APPLICATION NO:
**F/2001/3107**

LOCATION:
**57 Larkswood Drive, Crowthorne.**

APPLICANT:
**Mr & Mrs Penn C/O Wokingham Windows**

PROPOSAL:
**Proposed single stoery rear extension to dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **03/02/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**27/02/2001**

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr & Mrs Penn**
**C/O Wokingham Windows**
**Holme Grange Craft Village**
**Heathlands Road**
**Wokingham**
**Berkshire**
**RG40 3AW**

**Application Number: F/2001/3107**

| | |
|---|---|
| **Parish:** | **WOKINGHAM WITHOUT** |
| **Location:** | **57, Larkswood Drive, Crowthorne.** |
| **Proposal:** | **Proposed single storey rear extension to dwelling to form conservatory.** |

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

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

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

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

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

**Informative**

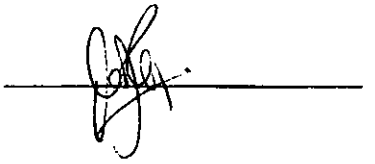
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1/STV6 and SBE1/2.

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

John Mitchell
Development Control Manager
Date: 12/02/2001

Notice checked by: 

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

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2001/3107

**Applicant :** Mr & Mrs Penn C/O Wokingham Windows.

**Location :** 57, Larkswood Drive, , Crowthorne.
**Proposal :** Proposed single stoery rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 16/01/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 16/01/01

**Date Registered : 02/01/2001**

**Earliest Date for Decision : 03/02/2001**

**Latest Consultation Date/Site Notice Expiry Date : 03/02/2001**

**This application will have expired on: 27/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Neighbours: No comments received.

Wokingham W P Council: No Objection.

**Planning Issues :** (Identified settlement)

1) neighbours
2) Streetscene

7/02/01

**Application Number: F/2000/3107**
**Appraisal:**

**1) Impact on neighbouring properties**

The proposal is for a single storey rear extension to a previously extended 2 storey detached house to form a conservatory.

The proposed extension will be located on the south east corner of the house adjacent to the existing flat roofed dining room extension and the existing kitchen. It will be 2.6 metres wide by 3.8 metres long. To be constructed in brick to below window levels. It will have a hipped pitched roof with an eaves height of 2.3 metres and a ridge height of 2.9 metres, the same height as the existing flat roofed dining room extension. The garden level at the rear of the property drops by 0.8 metres and is bounded by a 1.8 metre high enclosure.

No.59, to the east, at a slight angle, 2 storey detached house, main windows on ground floor face the rear garden. Extended to the rear with a single storey flat roofed extension, a patio (type) window on the south west elevation faces No. 57. However it is considered that due to the orientation and distance away (8.5 metres) behind a 1.8 metre high fence on adjacent boundary, the occupants of this property will not be overlooked.

No. 53, Leacroft, to the north west, 2 storey detached house, due to the orientation and distance away the occupants of this property will not be affected.

**2) Impact on street scene /visual impact.**

The roof of the conservatory may be visible from Larkswood Drive, however the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

10/02/01

**Application Number F/2001/3107**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions /~~Reasons for Refusal~~ |
|---|---|---|---|
| 1. | COO1 | ROO1 | Full Permission – 5 Years |
| 2. | CO14 | RO14 | External Finishes to match |

| |
|---|
| Informative for approvals |
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1/STV6 SBE1/2 |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 ~~WBE2~~ WOS2/3 |
| ~~GREEN BELT LOCAL PLAN POLICIES~~: |
| BERKSHIRE STRUCTURE PLAN POLICIES: EN1 |
| ~~MINERALS LOCAL PLAN POLICIES~~: |

John Mercer

12/2/01

# RECORD OF SITE VISIT

SITE ADDRESS: 57 Larkswood Drive Crowthorne.

APPLICATION NUMBER: F/2001/3107

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS Residential / 1956 dev
No 59, 2 storey detached, extended to rear with single storey ext', lounge window faces proposal. garage* adjacent to side boundary.

3. DESCRIPTION OF SITE/BUILDING 1956 dev.
2 storey greatly extended detached house on corner plot open plan front garden, enclosed rear garden. Brown/red brick, brown concrete tiled roof, white UPVC windows + doors fascia panels + BK guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan

5. SITE CONSTRAINTS

TREES – None

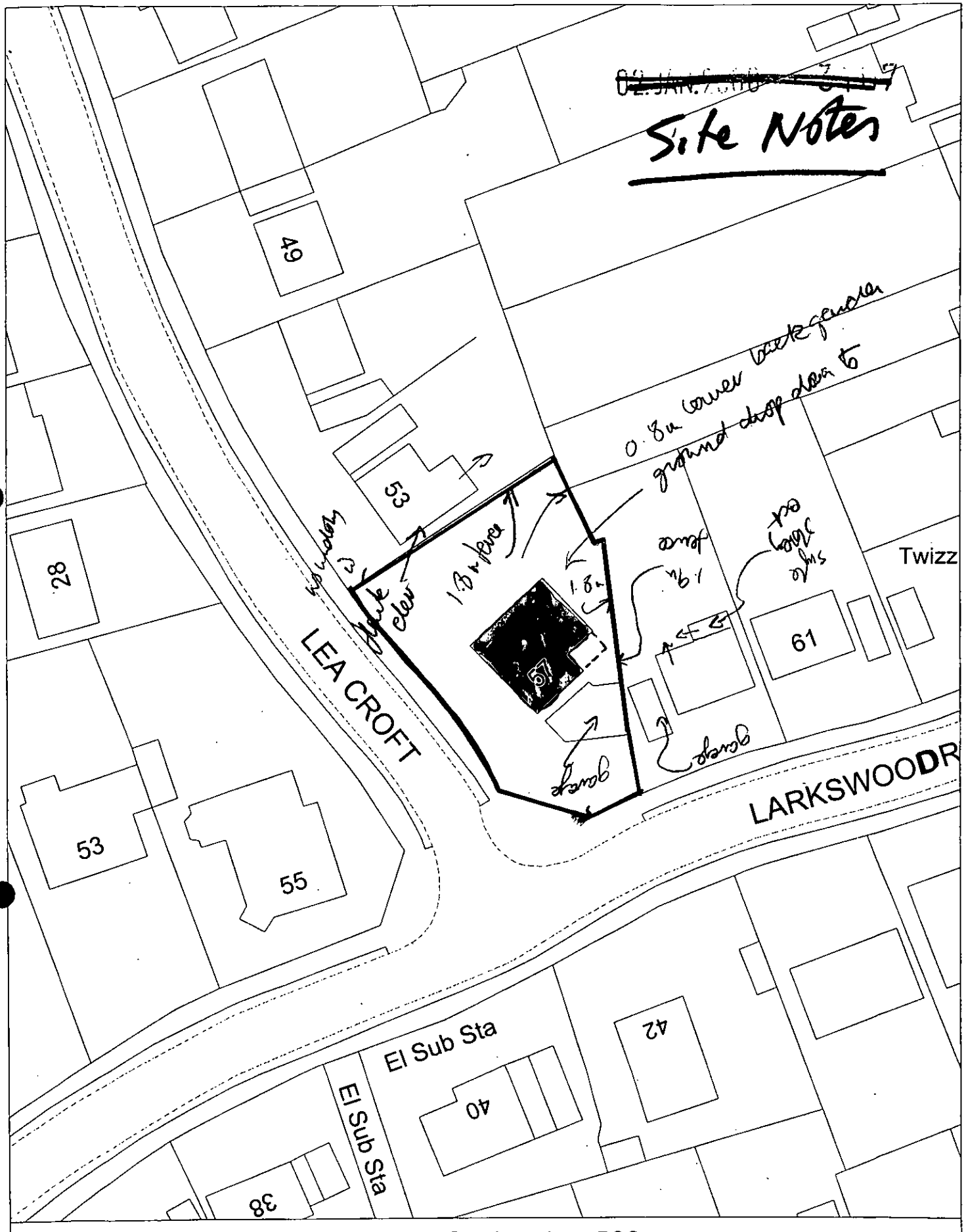
ACCESS/PARKING – As existing at front side / garage

LEVELS – Garden drops by 0.8m at rear

BOUNDARY TREATMENT – No. 59, 1.8m fence steps down to the rear garden.

OTHERS – No 53, adjacent boundary 1.8m high.

* Street scene will not be visible due to adjacent garage at front.




Site Plan, Scale: 1 to 500

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Date: 1 December 2000

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

Tel: 0118 974 6441

Date: **10 January 2001**

My ref: F/2001/3107

**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/2001/3107**
**57, Larkswood Drive, , Crowthorne.**
**Proposed single stoery rear extension to dwelling to form conservatory.**

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

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

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

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/3107**
**57, Larkswood Drive, , Crowthorne.**
**Proposed single stoery rear extension to dwelling to form conservatory.**
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 6441

Date: **10 January 2001**

My ref: F/2001/3107

**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,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

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**57, Larkswood Drive, , Crowthorne.**
**Proposed single stoery rear extension to dwelling to form conservatory.**
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 6441

Date: **10 January 2001**

My ref: F/2001/3107

**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


Dear Councillor

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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/3107**
**57, Larkswood Drive, , Crowthorne.**
**Proposed single stoery rear extension to dwelling to form conservatory.**
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**********

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/3107**
**CASE OFFICER: Andrew Thorley**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
| | | |
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**Received by Wokingham District Council**

# Application No: F/2001/3107

**Proposal:**
Proposed single stoery rear extension to dwelling to form conservatory.

**Location:**
57, Larkswood Drive, , 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2001. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**10 January 2001**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 02 JAN 2001 |
| Officer: AT | Application No. F/2001/3107 |

Map No 091 Site 0006

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 57 LARKSWOOD DRIVE

Parish: WOK W/OUT Ward: WOK W/OUT 10-01-01 D

Applicant: MR/MRS PENN

**Fee** Received 95-00 Required ..... Additional ..... Refund .....

(2)

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 10.01.01.B Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

---

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

---

**OTHERS:**

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

**NEIGHBOURS:**

.....Site notice and see map.....
.....
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01344762283

# Wokingham Without Parish Council Consultation Sheet

| | |
|---|---|
| **Officer** | Andrew Thorley |
| **No** | F 2001 3107 |
| **Proposal** | single storey rear extension to dwelling to form conservatory. |
| **Site** | 57 Larkswood Road Drive, Crowthorne. |

**Committee's Comments**

No comments.

**Signed :** _____
**Clerk to Wokingham Without Parish Council**

16 January 2001

Recd 1.25pm 27.12.00

[illegible] 3167

Wokingham Windows Limited
Holme Grange Craft Village
Heathlands Road
Wokingham
Berks RG40 3AW

23rd November 2000

Dear Sirs

Mr.& Mrs.C.Penn, 57 Larkswood Drive,Crowthorne RG45 6RH

Please accept this as confirmation of our request that you supply and erect a single storey conservatory at the rear of the kitchen at the above address.

The size and details have been discussed and we also request that you apply to Wokingham District Council for the necessary planning permission.

Yours faithfully

Colin and Sylvia Penn

399 4200 003 700

ADDRESS 57 LARKSWOOD DRIVE PARISH WOK/WITHOUT

PLOT No. 71 ORD. SHEET No. SU.8464 109

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 163/56 | MR. C.A. GOMME | O/APP. BUNGALOW | 16.4.56 | N/A REFUSE |
| 182/60 | BROCARSTON LTD | RES. DEV 54 DWELLINGS | 7.10.60 | APP. C/A |
| 72/61 | " | REVISED LAYOUT — DETACHED HOUSE & GARAGE | 26.6.61 | APP. C/A |
| R/110/64 | MR. EADD | BOUNDARY FENCE | 14.5.64 | N/A APP. |
| 90/73 | MAJOR P.A. SUNNICK | SINGLE & 2/STOREY ELTS | 25.1.73 | APP. APP. |
| BR 2184 | MISS SUNNICK | EXTENSION TO GARAGE | 25.2.75 | APP. N/A |
| 02261 | " | STORE ROOM | 20.3.75 | N/A C/A |
| BR 15499 | Mr Penn. | Patio Doors | 14.8.80 | App N/A |
| BR 16140 | " | BATHROOM SUITE | 21.1.81 | APP N/A |
| BR 20577 | " | LOUNGE EXTENSION | 11.5.83 | APP N/A |
| 19404 | " | " | 30.6.83 | N/A C/A |
| 30913 | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

| | | | | |
|---|---|---|---|---|
| 091074 BRA 8488 | " | 21ST. EXT. | 16.2.90 | APP |
| 35197 35447 | " | PORCH & S/ST EXT. | 12.4.90 | C/A |

# Environmental Services

For office use only.
Application number: 02 JAN 2008 3107

## 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<br>Address and postcode<br><br><br>Phone number | MR & MRS C. PENN<br>57 LARKSWOOD DRIVE<br>CROWTHORNE<br>RG45 6RH.<br><br>01344 776393. |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | WOKINGHAM WINDOWS<br>HOLME GRANGE CRAFT VILLAGE<br>HEATHLANDS RD.<br>WOKINGHAM RG40 3AW<br>01189892948. |
| 3 | Site<br>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. | 57<br>AS ABOVE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | CONSERVATORY. |
| 5 | Are there any trees on the site?<br>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. | DWARF BRICK WALL (600mm) ON TOP OF WHICH WILL BE UPVC CONSERVATORY. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: | Proposed: |
| **10** | Does a public right of way touch the site?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

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

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

**Certificate A**

I certify that

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

**Certificate B**

I certify that

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

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

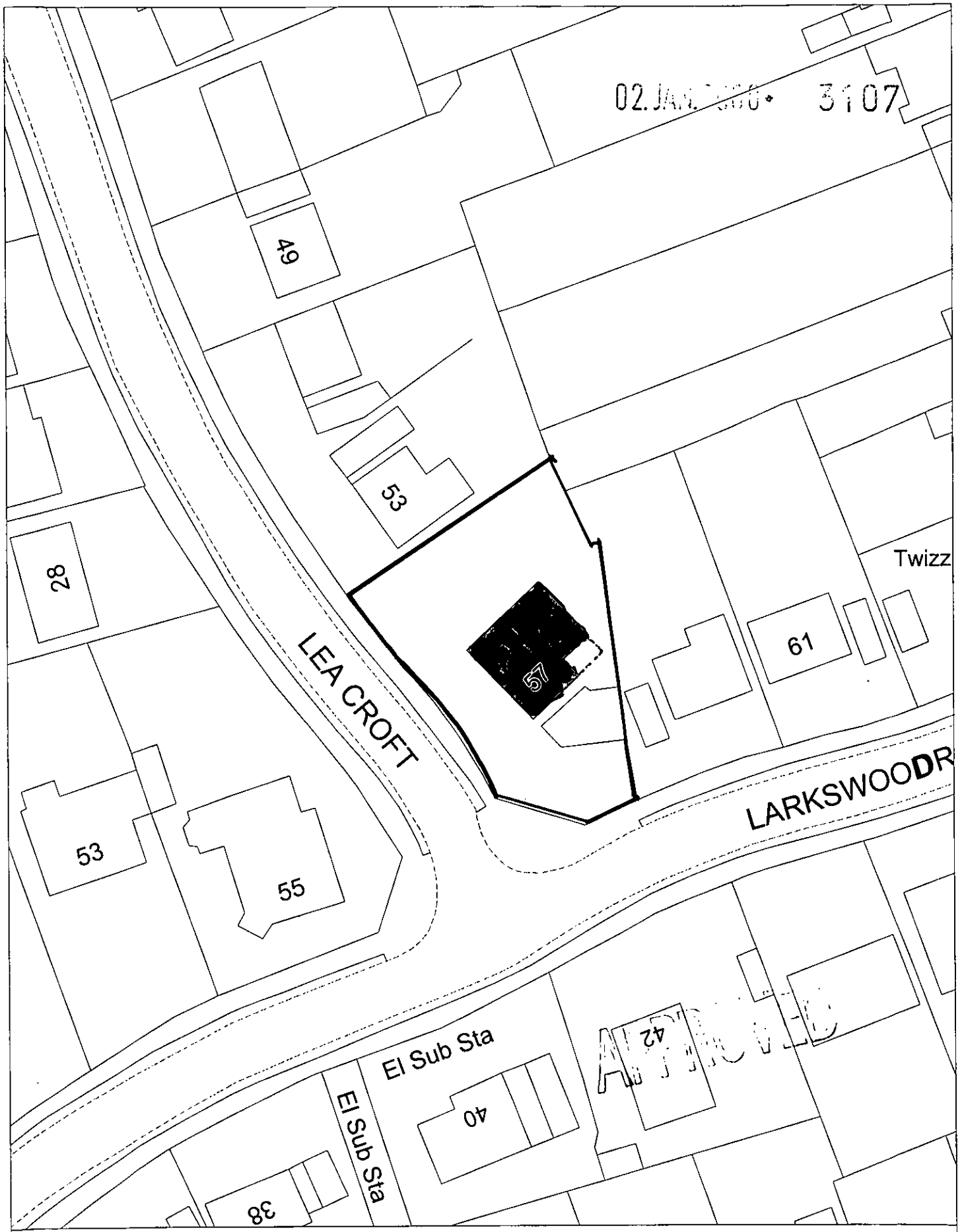
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Wokingham Windows

Date 21/12/00

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




Site Plan, Scale: 1 to 500

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Date: 1 December 2000

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Site Plan, Scale: 1 to 2500

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Date: 1 December 2000

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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 1250

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W E
S