APPLICATION NO:
F/2002/6330

LOCATION:
15 Frensham Road, Crowthorne.

APPLICANT:
Mr/Mrs Bolster C/O Anderson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

EARLIEST DATE FOR DECISION: **12/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/06/2002

CASE OFFICER: **Francis Leo**

PERMITTED DEVELOPMENT

278

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bolster
C/O Anderson and Associates
111 Long Lane
Hillingdon
Uxbridge
Middx
UB10 OAS

Application Number: F/2002/6330

Parish: **WOKINGHAM WITHOUT**

Location: **15, Frensham Road, Crowthorne.**

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

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6330	Grace Leo
BUILDING CONTROL NUMBER	B/2003/4043	
APPLICANT/AGENT	Mr L. Anderson	
ADDRESS OF SITE	15 Frenshaw Road Coothome WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	S/S nearest plus conservation & S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	440/02/02	440/02/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/3/03	

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 : Francis Leo

Application Number : F/2002/6330

Applicant : Mr/Mrs Bolster C/O Anderson And Associates.

Location : 15, Frensham Road, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

Site Notice Displayed ? : YES ✓ NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 21/5/02

Date Registered : 09/04/2002

Earliest Date for Decision : 12/05/2002

Latest Consultation Date/Site Notice Expiry Date : 12/05/2002

This application will have expired on: 04/06/2002. 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 :

Wokingham Without Parish Council : no comment.

Highways : approve without conditions.

Planning Issues : I'd Sell.

SBE1, SBE2
WOS3, WBE1
ENI

Application Number: F2002/6330
15 Frensham Road, Crowthorne

Officer : Francis Leo

Appraisal :

Development
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Nos 13 and 15 have submitted applications separately but proposing a single storey extension at the rear of similar depth. No 15 would have a conservatory extending further by 3.2m. Both have included a front extension of the same depth and intend to carry out works together.

No 15 currently has a 2.45m deep conservatory at the rear. This would be demolished to make way for the proposal.

No 13 has a patio door at the rear set-in 850mm from the conservatory at application site. The situation would remain the same after the extension has been built at no 13 with a set-in patio door 850mm from no15. Although no 15 would be extending further by 3.2m ie. the depth of the conservatory, there would no adverse impact on the neighbouring property because the proposal would have a glass roof and both properties face the south, hence there would no obstruction of sunlight.

No 17, adjoining property to the west, has a garage alongside application site, therefore the proposed front extension would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed front extension is 1m in depth and it is designed together with no 13 and would be in keeping with the character of both houses. There are various types of front porches in the street and it is felt that the proposal would blend in well and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6330
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 15 Frensham Road Crowthorne.

APPLICATION NUMBER: F/2002/6330

OFFICER: Francis Leo

DATE OF SITE VISIT: 21/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey semi-di
Garage to the side Wide space bet dwellings

3. DESCRIPTION OF SITE/BUILDING Same as above.
but has a single storey ~~extn~~ conservatory at the rear. which will be demolished and a new single storey extn to be built.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES At rear of garden.

ACCESS/PARKING At front

LEVELS

BOUNDARY TREATMENT 1m high trellis fence with trellis over

OTHERS

Wokingham Without Parish Council Consultation Sheet

Officer	Francis Leo
No	F 2002 6330
Proposal	single storey rear extension to dwelling plus conservatory and single storey front extension.
Site	15 Frensham Road, Crowthorne.

PLANNING DEPARTMENT
DO
DL
APP
CS
24 APR 2002
COPIES TO
FILE

Committee's Comments

no comments, assuming agreement with neighbours in No. 13 also extending at rear (application No. 6329.)

Signed : _____
Clerk to Wokingham Without Parish Council

23 April 2002

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 19 April 2002

Application Number: F/2002/6330

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

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
15, Frensham Road, , Crowthorne.

Applicant:
Mr/Mrs Bolster C/O Anderson And Associates.

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).

Signed: _____ **Print name:** AC 19/04/02

Application Number : F/2002/6330	Map No : 6 100
Case Officer : FL	Site Area : 0.04
Valid Date : 9/04/02	Received Date: 09/04/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

Location : 15, Frensham Road, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr/Mrs Bolster C/O Anderson And Associates.

Fee Required: £110 Fee Received: £110

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elev of conservatory	19/04	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	encroachment on 13 ~~& 17 (garage ext)~~ ✓	19/04	
OTHER	Q5. Are any trees affected? Not marked on plans (May need to consult 'Trees')	19/04	

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

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

Tel: 0118 974 6502

Date: 19 April 2002

My ref: F/2002/6330

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2002/6330
15, Frensham Road, , Crowthorne.
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6330**
15, Frensham Road, , Crowthorne.
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

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

Tel: 0118 974 6502

Date: 19 April 2002

My ref: F/2002/6330

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2002/6330
15, Frensham Road, , Crowthorne.
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.

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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: 0118 974 6502

Date: 19 April 2002

My ref: F/2002/6330

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Dear Councillor

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/6330**
15, Frensham Road, , Crowthorne.
Proposed single storey rear extension to dwelling plus conservatory and single storey front extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2002/6330

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

Location:
15, Frensham Road, , Crowthorne.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6330 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

**Trevor Watson
Development Control Manager**

19 April 2002

Organisation_Name	Building_Name	address1	Postcode
		14BELMONT ROADCROWTHORNE	RG456SB
		16BELMONT ROADCROWTHORNE	RG456SB
		18BELMONT ROADCROWTHORNE	RG456SB
		18FRENSHAM ROADCROWTHORNE	RG456QH
		20FRENSHAM ROADCROWTHORNE	RG456QH
		22FRENSHAM ROADCROWTHORNE	RG456QH
		24FRENSHAM ROADCROWTHORNE	RG456QH
		13FRENSHAM ROADCROWTHORNE	RG456QJ
		~~15FRENSHAM ROADCROWTHORNE~~	~~RG456QJ~~
		17FRENSHAM ROADCROWTHORNE	RG456QJ

Neighbour consultation list F/2002/6330

Environmental Services

For office use only
Application number: 29 APR 2002* 6330

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 Address and postcode Phone number	MR & MRS BOLSTER. 15 FRENSHAM ROAD CROWTHORNE. BERKSHIRE RG45 6QJ —
2	Agent's Name Address and postcode Phone number	ANDERSON & ASSOCIATES 111 LONG LANE HILLINGDON UXBRIDGE MIDDX. UB10 0AS 07973 794382.
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.	15 FRENSHAM ROAD CROWTHORNE.
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT WINDOW IN LINE WITH GARAGE, REAR EXTENSION & 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.	LONDON BRICK (WINDSOR) 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

(1) ADDRESS 15 FRENSHAM ROAD PARISH WOK/WITHOUT

PLOT No. 107 ORD. SHEET No. SU.8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1036/55	MR. A. McDONALD	O/APP. BUS. ROOM.	17.3.56	N/A	C/A
743/56	HOSSACK FITTED HOMES	LAYOUT	12.10.56		C/A
916/56	" "	SEMI-DET HOUSE & GARAGE	6.12.56	APP.	C/A
39/A-7	" "	SEMI-DET HOUSE & GARAGE	19.9.58	APP.	C/A
PO/298/58	H.W.C. MUIRS	GARAGE	1.8.58	APP.	N/A
PO/518/72	MR. M. PERKINS	CONSERVATORY	6.7.72	APP.	N/A
BR 34401	"	EXTENSION TO KITCHEN	25.9.75	APP.	N/A
BR 20049	MR. S. LAMB	S/STOREY EXTENSION	16.2.83	APP	N/A
18900	"	"	10.3.83	N/A	C/A
BRA10809	MR. P. ATKINS	TOILET / NEW GARAGE ROOF / PORCH CANOPY.	14.10.91	APP	
38862	"	S/E EXT / ATTACHED ROOF TO GARAGE	25.6.92		C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2) ADDRESS 15 FRENSHAM ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU.8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44980				
95/61071/F				
FP99/8856	Mr. & Mrs. Bolster	Loft conversion	21.6.99	APP

MINISTRY DECISION

SPECIAL ORDERS

09.APR.2002 6330



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Development Control Section, Environmental Services, Wokingham District Council.

17 April 2002 Scale: 1 : 1250

N W E S