APPLICATION NO:
F/2002/8242

LOCATION:
Alyscroft Ravenswood Avenue, Crowthorne .

APPLICANT:
Mr N Carr C/O General Practice Architects

PROPOSAL:
Proposed erection of one detached dwelling.
Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: 13/02/2003

APPLICATION WILL HAVE EXPIRED ON:
12/03/2003

CASE OFFICER: Natalie Brown

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Carr
C/O General Practice Architects
143 Drummond Street
London
NW1 2PB

Application Number: F/2002/8242

Parish:	**WOKINGHAM WITHOUT**
Location:	**Alyscroft, Ravenswood Avenue, Crowthorne.**
Proposal:	**Proposed erection of one detached dwelling. Demolition of existing 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.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept

available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

7. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

8. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reasons

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

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

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

7. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

8. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

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 C2.
South East Area Local Plan Policies STV2, SC18 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1 and WT7.

2. This approval is in respect of drawings Nos 118/PA/00 B, 003B - 009B and 011B, received by the Local Planning Authority on 11 April 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/05/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 2 September, 2003
My ref. BC/DC/F/2003/8242
Your ref.

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

Mr & Mrs N Carr
C/o Construction Computing Services
Invergarry
Hollybank Road
WEST BYFLEET
KT14 6JD

Dear Sirs

PLANNING PERMISSION F/2003/8242
SITE: ALYSCROFT, RAVENSWOOD AVENUE, CROWTHORNE

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 F/2003/8242 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

NATALIE BROWN
Planning Officer

P.P REQ'D NOT MINOR AMENDMENTS. 28/8/03

CONSTRUCTION COMPUTING SERVICES

DESIGN AND COMPUTING CONSULTANCY

G. A. ELCOCK BSc C Eng MICE

Invergarry
Hollybank Road
West Byfleet, Surrey.
KT14 6JD
Tel: 44 (0) 1932 347541
Fax: 44 (0) 1932 353487
Email: elcockga@yahoo.com

Planning Department
Wokingham District Council
Civic Offices
Wokingham
Berkshire

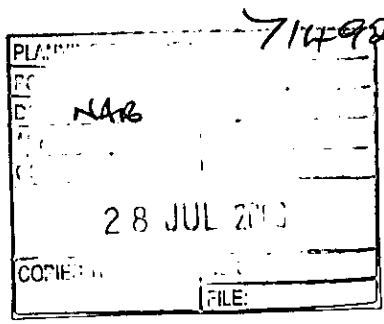
7/14/92

NAB

28 JUL 2003

COPIES

FILE:



amendments? or not.

22 July 2003

Dear Sir/Madam,

Re: Alyscroft, Ravenswood Ave, Crowthorne. F/2002/8242 – Removal PD rights A-C (bins + alts)

Thank you for your letter 10 July 2003 on differences between the current construction drawings and those approved. I am writing to send you the latest drawings of the house RACA/2a, 3, 4a,5a,6a which we believe, for the reasons set out below, are not materially different from those approved.

The current footprint of the building is not larger than the building approved. The overall internal width of the building is shown on drawing 118/PA/003 as 10980 + 3690 + 150= 14820 and as now submitted is 15400-600 = 14800. The overall length from front to back 6800+6000+150= 12950 and as submitted on RACA/2a is 13550-600 = 12950.

We showed on RACA/2 the covered porch closed in but on RACA/2a this is open as on the approved drawings.

With regard to the building height, the dimension from ground floor to ridge is shown on the approved elevation 118/PA/006b as 8600 and the height from ground floor to ridge is the same on the drawings submitted. There are some differences on elevations arising from the fact that approximate ground levels are shown on the planning application and those on the latest drawings are based on an accurate site survey.

On the east elevation 118/PA/007 a 1600 difference between front and back of the building was shown where on RACA/6a, based on ground levels from survey, the difference is about 600. On the front elevation (south) on 118/PA/006, which is the most prominent and important view of the house and with the highest elevations, the maximum height from ground to roof is 9600. On RACA/5a based on ground survey the maximum height is 8900. On the rear (north) elevation the height of the building from ground level measures 8100 on the drawings submitted this is 8600. Where the previous scheme had split levels internally to accommodate the assumed slope across the site, on the submitted scheme there is less slope and the floors have been kept level.

Also the building has been moved forward down the slope ending up over the footprint of the existing dwelling, a change which we believe was discussed with you. As a result the ground floor used to define the roof height of 8600 is some 500 lower than as approved. We therefore think that there will be no difference in appearance and if anything the building will be less prominent than approved. As the building is in open space with few buildings nearby any small difference in height would not be detectable.

req'd p.p if relocating from previously approved position.

There are some fenestration changes. We have reduced some window area in parts and increased in others. As the site is not in close proximity to other buildings we would have thought that some changes would be acceptable as a minor amendment. We are willing to discuss with you changes that would bring the scheme within the scope of minor amendment if the windows shown are not acceptable.

We would welcome the opportunity to discuss this matter further with you and supply any further information you might need.

Yours faithfully,

G.A. Elcock

28/8. Discussed with TW.

All the changes combined require p.p.
- Conservatory roof pitch changed.
- flat roof as rear change
- levels/height building changed & relocation!
- when resubmit supply ground level survey

he unhappy at delay of dealing with letter as submitted July. I apologised for delay & explained I had dealt with as soon as it's given staff/workload issues.

3. Sept 28/8.

phoned agent & advised p.p req'd.
↳ he disagreed but said if does require pp they would build as per original approval.
↳ I said even if elevs remain unchanged changes in levels/height & relocation require p.p.
↳ he thought relocation had been discussed & agreed by me → NO
↳ work already underway - advised unauthorised/un-approved works undertaken at applicants own risk;
↳ they will submit new appn asap. Advised them to submit ground level survey & details of finished slab.

NAS 28/8.

Tel. 0118 974 6443 (Direct Line)

Date. 10 July, 2003

My ref. MT/FP/03/4373

Mr and Mrs N Carr
C/o G A Elcock
Construction Computing Services
Invergarry
Hollybank Road
West Byfleet
Surrey SL4 4AL

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 and Mrs Carr

ERECTION OF REPLACEMENT DWELLING HOUSE
AYLSCROFT RAVENSWOOD AVENUE CROWTHORNE

Thank you for your Building Regulations Application Number FP/03/4373 received on 25/06/03 and for the elevational drawings received 08.07.03.

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 Building Regulations proposal is materially different from the Approved Planning Application number F/2002/8242, and, as such, cannot be dealt with as a minor amendment.

The footprint on the building regulations drawing is larger, as is the height and there are differences in the fenestration.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 31/07/03. I should 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 6502.

Yours sincerely

MT

pp Mary Thompson
Development Control/Building Control Liaison Officer

Enc.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8242

Applicant : Mr N Carr C/O General Practice Architects.

Location : Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposal : Proposed erection of one detached dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		20/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....20/2.....

Date Registered : 15/01/2003

Earliest Date for Decision : 13/02/2003

Latest Consultation Date/Site Notice Expiry Date : 13/02/2003

This application will have expired on: 12/03/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

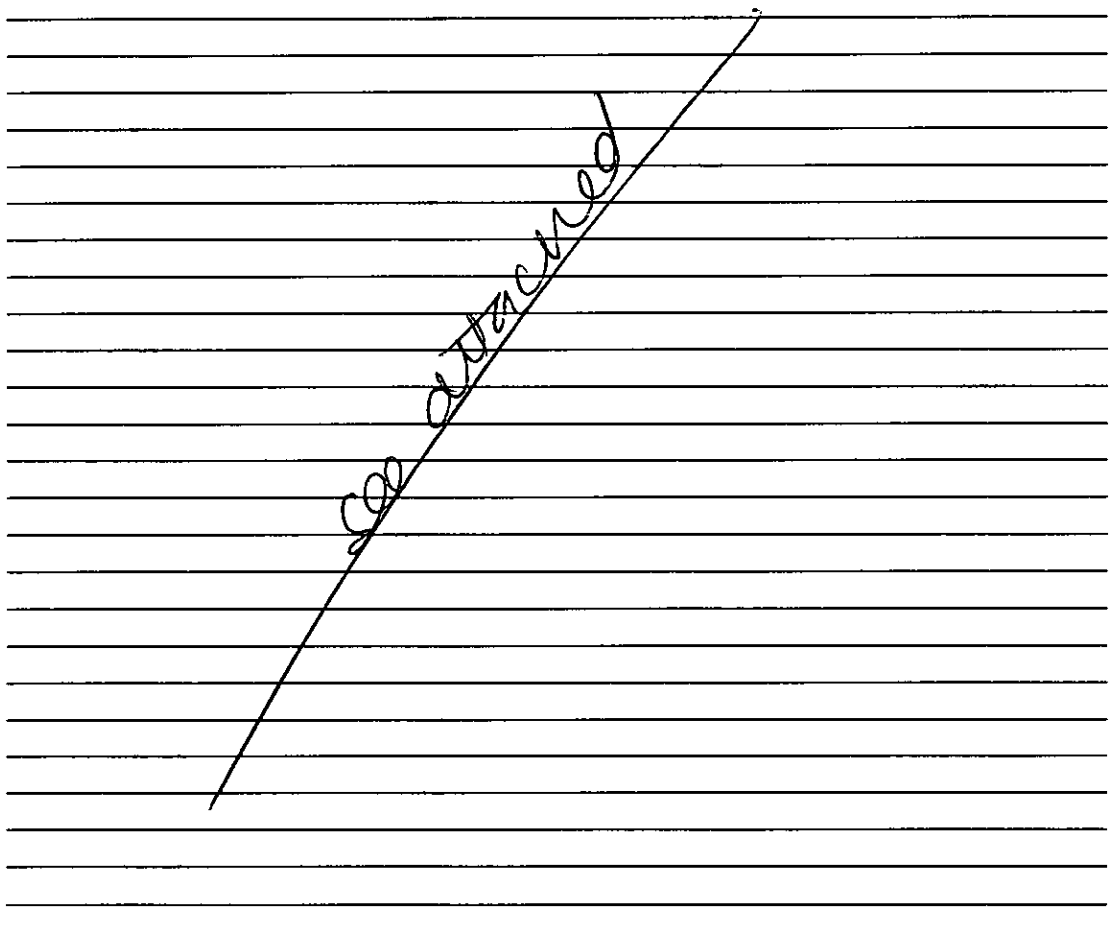
Consultation Responses :
Highways – rec C/A (relation to rev. plans as previous)
Biodiversity – bar survey
Env health – no objections.
Thames Water – no objection
Garden history soc – does not wish to comment
~~[illegible]~~ Wok w/our PC – no objections.. No comments re/ revised plans.
Parish council – no comments.
Trees + landscape – no objection to original + revised plans
letters of objection. None received.

Planning Issues :

Rev plans.

Application Number: F/2002/8242

Appraisal :



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

Application Number F/2002/8242
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Alyscroft
Ravenswood Avenue Crowthorne .

APPLICATION NUMBER: F/2002/8242

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? yes tree at front of site

2. DESCRIPTION OF SURROUNDINGS
Rural . on edge of golf course .

3. DESCRIPTION OF SITE/BUILDING greenhouse + shed
detached double pitched roof garage .
existing 2s . detached dwelling
extended in past – flat roof side/rear extn
– & rear dormer window
– conservatory infill & S.S pitched roof rear ,
garage used to be integral but converted & now detached garage at rear .
lawn area front/rear/side – some flower beds & shrub planting
large trees at front & within site .

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached – see plan –
the lodge no 1st floor window sides side/rear elev but gf window
is set away from boundary
open field area to east →.
Ravenswood village at rear .

5. SITE CONSTRAINTS

TREES large trees at front & within site .

ACCESS/PARKING Driveway at front .

LEVELS steps up to house : raised above front access to site .
ground raises to R/O site .

BOUNDARY TREATMENT L & fencing + shrubs along boundary with The Lodge .
open boundary at front
- hedging along → boundary + conifer/laurel at rear .

OTHERS

Application Number: F/2003/8242 – Alyscroft, Ravenswood Avenue

Appraisal:

Development
Proposed erection of replacement dwelling with replacement detached garage.

The site is located within a rural area within a historic garden on the edge of a golf course.

NB: Revised plans received 11 April 2003 showing reduction in overall size of dwelling compared to that originally submitted.

Planning History
None relating specifically to a replacement dwelling but the existing dwelling has had the following extensions:

PD/456/69 - garage conversion
R/483/69 – detached garage
04717 – single storey rear extension & rear dormer extension
37097 – replacement detached garage

Relevant Policies:
BSP: C2
SEALP: STV2, SC18, ST5
Modified WDLP: WOS3, WCC1, WT7
SPG: B5

1) Impact upon neighbouring properties
   The proposed dwelling would occupy a similar siting to the existing dwelling, and would be set away from neighbouring property boundaries. It would be over 25m from 'The Lodge'. At this distance, it is considered that there would be no adverse impact to neighbouring properties.

2) Impact upon the character of the area
   The site is located within a rural area, where development is only allowed in exceptional circumstances. The principle of replacing a dwelling is acceptable, provided that it is acceptable in terms of scale, bulk and mass and causes no adverse impact to the rural character of the area.

   Adopted SPG B5 (relating to replacement dwellings in the countryside), section B.04 states the key elements are the external volume and height compared to the existing dwelling, and that bulk, scale, massing and design of the replacement dwelling are critical in terms of impact. Section B.05 indicates that the height of the replacement dwelling should not significantly exceed that of the existing and section B.06 that a more than a 50% increase

in volume when compared to the volume of the original is a useful indicator of potential impact.

The proposed replacement dwelling (excluding detached garage) is approximately 1408m^3 with a ridge height of 8.6m. The original volume of the dwelling is approximately 829m^3, with a ridge height of 7.5m. The increase in volume is about 70%, with a 1.1m increase in ridge height.

The important factor for consideration in this case is the bulk and mass and impact upon the character of the countryside compared to the existing dwelling.

Whilst the proposed development seeks a replacement dwelling in excess of a 50% increase in volume, the proposed replacement dwelling is not as large as the existing dwelling in terms of width (15.3m in width with a single storey side conservatory extension, 3.5m in width). The existing dwelling is overall 18m in length at two-storey height.

It is considered that the reduction in width compared to the existing dwelling makes a more compact form of development, which is particularly important given that a public right of way passes the front of the site – (so this elevation needs to be minimised). The front gabled features also helps to break up the elevation which in turn reduces the bulk and mass of the dwelling. The detached garage also provided a visual separation from the main dwelling and is subservient in nature, again helping to reduce the overall impact.

The overall form of development is a more square in shape compared to the existing dwelling which is more rectangular and sprawling in nature (given the side/rear add-on extension).

In conclusion, it is considered that whilst the replacement seeks a larger replacement dwelling than acceptable by the SPG (in terms of increase in volume), the overall bulk, mass and design are acceptable for the character of the area and it is considered that the proposed replacement dwelling would not cause any greater harm to the rural character of the area when compared to the existing dwelling.

As the dwelling is larger than would usually be acceptable (given acceptable design, bulk and mass), it is recommended that permitted development rights for extensions and alterations be removed. Further additions to the dwelling would upset the balance of the built form on the site, and could result in a sprawling/unconsolidated nature of development.

3) Impact upon highway safety

Highway Officer has no objection to the proposed development subject to parking and turning being retained.

4) Letters of representation
None received from local residents. Parish Council has no objections to the proposed development

Approval: ✓ ~~**Refusal:**~~ 8242

Conditions for F/2002/8242 :

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
C100	R100	Site Levels
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C041	R041	Removal of PD extensions & alterations
		Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.
	Reason:	The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. N16

2. This approval is in accordance with the following drawings received on the 11 April 2003:
118/PA/00 B, 003B – 009B, and 011B

N Whittaker
14-05-2003.

8/4/03
9.30am

F/2002/8242 – Alyscroft, Laverstwood Avenue

Meeting here with Mr Carr (Applicant)

ISSUES with replacement dwelling application:

- size, scale, bulk, mass + height

- Existing height approx 7.5m
  Proposed 8.6m with front gable at 10.3m.
  ↳ this needs to be reduced as it increases the bulk + mass.

- size/scale
  orig floor area ≈ 255m² (+50% = 383m²)
  proposed floor area ≈ 533m² (109% ↑) In excess of guidelines as ↑ > 50%.
  ↓
  if take approx vol (excluding roof)
  orig approx 745m³
  proposed approx 1385 m³ (86% ↑) In excess of guidelines > 50%

The inc in size + height compared to original is unacceptable – causes greater harm due to increased bulk + mass.

∴ need to reduce overall size + reduce ridge.

- tennis courts requires p.p? PD under class f/g GPDO?
  PART 1
  ↳ allows for hardstanding
  ↓
  No floodlighting columns
  How high is enclosing fence?

Natalie Brown

From: Maurice Clarke [gpad@btclick.com]
Sent: 09 April 2003 16:22
To: Natalie.brown@wokingham.gov.uk; Nick Carr
Subject: Alyscroft, Ravenswood Avenue, Crowthorne


1st floor plan/B.pdf


Ground floor plan/ B.pdf


Roof plan/B.pdf


South elevation/B.pdf

Following your recent meeting with my client Mr Nick Carr, I attach proposed plans and south elevation for your preliminary comments.

Please contact either myself or Mr Carr with your comments as soon as possible, as we would like you to have hard copies for approval before you go on holiday.

Regards

Maurice Clarke

Tel 020 7383 5666
Fax 020 7383 5665

For and on behalf of gpad Ltd.

- NOTICE -

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--

Natalie Brown

From: Nick Carr [nick.carr@sjpp.co.uk]
Sent: 07 April 2003 14:23
To: 'NATALIE.BROWN@WOKINGHAM.GOV.UK'
Subject: CONTACT DETAILS

NATALIE

MY CONTACT DETAILS ARE HOME 01753 869396 MOBILE 07968 026777 WORK 01252 505678
FAX 01252 505616

LOOK FORWARD TO SEEING YOU TOMORROW

REGARDS

NICK CARR

The information herein transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please delete the material from your computer and contact the sender.
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St. James's Place Group Head Office: St. James's Place House, Dollar Street, Cirencester, Gloucestershire, GL7 2AQ, United Kingdom. Telephone: 01285 640302

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2002 8242
Proposal	erection of one detached dwelling. Demolition of existing dwelling. WWPC raised no objections. REVISED PLANS rec'd 11/2 smaller size. Further on 14/4
Site	Alyscroft, Ravenswood Avenue, Crowthorne.

Committee's Comments

No comments.

Signed :
Clerk to Wokingham Without Parish Council

29 April 2003

Date: 11 April 2003 14 APR 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne.

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Applicant: Mr N Carr C/O General Practice Architects.

Case Officer: Natalie Brown1

The new plans show the following: Dwelling resited on plot. Footprint of proposed dwelling reduced. Garage now detached from dwelling. Front gable reduced in ridge height to match main ridge of dwelling. Drawing nos: 118/PA/001B, 118/PA/003B - 118/PA/009B, 118/PA/011B.

Comments are required by 25/04/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown1 on (0118) 974 6492.

No objections.

Neil Ethergt

29/4/03.

Date: 10 February 2003 11 FEB 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne, .

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Applicant: Mr N Carr C/O General Practice Architects.

Case Officer: Natalie Brown

The new plans show the following: Design of dwelling changed and changes to size, positioning and layout of dwelling. Drawing nos: 118/PA/001 Rev A, /003 Rev A, /004 Rev A, /005 Rev A, /006 Rev A, /007 Rev A, /008 Rev A, /009 Rev A.

Comments are required by 03/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

The proposal does not impact on trees and I have no objection to planning permission being granted.

Neil Etheridge

29/4/03

Date: 11 April 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne.

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Comments are required by 25/04/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown1 on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8242 Date Rec. 11 APRIL 2003

Location: Alyscroft, Ravenswood Avenue

Parish: WOK W'OUT

Applicant:

Description of attached plans: - Dwelling re-sited on plot.
- Footprint of proposed dwelling reduced
- Garage now detached from dwelling
- Front gable reduced in ridge height to match main ridge of dwelling

Drawing No's: 118/PA/001B, 118/PA/003B - 118/PA/009B, 118/PA/011B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Can colour copy of plan be kept for application file.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: As originally consulted + any objectors

Date for Responses 14 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER MAB 11/4

Consultations Sent by Admin. on 11.04.03

Yellow - Case Officer Copy
Green - Part One Copy

general practice
architects

PLANNING SERVICES	PT 68070
PCL	LS
DC SAB	
APP	
CS	
11 APR 2003	
COPIES TO	ACK
	FILE

Wokingham District Council
Planning Services
P.O.Box 157
Shute End
Wokingham, Berkshire
Rg40 1wr

10 April 2003
118/WDC/02/MC

REVISED PLAN

8242

Attention Natalie Brown

REVISED PLAN

Dear Ms Brown

RE: ALYSCROFT, RAVENSWOOD AVENUE, CROWTHORNE
Yr Ref: 2002/8242

Further to our conversation of this morning, I enclose six copies of amended drawings as detailed on the attached drawing issue sheet. The plans now show a lowered ridge line, the garage separated from the main house, and a reduced footprint. The total gross floor area has been reduced to 403 sq.m., excluding the garage and the void over the entrance hall.

I trust that the proposals now fall within the guidelines you have discussed with my client, and that therefore you can now recommend them for approval. If this is not the case please contact me as soon as possible so that any further delay can be avoided.

Yours sincerely

MAURICE CLARKE
FOR AND ON BEHALF OF gpad Ltd.

Encs.
Copy: Nick Carr

143 drummond street london nw1 2pb
t: 020 7383 5666 f: 020 7383 5665
e mail: gpad@btclick.com
gpad ltd regd office 286b chase road london n14 6hf regd no 4400070 england

general practice

architects

Client:	**Mr & Mrs Carr**
Project:	**Alyscroft, Ravenswood Ave, Crowthorne**
Project No.	**118**

DRAWING ISSUE SHEET 1

DATE OF ISSUE

DAY	20	14	10													
MONTH	12	01	04													
YEAR	02	03	03													

Dwg. No.	Drawing Title	REVISION LETTER														
PA.001	Location & Site plans	√		B												
PA.002	Existing buildings	√														
PA.003	Ground floor plan	√	A	B												
PA.004	1st floor plan	√	A	B												
PA.005	2nd floor plan	√		B												
PA.006	South elevation	√		B												
PA.007	West elevation	√		B												
PA.008	North elevation	√	A	B												
PA.009	east elevation	√		B												
PA.010	Section AA	√														
PA.011	Roof plan			B												

P= Preliminary

ISSUED TO

Name	Company	NUMBER OF COPIES														
Mr & Mrs Carr		1		1												
Planning Dept.	Wokingham D.C.	6	6	6												

em = email p = PDF file f = fax A3 = reduced A3 size print

ISSUED FOR:

CONSTRUCTION																
TENDER																
INFORMATION																
COMMENT																
APPROVAL	√	√	√													

gpad ltd. 143 drummond st, london. nw1 2pb
t: 020 7383 5666 f: 020 7383 5665
e - mail: gpad@btclick.com

Date: 10 February 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne, .

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Applicant: Mr N Carr C/O General Practice Architects.

Case Officer: Natalie Brown

The new plans show the following: Design of dwelling changed and changes to size, positioning and layout of dwelling. Drawing nos: 118/PA/001 Rev A, /003 Rev A, /004 Rev A, /005 Rev A, /006 Rev A, /007 Rev A, /008 Rev A, /009 Rev A.

Comments are required by 03/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

I GUESS THIS MUST BE A NEW APPLICATION AS THE ORIGINAL PLAN, CONCEPT AND FORM OF DWELLING AND ITS SIZE HAS NOW CHANGED.

THE PLAN FORM AND ROOF CREATES A LARGE 2ND FLOOR OF ACCOMMODATION, OF DUBIOUS ACCESS AND ONE WINDOW?

BEDROOM 4 WINDOW APPEARS TO BE PARTIALLY BLOCKED BY THE GARAGE ROOF?

ALTHOUGH BEING A REPLACEMENT DWELLING I QUESTION THE DESIGN IN THIS SENSITIVE COUNTRYSIDE LOCATION

Harold Sanders 24.02.03

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No. F/2002/8242

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

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
NOT KNOWN.	ALYSCROFT, RAVENSWOOD AVE CROWTHORNE	21/2/03

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . N CARR

Date . . . . . 21/2/03 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Wokingham Without Parish Council Consultation Sheet

Officer Natalie Brown

No F 2002 8242

Proposal erection of one detached dwelling. Demolition of existing dwelling. WWPC raised no objections. REVISED PLANS received 11/2. Smaller size.

Site Alyscroft, Ravenswood Avenue, Crowthorne.

18 FEB 2003

Committee's Comments

No comments.

Signed :
Clerk to Wokingham Without Parish Council

18 February 2003

To:
Harold Sanders
Urban Design And Conservation Officer
Re: Historic Park / Garden

From: Natalie Brown

Date: 21 January 2003

Application Number: F/2002/8242

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling..

Site Address:
Alyscroft, Ravenswood Avenue, Crowthorne, .

Applicant:
Mr N Carr C/O General Practice Architects.

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

---

1. PLEASE PROVIDE TREE SURVEY OF ANY TREES WITHIN 10M OF ANY CONSTRUCTION AREA OR GENERAL ZONE OF BUILDING.

2. IT IS NOT CLEAR FROM THE COPIES OF PLANS :
   - SITE LOCATE.
   - SITE OF BUILDINGS IN RELATION TO TREES AND OTHER SITE CONSTRAINTS.
   - EXISTING BUILDING(S)

COULD YOU PROVIDE BETTER COPIES OR LOAN ORIGINAL (COLOURED ?) SET

Harold Sanders

29. 01-03

Date: 10 February 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne, .

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Applicant: Mr N Carr C/O General Practice Architects.

Case Officer: Natalie Brown

The new plans show the following: Design of dwelling changed and changes to size, positioning and layout of dwelling. Drawing nos: 118/PA/001 Rev A, /003 Rev A, /004 Rev A, /005 Rev A, /006 Rev A, /007 Rev A, /008 Rev A, /009 Rev A.

Comments are required by 03/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

As previous.

AR 14/02/03.

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2002 8242
Proposal	erection of one detached dwelling. Demolition of existing dwelling.
Site	Alyscroft, Ravenswood Avenue, Crowthorne.

PLANNING SERVICES RECEIVED
POL
DC
APP
CS
11 FEB 2003
COPIES TO
FOL
FILE

Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

11 February 2003

Date: 10 February 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8242

Location: Alyscroft, Ravenswood Avenue, Crowthorne, .

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Applicant: Mr N Carr C/O General Practice Architects.

Case Officer: Natalie Brown

The new plans show the following: Design of dwelling changed and changes to size, positioning and layout of dwelling. Drawing nos: 118/PA/001 Rev A, /003 Rev A, /004 Rev A, /005 Rev A, /006 Rev A, /007 Rev A, /008 Rev A, /009 Rev A.

Comments are required by 03/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

* New system

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. */2002/8242 Date Rec. 3/2/03

Location: Alyscroft, Ravenswood Av

Parish: Not w'out

Applicant:

Description of attached plans: Design of dwelling changed & changes to size positioning + layout of dwelling

Drawing No's: 118/PA/001 rev A, 118/PA/003 rev A, 118/PA/004 rev A, 118/PA/005 rev A, 118/PA/006 rev A, 118/PA/007 rev A, 118/PA/008 rev A + 118/PA/009 rev A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: AD originally consulted & any objectors + East Berks Golf Club Ravenswood Av.

Date for Responses 21 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N) ✓

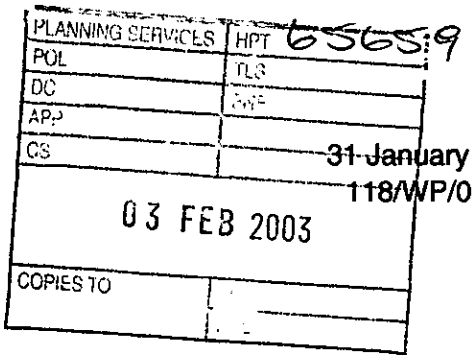
Revised Proposal Description:

CASE OFFICER NAB 5/2

Consultations Sent by Admin. on 10.02.PS

Yellow - Case Officer Copy
Green - Part One Copy

general practice
architects



Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

31 January 2003
118/WP/01/MC

Attention Natalie Brown

REVISED PLAN
8242.01

Dear Ms Brown

RE: ALYSCROFT, RAVENSWOOD AVENUE, CROWTHORNE
YR REF F/2002/8242

Further to your meeting of today with my client Mr Carr, I enclose revised drawings showing a substantially reduced proposal. The total gross floor area of the proposed new building is now 515 sq.m. (excluding roof space).

If there is any further information you require please do not hesitate to contact me.

Yours sincerely

MAURICE CLARKE
FOR AND ON BEHALF OF gpad Ltd.

Encs.

Copy Nick Carr

143 drummond street london nw1 2pb
t: 020 7383 5666 f: 020 7383 5665
e mail: gpad@btclick.com
gpad ltd regd office 286b chase road london n14 6hf regd no 4400070 england

THE GARDEN HISTORY SOCIETY

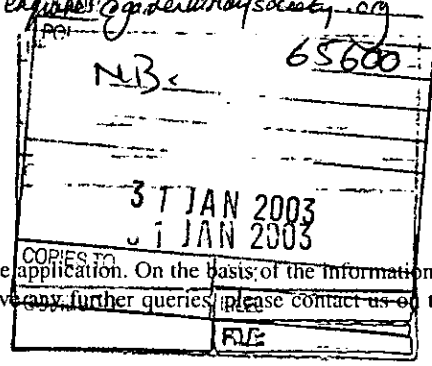
from:
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7608 2409
Fax: 020 7490 2974
E-mail: ~~gardenhistorysociety@compuserve.com~~
enquiries@gardenhistorysociety.org

Date: 29 January 2003

Dear Sir/Madam.

Your Ref: F/2002/8242

Our Ref: 02/0770



Thank you for consulting the Society on the above application. On the basis of the information received we do not wish to comment. However, if you have any further queries please contact us on the above number.

Yours sincerely,

Linda Groves.

Conservation Officer

FAO: Ms. Natalie Brown

WOKINGHAM UNITARY
ENVIRONMENTAL SERVICES DEPT.
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG 40 1WR

Our Ref. **16594**
Your Ref. F/2002/8242
Date. 30 January 2003

65645

NAB

03 FEB 2003

COPIED

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Alyscroft, Ravenswood Avenue
Crowthorne

I refer to your consultation received in this office on 21/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valleys Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Natalie Brown

From: John Mullaney
Sent: 27 January 2003 14:20
To: Natalie Brown
Subject: "Alyscroft", Ravenswood Avenue, CROWTHORNE, Berkshire F/2002/8242

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Andy Glencross
Sent: 24 January 2003 16:50
To: Natalie Brown
Subject: PA F/2002/8242 Alyscroft Ravenswood Ave Crowthorne

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 January 2003

Application Number: F/2002/8242

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Alyscroft, Ravenswood Avenue, Crowthorne, .

Applicant:
Mr N Carr C/O General Practice Architects.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C122, R122 .

Signed: _____ **Print name:** NR 23/01/02

Application Number: F/2002/8242

Case Officer : NAB

Valid Date : 15 JAN 2003	**Map No :** 108 **Site Area :** 0.45 **Received Date: 23/12/2002**

Level : Delegated Application

Description : Proposed erection of one detached dwelling. Demolition of existing dwelling.

Location : Alyscroft, Ravenswood Avenue, Crowthorne, .

Parish : WT **Ward :** NOK .

Applicant : Mr N Carr C/O General Practice Architects.

Fee Required: £220 **Fee Received: £220** (4)

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	-2nd floor plan shows study window, not on N. elevation. -Drawing room + bedroom 1 windows do not match elevations (for rest of house floor plans show walls as solid green lines & windows as white spaces - this seems to have been reversed for drawing room/bed 1)	faxed 13/1	15/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "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) Historic Park / Garden

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

D. Pastures - Demolition
- Historic Park / Garden

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water - drainage

Garden History Society
re historic park / garden

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

Rural Area
Countryside
Historic Park / Garden

NEIGHBOURS

S/N + See map

+ pls incl site inside red line
& "The Lodge" (no address point)

No pre-apps

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

Tel: (0118) 974 6492

Date: 21 January 2003

My ref: F/2002/8242

WOKINGHAM UNITARY
Aiming for Excellence

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

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/2002/8242
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8242**
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.
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 Helliar-Symons

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

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

Tel: (0118) 974 6492

Date: 21 January 2003

My ref: F/2002/8242

WOKINGHAM UNITARY
Aiming for Excellence

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

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/2002/8242
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8242**
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.
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 Lewis

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

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

Tel: (0118) 974 6492

Date: 21 January 2003

My ref: F/2002/8242

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8242
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8242**
Alyscroft, Ravenswood Avenue, Crowthorne, .
Proposed erection of one detached dwelling. Demolition of existing dwelling.
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 Ross

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

Received by Wokingham District Council

Application No: F/2002/8242

Proposal:
Proposed erection of one detached dwelling. Demolition of existing dwelling.

Location:
Alyscroft, Ravenswood Avenue, 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/2002/8242 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/02/2003. 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

21 January 2003

Organisation_Name	Building_Name	address1	Postcode
	ALYSCROFT	ALYSCROFTRAVENSWOOD AVENUECROWTHORNE	RG45 6BG
RAVENSWOOD VILLAGE			RG45 6BC
	RAVENSWOOD BUNGALO'	RAVENSWOOD BUNGALOWRAVENSWOOD AVENUE	RG45 6BH

The Lodge, 4 Ravenswood Ave, Crowthorne – RG45 6BG

Neighbour list F/2002/8242

15 JAN 2003 8242

general practice

architects

Client:	**Mr & Mrs Carr**
Project:	**Alyscroft, Ravenswood Ave, Crowthorne**
Project No.	**118**

DRAWING ISSUE SHEET 1

DATE OF ISSUE

DAY	20	14
MONTH	12	01
YEAR	02	03

Dwg. No.	Drawing Title	REVISION LETTER		
PA.001	Location & Site plans	√		
PA.002	Existing buildings	√		
PA.003	Ground floor plan	√	A	
PA.004	1st floor plan	√	A	
PA.005	2nd floor plan	√		
PA.006	South elevation	√		
PA.007	West elevation	√		
PA.008	North elevation	√	A	
PA.009	east elevation	√		
PA.010	Section AA	√		

P= Preliminary

ISSUED TO

Name	Company	NUMBER OF COPIES	
Mr & Mrs Carr		1	
Planning Dept.	Wokingham D.C.	6	6

em = email p = PDF file f = fax A3 = reduced A3 size print

ISSUED FOR:

CONSTRUCTION		
TENDER		
INFORMATION		
COMMENT		
APPROVAL	√	√

gpad ltd. 143 drummond st, london. nw1 2pb
t: 020 7383 5666 f: 020 7383 5665
e - mail: gpad@btclick.com

020 7383 5665
14-JAN-2003 14:02 FROM:GENERAL PRACTICE ARC 020 7383 5665 TO:01189746484 P:1

15.JAN.2003 8242

general practice

architects

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PA.005	2nd floor plan	√		
PA.006	South elevation	√		
PA.007	West elevation	√		
PA.008	North elevation	√	A	
PA.009	east elevation	√		
PA.010	Section AA	√		

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PA.007	West elevation	√
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PA.009	east elevation	√
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15 JAN 2003 8242

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 13/01/03

TO: General Practice Architects

FROM: Carr Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 020 7383 5665

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Alscroft, Ravenswood Ave, Crowthorne.

NOTES: Please see attached letter re above planning application. I have retained the papers please send amended plans as soon as possible. Sorry for the delay in requesting the information due to Christmas break & amount of work.

15 JAN 2003 8242

Tel. (0118) 974 6429 or 6433

Date: 13 January 2003

Your Ref:

My Ref: F/2002/8242

Mr N Carr
C/O General Practice Architects
143
Drummond Street
London
NW1 2PB

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 Sir/Madam

Reference Number: 2002/8242

Site Address: Alyscroft, Ravenswood Avenue, Crowthorne, .

Proposal: Proposed erection of one detached dwelling. Demolition of existing dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

2nd floor plan shows a study window and this is not shown on the N elevation. Which is correct?

The drawing room & bedroom windows do not match the elevations. (for the rest of the dwelling floor plans show walls as solid green lines and windows as white spaces - this seems to have been reversed for drawing room & bedroom 1).

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

15 JAN 2003 8242

Tel. (0118) 974 6429 or 6433

Date: 13 January 2003

Your Ref:

My Ref: F/2002/8242

WOKINGHAM UNITARY
Aiming for Excellence

Mr N Carr
C/O General Practice Architects
143
Drummond Street
London
NW1 2PB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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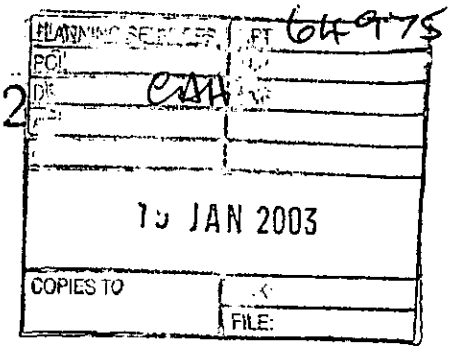
Development Control

general practice
architects

15 JAN 2003 8242



Ms Carol Hurst
Wokingham District Council
Planning Services
P.O.Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

14 January 2003
118/WDC/01/MC

Dear Ms Hurst

RE: ALYSCROFT, RAVENSWOOD AVENUE, CROWTHORNE
Yr Ref: 2002/8242

Further to your letter of 13 January, I enclose amended plans and elevations which should be substituted for those previously submitted.

Yours sincerely

MAURICE CLARKE
FOR AND ON BEHALF OF gpad Ltd.

Encs.

143 drummond street london nw1 2pb
t: 020 7383 5666 f: 020 7383 5665
e mail: gpad@btclick.com
gpad ltd regd office 286b chase road london n14 6hf regd no 4400070 england

15 JAN 2003 8242

architects

Ms Carol Hurst
Wokingham District Council
Planning Services
P.O.Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

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e mail gpad@btclick.com
gpad ltd regd office 2[illegible] chase road london n14 6hf regd no 4400070 england

1509/ab

15 JAN 2003 8242

PLANNING APPLICATION PART 1

23 DEC 2002

8242

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR. H. CARR
	ADDRESS	CLEARVIEW, ST. LEONARDS HILL
		WINDSOR, BERKS
	POST CODE	SL4 4AL Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	GENERAL PRACTICE ARCHITECTS
	ADDRESS	143 DRUMMOND STREET
		LONDON
	POST CODE	NW1 2PB Tel No. 020 7383 5666
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	RAVENSWOOD AVE. (ALYSCROFT)
		CROWTHORNE. BERKS.
		RG45 6BG
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·44
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE
		NEW SIX BEDROOM HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:2500 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	✓
1:100 Elevations	✓		

Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

WALLS : SELF-COLOURED RENDER
ROOFS : ZINC BARREL VAULTS
WINDOWS : POWDER COATED ALUMINIUM

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £220.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR. N. CARR DATE 20/12/2002

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

15 JAN 2003 8242

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

This certificate is wrong - applicant doesn't ever own site. Phoned agent to say we require new/correct certificate & they to serve notice to current owners sent forms in post 20/2/03 NMB

23 DEC 2002

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . M Carr . . . . . .

On behalf of . . . . MR. N. CARR . . . . . .

Date . . . . 20/12/02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS Alyscroft Ravenswood Avenue

PARISH Wokingham / Within

PLOT No.

ORD. SHEET No. SU 8264 10F

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/96/58	Lt. Col. D.E. Longfield	Addition	1.8.58	App.	App.
RD/456/69	Mr. M. Willoughby Jones	Int. Garage to Playroom	1.1.70	App.	App.
R/483/69	"	Double Garage	2.10.69	App.	n/a
BR 4867	"	2/storey Extension	29.6.76	App.	N/A
04717	"	Alterations & Additions	8.7.76	n/a	C/A
37097			31.1.91		O/K
BRA 9868	Mr & Mrs. H. Jones.	Garage & Workshop	11.1.91	App	
FP95/3705	"	Steel Beams, Piers & Foundation	28.3.95	App	
F/2002/8242	Mr. N. Carr	1 Det. dwelling demolish existing			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074