APPLICATION NO:
F/2000/2757

LOCATION:
5 Billing Avenue, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Partridge C/O Andesign

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Partridge
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2757

Parish: **FINCHAMPSTEAD**

Location: **5, Billing Avenue, Finchampstead, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Except where stated otherwise on the approved drawings, 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the east facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Prior to first occupation of the extension hereby approved, the driveway shall be widened to 4.8 metres and thereafter so maintained.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. In the interests of highway safety.

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 EN1.

South East Area Local Plan Policy SBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell
Development Control Manager
Date: 15/12/2000

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	2757	GA
BUILDING CONTROL NUMBER.	FP2000/1275 Brian	
~~APPLICANT~~/AGENT	Andargie	
ADDRESS OF SITE	5 Billing Avenue FINCHAMPSTEAD.	
DESCRIPTION OF PROPOSED WORK	S/S /ont ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3073	AH/E/3073
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nine	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/12/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2757

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/2000/2757
5, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2757**
5, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.
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 6442

Date: **16 November 2000**

My ref: F/2000/2757

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/2000/2757
5, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2757**
5, Billing Avenue, Finchampstead, Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2000/2757

Proposal:
Proposed single storey front extension to dwelling.

Location:
5, Billing Avenue, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2757

Applicant: Mr & Mrs Partridge C/O Andesign.

Location: 5 Billing Avenue, Finchampstead, Wokingham.

Proposal: Proposed single storey front extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**23/11/00**

Date of Neighbour Notifications: 16/11/00

Date of Site Visit: 23/11/00

Date Registered: 07/11/2000

Earliest Date for Decision: 10/12/2000

Latest Consultation Date/Site Notice Expiry Date: 10/12/00
14/12/00 (ga)

This application will have expired on: 02/01/2001. 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:

Highways - recommend approval subject to driveway being widened.

Property Department - this is a former Council house which was sold under right-to-buy. The Council still owns the adjoining properties but the proposal does not appear to adversely affect the Council's adjoining interests.

Finchampstead Parish Council - the Parish Council have no objection to this application.

At the time of writing no additional comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2757

Appraisal:

The application property is a mid-terrace house on a uniformly designed terrace of two storey dwellings each with a characteristic single storey part width garage extension on the east side of each dwelling.

The application proposes demolition of the existing garage and replacing it with a new extension.

The proposal is well designed, in character with the existing dwelling and would not harm the street scene.

The extension would be built hard against the boundary with no. 6, as is the existing garage. In terms of amenity, the existing relationship would not change significantly, and therefore no material harm is considered to result.

No.4 has its own garage hard against the boundary with the application property, it shields the application site from no.4 and therefore no material harm to that dwelling would result.

The application meets the Council's parking requirements.

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

Application Number: F/2000/2757
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....east facing side elevation of the extension....
4			NON STANDARD
4			PRIOR TO FIRST OCCUPATION OF THE EXTENSION
			HEREBY APPROVED THE DRIVEWAY SHALL BE
			WIDENED TO 4.8 METRES AND THEREAFTER SO
			MAINTAINED
			R: IN THE INTERESTS OF HIGHWAY SAFETY.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

2	N04		PLANNING PERMSSION ONLY (NOT BR APPROVAL)
3	N06		WITHIN CURTILAGE

John Mitchell
15/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 5 Billing Avenue, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2000/2757

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street within defined settlement

3. DESCRIPTION OF SITE/BUILDING Mid-terrace dwelling within uniform terrace of previously local authority housing.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.6 to the east, no.4 to the west. No other properties within immediate vicinity.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus two spaces to front.
LEVELS	House around 0.5 metres below street level otherwise level.
BOUNDARY TREATMENT	Low wall to front.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 16 November 2000

Application Number: F/2000/2757

Proposal: Proposed single storey front extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
5, Billing Avenue, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Partridge C/O Andesign.

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).

(1) widen driveway to 4.8 metres minimum. R34

(2) C122, R122.

Signed: _____ **Print name:** Adam Coggins

27/11/00

17 NOV 2000

FROM: George Allpress

DATE: 16 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2757

Proposal: Proposed single storey front extension to dwelling..

Site Address: 5, Billing Avenue, Finchampstead, Wokingham.

Applicant: Mr & Mrs Partridge C/O Andesign.

Your observations are required in respect of this application **by 10/12/2000** .

DELEGATED

The Parish Council have no objection to this application

PLANNING SERVICES	HPT
TCE	TLS
	ENF
A&P	
CS	
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: CS Cole (PP VW)

DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

[redacted] FROM
Property Dept

TO: [redacted]: George Allpress

Date: 16 November 2000

Application Number: F/2000/2757

Proposal: Proposed single storey front extension to dwelling..



Site Address:
5, Billing Avenue, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Partridge C/O Andesign.

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

This property is a former Council house which was sold under the Tenants right to buy scheme in October 2000.

The Council still owns the adjoining properties but the above proposal does not appear to adversely affect the Councils adjoining interest.

Sarah Hunter
for Head of Property Section.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 NOV 2000
Officer: GA	Application No. F/2000/2757

Map No. 106 Site 0.02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 5 BILLING AVENUE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
16.11.00

Applicant: MR/MRS PARTRIDGE

Fee Received 95-00 (1) 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 : 16.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
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:

NO pre-apps.

NEIGHBOURS:

S/N's 4, 6, 42, 44 + 46 Billing Ave.

3 + 4 Orbit Close ✓

Environmental Services

For office use only.
Application number: 07.NOV.2000* 2757

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 G. PARTRIDGE
	Address and postcode	5 BILLING AVENUE FINCHAMPSTEAD WOKINGHAM BERKS RG40 4JE
	Phone number	9734527
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT 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.	TO MATCH EXISTING AND FELT AND CHIPPINGS
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 ☐

9544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		4
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		£95
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		6
	• 1:500 scale site layout plan.		6
	• 1:100 or 1:200 scale floor plans and elevations.		6

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
MR & MRS WHITE	6 BILLING AVENUE FINCHAMPSTEAD BERKS RG40 4JE	6/11/2000

None of the land forms part of an agricultural holding.

Your signature: (ARDESIGN) on behalf of MR & MRS C. PARTRIDGE

Date 6/11/2000

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

ADDRESS 5 Billing Avenue PARISH Finchampstead

PLOT No.

BUILDER

ORD. SHEET No SU7964 (106)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/14/63	Wok Rural Dist Council	Res dev	11 · 7 · 63	N/A
B/1/66	"	"	8 · 2 · 66	N/A
B/4/68	"	Terraced housing	16 · 4 · 68	APP
B/2/69	"	mod in layout	7 · 7 · 69	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000 Scale: 1 : 1250

N W E S