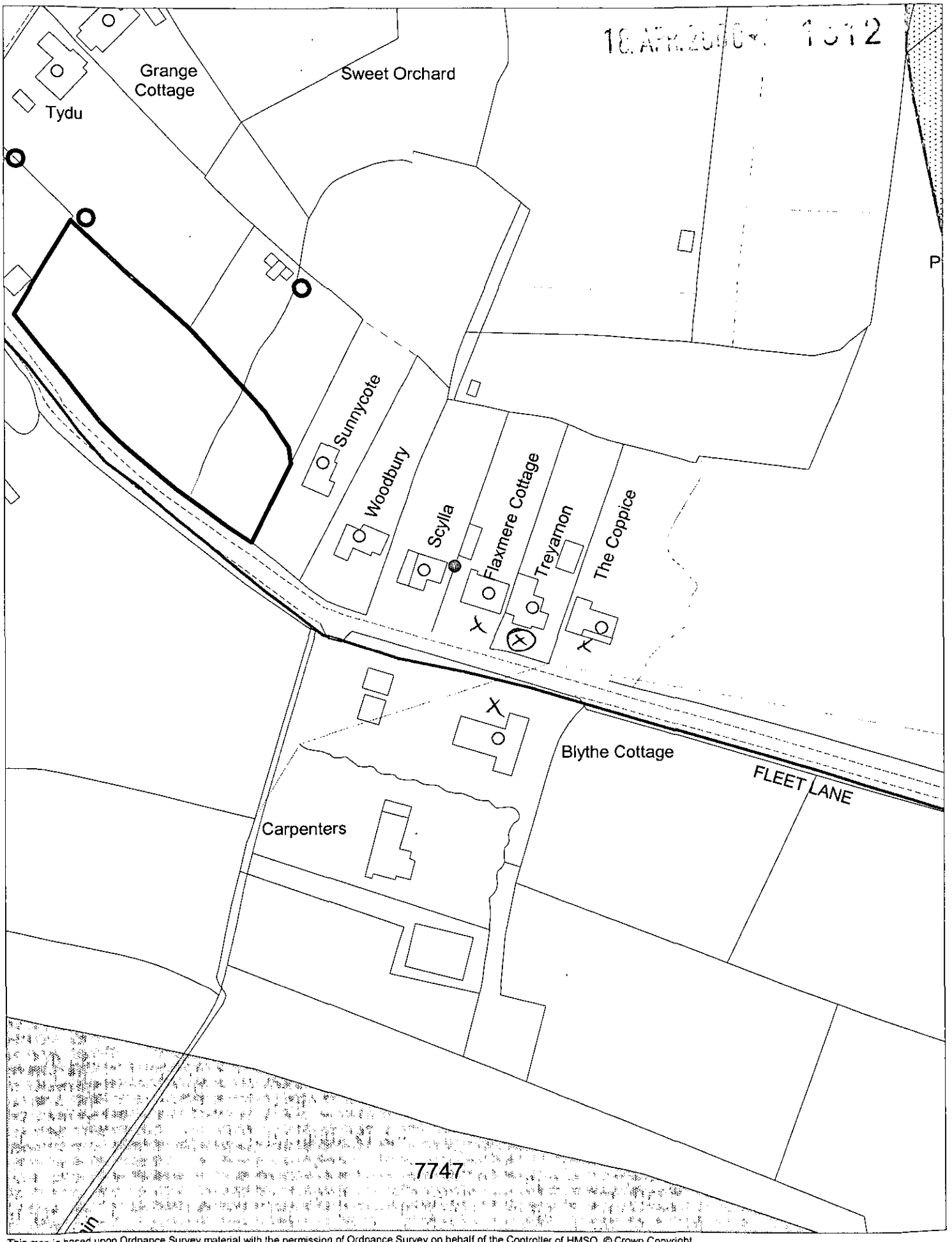




FIRST FLOOR - PROPOSED

1/8" 1'0"





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2 May 2000

Scale: 1 : 1250