APPLICATION NO:
F/2001/3444

LOCATION:
Woodend Cottage Dell Road, Finchampstead
Wokingham.

APPLICANT:
Mr G Veitch C/O Mr H A Clements R.I.B.A.

PROPOSAL:
Proposed two storey rear extension to dwellin
plus new bay window to lounge.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2001

CASE OFFICER: **Martin Durkan**

APPROVED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Veitch
C/O Mr H A Clements R.I.B.A.
Orchard House
Hillway
Charlton Mackrell
Somerton
Somerset TA11 6AN

Application Number: F/2001/3444

Parish: **FINCHAMPSTEAD**

Location: **Woodend Cottage, Dell Road, Finchampstead, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling plus new bay window to lounge.**

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.

Condition
3. 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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
5. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

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.

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To prevent pollution of groundwater.

Reason
5. To protect people on or close to the site from the risks associated with migrating landfill gas.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *(Contact Nick Weddell, Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ on 01276 454405).*

Informative
2. Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of opening gratings.
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Informative

3. 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 Policies LD3, C2 and C8.
South East Area Local Plan Policies STV2, SC3, SC19, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC7 and WLL2.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/04/2001

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.

Our ref: SP\2001\003329b\001
Your ref: F/2001/3444
Date: 8 May 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 43160
POL	TLS
DC MD	ENF
APP	
CS	
11 MAY 2001	
COPIES TO:	ACK:
	FILE:

For the attention of: Martin Durkan

Dear Sir

TWO STOREY REAR EXTENSION & BAY WINDOW TO LOUNGE WOODEND COTTAGE, DELL RD, FINCHAMPSTEAD, WOKINGHAM F/2001/3444

Further to my letter of 12 March 2001 regarding the above, I would like to correct the waste regulation comments previously given.

The above site is 160 metres from the Dell Road, Finchampstead landfill (not 98 metres as previously advised). In view of this distance, it is therefore unlikely that landfill gas would present a risk to the above proposal. Gas protection measures (or a landfill gas risk assessment) will not therefore be required.

Please accept my apologies for this error.

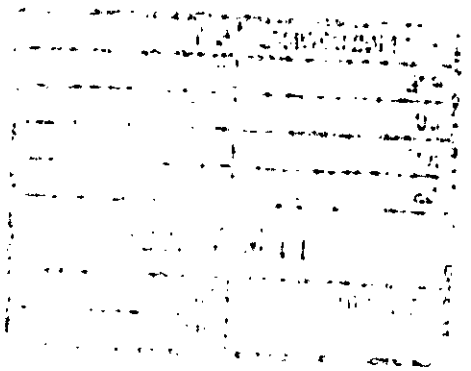
If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301



Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/3444

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

Mr D Veitch and Mrs Bartlett
c/o Mr H A Clements RIBA
Orchard House
Hillway
Charlton Mackrell
Somerton TA11 6AN

Dear Sirs

PLANNING PERMISSION 2001/3444
SITE: WOODEND COTTAGE, DELL ROAD, FINCHAMPSTEAD

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 2001/3444 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

Angela Odell

ANGELA ODELL
Senior Planning Officer

Praised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3444	MD
BUILDING CONTROL NUMBER.	FX2001/2114 South	
~~APPLICANT~~/AGENT	H.A. Clements.	
ADDRESS OF SITE	Woodend Cottage, Dell Road FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + new bay window to lounge	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	CD02 PL01	CD02 PL01
ELEVATIONS	PL05	PL05
FLOOR PLANS	PL04	PL04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/8/01	

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 : Martin Durkan

Application Number : F/2001/3444

Applicant : Mr G Veitch C/O Mr H A Clements R.I.B.A..

Location : Woodend Cottage, Dell Road, Finchampstead, Wokingham.

Proposal : Proposed two storey rear extension to dwelling plus new bay window to lounge.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 22/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 19/04/2001. 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 :

1. FINCHAMPSTEAD P.C. - NO OBJECTIONS
2. ENVIRONMENT AGENCY - NO OBJECTIONS SUBJECT TO CONDITIONS
3. HIGHWAYS - RECOMMEND A TURNING HEAD BE PROVIDED.
4. LANDSCAPE ARCHITECT - NO OBJECTION ; NO DETRIMENTAL IMPACT ON COUNTRYSIDE OR A.S.L.I. DESIGNATION.
5. NEIGHBOURS - ONE OBJECTION ON THE GROUNDS THAT A CONSERVATORY WAS RECENTLY REFUSED P.P. AT THEIR PROPERTY.

Planning Issues :

SITE DESIGNATION :

AREA of SPECIAL LANDSCAPE IMPORTANCE
(W.D.L.P. - WLL2 ; S.E.A.L.P. - SC3)

MAIN ISSUE :

IMPACT ON THE CHARACTER AND AMENITY OF THE EXISTING DWELLING, THE COUNTRYSIDE AND THE AREA OF SPECIAL LANDSCAPE IMPORTANCE.

Application Number: F/2001/3444
Appraisal:
The existing property comprises a detached two-storey house with a small, single-storey, w.c extension at the rear. The proposal is to demolish the single-storey extension and to erect a larger two-storey rear extension positioned at a right angle to the main dwelling. A new bay window would also be constructed to the side of the existing house. The increase in the footprint and floorspace of the property would be as follows:

	Footprint	Floorspace
Existing	57.81 sq m	110.19 sq m
Proposed	89.95 sq m	175.01 sq m
Increase in Area	32.14 sq m	64.82 sq m
Percentage Increase	56%	59%

The percentage increase would therefore be within the range of 50% to 60% of the original building's floorspace that is normally permitted in the countryside.

The extension would be sensitively designed and would reflect the character of the original house. It would be set in from the flank walls of the existing house such that it would not be visible from the front. The roofline would also be well below that of the main house. The extension would therefore appear subordinate to the original house. Matching material would be used and the pitched roof and fenestration of the extension would be in keeping with the design of the original house.

The existing garage, which is used for domestic storage, would be demolished. A parking area would be provided to the side of the house. Highways have recommended that a turning head should be provided within the site. However, given that there is an existing open parking area on the site and that the application is for an extension to an existing house rather than a new house, this is not considered to be a reasonable requirement. In any case, the volume of traffic on Dell Road is extremely light and it is not considered that the proposals would result in any significant highway safety problems.

A neighbour from Blackwater View to the east of the site has objected on the grounds that an application for a conservatory at his property was refused planning permission. However, each application is determined on its own merits and that decision has no direct relevance to this proposal.

There would be only limited views of the extension from the surrounding area and it is considered that its sensitive design is such that would not have any detrimental impact on the surrounding countryside or on its quality as a designated Area of Special Landscape Importance. The recommendation is therefore that planning permission should be granted.

Recommendation: Approval..✓ ~~Refusal...~~

Application Number F/2001/3444
Conditions

No	Std Con	Std Reas	Non Std Conditions
1	C001	R001	-
2	C014	R014	-
3	C070	R070	-
4	-	-	No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level. Reason: To prevent pollution of groundwater.
5	-	-	No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority. Reason: To protect people on or close to the site from the risks associated with migrating landfill gas.

Informative

1. **Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions *(Contact Nick Weddell, Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ on 01276 454405).***

2. **Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of opening gratings.**
   All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

subject to the approval of Thames Water Utilities or its sewerage agent.

3. N16

SOUTH EAST AREA LOCAL PLAN POLICIES:
STV2, SC3, SC19, SBE1 & SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
WOS2, WOS3, WCC1, WCC7 & WLL2

BERKSHIRE STRUCTURE PLAN POLICIES:
LD3, C2 & C8

12/4/07

RECOMMENDATION AND CONDITIONS AGREEED:.....
(Development Control Manager)

RECORD OF SITE VISIT

SITE ADDRESS: Woodend Cottage
Dell Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3444

OFFICER: Martin Durkan

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

OPEN COUNTRYSIDE TO NORTH, SOUTH AND WEST. SMALL HOUSING DEVELOPMENT TO EAST (BLACKWATER VIEW).

3. DESCRIPTION OF SITE/BUILDING

TWO-STOREY DETACHED HOUSE WITH SEPARATE GARAGE USED FOR STORAGE. HOUSE IS CREAM-PAINTED BRICKWORK WITH TILED ROOF.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO OTHER PROPERTIES TO NORTH, SOUTH OR WEST. LARGE TWO-STOREY HOUSE TO EAST OF SITE.

5. SITE CONSTRAINTS

TREES SOME TREES IN REAR GARDEN.

ACCESS/PARKING EXISTING ACCESS AND PARKING.

LEVELS EVEN.

BOUNDARY TREATMENT VEGETATION AND FENCING.

OTHERS

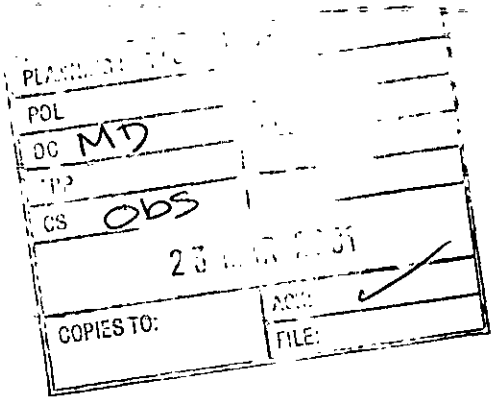
Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 21 March 2001 22:40
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

OBJ

****

NatureofEmail: Object
ApplicationNumber: F/2001/3444
Correspondent_FullName: Mr Rick Medlock
Correspondent_StreetAddress: 1 Blackwater View
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3TF
Correspondent_Telephone: 01252 861325
Correspondent_Email: jemedlock@tesco.net



Comments:

We adjoin this property, and have recently had a planning application for a conservatory rejected. This is despite it being in keeping with our property which is only 6 years old.

We would therefore be extremely disappointed to see this application granted as it would seem that the council were operating double standards. I am sure that this would give us strong grounds for appeal to the Secretary of State.

Ideally we would like to see our own application granted.

Cancel□da

FROM: Martin Durkan

DATE: 06 March 2001

DEPOSITED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3444

Proposal: Proposed two storey rear extension to dwelling plus new bay window to lounge..

Site Address: Woodend Cottage, Dell Road, Finchampstead, Wokingham.

Applicant: Mr G Veitch C/O Mr H A Clements R.I.B.A..

Your observations are required in respect of this application **by 30/03/2001** .

The Parish Council has no objections to this application.

SERVICES	PT
CL	LS
DC	NF
APP	
CS	
03 APR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S.Cl DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 06 March 2001

Application Number: F/2001/3444

Proposal: Proposed two storey rear extension to dwelling plus new bay window to lounge.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Woodend Cottage, Dell Road, Finchampstead, Wokingham.

Applicant:
Mr G Veitch C/O Mr H A Clements R.I.B.A..

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).

Comment

The Highway Authority recommend that a turning head or similar be provided to the south of the driveway so that vehicles can enter and leave the site in a forward gear.

Please supply revised plan(s) that address this point.

Signed: _____ **Print name:** Adam Coggins 8/3/01

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 14 March 2001

Location:	Woodend Cottage, Dell Road, Finchampstead
Proposal:	Proposed two storey rear extension to dwelling plus new bay window to lounge.
Application Number:	F/2001/3444

In response to your consultation dated 6 March 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposal. The cottage is located within an ASLI and although there are views to the site across the fields from the south from Lower Sandhurst Road these are partially restricted by the existing vegetation on the site boundary and the roadside hedgerow. The size and scale of the proposed extension is in keeping with that of the existing dwelling and therefore will not have a detrimental impact on the character of the surrounding countryside or landscape designation.

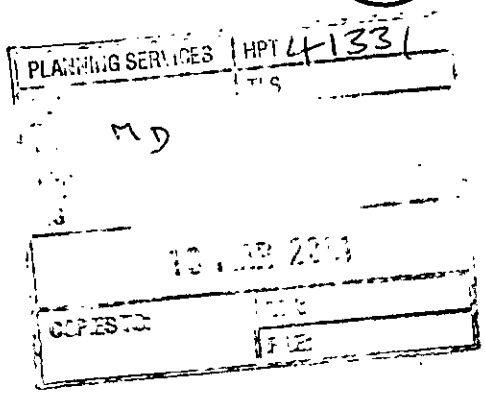
Catherine Brimble

Catherine Brimble
Landscape Architect

Our ref: SP\2001\003329\001
Your ref: F/2001/3444
Date: 12th March 2001

ENVIRONMENT AGENCY

FAO: Martin Durkan
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir

TWO STOREY REAR EXTENSION & BAY WINDOW TO LOUNGE WOODEND COTTAGE, DELL RD, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 06 March 2001, which was received on 09 March 2001. You are asked to quote the following reference in any correspondence: **SU86SW/11/8.**The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informative

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Nick Weddell On 01276 454405

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 806 629	98m	Dell Road, Finchampstead	Unknown

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:

(1) they should not be culverted; and

(2) a buffer zone is left on either side of any watercourse, and

(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

Cont/d..

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer
CC: Mr. H.A. Clement R.I.B.A., Orchard House, Hillway, Charlton Mackrell, Somerton, Somerset, TA11 6AN

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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3444

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/2001/3444
Woodend Cottage, Dell Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling plus new bay window to lounge.

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 **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3444**
Woodend Cottage, Dell Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling plus new bay window to lounge.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3444

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/2001/3444
Woodend Cottage, Dell Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling plus new bay window to lounge.

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Yours faithfully,

John Mitchell

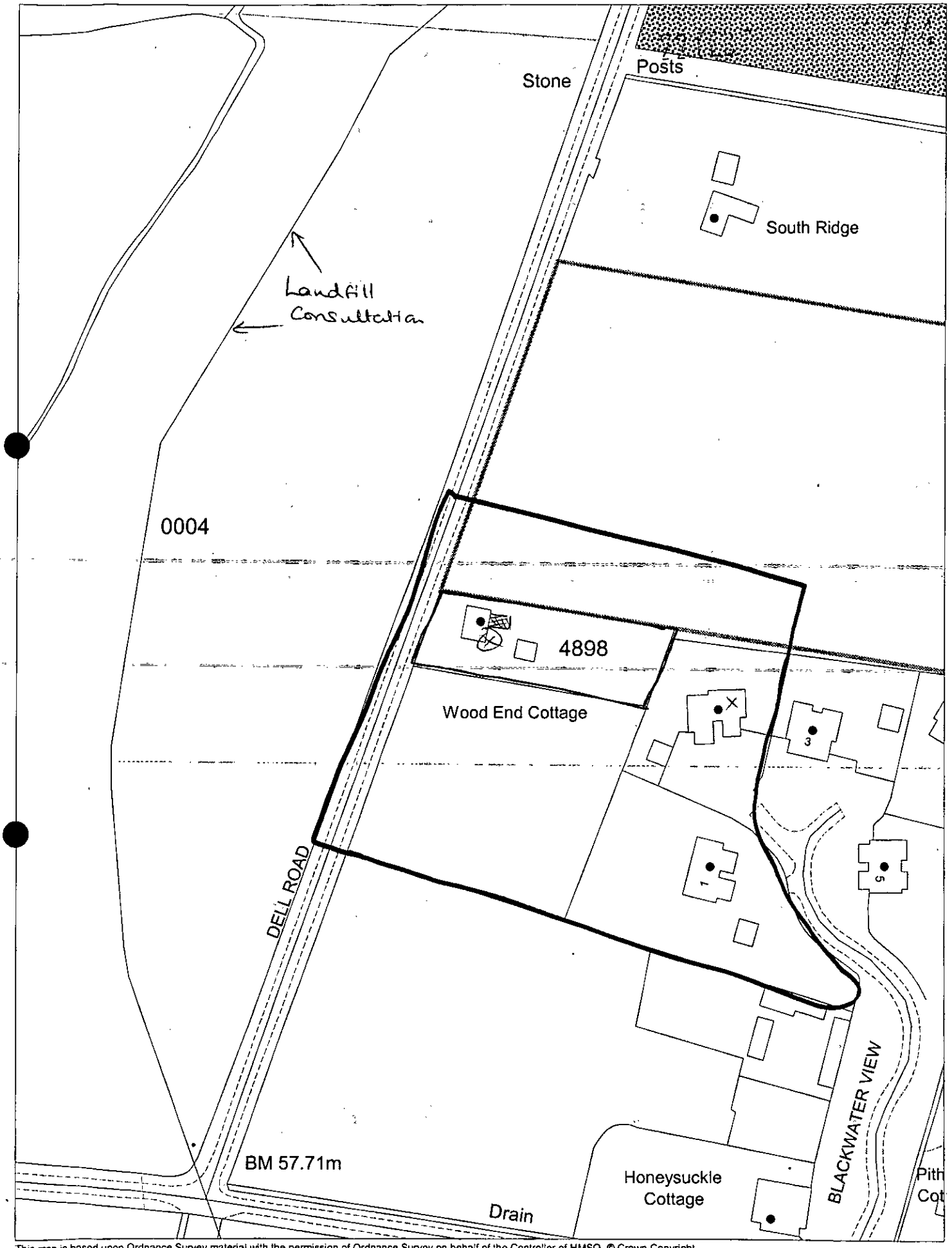
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3444**
Woodend Cottage, Dell Road, Finchampstead, Wokingham.
Proposed two storey rear extension to dwelling plus new bay window to lounge.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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



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Development Control Section, Environmental Services, Wokingham District Council.

1 March 2001 Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2001/3444

Proposal:
Proposed two storey rear extension to dwelling plus new bay window to lounge.

Location:
Woodend Cottage, Dell Road, 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3444
CASE OFFICER: Martin Durkan

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

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/34444 relates.

Address of site WOODEND COTTAGE

DELL ROAD, FINCHAMPSTEAD, RG40 3TG.

Signed

Date 17/3/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2001
Officer: MD.	Application No. F/2001/3444

Map No. 22 Site ...013....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING
+ new bay window to lounge.

Location: WOODEND COTTAGE, DELL ROAD

Parish: FINCHAMPSTEAD Ward: Finch South.
6.3.01 B.

Applicant: MR G VEITCH

Fee Received 95-00 (3) 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			
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 : 6.3.013 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 Landfill Cons/ .....

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)

.....

.....

No pre-apps.....

NEIGHBOURS:

S/N + See map.....

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Environmental Services

For office use only.
Application number: 22.FEB.2001* 3444

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 G. VETTCH
	Address and postcode	WOODEND COTTAGE, DELL ROAD, FINCHAMPSTEAD WOKINGHAM, BERKS RG40 3TG
	Phone number	01252 877383
2	Agent's Name	MR. H.A. CLEMENTS R.I.B.A.
	Address and postcode	ORCHARD HOUSE, HILLWAY, CHARLTON MACKRELL SOMERTON SOMERSET
	Phone number	01458 - 223668
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE SEE ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PAINTED BRICK WALLS, PLAIN CLAY ROOF TILES, BLACK STAINED WINDOW/DOOR FRAMES. ALL TO MATCH EXISTING COTTAGE
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: 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: H A Clements R.I.B.A

on behalf of MR G. VETTCH

Date 20 FEB 2007

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

CLEMENTS

E S I G N S

ARCHITECT
DESIGNER

22 FEB 2001 3114

CONSTRUCTION AND PROJECT MANAGEMENT
CONSERVATION AND HISTORIC BUILDINGS
DESIGN AND CONSTRUCTION CONSULTANT
DEVELOPMENT AND PLANNING APPEALS

20 February 2001

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

Re: Proposed two storey extension at rear of Woodend Cottage, Dell Road, Finchampstead, Berkshire.

We enclose the following in support of this Full Planning application at the above:

1) Six copies of the completed application form and two copies of the Notice.
2) Six copies of Ordinance Survey Location Plan and Architect's Drawings Pl 01 to Pl05 inclusive.
3) Cheque in the sum of £95 being the application fee.

My Client Mr G Veitch and Mrs C Bartlett would like to extend their home by adding a two storey extension to the rear of their cottage thus providing more suitable accommodation for their family.

The design of this proposed extension reflects some of those features of the existing cottage including the pitched roof, window patterns and materials generally as the existing cottage. The "Gable" style windows to the new bedroom at first floor in the extension echo those windows at first floor to the front of the cottage facing Dell Road. The roof line of the extension is lower than the the high roof line of the existing cottage.The extension has been located so as to maximise the area at ground floor on the South side to incorporate a South facing patio and also to allow the most suitable form of connecting to those rooms at the rear of the existing cottage.

We trust this proposed extension is acceptable and if you have any queries please contact me.

Yours sincerely

Howard A Clements

Copy to Mr G Veitch - Mrs C Bartlett

Orchard Houee Hillway Charlton Mackrell
Somerton Somereet TA11 6AN
Tel or Fax: 01458 223668 - Mob : 07747 050758

PARTNER: H.A.CLEMENTS RIBA. MaPS
CHARTERED ARCHITECT : PLANNING SUPERVISOR

1789/a

SECTION 66 CERTIFICATE

Application No.

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.

OR

+ 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

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 . . T.A. Clements R.I.B.A. . . . . .

On behalf of . . MR G. VETCH . . . . . .

Date . . 20 FEB 2001 . . . . . .

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

Woodend Cottage
ADDRESS DELL ROAD PARISH FINCHAMPSTEAD

PLOT No. Barrack Lane ORD. SHEET No. 84.8062(122)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/351/63	Miss Brierley	rear porch + fuel bunker	11.7.63	APP N/A
05476*	Mr A E Buckerdike	O/A house + 2 garages land	ADT 28.10.76	N/A ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * PO 126

DRAINAGE

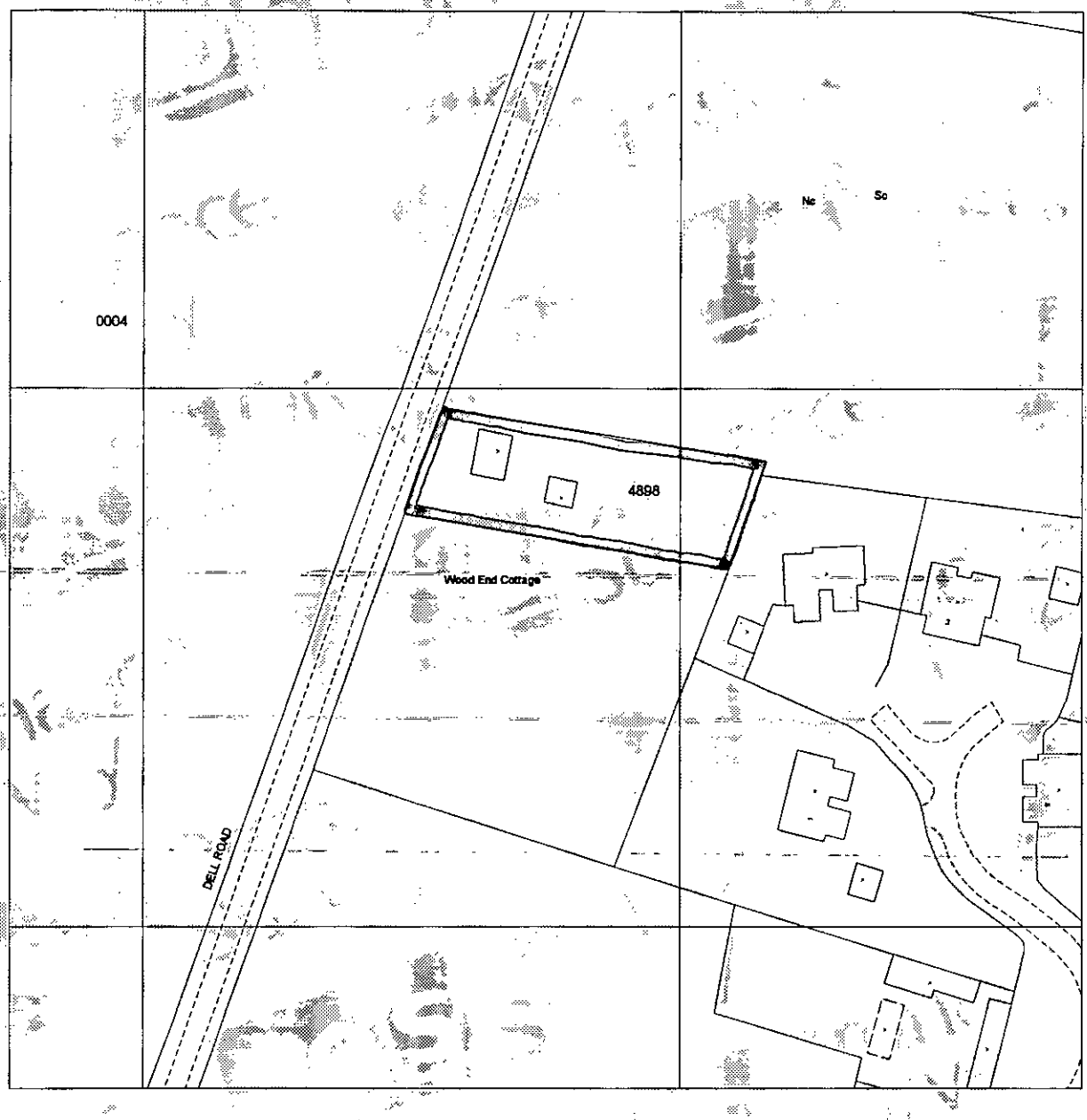
091074

Ordnance Survey®

Siteplan™

22.FEB.2001 3444

1:1250 Scale



20 0 20 40 60 80

Metres

Woodend Cottage
Dell Road
Finchampstead
RG40 3TG

APPROVED

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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 480475mE 162970mN

National Grid sheet reference at centre of this Siteplan: SU8062NW.

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Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/