APPLICATION NO:

F/2001/5558

LOCATION:

Beamiss Lodge The Village, Finchampstead Wokingham.

APPLICANT:

Mr C Beamiss C/O Earl A Kenworthy

PROPOSAL:

Proposed single storey rear extension to dwelling plus front porch extension.

EARLIEST DATE FOR DECISION: ~~14/01/2002~~ 6.3.02
28 days after 18 Jan 02.

APPLICATION WILL HAVE EXPIRED ON:
~~12/02/2002~~ 12/4/2002.

CASE OFFICER: ~~Richard Kelly~~ Francis Lee

APPROVED

668

102

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Beamiss
C/O Earl A Kenworthy
The Bower
Ambarrow Farm Courtyard
Ambarrow Lane
Sandhurst
Berkshire
GU47 8JE

Application Number: F/2001/5558

Parish: **FINCHAMPSTEAD**

Location: **Beamiss Lodge, The Village, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling plus front porch extension.**

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. 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 C8.
South East Area Local Plan Policies SC3, SC19 and STV1.
Deposit Draft Wokingham District Local Plan Policies WLL2 and WLL7.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

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.

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
CS |
21 JAN 2002
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Francis Leo, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5575

My Ref: 20016466

Date: 21 January 2002

PROPOSED TWO STOREY AND FIRST FLOOR SIDE EXTENSION TO DWELLING.

19 FRINGFORD CLOSE, EARLEY

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 755 702	65 metres	Reading University, Earley	Industrial & Commercial

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

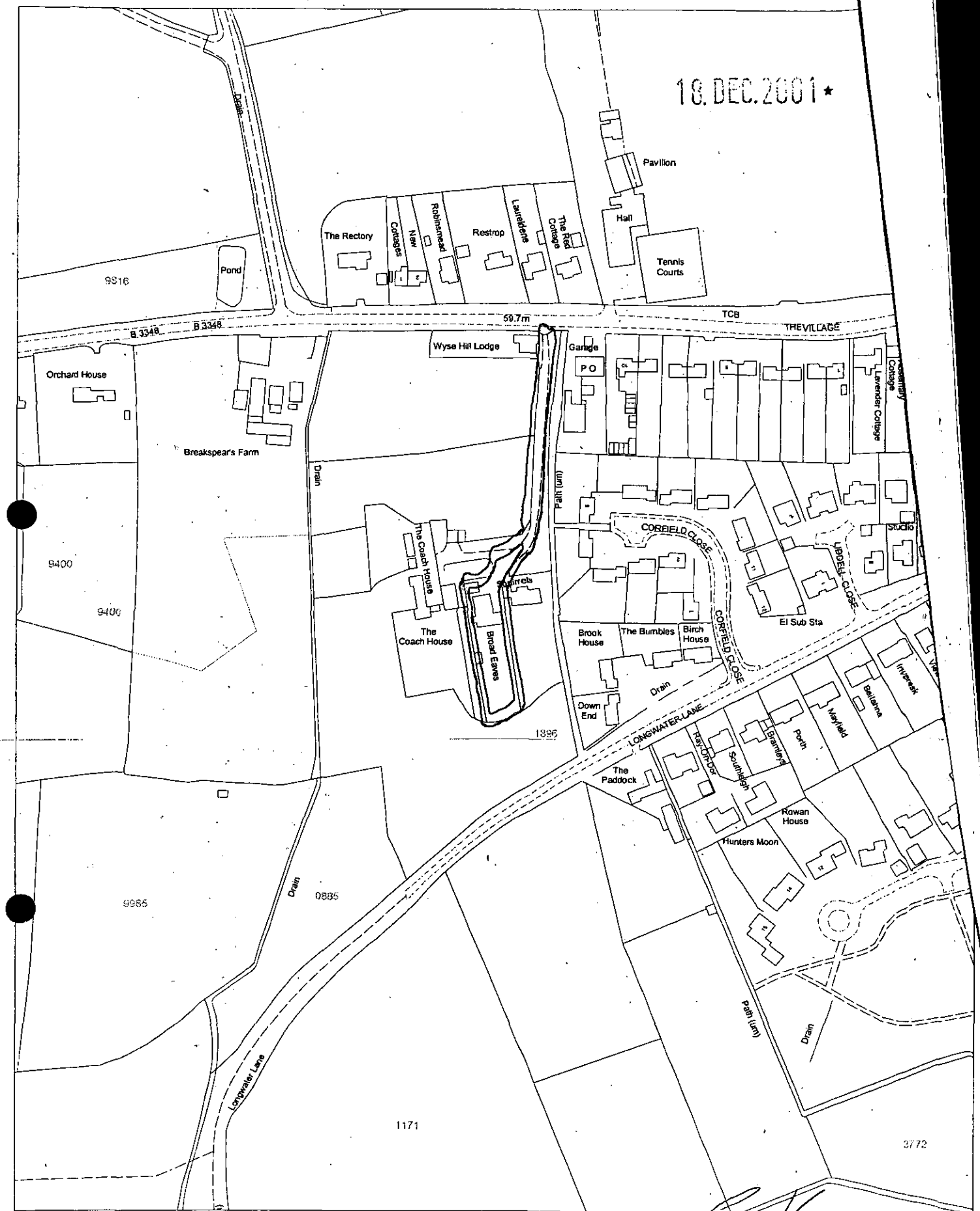
2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control



Site Plan, Scale: 1 to 2500

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Date: 4 December 2001

N
W E
S

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

Tel: (0118) 974 6229

Date: **21 December 2001**

My ref: F/2001/5558

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5558
Beamiss Lodge, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension.

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 **Richard Kelly** on **(0118) 974 6229.**

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5558**
Beamiss Lodge, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension.
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 6229

Date: **21 December 2001**

My ref: F/2001/5558

WOKINGHAM UNITARY
Aiming for Excellence

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
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Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5558**
Beamiss Lodge, The Village, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5558
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5558

Proposal:
Proposed single storey rear extension to dwelling plus front porch extension.

Location:
Beamiss Lodge, 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 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/2001/5558 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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.

Head Planning and Transportation

21 December 2001

Existing main bldg :- 113.88 m² :

Previous approved = 77.86 m² - 68%

New proposal = 48.28 m²

Main bldg + previous appvd = 113.88 + 77.86 = 191.74

New proposed = 48.28

main bld + 1st garage + utility room } = 113.88 + 24.80 + 9.03 = 147.71 m²

new bld = 48.28 = 32.68

+ garage 35 =

83.28

Second ~~[illegible]~~ Garage = 7 × 5 m = 35 m²
Utility = 4.2 × 2.15 = 9.03 m²
First ~~[illegible]~~ Garage = 6.2 × 4 = 24.8 m²
Bathroom = 4.2 × 2.15 = 9.03 m²

Existing main bldg = ~~[illegible]~~ 14 + 14 + 14 + 3'6" = 45.5' length
14 + ~~[illegible]~~ + 4 = 25 width

L × W = 45.5' × 25' =
= 13.2 × 7.5 m = 99 m²

1' = 0.300
45' = 13.5 m
.150
13.200

(1) Existing main bldg = (45'6" × 25") = 13.2 × 7.9 = 99 m²
plus side bit = 2.4 × 6.2 = 14.88 m²

$\boxed{113.88\ m^2}$

(2) Previous approach = 1st Garage = 6.2 × 4 = 24.80 m²
second garage = 7.0 × 5.0 = 35 m²
Utility = 4.2 × 2.15 = 9.03
bathroom = 4.2 × 2.15 = 9.03

$\boxed{77.86}$

(3) New proposed =
Bathroom = 2.15 × 2.9 = 6.23 m²
Porch = 2.8 × 1.6 = 4.48 m²
Rear ext = 8.35 × 4.5 = 37.57

$\boxed{48.28\ m^2}$

1789/a

SECTION 66 CERTIFICATE

Application No. F/2001/5558

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

PLANNING SERVICE
PCL
DC FL
APP
CS
OR 53186
15 FEB 2002
COPIES TO
ACK:
FILE:

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	THE COACH HOUSE. SQUIRRELS WYSE HILL LODGE	13/02/02

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . C. BEAMISS . . . . . .

Date . . . 13-02-02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

~~For the Attention~~

~~of Francis Lee~~

From 13/2 add 21 days

= 6th March.

Francis Lee
~~Richard Kelly~~

From: Ballard Robert B [RBBALLARD@qinetiq.com]
Sent: 29 January 2002 13:58
To: 'richard.kelly@wokingham.gov.uk'

Sir,

Re application 2001/5558 the plans are incorrect in one respect i.e. the plan identifies the ground owned by Mrs Beamiss as including the lane. The lane belongs to the owners (us) of The Coach House (now called Wyse Hill Farm).

I don't believe that this materially affects the application (to which we have no objection) but as a matter of record I would appreciate this being noted on the file.

regards

Dr R Ballard
Wyse Hill Farm
office 023 92 312865
mobile 07947 064 747

--
The Information contained in this E-Mail and any subsequent correspondence is private and is intended solely for the intended recipient(s).
For those other than the recipient any disclosure, copying, distribution, or any action taken or omitted to be taken in reliance on such information is prohibited and may be unlawful.

WORK SHEET FOR : ~~Richard Kelly~~ Francis Loo

Application Number : F/2001/5558

Applicant : Mr C Beamiss C/O Earl A Kenworthy.

Location : Beamiss Lodge, The Village, Finchampstead, Wokingham.

Proposal : Proposed single storey rear extension to dwelling plus front porch extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		10 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10 Jan 02

Date Registered : 18/12/2001

Earliest Date for Decision : ~~14/01/2002~~ 6/3/02

Latest Consultation Date/Site Notice Expiry Date : ~~14/01/2002~~ 6.3.02 revised sbb

This application will have expired on: ~~12/02/2002.~~ 12/4/02 **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 :

landscape architect : the proposed extension will not have a significant visual impact on the ASL1

Parish Council : no objection.

Adjoining Owner : no objection to proposal but commented on the private road use (see report)

Planning Issues : ASL1 Designation :

WLL 2 ~~WLL 8~~, WCC 7.

~~[illegible]~~ STV1, SC 3. SC ~~19~~.

C 8.

Application Number: F/2001/5558 **Officer : Francis Leo**
Beamiss Lodge, The Village
Finchampsstead, Workingham

Appraisal :

Development
For a single storey rear extension measuring 8.35m x 4.5m with a pitched roof meeting the ridge of the main roof, a single storey side extension measuring 2.9m x 2.15m as an extension to the existing Utility room with a flat roof over and a small porch at the front with a flat roof over.

The site is a single storey detached property located in the designated Area of Special Landscape Importance.

Impact upon neighbouring properties
To the east the adjoining property 'Squirrels' is located 5.5m away and forward of the application site. Also there is a 1.8m high fence between the two properties. The proposed extension is 6m away from the boundary. To the west the adjoining property 'The Coach House' is 16m away and forward of application site. The boundary fence is also 1.8m high and the proposed extension is 1.5m away from the boundary. The windows to the side face the fence, hence there would be no overlooking of adjoining properties.

Because the proposal is a single storey development located away from the boundaries and the adjoining properties are some distance away and forward of the site it is considered there would be no adverse impact upon neighbouring properties.

Impact upon the character of the area
The area of the existing building is 147.71sqm approximately. The area of the proposed new extension plus existing garage, built at a later stage, is 83.28sqm ie. an increase of 56.38%. Further the proposal has been designed to be in keeping with the character of the main building with a pitched roof for the rear extension and a flat roof for the two small extensions. Also the site is situated in very large grounds and the proposal would merge with the main building when viewed from this Area of Special Landscape Importance, hence the proposal would have no adverse impart upon the character of the area.

Councils Landscape architect comments that the property is on a slight ridge that rises from the south and it is just visible from the public rights of way to the south and east due to topography, vegetation and distance from the footpaths. In view of this the proposed extensions will not have a significant visual impact on the ASLI and therefore has no objections.

Consultation response: A adjoining owner commented that they had no objections to the proposal but wished to point out that the road leading to the house was a private road and that it did not belong to the applicant. In response the applicant on 15 February 2002 submitted section 66 certificate, indicating that notice was served on 13 February to the following address's: The Coach House, Squirrels and Wyse Hill Lodge.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5558
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

Francis Leo

SITE ADDRESS: Beamiss Lodge The Village Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/5558

OFFICER: ~~Richard Kelly~~

DATE OF SITE VISIT: 10 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes,

2. DESCRIPTION OF SURROUNDINGS Group of houses within the ~~Area~~ designated area of special landscape importance. Single storey with high pitched roofs.

3. DESCRIPTION OF SITE/BUILDING Single storey with a high pitched roof. Garage to the front. 50m rear garden x 18m wide. Space at front for additional parking and turning.

4. RELATIONSHIP TO ADJOINING PROPERTIES Adj property, Squirrels, is 10m away. The Coach house to the West is 22m away.

5. SITE CONSTRAINTS

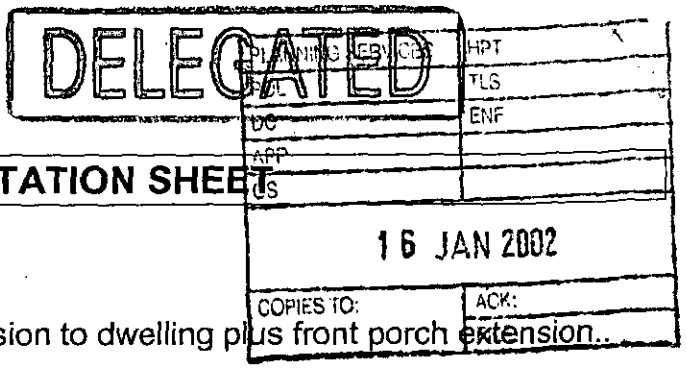
TREES	none affecting dev.
ACCESS/PARKING	Space at front.
LEVELS	Property on slight ridge that rises from the South
BOUNDARY TREATMENT	To the east: 1.8m high timber fence continued by a hedge of same height.
OTHERS	To the west: 1.8m high brick wall and hedge.

The Drive to Beamish
Lodge is a Shared
Drive.
It is included in
our deals.

Beamish
5/2/2002

FROM: ~~Richard Kelly~~ Francis Leo

DATE: 21 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5558

Proposal: Proposed single storey rear extension to dwelling plus front porch extension..

Site Address: Beamiss Lodge, The Village, Finchampstead, Wokingham.

Applicant: Mr C Beamiss C/O Earl A Kenworthy.

Your observations are required in respect of this application **by 14/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clk DATE: 10-1-02

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

~~Richard Kelly~~
Frank's Leo

DATE: 4 January 2002

Location:	Beamiss Lodge, The Village, Finchampstead
Proposal:	Proposed single storey rear extension to dwelling plus front porch extension.
Application Number:	F/2001/5558

In response to your consultation dated 21 December 2001 for the above application, the landscape comments are as follows:

The site is located within an ASLI designation. The property is on a slight ridge that rises from the south and it is just visible from the public rights of way to the south and east due to topography, vegetation and distance from the footpaths. In view of this the proposed extensions will not have a significant visual impact on the ASLI and therefore I have no objection to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 NOV 2001~~ Valid 18 DEC 2001

Officer: ~~RK~~ FL | Application No. F/2001/5558

Map No. 114. Site ..O.22....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

(formerly BROAD EAVES)

Location: BEAMISS LODGE, TITE VILLAGE

Parish: FINCHAMPSTEAD Ward: Finch South. 21.12.01 B.

Applicant: MR C BEAMISS

Fee (1) Received 95-00 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	include access to highway	26/11	✓ 18/12
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	show dwelling on site + position of extensions	26/11	✓ "
3	Forms unsigned			
(4)	Correct S 66 certificate	Agric cert deleted	26/11	✓ "
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Pls check if this is "Broad Eaves" on our maps.	26/11	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21-12-01 B. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ Area of Special Landscape Importance
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 .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area Countryside

.....

.....

No pre-apps: .....

NEIGHBOURS:

S/W + See map.

18. DEC. 2001 DEC 2001 5558

The Bower
Ambarrow Farm Courtyard
Ambarrow Lane
Sandhurst
Berkshire
GU47 8JE

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

12th December 2001

Dear Sirs,

Beamiss Lodge (formerly Broad Eaves) The Village Finchampstead

Further to your letter dated 26th November 2001 please find enclosed six copies of the householder planning application forms, six copies of drawing No. PE1/1001-A, six copies of drawing No. FPL/1001-A, six copies of 1-2500 scale location plan and six copies of 1-500 block plan showing position of existing dwelling and proposed extension together with the planning fee of £95, all being an application for a single storey rear extension and front porch at the above address.

Please contact me at The Bower should you require additional information to enable your council's consideration of this application for full planning permission.

I will submit an application for building regulations approval in due course and confirm that no works will commence without your authority's permission.

Yours faithfully,

Earl A. Kenworthy

Environmental Services

For office use only.
Application number: 18.DEC.2001 * 5558

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	C. BEAMISS Ranjit Beamiss.
	Address and postcode	BEAMISS LODGE (BROAD EAVES) THE VILLAGE FINCHAMPSTEAD BERKSHIRE RG40 4JR
	Phone number	01189730954.
	Agent's Name	EARL A. KENWORTHY
	Address and postcode	THE BOWER, AMBARROW FARM COURTYARD, AMBARROW LANE SANDHURST, BERKSHIRE GU47 8JE
	Phone number	01252 871234
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.	BEAMISS LODGE FORMERLY BROAD EAVES PE1/1001-A FP1/1001-A 1-2500 LOCATION PLAN. 1-500 BLOCK PLAN.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND FRONT 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: FOUR	Proposed: NONE
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.

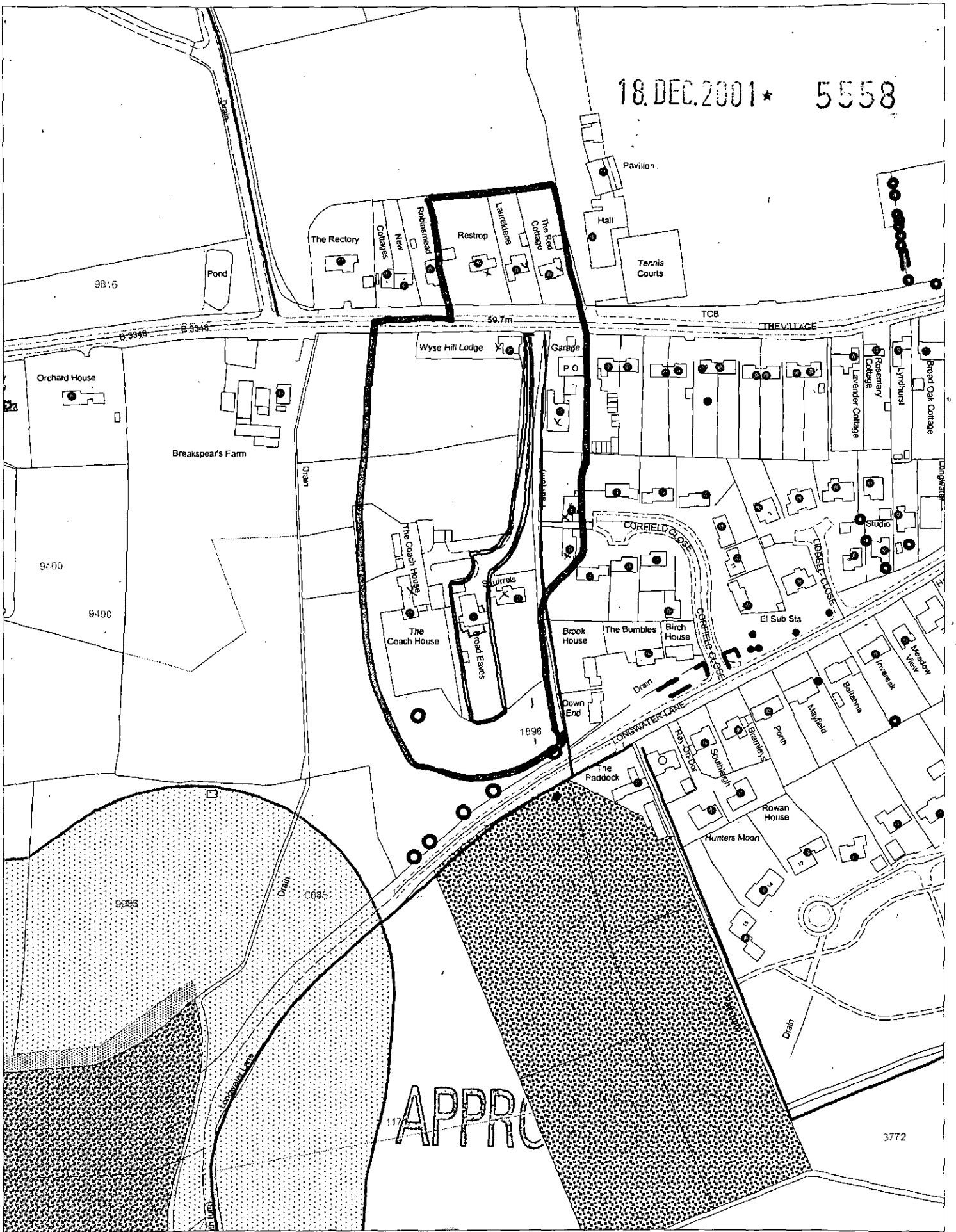
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of C. BEAMISS.

Date 12-12-01

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2001 Scale: 1 : 2500

N W E S

WOKINGHAM. RG11 4JR

NOTICE OF PASSING OF PLANS

WHEREAS plans for certain proposed works, namely,

Plan No. PD/646/71

Domestic storeroom at "Broad Eaves,"

Eversley Road, Finchampstead, Berks.

were deposited by you with the RURAL DISTRICT COUNCIL OF WOKINGHAM on the 24th day of September, 19 71 in accordance with the Building Regulations :

NOTICE IS HEREBY GIVEN that the said Council have passed the said pla

In accordance with the provisions of Section 64 of the Public H Act, 1936, the passing of the said plans operates as an approval ther only for the purposes of the requirements of the said Building Regula

Dated this 28th day of October, 19

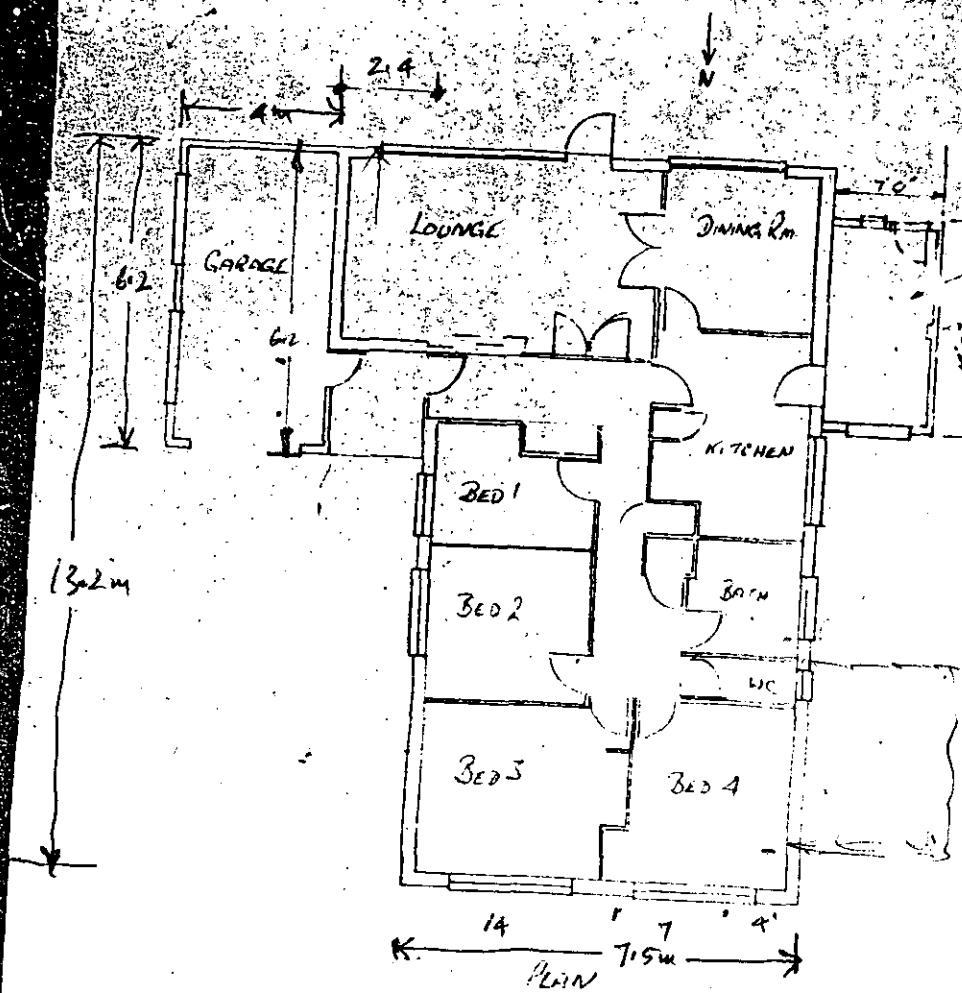
ADDRESS:
(to which any communication to the Council with reference to this Notice may be sent) :

WOKINGHAM R.D.C.,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, Berkshire.

Signature .....

Official Designation ... Planning Of

A consent or approval given by the Council, in exercise of their powers under the Public Health Act, 1936, or other enactment, does not operate as an approval under the Town Planning Acts. It should also be noted that approval of plans for purposes of the Building Regulations does no include approval for improvement grant purposes.



garage

PROPOSED STOREROOM EXTENSION.
TO BE BUILT AT 'BROAD EAVES'
FINCHAMPSTEAD

23 Sept '71

JWLP 100

Public Health Act, 1936
Section 64

PUBLIC HEALTH ACT, 1936, AS AMENDED
BUILDING REGULATIONS

To

Mr. J.A.L.Petty,
"Broad Eaves,"
Finchampstead,
WOKINGHAM. RG11 4JR

NOTICE OF PASSING OF PLANS

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Plan No. PD/646/71

Domestic storeroom at "Broad Eaves,"

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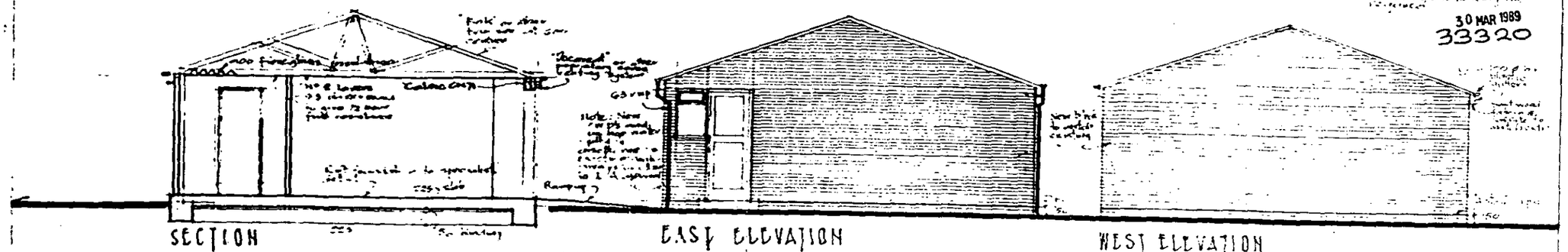
In accordance with the provisions of Section 64 of the Public Health Act, 1936, the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the said Building Regulations.

Dated this 28th day of October, 19 71

ADDRESS

1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50 75 100 150 200M
1:1250 0 10 30 50 75 100M
1:500 0 5 10 20 30 40M

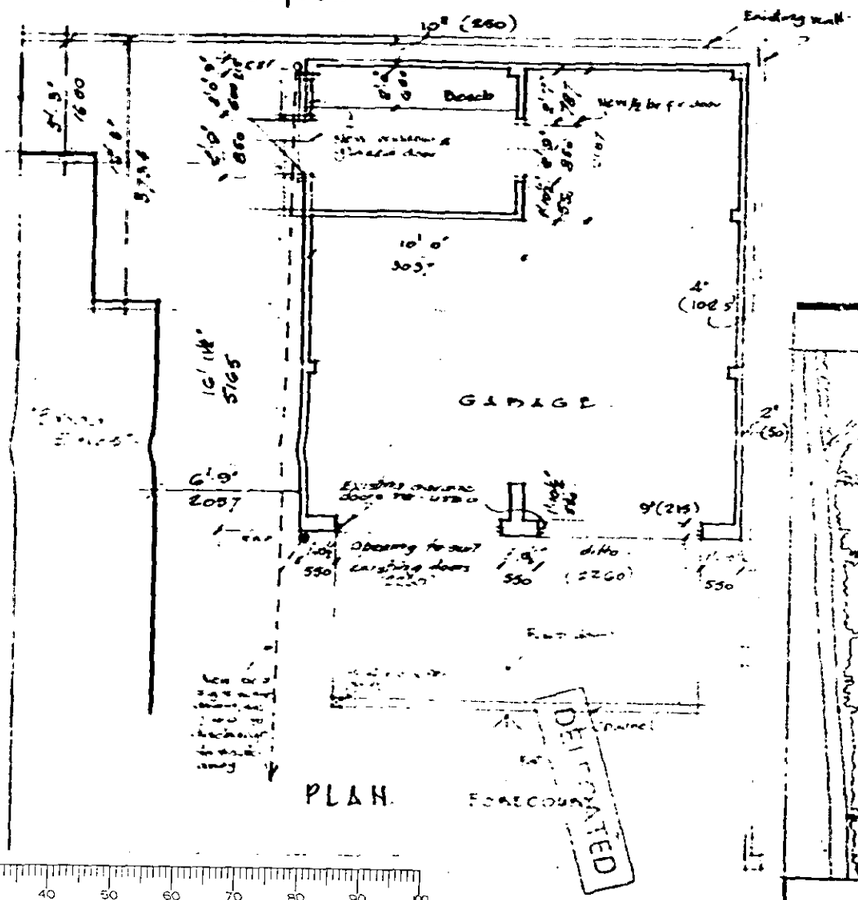
30 MAR 1989
33320



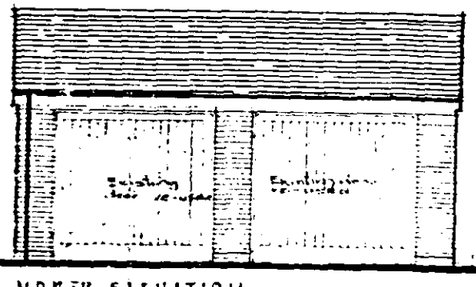
SECTION

EAST ELEVATION

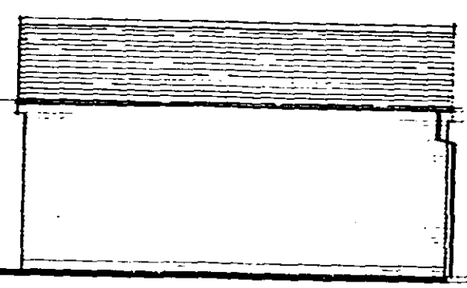
WEST ELEVATION



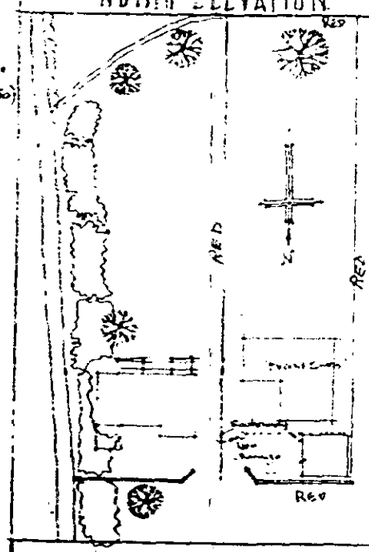
PLAN

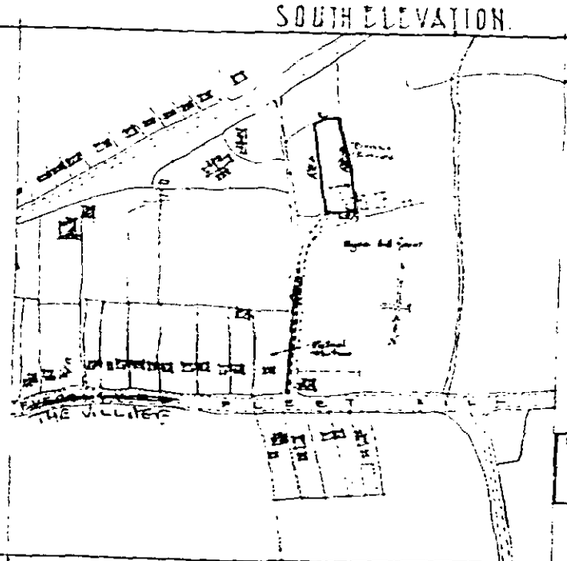


NORTH ELEVATION



SOUTH ELEVATION





SITE PLAN ~ Scale 1:500.

LOCATION PLAN ~ 1:2500

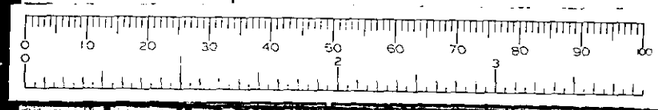
NOTES

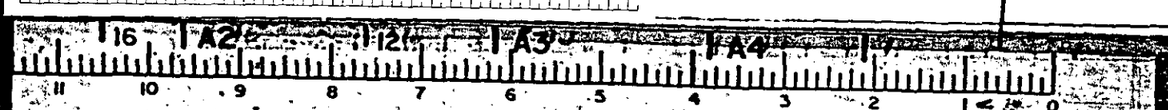
1. All work must be carried out in accordance with the Building Regulations 1985 and any subsequent amendments.
2. Drainage shall be carried out in accordance with Part H of the Building Regulations 1985 and any subsequent amendments.
3. Any new work or work affected by new work shall be carried out in materials and finishes to match existing adjacent work as regards type, colour, texture, size and method of bonding.
4. Any new or replacement glazing in doors or windows shall be safety glass to BS 6206.

"BROAD LEYS,
FINCHAMPSTEAD,
WOKINGHAM, BERKS.

Proposed garage for
Mr. & Mrs. HAUGHTON.

Scales: 1:50, 1:500 & 1:2500	Drawn by: WDB.	Revision -
Date: Feb. 1989	Job No. 8810	Dwg. No. 2.





Mr. J. W. L. Petty,
Broad Eaves,
Finchampstead,
Wokingham, Berkshire.

NOTICE OF PASSING OF PLANS

WHEREAS plans for certain proposed works, namely,

Plan No: 24[illegible]/73

Convert garage into living room, build additional bathroom and double garage, convert porch to outer hall

Broad Eaves, Fleet Hill, Finchampstead.

were deposited by you with the RURAL DISTRICT COUNCIL OF WOKINGHAM on the 22nd day of January 19 73 in accordance with the Building Regulations :

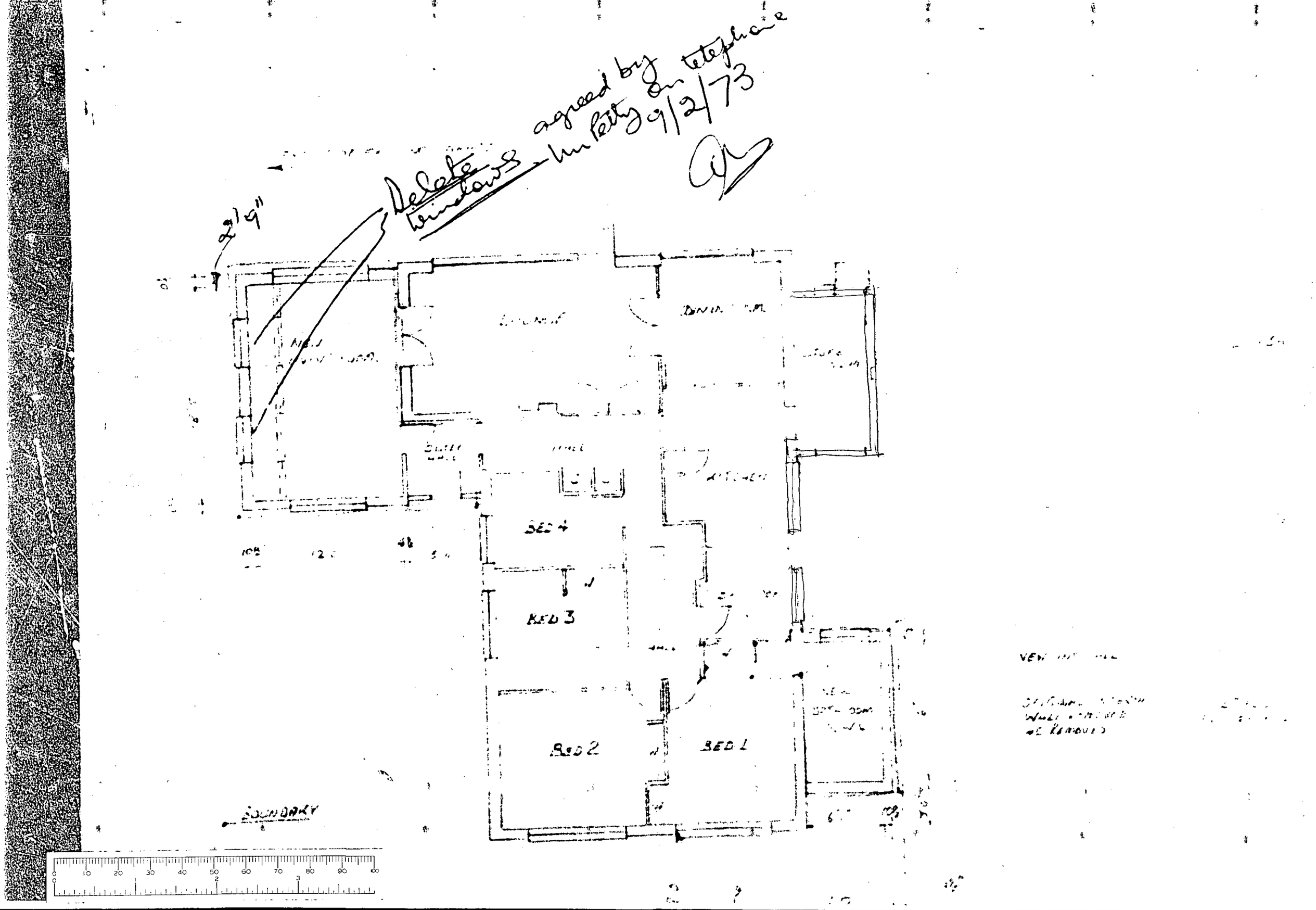
NOTICE IS HEREBY GIVEN that the said Council have passed the said plans.

In accordance with the provisions of Section 64 of the Public Health Act, 1936, the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the said Building Regulations.

Dated this 1 MAR 1973 day of 19

ADDRESS:
(to which any communication to the Council with reference to this Notice may be sent) :
WOKINGHAM R.D.C.,

Signature .....


Delete windows
agreed by Mr Petty on telephone 9/2/73
2'9"
BED 4
BED 3
BED 2
BED 1
SOUNDARY

COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. J.W.L. Petty,
Broad Eaves,
Finchampstead,
Wokingham, Berks.

Application No. 247/73

Proposal Convert garage into living room, build additional bathroom and double garage, convert porch to outer hall at Broad Eaves, Fleet Hill Finchampstead.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under t. above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 22nd day of February 1973, subject to compliance with the conditions specified hereunder:—

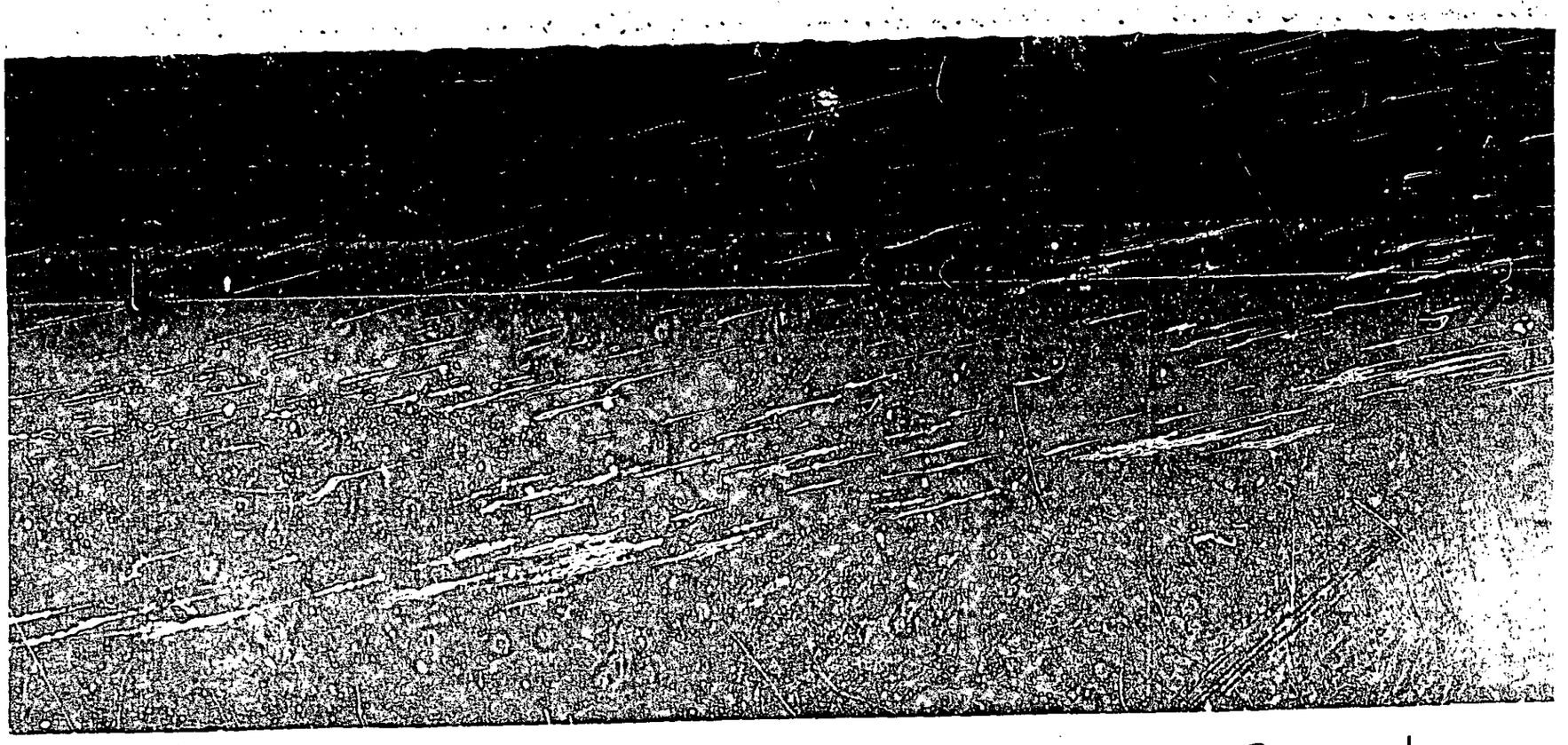
1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The garage hereby permitted shall be used for residential purposes incidental to the use of the dwelling on the site as a dwelling. The garage shall not be used for business purposes.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act 1971.

2. In order not to prejudice the enjoyment of the adjacent residential properties.



247/73