APPLICATION NO:
F/2001/5441

LOCATION:
85 New Wokingham Road, Crowthorne.

APPLICANT:
Mr & Mrs Bolt C/O Mr A Diddulph

PROPOSAL:
Proposed two storey side and rear extensions to dwelling.

Lighting letter exp 10/1/01 (7/1/02) amend

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Phillip Taylor**

REFUSED

556

DS

Appeal Decision

Site visit made on 12 November 2002

by Wendy Hoare LLB Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
19 NOV 2002

Appeal Ref: APP/X0360/A/02/1095879
85 New Wokingham Road, Crowthorne, Berks RG45 6JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs D Bolt against the decision of Wokingham District Council.
- The application (Ref.F/2001/5441), dated 25 November 2001, was refused by notice dated 1 February 2002.
- The development proposed is the erection of two storey side and rear extensions to dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The main issue is the effect that the development would have on the living conditions of neighbours with particular regard to overbearing and loss of light.

The Development Plan and other Policies

2. The statutory development plan for the area comprises the Berkshire Structure Plan (1996-2006) and the South East Area Local Plan. Both plans were adopted in 1995. I have also taken into account as a material consideration the emerging Wokingham District Local Plan. Given the stage that it has reached in the statutory procedure leading to adoption I have given considerable weight to it in this case.

3. The Structure Plan Policy LD3 states that development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.

4. The South Area Local Plan Policy SBE1 requires new development to be of a high standard of design appropriate to the character of the area in which it is to be situated. Policy SBE2 indicates that development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture, will not normally be permitted.

5. The emerging Local Plan Policy WOS3 sets out development control principles including that development should be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

Reasons

6. The appeal property is located within a residential area. It comprises a detached chalet bungalow with a single attached garage linked by a single storey side extension. My

observations at the time of my site visit confirmed the Council's evidence that there are many different house styles, shapes and sizes along this road.

7. The neighbouring property at No 83 to the south is a bungalow whilst No 87 to the north is a two storey house. At present there is a fence about 1.7 m high along the boundary with No 83. This fence is some 1 m from the side elevation of the building at No 85 and 3 m from No 83. The existing garage at the appeal property is positioned alongside this boundary and is about 6.5 m long with a flat roof. The bungalow at No 83 has kitchen, toilet and bedroom windows along this side elevation. The bedroom is a habitable room and is served only by this window. The scheme proposes a first floor extension above the existing garage. The structure would remain about 1 m from the boundary fence but its length would increase to some 8.5 m. The eaves height would be about 4.8 m with a hipped roof.

8. In my view, the proposed increase in height of the flank wall so close to the bedroom window at No 83 would have an unacceptable overbearing impact on the occupants of that bungalow. As regards loss of light, a 25° line from the bedroom window at a height of 2 m on the centre line would be breached by the proposed extension. The existing garage and trees on the boundary already block light to the north-facing bedroom to some extent. However, I consider that the proposed increase in height of the built form would result in a material loss of light to the bedroom at No 83 notwithstanding the removal of the trees. Although the current adjoining owner does not object to the proposal I must also have regard to the long-term implications of the development and the effect on any future occupants of No 83. I conclude that the development would have a significant adverse impact on the living conditions of neighbours. It would not be in accordance with Structure Plan Policy LD3, South Area Local Plan Policy SBE2 and emerging Local Plan Policy WOS3.

Conclusions

9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

10. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the erection of two storey side and rear extensions to dwelling.

Information

11. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Bolt
C/O Mr A Diddulph
21 Rosebery Road
Cheam
Sutton
Surrey SM1 2BW

Application Number: F/2001/5441

Parish: **WOKINGHAM WITHOUT**

Location: **85, New Wokingham Road, Crowthorne.**

Proposal: **Proposed two storey side and rear extensions to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed two storey side and rear extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing and dominating impact and would also result in a material loss of light to No. 83 New Wokingham Road, to the detriment of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policies SEB1 and SEB2 of the South East Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

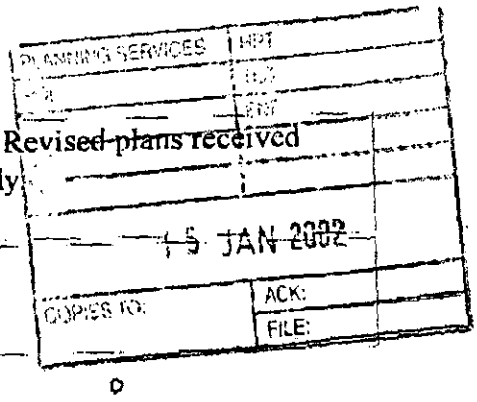
Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

Wokingham Without Parish Council Consultation Sheet

Officer	Phillip Taylor
No	F 2001 5441
Proposal	two storey rear and side extensions to dwelling. Revised plans received showing car parking, change of bedroom to study
Site	85 New Wokingham Road, Crowthorne.



Committee's Comments

no comments to original application, nor to revised plans.

Signed : _____
Clerk to Wokingham Without Parish Council

15 January 2002

Date: 09 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5441

Location: 85, New Wokingham Road, Crowthorne.

Proposal: Proposed two storey side and rear extensions to dwelling.

Applicant: Mr & Mrs Bolt C/O Mr A Diddulph.

Case Officer: Phillip Taylor

The new plans show the following: Revised ground floor plans showing bedroom now as a study. Revised parking layout 1:500 plan.

Comments are required by 23/01/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6444.

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08 JAN 2002
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FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2001 5441

Proposal two storey rear and side extensions to dwelling

Site 85 New Wokingham Road, Crowthorne.

Committee's Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

08 January 2002

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5441

Applicant : Mr & Mrs Bolt C/O Mr A Diddulph.

Location : 85, New Wokingham Road, , Crowthorne.
Proposal : Proposed two storey side and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		9/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application <u>will have expired on</u>: <u>04/02/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham without Parish Council - No comment
Highways Department - No objection
1. Objection letter from Mr A. Stubbs - regarding screening of the proposal at the rear of the garden.

Planning Issues :

Impact on Character of the area
Impact on Neighbouring Properties

Policy Used

SEB1, 2, ST3, 5
WBE1, WOS3
WT7, 6

LD3

Application Number: F/2001/ 5441 – 85, New Wokingham Road, Crowthorne

Appraisal

The application property is a large detached chalet located within the identified settlement of Crowthorne. The property lies on the West side of the New Wokingham Road and is has neighbours to the North (87) and South (83). A large single storey rear extension was refused under building regulations in 1985.

The proposal is for a two storey side and rear extension to accommodate three extra bedrooms. The ground floor including the double garage would be brought forward by 2.0m while the extension to the rear would bring the building line out level with the rear of the garage.

The roof would be hipped to the side bordering No 38. Dormer windows would be inserted at the front (2) and rear (3).

Impact on Neighbouring Properties

The proposal is likely to have significant impact on the neighbour at No.83. The extension would come to within a metre of the 1.7m boundary fence with No 83. No 83 has a bedroom, bathroom and kitchen window on its side elevation. The proposal does not therefore comply with the council day lighting standards. The proposal is also considered by nature of its siting and design to be overbearing, dominant on No.83 and thus warrant refusal.

Impact on the character of the area

The proposal is for a large development but on the New Wokingham Road there are other examples of large detached houses. The site is set higher than the road and is quite visible from the road, however it is considered the proposal would not have adverse impact on the character of the area.

Highways

The proposal requires an additional 3 off road car parking spaces. The applicants have sufficient space on their drive to accommodate the spaces. The highways department has objection to the proposal.

√ Refusal

Application Number F/2001/5441
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed two storey side and rear extension, by virtue of its design, siting, scale, bulk and massing would have an overbearing and dominating impact and would also result in a material loss of light to No 83, New Wokingham Road, to the detriment of the occupier. As such, it is therefore contrary to policy LD3 of the BSP, policies SE31 and 2 of the SALP and policy WBE1 and WOS3 of the WDLP.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M Thom
(Development Control Manager)

Date: 1.2.2002

RECORD OF SITE VISIT

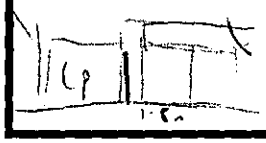
SITE ADDRESS: 85 New Wokingham Road Crowthorne. APPLICATION NUMBER: F/2001/5441	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

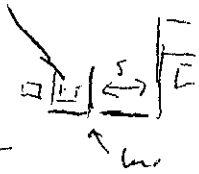
2. DESCRIPTION OF SURROUNDINGS off N. Wokingham Rd. linear dev mod. density mix residential detached/semis

3. DESCRIPTION OF SITE/BUILDING Chalet cream render – brick & timber trace d/gage. 1gs driveway d/brown tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES 87 – 1.5m gap to bearing – drive. 83 – carport 1.8m lower t-d/gage



overshadowing, overbearing? check



|83| 85 |87|

5. SITE CONSTRAINTS proximity to 83

TREES lopped birch trees at the front P-83 boundary.

ACCESS/PARKING

LEVELS raised above the road

BOUNDARY TREATMENT 1.7m fencing

OTHERS

Applicationo	Name & Address
F/2001/5441	A. M. Stubbs 8 The Chase CROWTHORNE RG45 6HT
Application Refused	Letters sent 09.02.02

WOKINGHAM UNITARY
Aiming for Excellence

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BY HAND

A M Stubbs
8 The Chase
Crowthorne
Berkshire
RG45 6HT

10 January 02

Mr P Taylor
Wokingham District Council
Planning Services
Shute End
Wokingham
Berkshire
RG401WR

Your ref:- F/2001/5441.

Dear Mr Taylor,

Your recent letter refers, and I would comment as follows.

Having visited your offices and reviewed the planning application I was surprised at the extent of the application which proposes that the existing property be expanded to a 6/7 bedroom house, the sheer scale of which in my view is simply not in keeping with the 3/4 bedroom houses existing within the immediate area. However, you will decide whether the application is to proceed.

If the application is to proceed I would ask that a mandatory stipulation that some planting of mature trees is to take place in order to visually break up the sheer bulk of the proposed building.

My concern is that some of the existing trees on the boundary have been lopped, rather clumsily and presumably without permission, and any further erosion would definitely have an impact on the value of my own property.

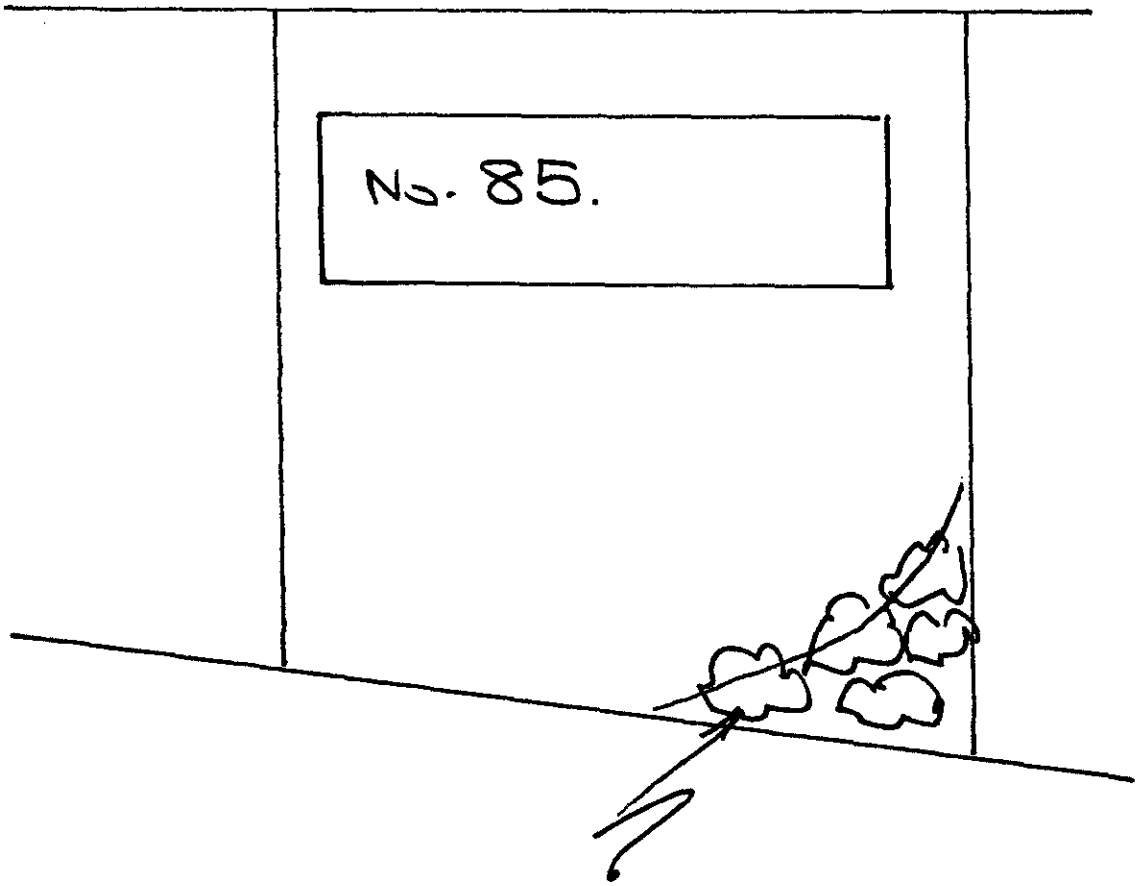
I would therefore like to see some additional trees planted within the area detailed on the attached sketch plan.

I look forward to hearing from you in due course.

Yours sincerely,

A M Stubbs.

NEW WOKINGHAM ROAD



Area of proposed planting.

Date: 09 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5441

Location: 85, New Wokingham Road, Crowthorne.

Proposal: Proposed two storey side and rear extensions to dwelling.

Applicant: Mr & Mrs Bolt C/O Mr A Diddulph.

Case Officer: Phillip Taylor

The new plans show the following: Revised ground floor plans showing bedroom now as a study. Revised parking layout 1:500 plan.

Comments are required by 23/01/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6444.

CONDITIONAL APPROVAL

C049, R049

C122, R122

Adam 16/01/02

PHILIP TAYLOR
TOWN PLANNING
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END, WOKINGHAM.
BERKSHIRE RG40 1WR

MR A. BIDDULPH
21 ROSEBERY ROAD
5/437
CHEAM SUTTON
SURREY SM1 2BW

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2ND JANUARY 2002

REVISED PLAN
5441

Dear Mr Taylor

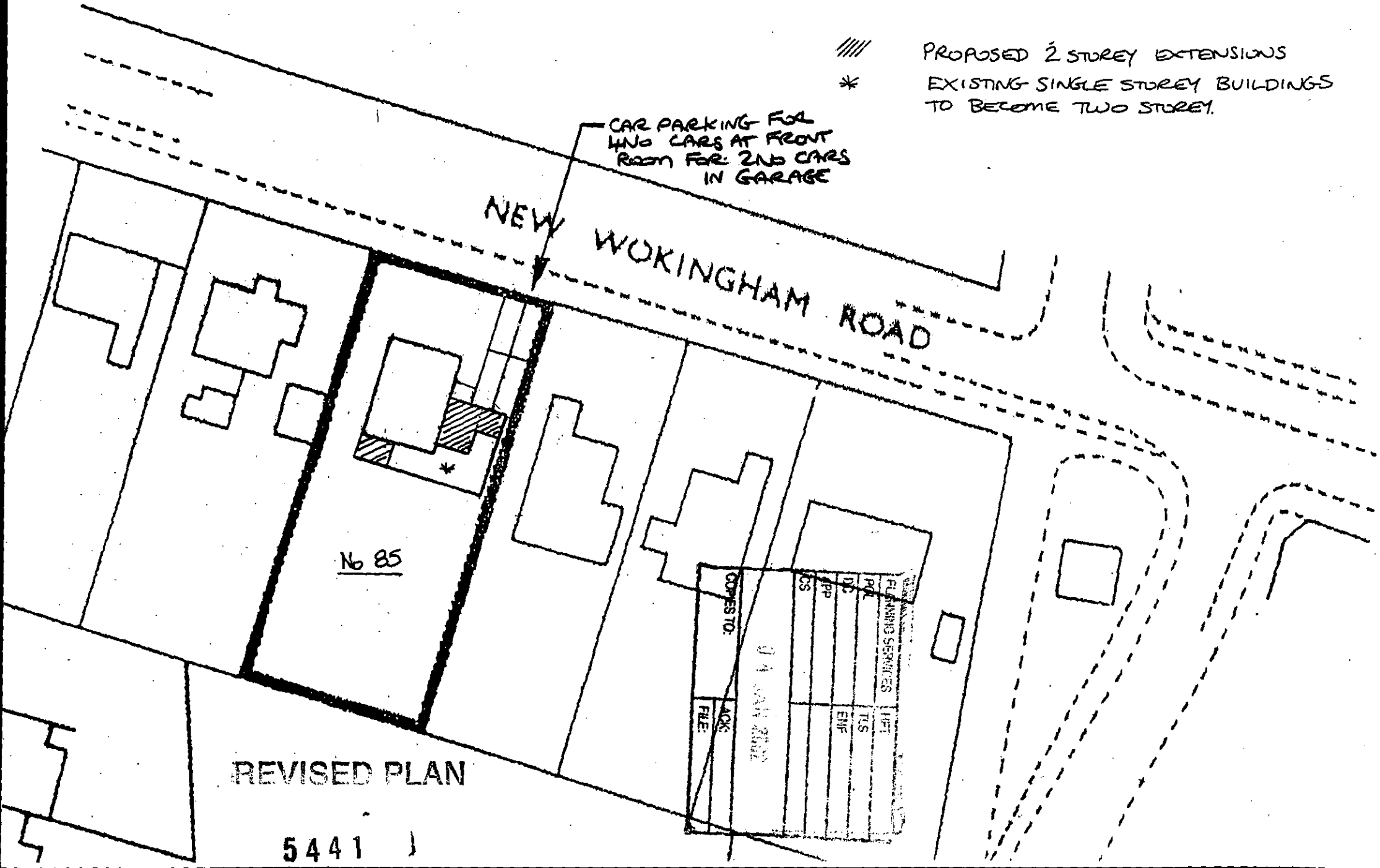
RE 85 NEW WOKINGHAM ROAD
CROWTHORNE.

Further to our recent telephone conversation we enclose the block plan showing spaces for 5 to 6 cars at the front. The existing ground floor bedroom will not be used as a bedroom now that there are sufficient 1st floor bedrooms and will be used as a study.

Yours sincerely
A Biddulph
A. BIDDULPH

85 NEW WOKINGHAM ROAD, CROWTHORNE. BLOCK PLAN. SCALE 1:500. DRG. 0104/10/17. A

REV A JAN 2002 CAR PARKING SPACES SHOWN



DOR INTO UTILITY ROOM

15mm THERMAL BLOCK WALL.
OUR FIRE DOOR

MBER STARS

EXTENDED

NEE CANOPY. TIMBER POSTS
K PLINTHS.

UTILITY ROOM

GARAGE.

KITCHEN

RWP

MH

SVP

UP.

HALL

HALL

MH.

LIVING R

BEDROOM

STUDY

CUP.

REVISED PLAN
5441

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

Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5441

CONFIDENTIAL

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/2001/5441
85, New Wokingham Road, , Crowthorne.
Proposed two storey side and rear extensions 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5441**
85, New Wokingham Road, , Crowthorne.
Proposed two storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5441

CONFIDENTIAL

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

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5441**
85, New Wokingham Road, , Crowthorne.
Proposed two storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6444

Date: **13 December 2001**

My ref: F/2001/5441

CONFIDENTIAL

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

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Proposed two storey side and rear extensions to dwelling.

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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5441**
85, New Wokingham Road, , Crowthorne.
Proposed two storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Tel. (0118) 974 6444

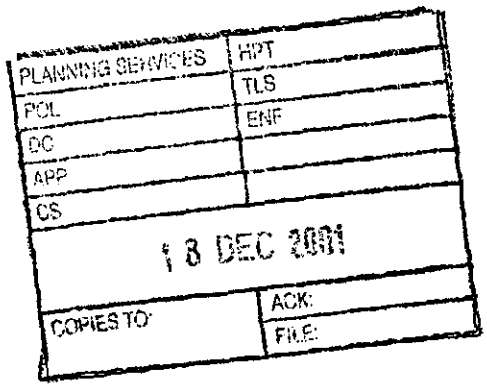
Date: 13 December 2001

Your Ref:

My Ref: Phillip Taylor
F/2001/5441

The Owner / Occupier

7851 SWAAY
CROWTHORNE
BERKSHIRE
RG456GB



WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2001/5441
Site Address: 85, New Wokingham Road, Crowthorne.
Proposal: Proposed two storey side and rear extensions to dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5441 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5441** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Phillip Taylor**, on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

Tel. (0118) 974 6444

Date: 13 December 2001

Your Ref:

My Ref: Phillip Taylor
F/2001/5441

PLANNING SERVICES	HPT
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DC	[illegible]
APP	
CS	
[illegible]	[illegible]

The Owner / Occupier

7824 HARRIS WASTE MANAGEMENT GROUP
CROWTHORNE
BERKSHIRE
RG456FQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Tel. (0118) 974 6444

Date: 13 December 2001

Your Ref:

My Ref: Phillip Taylor
F/2001/5441

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The Owner / Occupier

3004 BASMARK EUROPE LTD
WOKINGHAM
BERKSHIRE
RG456FN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Minicom No: (0118) 974 6991
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Proposal: Proposed two storey side and rear extensions to dwelling..

The Council has received an application to carry out the above development.

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Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Phillip Taylor**, on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

Tel. (0118) 974 6444

Date: 13 December 2001

Your Ref:

My Ref: Phillip Taylor
F/2001/5441

The Owner / Occupier

21 ABENEY LTD
CROWTHORNE
BERKSHIRE
RG456NW

PLANNING SERVICES	
POL	
DC	
APP	
CS	
COPIES TO:	

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2001/5441
Site Address: 85, New Wokingham Road, Crowthorne.
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Date: 13 December 2001

Your Ref:

My Ref: Phillip Taylor
F/2001/5441

The Owner / Occupier

7820 CONCISE
CROWTHORNE
BERKSHIRE
RG456FW

PLANNING SERVICES	ART
POL	TLP
DC	DMT
APP	
CS	
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	FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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F/2001/5441

PLANNING SERVICES	HPT
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CS	
18 DEC 2001	
COPIES TO:	ACK:
	FILE:

The Owner / Occupier

7810 BRACKNELL FOREST NEIGHBOURHOOD MEDIATION SERVICE
CROWTHORNE
BERKSHIRE
RG456FA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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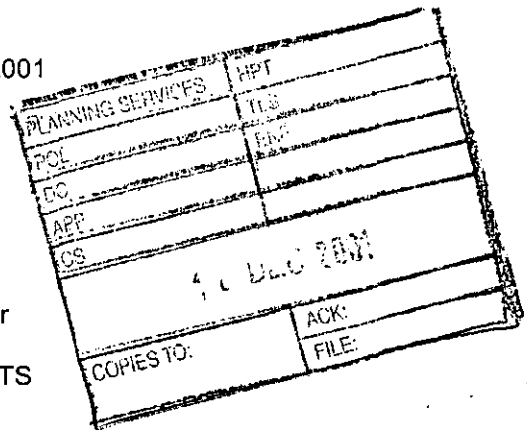

The Owner / Occupier

103 MODEL ESCORTS
CROWTHORNE
BERKSHIRE
RG456YG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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146 ALGOREL LTD
CROWTHORNE
BERKSHIRE
RG456BL

PLANNING SERVICES	HPT
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HPT	
TLS	
13 DEC 2001	
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	FILE:

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Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5441

Proposal:
Proposed two storey side and rear extensions to dwelling.

Location:
85, New Wokingham Road, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5441 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 NOV 2001~~ Valid 10 DEC 2001

Officer: PT | Application No. F/2001/5441

108

Map No. ..... Site ....0.10....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING

Location: 85 NEW WOKINGHAM ROAD

Parish: WOK W/OUT Ward: Wok w/out. 13.12.01 JS

Applicant: MR/MRS BOLT

Fee (3) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	REQUIRES BLOCK PLAN AND PARKING LAYOUT.	30/11	See letter for parking 10/12
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation ROOFLIGHT NOT SHOWN ON FRONT ELEVATION	30/11	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	(CHECK FOR ENCROACHMENT - BLOCK PLAN)	30/11	None 10/12
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.12.01 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:

S/W + see map.....

.....

.....

.....

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.....

.....

.....

TOWN PLANNING
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END, WOKINGHAM
BERKSHIRE RG40 1WR
ATTENTION MRS C. HURST

10 DEC 2001

MR A. BIDDULPH
21 ROSEBERY ROAD
CHEAM SUTTON
SURREY SM1 2BW

7TH JUNE 2001

10.DEC.2001* 5441

Dear Mrs Hurst

RE - 85 NEW WOKINGHAM ROAD, CROWTHORNE.

As requested in your letter dated 30/11/01 we enclose 4 copies of the block plan and 6 copies of the revised front elevation / other side elevation.

The car parking is difficult to indicate on the block plan. Two small cars can fit in the existing garage. There is room to park two further cars in front of the garage.

We confirm there is no encroachment over the boundary lines and therefore certificate B is not required.

Yours sincerely
A. Biddulph
A. BIDDULPH

cc MR AND MRS D. BOLT.

ADDRESS 85 GABLE END NEW WOKINGHAM ROAD

PARISH WOK/WITHOUT E

PLOT No.

ORD. SHEET No. SU. 8364

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
327/52	MR. B. WHITTET	DETACHED HOUSE & GARAGE	14.7.52	APP. APP.
186/54	MR T. E. SLATFORD	BUNGALOW & GARAGE	22.4.54	APP. C/A
388/72	MR J.A. PARSONS	2/STOREY ADDITIONS	16.3.72	APP. C/A
BR 3234	"	S/STOREY EXTENSION	13.8.75	REF. N/A
03253	"	"	6.9.75	N/A C/A
23001	MR. D BOLT	S/ST. REAR EXTENSION; ROOF EXT. INCL. NEW PITCHED ROOF TO PROVIDE 3 ADD. BEDROOMS & BATHROOM	7.3.85	N/A C/A
BR24472	"	"	30.4.85	REF N/A
BR24798	"	ROOF EXT / S/ST REAR EXT	24.7.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

10.DEC.2001 5441

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 AND MRS D. BOLT 85 NEW WOKINGHAM ROAD CROWTHORNE BERKS RG45 6JN 01344 761477
	Agent's Name Address and postcode Phone number	MR A. BIDDULPH 21 ROSEBERY ROAD CHEAM SUTTON SURREY SM1 2BW 0208 642 6080
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.	85 NEW WOKINGHAM ROAD CROWTHORNE BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND REAR EXTENSIONS
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.	PITCHED TILED ROOF AND FACING BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4 (3 AT ONE AT GRND FLOOR)	Proposed: 7
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.	✓	
		DRGS 0104/10/01A,02A,03 04 10A,11A,12,14,15.	
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: A Bolt on behalf of MR AND MRS D. BOLT

Date 25/11/01

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



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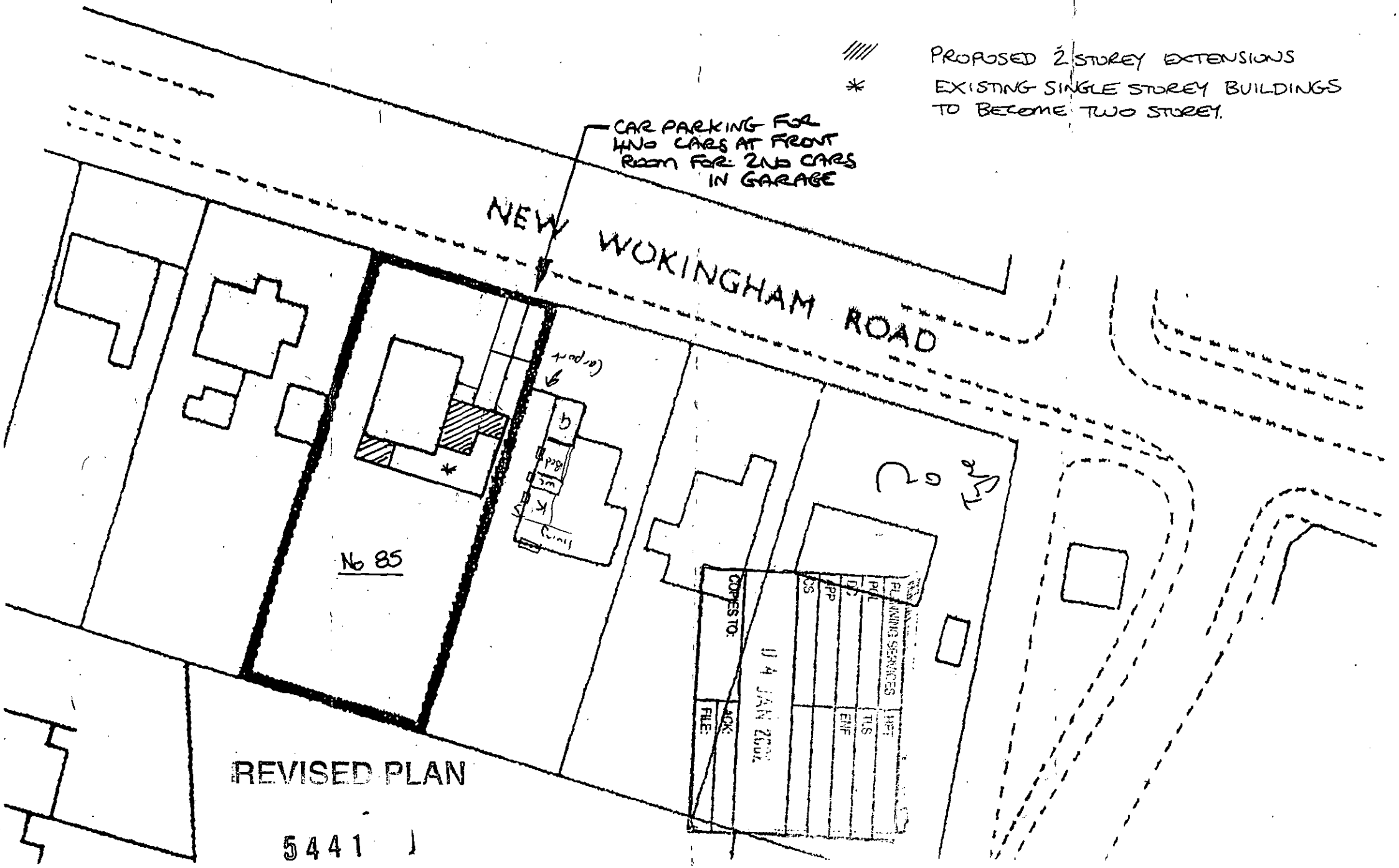
Development Control Section, Environmental Services, Wokingham District Council.

29 November 2001

Scale: 1 : 1250

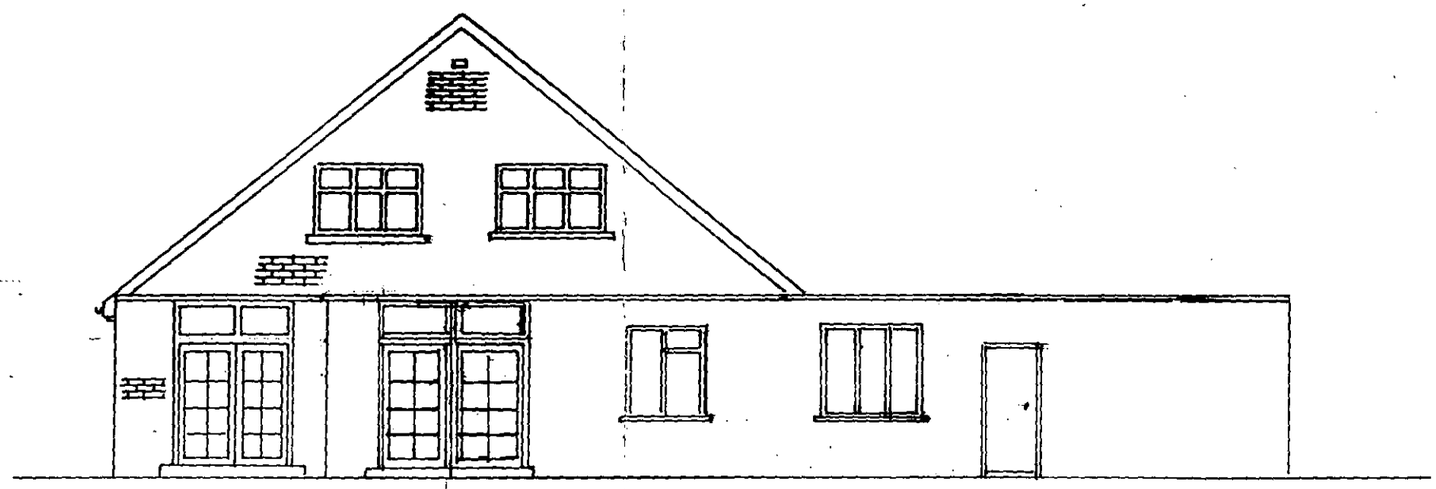
85 NEW WOKINGHAM ROAD, CROWTHORNE. BLOCK PLAN. SCALE 1:500. DRG. 0104/10/17. A

REV A. JAN 2002 CAR PARKING SPACES SHOWN

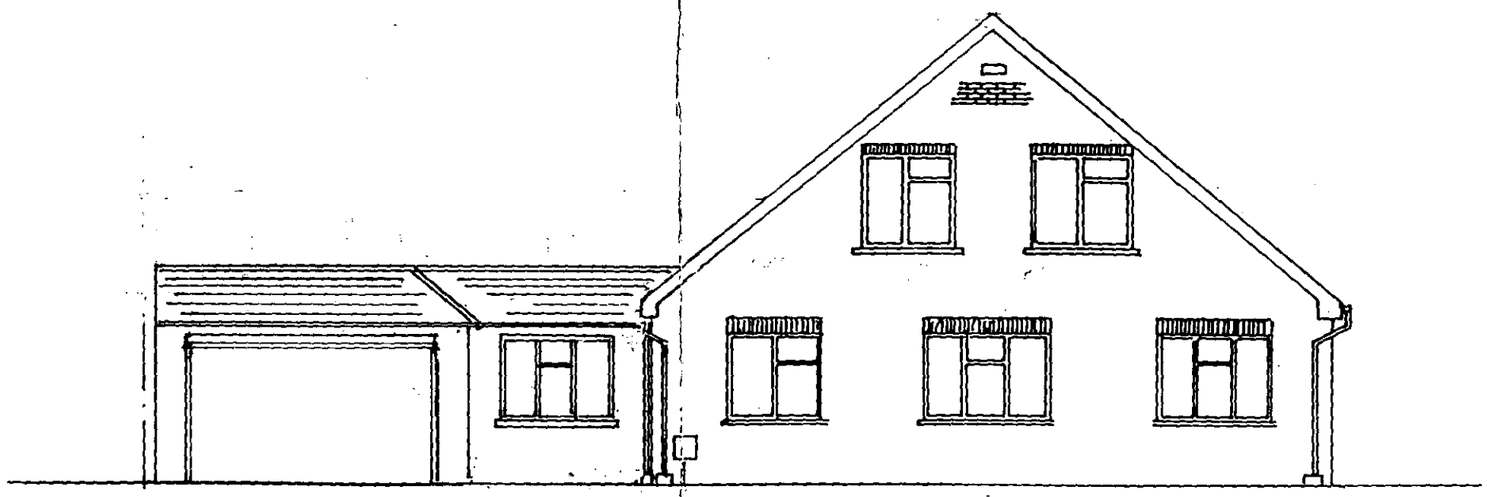


85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. EXISTING ELEVATIONS. DRAWING No 0104/10/03. SCALE 1:100

10.DEC.2001 5441

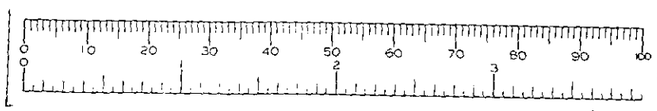


REAR ELEVATION

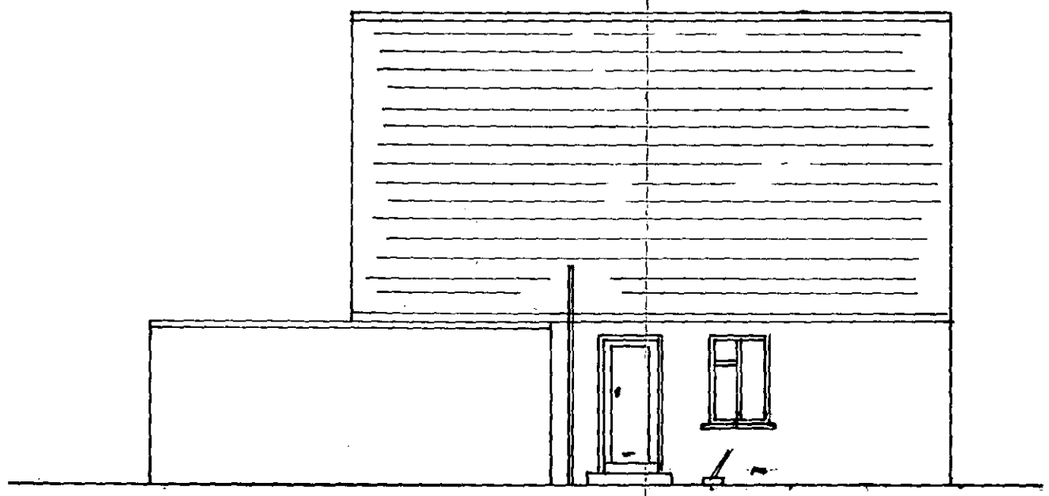


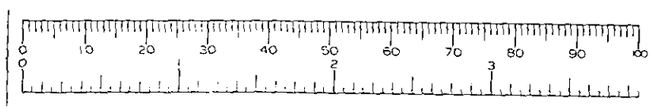
FRONT ELEVATION

REFUSED



85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. EXISTING SIDE ELEVATION. DRAWING 0104/10/04. SCALE 1:100





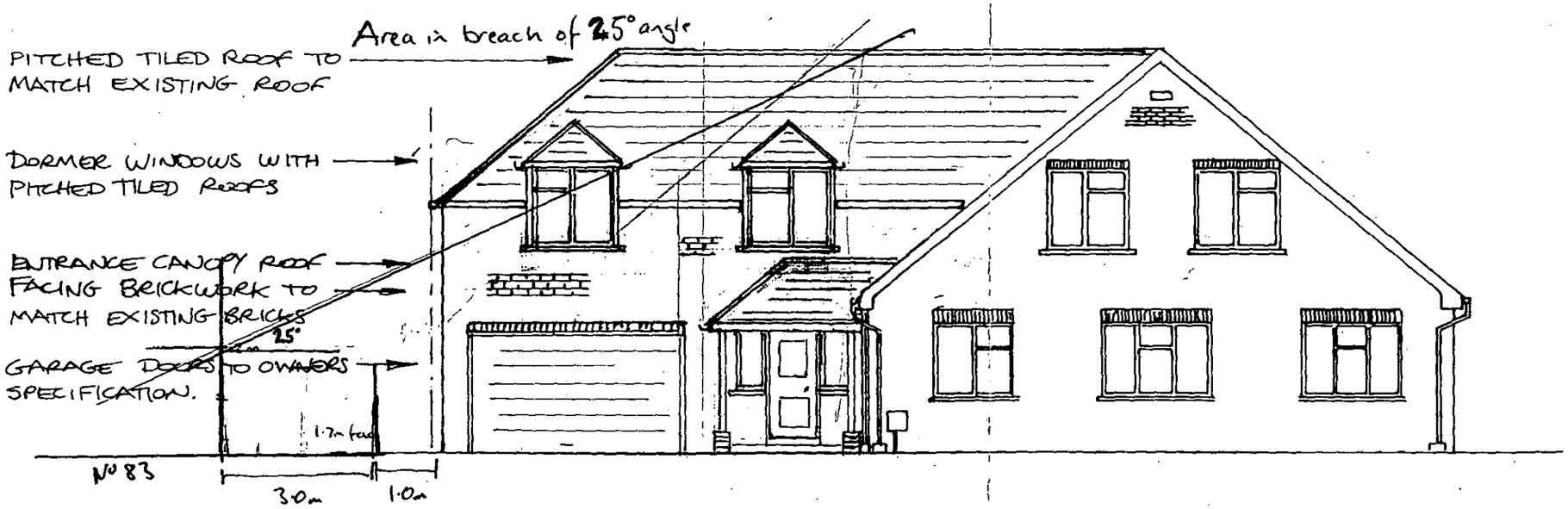
REFUSED

85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED ELEVATIONS. DRAWING D104/10/12. SCALE 1:100

10.DEC.2001* 5441



PROPOSED REAR ELEVATION



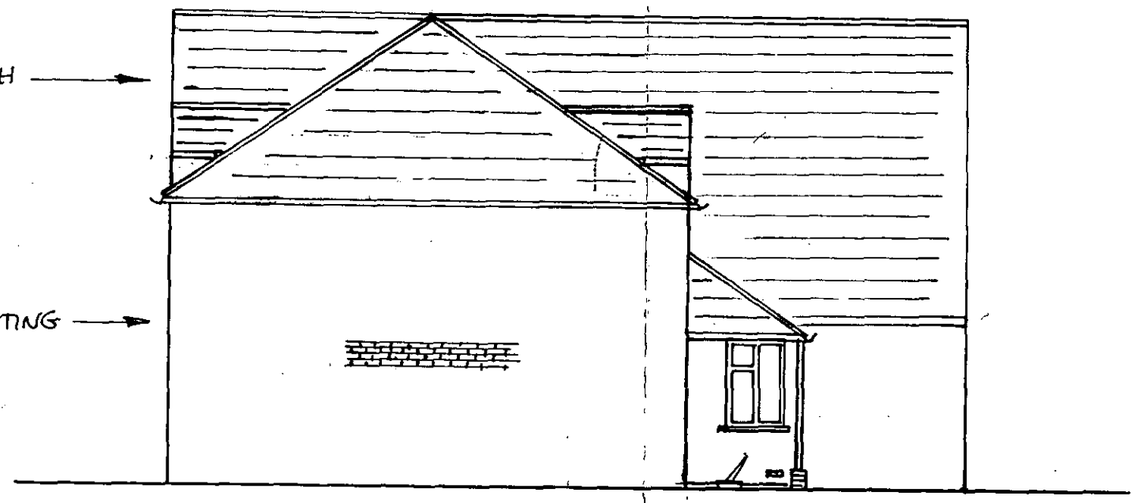
REFUSED

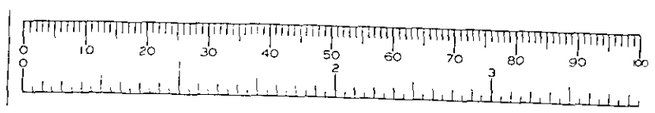
PROPOSED FRONT ELEVATION

85, NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED SIDE ELEVATION. DRAWING 0104/10/1H SCALE 1:100

PITCHED TILED ROOF TO MATCH EXISTING ROOF.

FACING BRICKS TO MATCH EXISTING BRICKWORK.

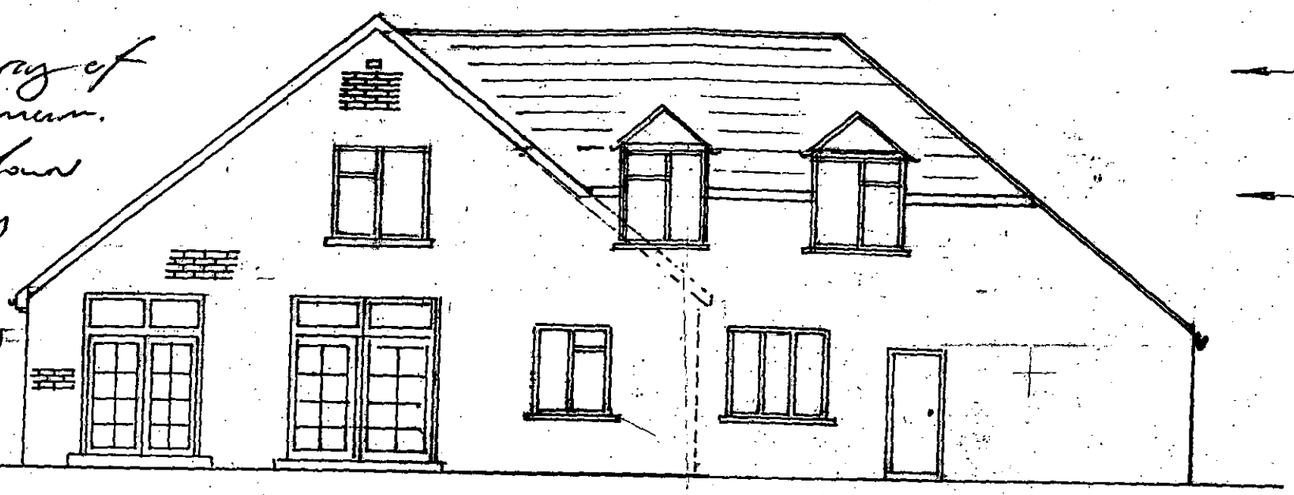




85 NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE. PROPOSED ELEVATIONS. DRAWING D104/10/12.B SCALE 1:10

REV A. DEC 2001 ROOFLIGHT SHOWN ON FRONT ELEVATION.
REV B FEB 2002 1ST FLOOR EXTENSION REDUCED IN SIZE.

Dave
I have kept lowering of ridge to a minimum. As the ridge goes down so does the eaves level. This reduces headheight in rooms between dormers.
Please phone
Dean.



PITCHED TILED ROOF TO MATCH EXISTING ROOF

DORMER WINDOWS WITH PITCHED TILED ROOFS.

PROPOSED REAR ELEVATION



PITCHED TILED ROOF TO MATCH EXISTING ROOF

DORMER WINDOWS WITH PITCHED TILED ROOFS

ENTRANCE CANOPY ROOF

FACING BRICKWORK TO MATCH EXISTING BRICKS.

GARAGE DOORS TO OWNERS SPECIFICATION.

TOWN PLANNING GUIDELINES AT 25 AND 45 DEGREES.

PROPOSED FRONT ELEVATION

0 10 20 30 40 50 60 70 80 90 100
0 2 3