APPLICATION NO:
F/2000/0963

LOCATION:
South Ridge Dell Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Blackman

PROPOSAL:
Proposed single storey side extension to dwelling and conservatory.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Blackman
South Ridge,
Dell Road
Finchampstead
Wokingham
Berkshire
RG403TG

Application Number: F/2000/0963

Parish: **FINCHAMPSTEAD**

Location: **South Ridge, Dell Road, Finchampstead, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and conservatory.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To prevent the increased risk of flooding and improve water quality.

Informative

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and maybe required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters, such consent may be withheld. Contact J C Hall on 01276 45 4393.

John Mitchell
Development Control Manager
Date: 12/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 14 August, 2000
My ref. SL/F/2000/0963
Your ref.

Mr Blackman
South Ridge
Dell Road
Finchampstead
Wokingham

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Blackman

PLANNING PERMISSION REF:F/2000/0963
PROPOSED SINGLE STOREY SIDE EXTENSION AND CONSERVATORY AT SOUTH RIDGE

I refer to our recent meeting in respect of the above.

The Environment Agency have now confirmed in writing that the condition they wanted imposed upon the permission relating to surface water source control measures was not actually required and that the condition should be withdrawn.

As a result of this I can now confirm that the requirements of condition no.3 of the planning permission have been satisfied by the original drawings submitted with the application and therefore this condition can be discharged.

I apologise for any inconvenience this has caused.

Yours sincerely

S LEWIS
Senior Planning Officer

Our ref: SP\2000\001527b\001
Your ref: F/2000/0963

Date: 8 August 2000

ENVIRONMENT AGENCY

32924

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

For the attention of: Simon Lewis

Dear Sir

SIDE EXTENSION AND REAR CONSERVATORY - SOUTH RIDGE, DELL ROAD, FINCHAMPSTEAD

I refer to my recent telephone conversation with Simon Lewis regarding the Environment Agency's response to the consultation for the above planning application.

I can confirm that the condition requested be us in our letter of 9 May 2000, regarding the requirement for surface water source control measures, is not required, and can be withdrawn.

I trust the above is satisfactory, but if you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr & Mrs Blackman, South Ridge, Dell Road, Finchampstead RG40 3TG

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/0963
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Blackman
South Ridge
Dell Road
Finchampstead
WOKINGHAM
Berkshire RG40 3TG

Dear Mr and Mrs Blackman

PLANNING PERMISSION 2000/0963
SITE: SOUTH RIDGE, 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 2000/0963 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 you 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 sincerely

Elaine Connor

ELAINE CONNOR
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 19 July, 2000

My ref. CD/FP2000/0868(0963)

Mr & Mrs Blackman
South Ridge
Dell Road
Finchampstead
WOKINGHAM
Berks RG40 3TG

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr & Mrs Blackman,

SOUTH RIDGE, DELL ROAD, FINCHAMPSTEAD
SINGLE STOREY SIDE AND REAR EXTENSIONS

Thank you for your Building Regulations Application Number FP2000/0868 received on 11 July.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/0963, which cannot be dealt with as a minor amendment. Although the Building Control plans are not marked as revised, there is an increase in height of the side extension which involves an increase in volume.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 9 August. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0963	EC
BUILDING CONTROL NUMBER.	BR 2000/0868	Brian
APPLICANT/~~AGENT~~	Mr + Mrs Blackman.	
ADDRESS OF SITE	South Ridge, Dell Road, CHESHAM STOKE.	
DESCRIPTION OF PROPOSED WORK	S/S side ext (+ rear conservatory) - DC only.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	B/807 recd 4/7	B/807 recd 1/8
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - higher roof.	
DATE	18/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	19/7/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

G SERVICES | HPT
TLS
EMF
06 APR 2000
ACK:
FILE:

From: Leanne Parlour
Technical Officer (Housing & Pollution)

To: **Elaine Conner**
Planning

My Ref: LMP/19994317

Your Ref: F/2000/0963

Date: 4 April, 2000

SINGLE STOREY EXTENSION
SOUTH RIDGE DELL ROAD FINCHAMSPTEAD

I have no objections to the above proposal.

Leanne Parlour
Technical Officer

FROM: Elaine Connor

DATE: 28 March 2000

PLANNING
POL
DC
PP
CC
25 APR 2000
COPIES TO:
ACK:
FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0963

Proposal: Proposed single storey side extension to dwelling and conservatory.

Site Address: South Ridge, Dell Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Blackman .

Your observations are required in respect of this application **by 21/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 20-4-00 .

Clerk To Finchampstead Parish/Town Council.

Telephone 01252 874754

South Ridge
Dell Road
29349 Finchampstead
Wokingham
Berks
RG40 3TG

EC

Sat 13th May

Elaine Connor
Planning Services
Wokingham District Council
Shute End Wokingham

Ref: F/2000/0963

Dear Ms Connor,

Further to our telephone conversation yesterday afternoon I confirm that we are proposing to re-position the existing utility room and W.C.

No additional water will be used and the disposal will be to existing systems.

I hope the enclosed will help and I apologise for the fact that the plan submitted did not make this clear.

Yours sincerely

G.J. Blackman.

G.J. BLACKMAN

Our ref: SP\2000\001527\001
Your ref: F/2000/0963

Date: 9th May 2000

ENVIRONMENT AGENCY

2928/

CS

COPIES TO:

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

For the attention of Elaine Connor

existing.
existing foul water
drainage use
existing soakaways.

Dear Sir/Madam

SIDE EXTENSION AND REAR CONSERVATORY - SOUTH RIDGE, DELL ROAD, FINCHAMPSTEAD

Thank you for your letter dated 28 March 2000 which was received on 31 March 2000. You are asked to quote the following reference in any correspondence: **SU86SW/16/2**.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: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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	154 m	Dell Road Finchampstead	no information

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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) a buffer zone is left on either side of any watercourse, and
(4) 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

Environment Protection: Contact Nick Weddell on 01276 454405

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

Cont/d..

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 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 applicant.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr & Mrs Blackman, South Ridge, Dell Road, Finchampstead RG40 3TG

Received by Wokingham District Council

Application No: F/2000/0963

Proposal:
Proposed single storey side extension to dwelling and conservatory.

Location:
South Ridge, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0963

Applicant : Mr & Mrs Blackman .

Location : South Ridge, Dell Road, Finchampstead, Wokingham.

Proposal : Proposed single storey side extension to dwelling and conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

FINCH. P. COUNCIL : NO OBJECTION
ENV. HEALTH : NO OBJECTION
ENV. AGENCY : NO OBJECTION IN PRINCIPLE, SUBJECT TO FOLLOWING CONDITIONS - see file

Planning Issues : SETTING OF SETTLEMENT.
* IMPACT UPON CHARACTER OF AREA

Application Number: F/2000/0963
PROP: S·ST. SIDE EXT & REAR EXT TO FORM CONSERV.
Appraisal :

The application being considered proposes a s·storey side extension to form a utility area & wlc, and a single storey rear extension to form a conservatory.
The proposed conservatory would have a floor area of approx. 21.09m², whilst the prop. s·storey side extension would have a floor area of 12.72 m².
It is considered that the proposed development would be in keeping with the character of the dwelling, & would be acceptable development in the countryside.

It is therefore, not considered that the proposed development would have an adverse neg. impact upon the setting of the area, or special landscape importance.

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

Application Number F/2000/0963
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
		*	ENV. AGENCY COND. ? *
			APPLICANT TO USE EXISTING FOUL
			WATER / SOAKAWAY.
			EXISTING W/C
			(D see applicants letter attached.
			* Yes please - it relates to surface water
			drainage.
3.			Surface water source control
			measures shall be carried out
			in accordance with details which
			shall have been submitted to and
			approved in writing by the Local
			Planning Authority before development
			commences.
		REASON	To prevent the increased risk of
			flooding & improve water quality.
		INO.	UNDER THE TERMS OF THE WATER RESOURCES.
			ACT 1991, THE PRIOR WRITTEN CONSENT
			OF THE ENVIRONMENT AGENCY IS REQUIRED
			FOR ANY DISCHARGE OF SEWAGE OR
			TRADE EFFLUENT INTO CONTROLLED WATER
			(E.G. WATERCOURSES AND UNDERGROUND
			WATERS), AND MAY BE REQUIRED FOR ANY DISCHARGE OF SURFACE
			WATER TO SUCH CONTROLLED WATERS OR FOR
			ANY DISCHARGE OF SEWAGE OR TRADE EFFLUENT FROM
			BUILDINGS OR FIXED PLANT INTO OR ONTO GROUND OR INTO
			WATERS WHICH ARE NOT CONTROLLED WATERS.

Such consent may be withheld.

Contact. JC Hall on
01276 45 4393.

12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: South Ridge Dell Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0963

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

rural / countryside area. sporadic development along Dell Road.

3. DESCRIPTION OF SITE/BUILDING

2 st. detached dwelling w. detached double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 5 MAR	
Officer: EC	Application No. F/2000/0963

Map No. 115 **Site** ...025....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND CONSERVATORY

Location: SOUTH RIDGE DELL ROAD

Parish: FINCHAMPSTEAD Ward: Finch South

28.3.2000

Applicant: MR/MRS BLACKMAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) 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	Scale ? (ON SKETCHES)		
6	Floor plans	Scale ? (ON SKETCHES)		
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 : 28.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS

NEIGHBOURS:

2,3+4

S/N + WOODEND COTTAGE, BLACKWATER VIEW, DELL ROAD

+ RUSSETS, DELL ROAD

15.MAR2000 0963

South Ridge
Dell Road
Finchampstead
Wokingham
9th March 00

Attn :planning Department

Dear Sirs,

Ref: South Ridge Dell Road Finchampstead

Please find enclosed a planning application for a single storey side extension and conservatory to the rear of the above property.

Could you please phone to make an appointment prior to coming out to visit the site in order to gain access to the rear of the property. This would save an unnecessary trip and be more convenient to all.

Yours sincerely

Mr and Mrs Blackman

South Ridge
ADDRESS DELL ROAD PARISH FINCHAMPSTEAD

PLOT No. Barrack Lane ORD. SHEET No. SU. 8063 (115)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 4422	Mr G J Blackman	dormer windows & garage	22 · 3 · 76	APP	N/A
04462	"	"	15 · 4 · 76	N/A	C/A
~~BR 4422~~ BR	8516. Mr. G. J. Blackman.	2 storey extension	8 · 5 · 78	APP	N/A
~~04462~~ 08406	"	ROOF SPACE ROOM	8.6.78	N/A	C/A
38781			3.2.92		C/R
BRA 11141	"	ROOF ALTS. & GARAGE	23.12.91	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
15.MAR.2010* 0963

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 Blackman
	Address and postcode	SOUTH RIDGE DELL ROAD FINCHAMPSTEAD RG40 3TG
	Phone number	01252 874754
2	Agent's Name	
	Address and postcode	
	Phone number	
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	s/s side & conservatory
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.	Tyrolean finish to match Tiles / Bwk to match
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: NO CHANGE	Proposed:
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

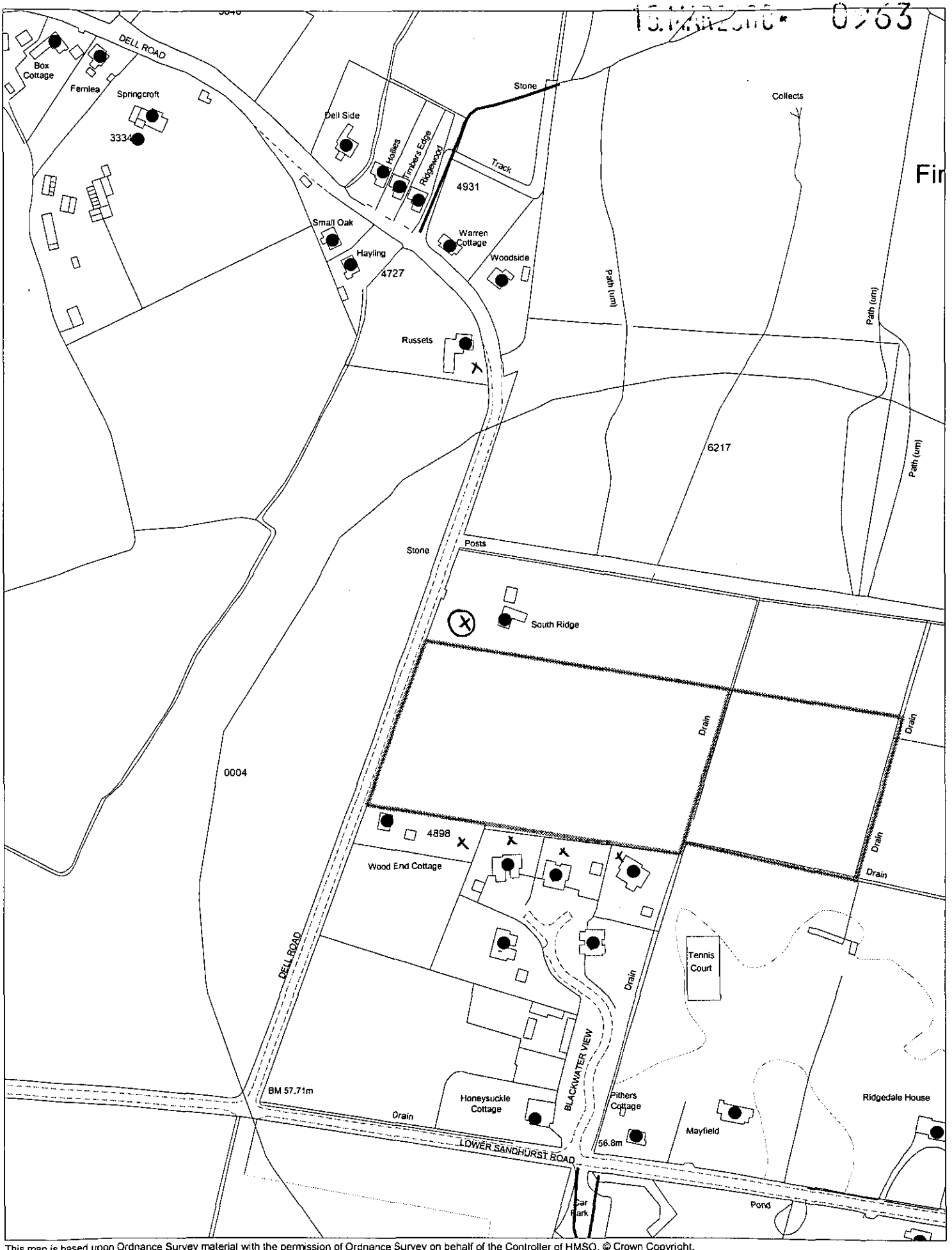
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 9/03/00

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.

22 March 2000

Scale: 1 : 2500

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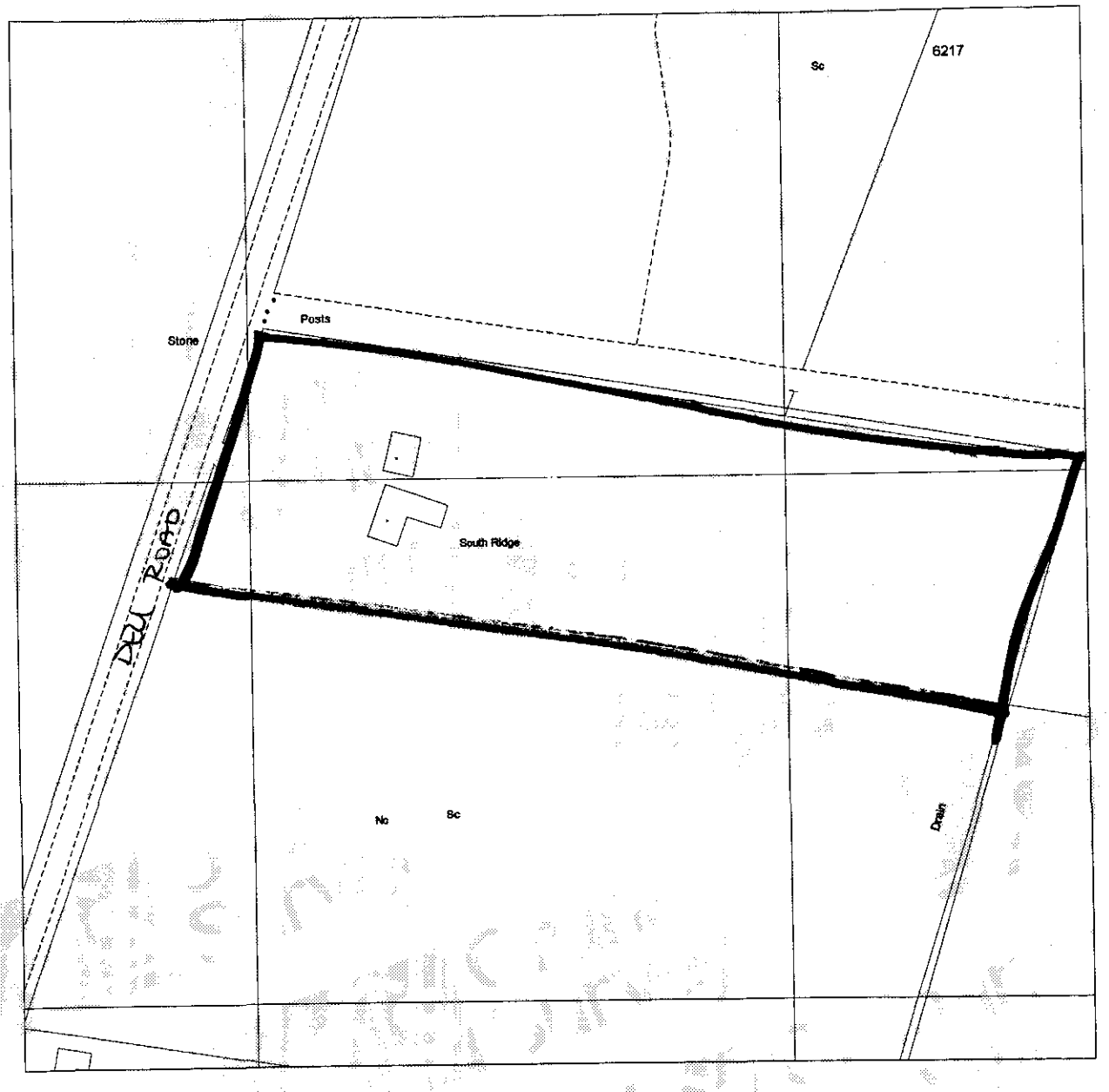
Siteplan

1:1250 Scale



20 0 20 40 60 80

Metres

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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 : 480556mE 163088mN

National Grid sheet reference at centre of this Siteplan: SU8063SE

Supplied by : Blackwell's Reading
Serial Number : 665

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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
Mem ..... 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/

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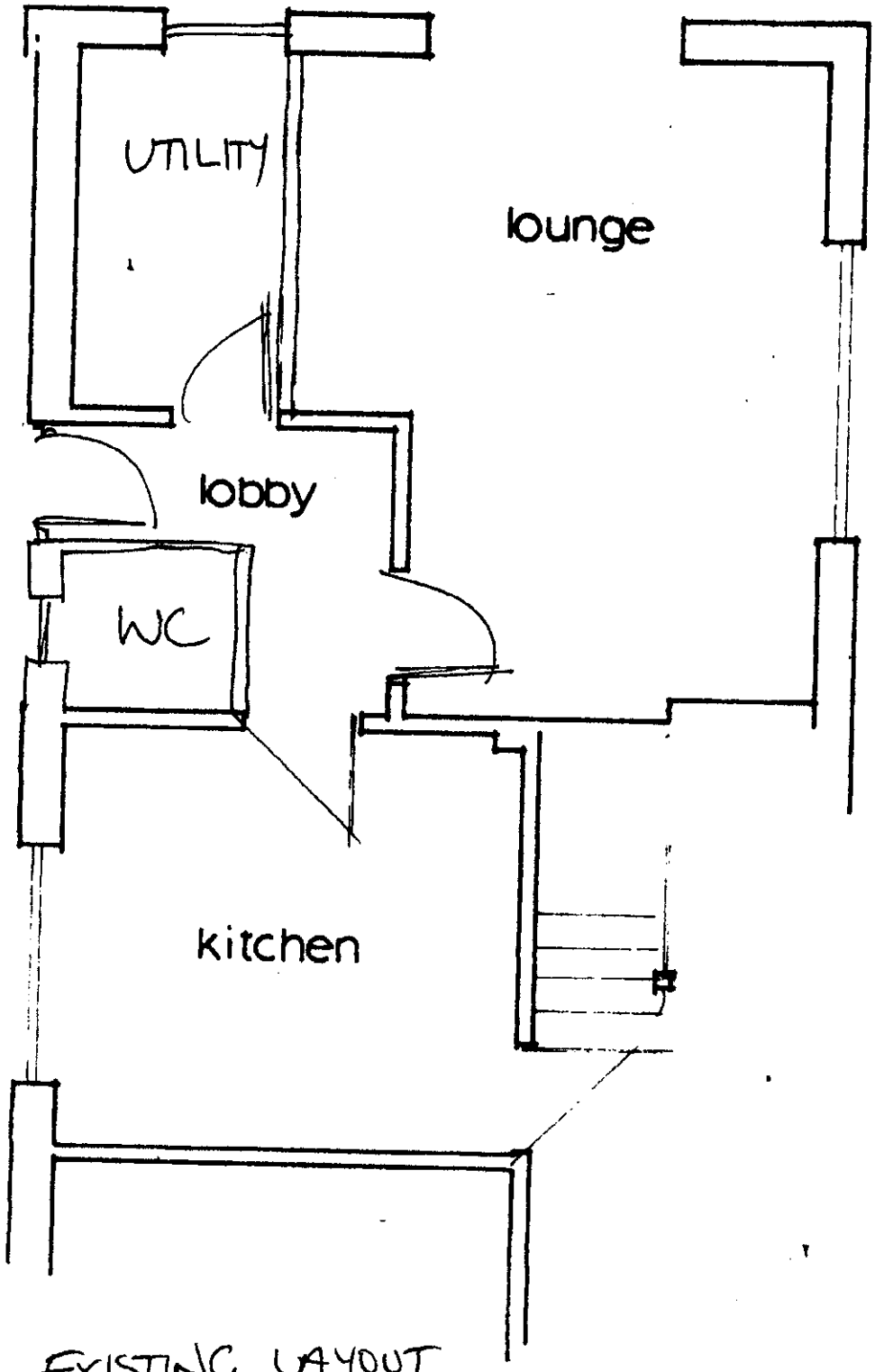
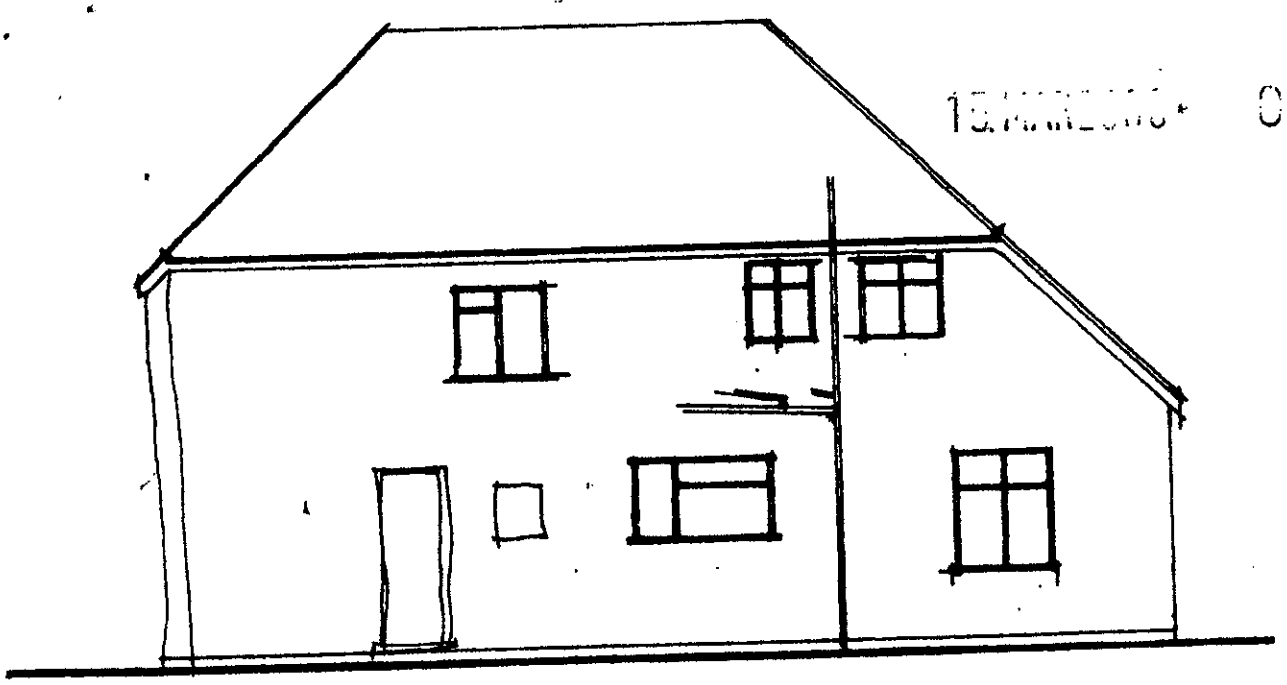
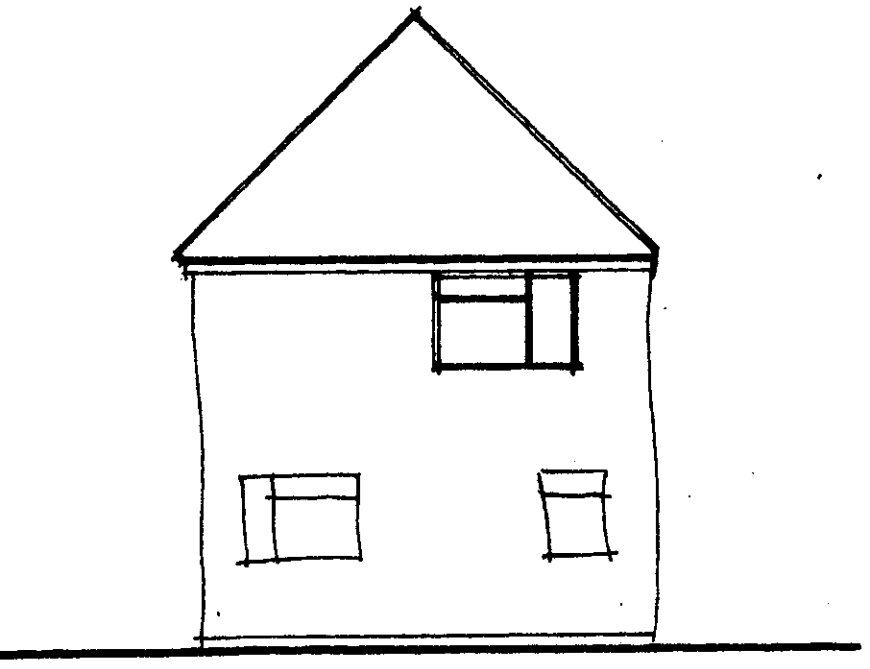


EXISTING LAYOUT
1:50 SOUTH RIDGE
DELL ROAD FINCHAMPSTEAD

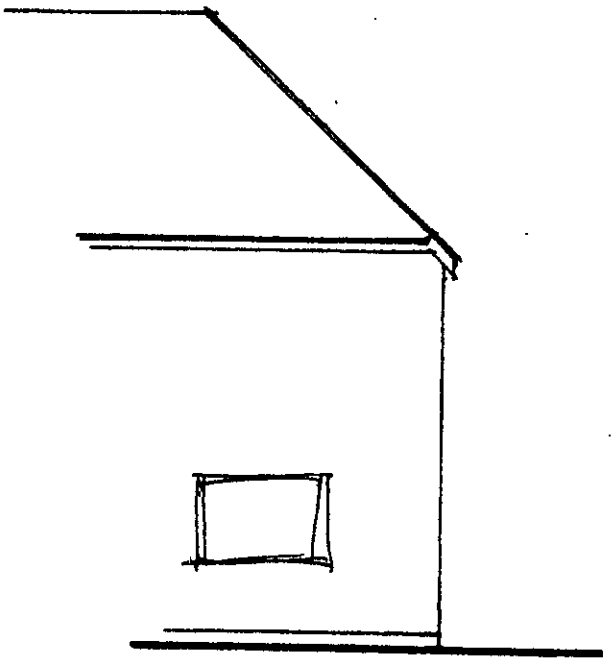
15 MAR 2006 0963



side elevation

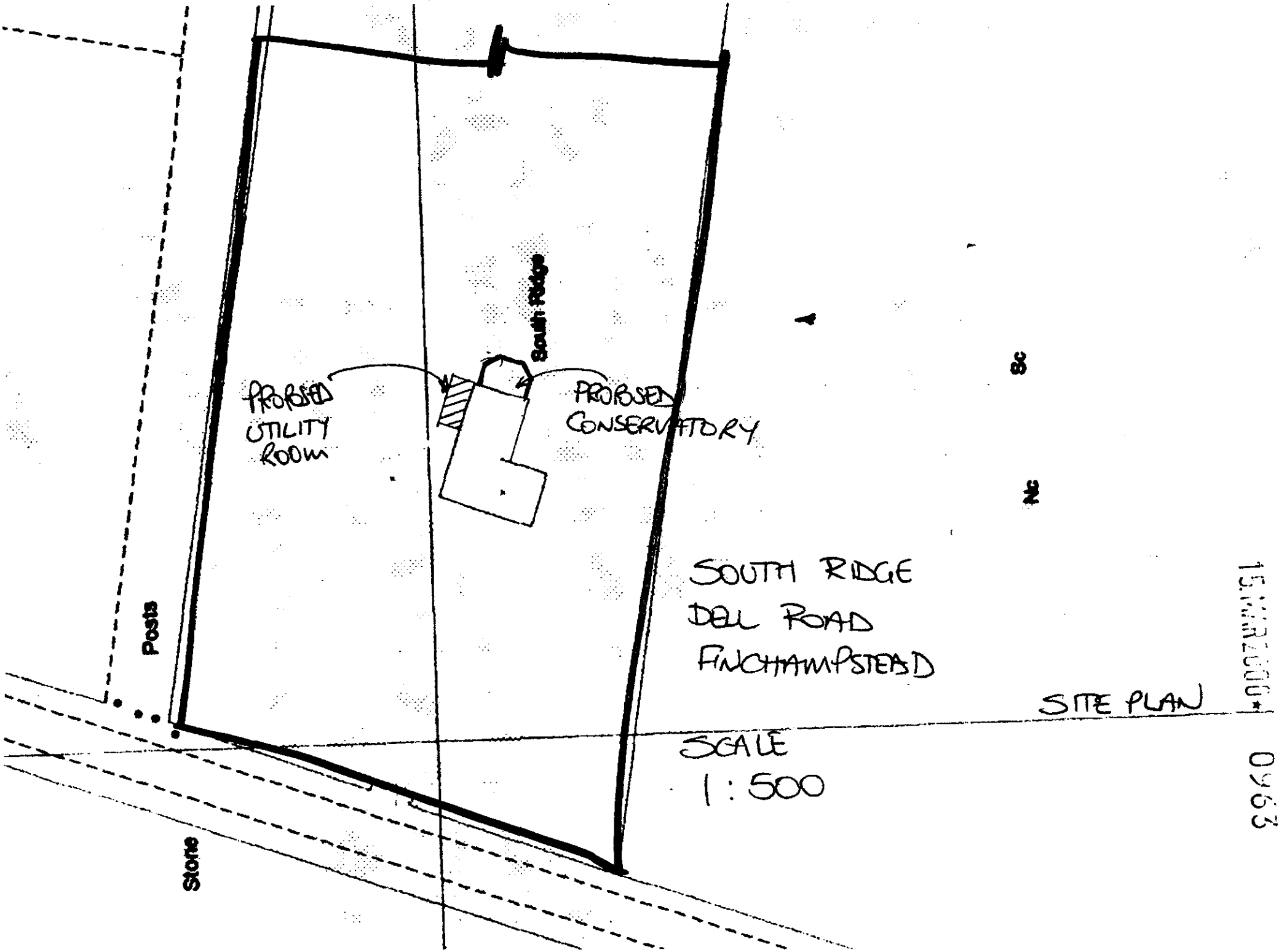


rear elevation



side elevation

EXISTING ELEVATIONS
1:100 SOUTH RIDGE
DELL ROAD
FINCHAMPSTEAD


South Ridge
PROPOSED UTILITY ROOM
PROPOSED CONSERVATORY
Sc
Nc
Posts
Stone
SOUTH RIDGE
DELL ROAD
FINCHAMPSTEAD
SITE PLAN
SCALE
1:500
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