APPLICATION NO:
F/2000/2923

LOCATION:
6 Crecy Close, Wokingham.

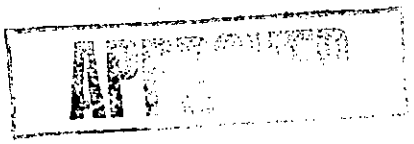
APPLICANT:
Mr W Massey

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **01/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2001

CASE OFFICER: **Andrew Thorley**



RAILEX
MarbleBoard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr W Massey
6, Crecy Close
Wokingham
Berkshire
RG413UZ

Application Number: F/2000/2923

Parish: **WOKINGHAM**

Location: **6, Crecy Close, 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. 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 SBE1/2 and STV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/01/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2923	AT
BUILDING CONTROL NUMBER.	FP2001/1481	Paul
~~APPLICANT~~/AGENT	BDS	
ADDRESS OF SITE	6 Creey Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S front ext.	

DRAWING NUMBERS	BC 15/1/01	DC
BLOCK PLAN	BDS Rec'd ~~28/11/00~~	Rec'd 28/11/00.
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/1/01.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2923

Applicant : Mr W Massey .

Location : 6, Crecy Close, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9/01/2001

Date Registered : 28/11/2000

Earliest Date for Decision : 01/01/2001

Latest Consultation Date/Site Notice Expiry Date : 01/01/2001

This application will have expired on: 23/01/2001. 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 :

Neighbours: No comments received
Wokingham Town Council: No objections.

Planning Issues : (Greenfield settlement)

1) Streetscene

Application Number: F/2000/2923
Appraisal:

1) Impact on street scene /visual impact.

The proposal is for a single storey front extension to 2 storey extended 1970's detached house to form an extension to the existing dining room.

The proposed single storey extension will be located on the northeast elevation of the house adjacent to the existing porch. It will be 2.7 metres wide and will project into part of the existing porch area by 1.2 metres. It will retain part of the existing lean to roof over the porch. There will be a new window inserted on the northeast elevation, which will match existing.

The proposed extension will be visible from Crecy Close, however its design and the materials proposed will match the existing house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal :** [ ]
(tick appropriate box)

22/01/01

Application Number F/2000/2923
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External finishes to match

RECORD OF SITE VISIT

SITE ADDRESS: 6 Crecy Close Wokingham.

APPLICATION NUMBER: F/2000/2923

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 29/1/2001

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front tree

2. DESCRIPTION OF SURROUNDINGS Residential / 1980's type dev.
Open plan front gardens, 2 storey detached houses with integral double/single garages. Quiet cul-de-sac

3. DESCRIPTION OF SITE/BUILDING 1980's house.
2 storey detached house, with integral double garage at side. Red brick, brown concrete tiled roof, brown stained windows + fascia boards, black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / open plan gardens, houses positioned around quiet cul-de-sac at right angles to each other

5. SITE CONSTRAINTS

TREES — Not affected

ACCESS/PARKING — As Existing at front on driveway room for 2 No cars.

LEVELS — House is slightly lower than pavement level at front

BOUNDARY TREATMENT

OTHERS — open plan at front

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

Tel: 0118 974 6441

Date: **08 December 2000**

My ref: F/2000/2923

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2923
6, Crecy Close, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2923**
6, Crecy Close, , 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 Hudson

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

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

Tel: 0118 974 6441

Date: **08 December 2000**

My ref: F/2000/2923

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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6, Crecy Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2923**
6, Crecy Close, , 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 Morgan

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

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

Tel: 0118 974 6441

Date: **08 December 2000**

My ref: F/2000/2923

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2923
6, Crecy Close, , Wokingham.
Proposed single storey front extension to dwelling.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2923**
6, Crecy Close, , 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 Marinos

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2923
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2000/2923

Proposal:
Proposed single storey front extension to dwelling.

Location:
6, Crecy Close, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 NOV 2000	Map No. 75 Site 0.06
Officer: AT | Application No. F/2000/2923	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 6 CRECY CLOSE

Parish: WOKINGHAM Ward: Evendons
8.12.2000 TD.

Applicant: MR W MASSEY

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			
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 : 8.12.2000 B 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 : .....

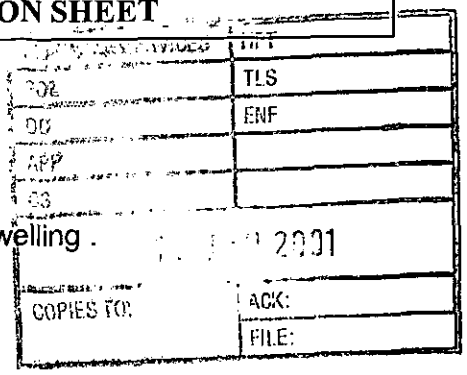
OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

17, 18, Creay Close Wokingham
4, 5, 1-3 & 7 Creay Close Wokingham
5 & 6 Cambridgeshire Close

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Andrew Thorley

Application Number: F/2000/2923

Proposal: Proposed single storey front extension to dwelling .

Site Address: 6 Crecy Close, Wokingham

Applicant: Mr W Massey

Your observations are required in respect of this application **by 01/01/2001**

No objections

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

ADDRESS 6 CRECY CLOSE PARISH WOKINGHAM

PLOT No. 62 WOOSEHILL AREA 9 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08932.	Taylor Woodrow.	Det house & garage	28. 9. 78	NA CA
BR 10257	" "	" " "	21. 2. 49	app N/A
13318	" "	Double "	8. 6 80	NA CA
LP/92/0852	MR & MRS COLLINS	S/S EXTENSION	17.9.92	APP
99/69373/F	Mr. & Mrs. W J. Massey	S/St/R Ext - Conserv.	7. 5. 99	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - 4/3/99 PD Enq - S/St Ext - Massey - 20/11/00

DRAINAGE

091074

Environmental Services

For office use only. 28.NOV.2000* 2923
Application number:

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 WILLIAM JOHN MASSEY 6 CRECY CLOSE WOKINGHAM BERKS RG41 3U2 0118 901 9099
2	Agent's Name Address and postcode Phone number	N/A
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.	6 CRECY CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	DINING ROOM 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.	MATCHING BRICKS & MATCHING DARK STAINED WINDOW FRAME. EXISTING PORCH TO BE RETAINED.	
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

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 27/11/00

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

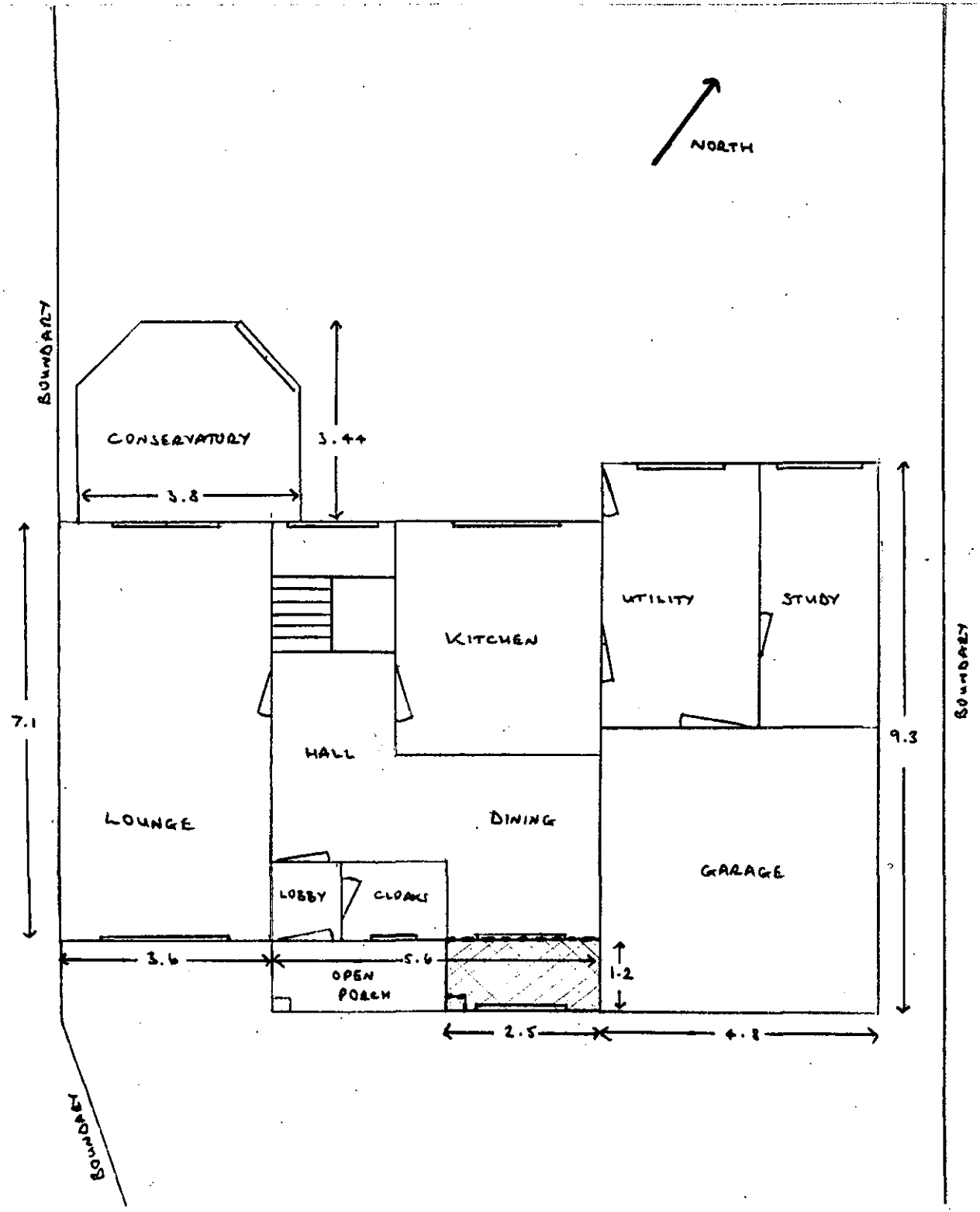
28.NOV.2000* 2923

6 CRECY CLOSE

PLAN 1 : 100

PROPOSED DINING ROOM EXTENSION (INTO EXISTING PORCH AREA)

DIMENSIONS SHOWN ARE IN METRES



D 26/11/01

APPROVED

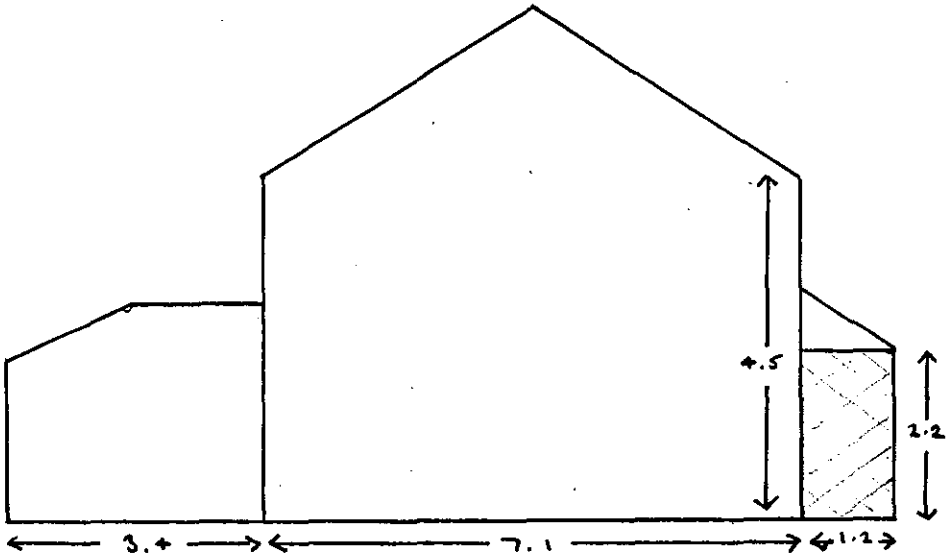
28.NOV.2000* 2923

6 CRECY CLOSE

PLAN 1 : 100 SIDE ELEVATION

PROPOSED DINING ROOM EXTENSION (INTO EXISTING PORCH AREA)

DIMENSIONS SHOWN ARE IN METRES



APPROVED

26/1/01

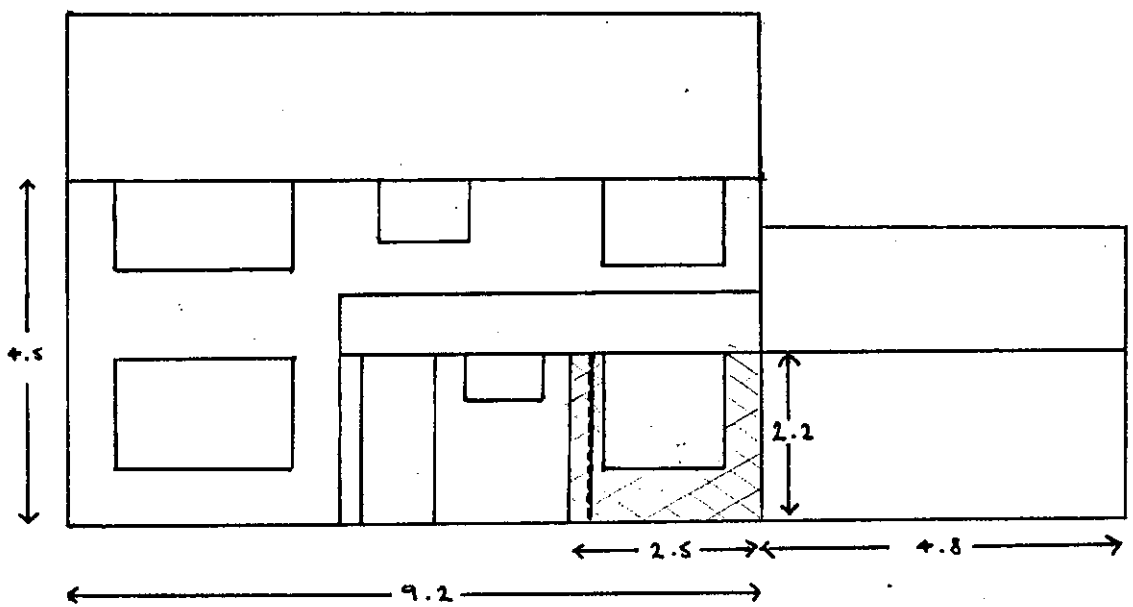
28.NOV.2000* 2923

6 CRECY CLOSE

PLAN 1:100 FRONT ELEVATION

PROPOSED DINING ROOM EXTENSION (INTO EXISTING PORCH AREA)

DIMENSIONS ARE SHOWN IN METRES



APPROVED

26/1/01

Richard Worth
ESTATE AGENTS & LETTINGS

28. NOV. 2000 * 2923

ESTATE AGENTS
RESIDENTIAL LETTINGS
LAND & NEW HOMES



Wokingham Office
Tel: 0118 979 6796
Fax: 0118 978 0080
E-mail:
wokingham-sales@richard-worth.co.uk

Crowthorne Office
Tel: 01344 778888
Fax: 01344 779977

Sandhurst Office
Tel: 01276 609500
Fax: 01276 609606

Residential Lettings
Tel: 0118 977 1111
Fax: 0118 977 6676

Alexander Worth
Independent Financial Advisers
Tel: 0118 977 6969
Fax: 0118 977 6676
A member of IFA Network Ltd. which is regulated by the Personal Investment Authority

www.richard-worth.co.uk

6 CRECY CLOSE, WOKINGHAM, BERKSHIRE, RG41 3UZ

An extended family detached home, situated in a popular cul de sac location in Woosehill. The property benefits from a refitted kitchen and having been extended the accommodation now offers cloakroom, living room, dining room, study, kitchen, utility room, master bedroom with en suite shower room, three further bedrooms, family bathroom, double garage and gardens.

PRICE...£185,950...FREEHOLD



Site Plan, Scale: 1 to 2500

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Date: 27 November 2000

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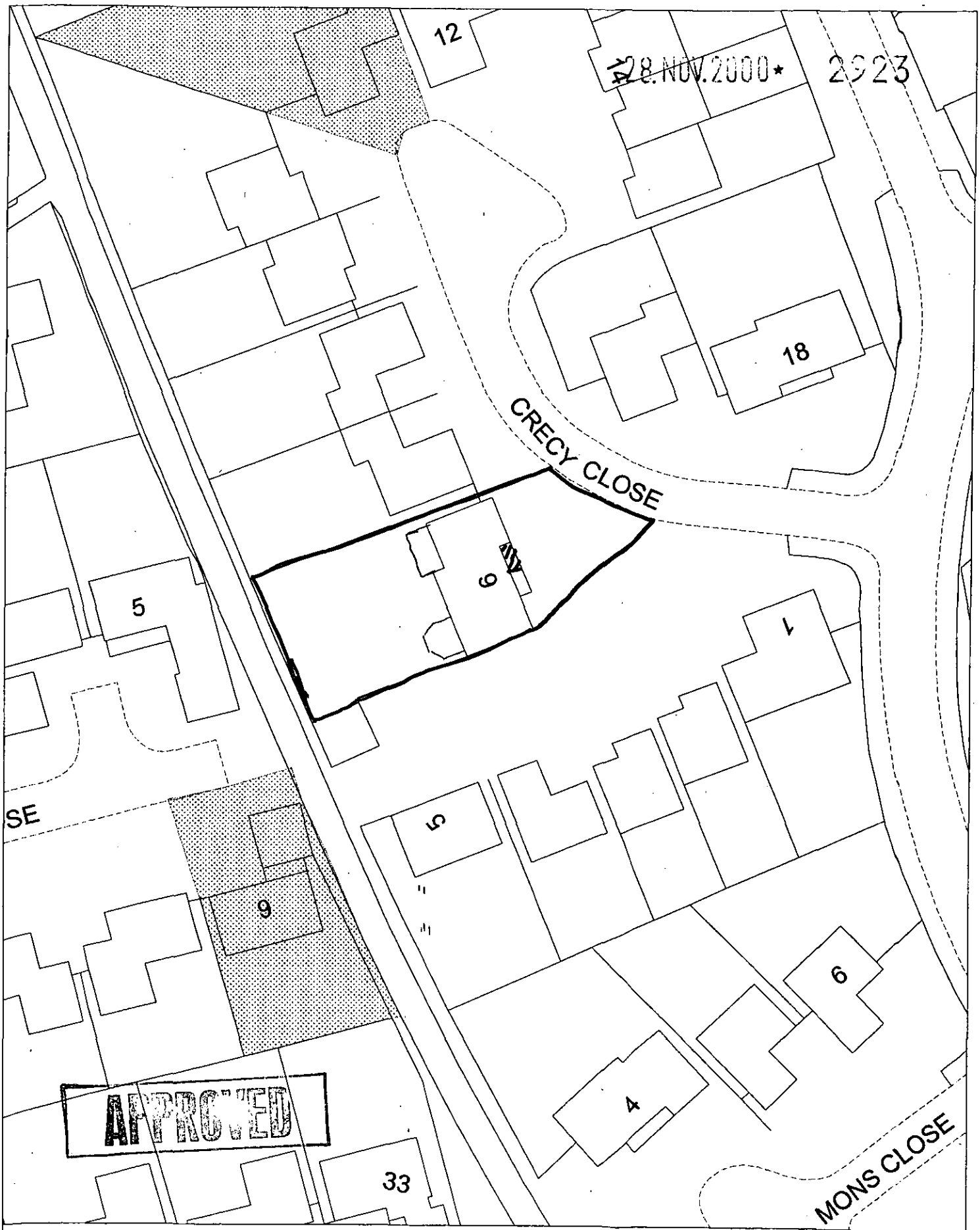

Site Plan, Scale: 1 to 500

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Date: 27 November 2000

N
W E
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28. NOV. 2000* 2923



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Central Support Section, Environmental Services, Wokingham District Council.

5 December 2000

Scale: 1 : 1250

N W E S

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2923**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				