EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0649

LOCATION:
64 Kiln Ride, Finchampstead Wokingham.

APPLICANT:
Mr Mrs Borlace C/O Paul Ferdinand

PROPOSAL:
Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

EARLIEST DATE FOR DECISION: **26/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Elaine Connor**

For info.
Consent

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Borlace
C/O Paul Ferdinand
Rosewood
Elm Lane
Earley
Reading
Berks
RG6 5UQ

Application Number: F/2000/0649

Parish: **FINCHAMPSTEAD**

Location: **64, Kiln Ride, Finchampstead, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 10 April 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 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0649

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 H R Borlace
c/o Paul Ferdinand (Chartered Architect)
Rosewood
Elm Lane
Earley
Berkshire
RG6 5UQ

Dear Sirs

PLANNING PERMISSION 2000/0649
SITE: 64 KILN RIDE, FINCHAMPSTEAD, WOKINGHAM

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 2000/0649 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

Elaine Connor
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0649	EC
BUILDING CONTROL NUMBER	A/2000/0797	Brian
APPLICANT/AGENT	Paul Cardinal	
ADDRESS OF SITE	64 Kiln Ride FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	S/S rear ext plus front porch	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	203 02 B	203 02 A
FLOOR PLANS	203 03 B	203 03 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	30/6/00	

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	

3 80 4110 0066 00

ADDRESS 64 KILN RIDE

1.4.86 PARISH ~~[illegible]~~ FINCHAMPSTEAD

PLOT No. Ex 32B

ORD. SHEET No. SU. 8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/135/59	G.D. SCOTT	O/APP. DWELLING	7.8.59	N/A RE
O/47/60	MR. L. WHITE	"	22.2.60	N/A RE
O/216/63	MISS. S. BANKER	O/APP. DET. BUNG. & GARAGE	5.9.63	N/A C/
82/64	MR. A. HAMBLETON	BUNGALOW & GARAGE	14.5.64	APP. C/
PD/829/72	"	EXTENSION TO GARAGE	25.8.72	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2000/0649

Proposal:
Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

Location:
64, Kiln Ride, 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 26/03/2000. 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/2000/0649

Applicant : Mr Mrs Borlace C/O Paul Ferdinand.

Location : 64, Kiln Ride, Finchampstead, Wokingham.
Proposal : Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	10.3.2000

Date of Neighbour Notifications : 3.3.2000

Date of Site Visit : 10.3.2000

Date Registered : 18/02/2000

Earliest Date for Decision : 26/03/2000

Latest Consultation Date/Site Notice Expiry Date : 26/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :

FINCH. P. COUNCIL : No objection.

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

ENV. HEALTH : No objection

Planning Issues :

* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS.

Application Number: F/2000/0649
PROP: S.ST FRONT EXT, S. ST. REAR EXT & REDUCTION IN SIZE OF GAR.
Appraisal :

IMPACT UPON ST. SCENE

Part of the proposal includes a single storey front extension to form a porch, along the ~~fa~~ furthest part of the front elevation & will be set approximately 14m back from the front boundary of the property. Given this set back from the front boundary & also from the front building line it will be very difficult to see this extension from the road. It is therefore considered that it will not have an adverse negative impact upon the street scene.

IMPACT UPON NEIGHB. PROPS:

This application also proposes ~~the~~ a single storey ext to the rear of the dwelling to create additional living space. The prop. extension will be set back approx 300m from the southern flank wall. The closest neighb. property no. 66a will be approx. 4m from this rear extension. It is not considered that this extension will have an adverse negative impact upon the living conditions of no. 66a.
In order to accommodate the proposed rear extension, the applicants are to demolish the front part of the existing garage, which is built almost to the boundary with no. 66a. This will mean a reduction in length of the garage of just over 3m. It is considered that this will have a very positive impact upon the living conditions of no. 66a

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

Approved

Application Number F/2000/0649
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	~~Wood~~ . Brickwork
3	SC23	SR06	'parking & garaging'

RECORD OF SITE VISIT

SITE ADDRESS: 64 Kiln Ride
Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0649

OFFICER: Elaine Connor

DATE OF SITE VISIT: 10·3·2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NOT~~ YES.

2. DESCRIPTION OF SURROUNDINGS
established residential area

3. DESCRIPTION OF SITE/BUILDING
detached bungalow W. existing detached garage
small rear garden
set well back from h/way.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no.62 - lvg. 2st. dwelling - set forward of no. 64 - orientated away from no.64 - 1.8m fence w. trellis above along side boundary
no.66 - 1 obs. glazed window in side elevation

PROP det bungalow / 1 high level window.
1.8m fence
VEST. - same distance from no.62 - 1.8m fence.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS FLAT

BOUNDARY TREATMENT AS ABOVE

OTHERS PROP. FR. PORCH - ~~NOT CONSIDERED TO HAVE ANY IMPACT~~
will not be visible

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 March 2000

Application Number: F/2000/0649

Proposal: Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

Site Address:
64, Kiln Ride, Finchampstead, Wokingham.

Applicant:
Mr Mrs Borlace C/O Paul Ferdinand.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - PARKING & GARAGING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

13-3-00

FROM: Elaine Connor

DATE: 02 March 2000

PLANNING SERVICES
POL
APP
CS
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0649

Proposal: Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage..

Site Address: 64, Kiln Ride, Finchampstead, Wokingham.

Applicant: Mr Mrs Borlace C/O Paul Ferdinand.

Your observations are required in respect of this application **by 26/03/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature] DATE: 10 - 3 - 00

Clerk to Finchampstead Parish/Town Council.

26751

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning Department

Date: 6/03/2000

---

64 KILN RIDE, FINCHAMPSTEAD, RG40 3PH F/2000/0649

Having considered the environmental health implications of the above application I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

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

Tel: (0118) 974 6451

Date: **02 March 2000**

My ref: F/2000/0649

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0649
64, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0649**
64, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: ***06 March 2000***

My ref: F/2000/0649

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/0649
64, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension and reduction in size of garage.

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0649**
64, Kiln Ride, Finchampstead, Wokingham.
Proposed single storey rear extension to dwelling plus front porch extension and *reduction in size of garage.*
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 99.. Site 0:05
Officer: EC | Application No. F | 2000 | 0649	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION, AND REDUCTION IN SIZE OF GARAGE

Location: 64 KILN RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD NORTH 3.03.00

Applicant: MR|MRS BORLACE

Fee Received 95-00 (7) 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 : 3·03·00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
(Environmental Health)	(NA:) Landfill site 250m consultation.
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:

S/N + 60✓, 62✓, 66a✓ Kiln Ride.

ADDRESS 64 KILN RIDE

PARISH FINCHAMPSTEAD

PLOT No. 4 32B

ORD. SHEET No. SU. 8065 - 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/135/59	G.D.SCOTT	O/APP. DWELLING	7.8.59	N/A RW
C/47/60	MR. & MRS. WHITE	"	22.2.60	N/A RC
C/216/63	MISS. S. BANKER	O/APP. DET. BUNG. & GARAGE	5.9.63	N/A CL
82/64	MR. A HAMILTON	BUNGALOW & GARAGE	14.5.64	APP. C/
PD/629/72	"	EXTENSION TO GARAGE	25.8.72	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR & MRS BORLACE
	ADDRESS	64 KILN RIDE
		FINCHAMPSTEAD
		WOKINGHAM
		BERKSHIRE
	POST CODE	RG40 3PH TEL NO 0118 973 2641
2	AGENT'S NAME	PAUL FERDINAND
	ADDRESS	ROSEWOOD
		ELM LANE
		EARLEY
		READING
	POST CODE	RG6 5UQ TEL NO 0118 9755003
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	64 KILN RIDE FINCHAMPSTEAD WOKINGHAM RG40 3PH
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Single storey extension to provide a new garden room & extended bedroom, and new entrance.
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Red facing brick to match existing White painted renders Plain concrete roofing tiles to match existing.
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES / NO

18 FEB 2000*

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed 3/4
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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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.

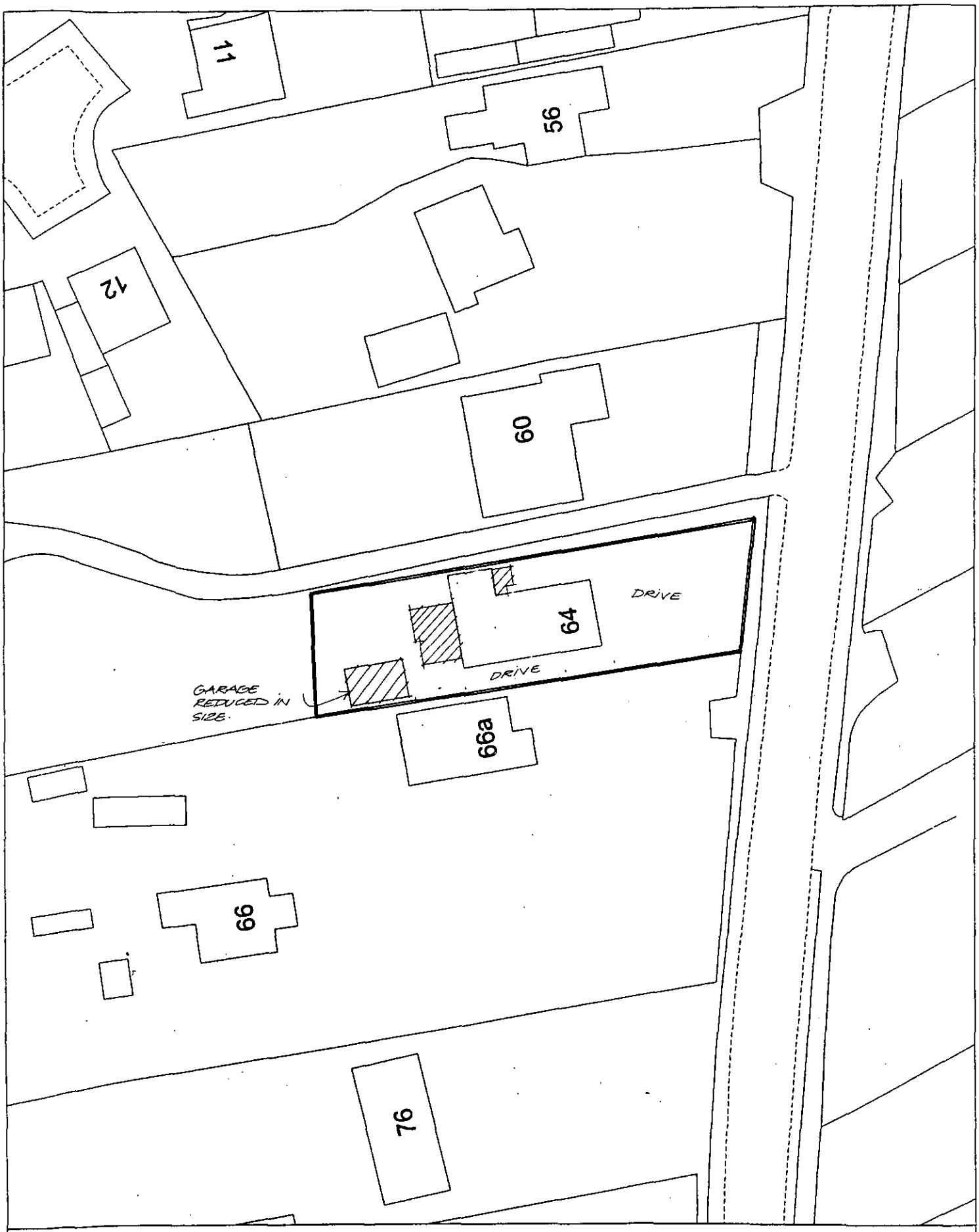
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED Paul Rodriguez ON BEHALF OF Mr & Mrs Borlace.

DATE 15 February 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 500

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18.FEB.2000* 0649

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Date: 7 December 1999

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 7 December 1999

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18 FEB 2000 C649