APPLICATION NO:
F/2001/3110

LOCATION:
17 Heatherdene Avenue, Crowthorne.

APPLICANT:
Mr D Chapman

PROPOSAL:
Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

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

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Chapman
17, Heatherdene Avenue
Crowthorne
Berkshire
RG45 6AA

Application Number: F/2001/3110

Parish: **FINCHAMPSTEAD**

Location: **17, Heatherdene Avenue, Crowthorne.**

Proposal: **Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.**

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. Except where stated otherwise on the approved drawings, 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.

Condition
3. 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.

Condition
4. 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.

Condition
5. The garage shall have minimum internal dimensions of 5.0m x 2.5m or the driveway must be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this if necessary.

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.

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

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

Reason
5. To comply with the Local Planning Authority standards.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

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

Berkshire Structure Plan Policy EN1.

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

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.

03.JAN.2000* 3110

Additional Notes to Planning Application for
Beech Corner, 17 Heatherdene Avenue,
Crowthorne, Berkshire RG45 6AA

- The final dimensions may be slightly smaller than those noted on the plan.
- There are no plans to remove any trees from the site. However, it may be necessary to remove the tree marked on the plan.
- The tree indicated on the 1:500 metre plan is a 1.5 metre tall winter blossoming tree, with a canopy of approximately 1.5 metres.
- The garage should not change the outlook from the property. The garage door is the only aspect of both the existing garage and the new proposed garage, that is visible from the road.

APPROVED

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 3 August, 2001
My ref. BC/DC/F/2001/3110

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

Mr D Chapman & Mrs A Richards-Chapman
c/o Mr P J Burtwell
51 Summers Road
Godalming
GU7 3BD

Dear Sirs

PLANNING PERMISSION F/2001/3110
SITE: 17 HEATHERDENE 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/2001/3110 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

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3110 AT
BUILDING CONTROL NUMBER	FP2001/1999 South
~~APPLICANT~~/AGENT	Mr P. J. Burtwell.
ADDRESS OF SITE	"Beech Corner" 17 Heatherdene Avenue Crowthorne
DESCRIPTION OF PROPOSED WORK	S/S side ext to dwelling to form replacement garage. Demolish existing shed & garage

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	rec.d 20/6/01	rec.d 23/1/01
ELEVATIONS	— " —	rec.d 03/01/01 — " —
FLOOR PLANS	— " —	— " —

applicant's own drawings.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	None
IF YES, WHAT ARE THE DIFFERENCES? BC - roof appears to be hipped side garage door added. Seen Andrew T.		
DATE	11/7/01	18/7/01

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	11/7/01	18/8/01	
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6443 (Direct Line)

Date. 11 July, 2001

My ref. CD/FP2001/1999(3110)

Mrs Richards-Chapman & Mr Chapman
C/o Mr P J Buntwell
51 Summers Road
GODALMING
Surrey

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:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sir/Madam,

SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM REPLACEMENT GARAGE. DEMOLITION OF EXISTING SHED AND GARAGE AT 17 HEATHERDENE AVENUE, CROWTHORNE

Thank you for your Building Regulations Application Number FP2001/1999 received on 20 June.

I note that there are discrepancies between this application and the approved Planning Application Number F/2001/3110:

- THE ROOF APPEARS TO BE ALTERED TO A HIPPED ROOF
- ADDITION OF A SIDE DOOR TO THE GARAGE

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 26 July.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3110	AT
BUILDING CONTROL NUMBER	FP 2001/1999 South	
APPLICANT/AGENT	Mr P. J. Burtwell.	
ADDRESS OF SITE	"Beech Copse" 17 Heatherdene Avenue Coulsdon	
DESCRIPTION OF PROPOSED WORK	S/S side ext to dwelling to form replacement garage. Demolish existing shed & garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec.d 20/6/01	rec.d 23/1/01
ELEVATIONS	—	rec.d 03/01/01
FLOOR PLANS	—	—

applicant's own drawings.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? BC - see Andrew T.	roof appears to be hipped side garage door added	
DATE	11/2/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	11/2/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3110

Applicant : Mr D Chapman .

Location : 17, Heatherdene Avenue, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 03/01/2001

Earliest Date for Decision : 03/02/2001

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

This application will have expired on: 28/02/2001. 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 :

Landscape : No Objections (see notes a file)
Highways : Parking conditions.
Finchampstead PC : No Objections
Neighbours : No comments received.

Planning Issues : (

1) Neighbours .
2) Streetscene .
3) Landscape .
4) Highways.

Application Number: F/2000/3110
Appraisal:

1) Impact on neighbouring properties

The proposal is for single storey side extension to a 3 storey detached house to form a replacement garage and shed area. It will replace a single storey carport, garage and shed.

The proposed single storey garage and shed will be located on the north west elevation of Beech Corner. To be set back by 9.2 metres from the front elevation of the house facing Heatherdene Avenue. It will be 2.72 metres wide at the front and 3.95 metres at the rear and will extend 14.74 metres towards the rear of the property, adjacent to the neighbouring boundary. The eaves height of the proposed pitched roof will be 2 metres with a ridge height of 2.4 metres.

There will be three new windows and a door. Two windows to be inserted in the south east elevation and a new window and door to be inserted in the south west elevation, but these will not affect neighbouring properties

It is considered that due to the position of the proposal, the distance away and the adjacent boundary treatments the neighbouring properties to the north and south will not be affected.

2) Impact on street scene /visual impact.

To be constructed with red brickwork and dark stained timber walls with white window frames all to match the original garage construction, therefore it is considered acceptable.

3) Landscape

Has no objection to the small cherry tree located in the rear garden being removed and is not visible from Heatherdene Avenue. However small concern for the number of large Fir trees that overhang the garden on the northern boundary, these may need to be cut back to the boundary in order to allow space for the proposed garage to be built. These trees are not protected.

4) Highways

Approval with conditions.

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

Application Number F/2001/3110
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C015	R015	External Finishes ~~to match~~
			– unless stated to match
3.	C049	R049	Garage(s) to be retained for
			vehicle parking.
4.	C122	R122	Parking + Turning area before occupation
5.			Garage to have minimum
			internal dimensions of 5.0m x 2.5m
			or the driveway must be a
			minimum of 4.8 metres wide
			and the associated crossing
			extended to accommodate
			this if necessary.
5.			To comply with the local Planning
			Authority standards.
			Informatives
	N04		Planning Permission only (Not BR
			Approval)
	N06		Within Curtilage

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/STV6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES:~~

John Mitch
12/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 17 Heatherdene Avenue Crowthorne.

APPLICATION NUMBER: F/2001/3110

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front light fitting

2. DESCRIPTION OF SURROUNDINGS Residential / backs onto railway line.
No 15, 2 storey, extended detached house, ~~adjacent~~ to the South. (not affected)
For Trees', to the north 2/3 storey large detached house in grounds (not affected)

3. DESCRIPTION OF SITE/BUILDING Period property 1930's? modernised
3 storey extended, detached house, set in enclosed large rear garden. Backs onto railway line.
Orange brick, red clay tiled roof, white UPVC windows + doors with black guttering + fascia boards

4. RELATIONSHIP TO ADJOINING PROPERTIES

Group of large detached houses, along quiet cul de sac, different designs + styles, modern + period properties.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing at front off Heatherdene Ave.

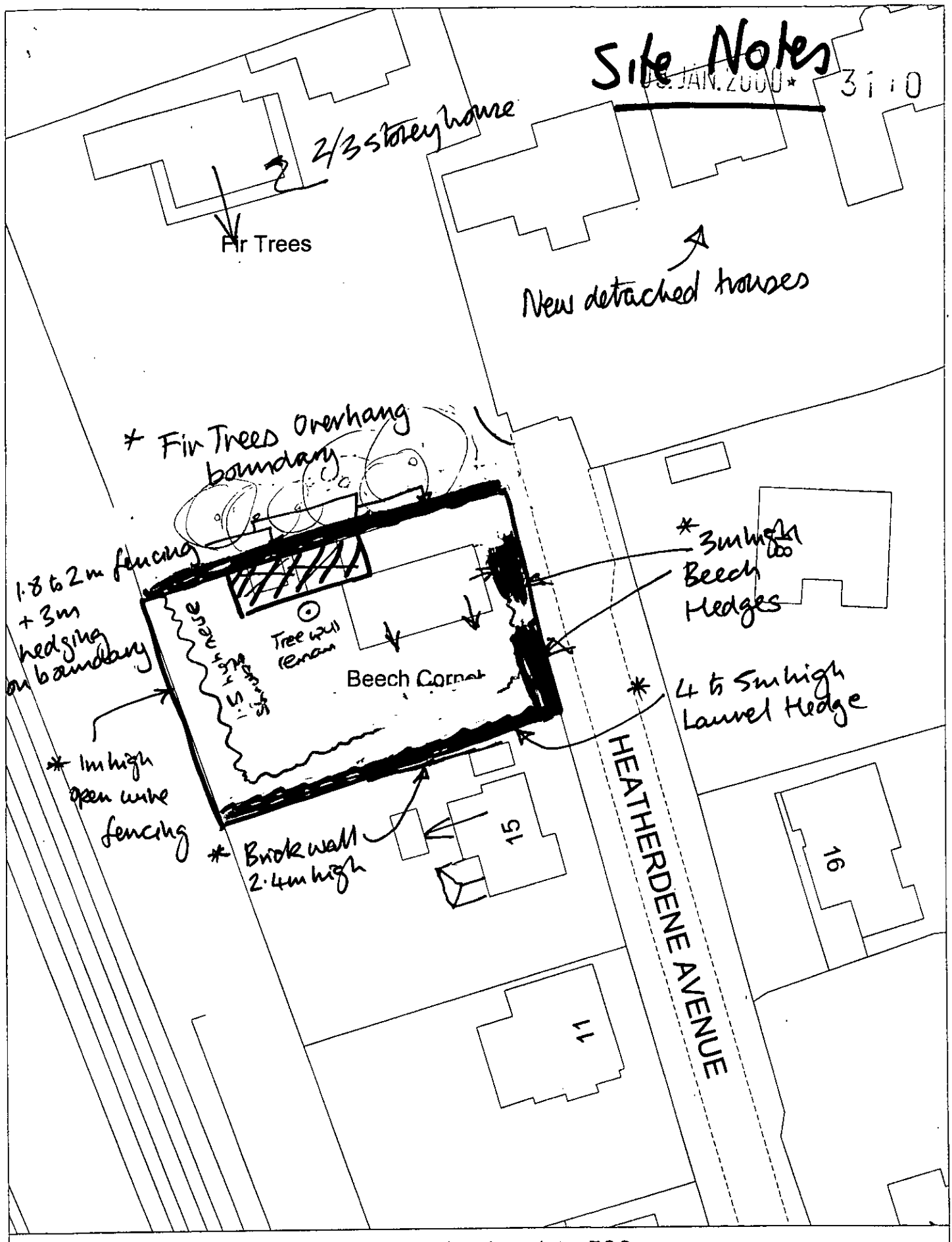
LEVELS — N/C

BOUNDARY TREATMENT — Front boundary 3m Beech hedge / fence.
— Rear boundary 1m high open wire fence.
— No 15, 2m wall + 4 to 5 metre high approx laurel hedging.
— 'For Trees', 1.8m + 2m c/b fencing + 3m high green hedging on boundary + trees.

OTHERS

NB Proposal is to replace existing garage, sheds ... + car port at side of property.

* Will not affect neighbours. * Proposal will be an improvement.



Site Plan, Scale: 1 to 500

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Date: 2 January 2001

N W E S

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

Tel: 0118 974 6441

Date: **10 January 2001**

My ref: F/2001/3110

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/3110
17, Heatherdene Avenue, , Crowthorne.
Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

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/2001/3110**
17, Heatherdene Avenue, , Crowthorne.
Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6441

Date: **10 January 2001**

My ref: F/2001/3110

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2001/3110
17, Heatherdene Avenue, , Crowthorne.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3110**
17, Heatherdene Avenue, , Crowthorne.
Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2001/3110

Proposal:
Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

Location:
17, Heatherdene 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. 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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3110
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 JAN 2001
Officer: AT	Application No. F/2001/3110

Map No. 116. Site 0.09.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM REPLACEMENT GARAGE. DEMOLITION OF EXISTING SHED & GARAGE

Location: 17 HEATHERDENE AVENUE

Parish: ~~WOK WBUT~~ Finchampstead Ward: Finch South.
10.01.01.

Applicant: MR D CHAPMAN

Fee Received 95-00 (4) 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	Parking layout for 4 cars.	10.1.	23/01
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– Elevations not drawn correctly to scale of 1:200	10.1.	23/01 ✓
6	Floor plans	– windows & doors are shown in elevations but not marked onto floor plans		23/01
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment ok		
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

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.....

Date: 25 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3110

Location: 17, Heatherdene Avenue, Crowthorne.

Proposal: Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

Applicant: Mr D Chapman.

Case Officer: Andrew Thorley

The new plans show the following: Revised floor plans showing location of windows and doors and parking layout for 4 vehicles.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL

(1) C049, R049

(2) C122, R122.

(3) Garage to have minimum internal dimensions of 5.0m x 2.5m or the driveway must be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this if necessary.

Adam Coggins 01/02/01

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 10 January 2001

Application Number: F/2001/3110

Proposal: Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
17, Heatherdene Avenue, , Crowthorne.

Applicant:
Mr D Chapman .

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).

① Co4g, Ro4g.

② The new garage must have minimum internal dimensions of 5.0m × 2.5m.
Reason: To comply with the Local Planning Authority Standards.

Signed: _____ **Print name:** Adam Coggins 12/01/01

FROM: Andrew Thorley

DELEGATED

DATE: 10 January 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	
POL	
DC	
GS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3110

Proposal: Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage..

Site Address: 17, Heatherdene Avenue, , Crowthorne.

Applicant: Mr D Chapman .

Your observations are required in respect of this application **by 03/02/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.

Date: 25 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3110

Location: 17, Heatherdene Avenue, Crowthorne.

Proposal: Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.

Applicant: Mr D Chapman.

Case Officer: Andrew Thorley

The new plans show the following: Revised floor plans showing location of windows and doors and parking layout for 4 vehicles.

Comments are required by 04/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

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

App No. F/2000/3110 (Planaps) / (Ludhouse) Date Rec. 23/01/01

Location: 17, Heatherdene Avenue,

Parish Crowthorne

Applicant: Mr. D. Chapman

Description of attached plans Revised ~~plans showing~~ floor plans showing location of windows and doors and parking layout for 4 vehicles

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER AT

Consultations Sent by Admin. on 25.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

By hand 21/01

F/2001/3110

PLANNING SERVICES	HPT 38990
POL	TLS
DC	ENF
APP	
OS	
23	
COPIES TO:	ACK
	FILE

Beech Corner
Heatherdene Ave
Crowthorne
Berkshire
RG45 6AA

Dear Mr Thorley,

attached are the modified floor plan and layout for four vehicles as requested in the compliment slip photocopied below. I have also enclosed the postcard to confirm that a site notice has been displayed outside the above property

Regards

D. Radcliffe

REVISED PLAN

3110

Please submit parking layout plan for 4 Vehicles

Windows and doors shown on elevations but not on floor plans. Please submit new floor plan.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 18 January 2001

Location:	17 Heatherdean Avenue, Crowthorne, Finchampstead
Proposal:	Proposed singe storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage.
Application Number:	F/2001/3110

In response to your consultation dated 10 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The cherry tree in the rear garden indicated on the plan is not a particularly large specimen and nor is it visible from Heatherdean Avenue. I therefore have no objection if the tree needed to be removed during construction.

There are a number of large trees in the garden of the adjacent property, Fir Trees, which overhang the garden in the location of the end of garage building. The trees may need to be cut back to the boundary to allow the space for the proposed building to be built. These trees are not protected.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6441

Date: 10 January 2001

Your Ref:

My Ref: Andrew Thorley
F/2001/3110

The Owner / Occupier
7
HEATHERDENE AVENUE
CROWTHORNE
BERKSHIRE
RG456AA

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

Application Number: F/2001/3110

Site Address: 17, Heatherdene Avenue, Crowthorne.

Proposal: Proposed single storey side extension to dwelling to form replacement garage. Demolition of existing shed and garage..

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 this office 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 and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

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/2001/3110** . 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. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look 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, **Andrew Thorley**, on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

ADDRESS Beech Corner 17 Heatherdene Avenue PARISH Finchampstead

PLOT No.

ORD. SHEET No. SU 8364 (116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
00318	Col L A W New	2/storey extension	11·4·74	N/A	C/A
BR 632	"	"	30·4·74	APP	N/A
15834	MR. G. DODDS	5/storey "	25·6·81	N/A	C/A
BR 15760	"	KITCHEN, CLOAKS & BOILER HOUSE	7.6.82	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Receipt No 71122 2.1.01

Environmental Services

For office use only.
Application number: 03.JAN.2000* 31:0

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	MR DAVID CHAPMAN
	Address and postcode	BEECH CORNER 17 HEATHEROENE AVENUE CROWTHORNE, BERKSHIRE RG45 6AA
	01344774692	
	Phone number	(mobile) 0777 575 0739
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY DOUBLE LENGTH GARAGE TO REPLACE EXISTING GARAGE AND SHED

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.	BRICK BASE TO MATCH BUILDINGS EXISTING BRICKWORK (RED). DARK STAINED TIMBER WALLS, WHITE WINDOW FRAMES - ALL TO BE SIMILAR TO ORIGINAL GARAGE	
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: 5	Proposed: N/A
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.	£95.00	
	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

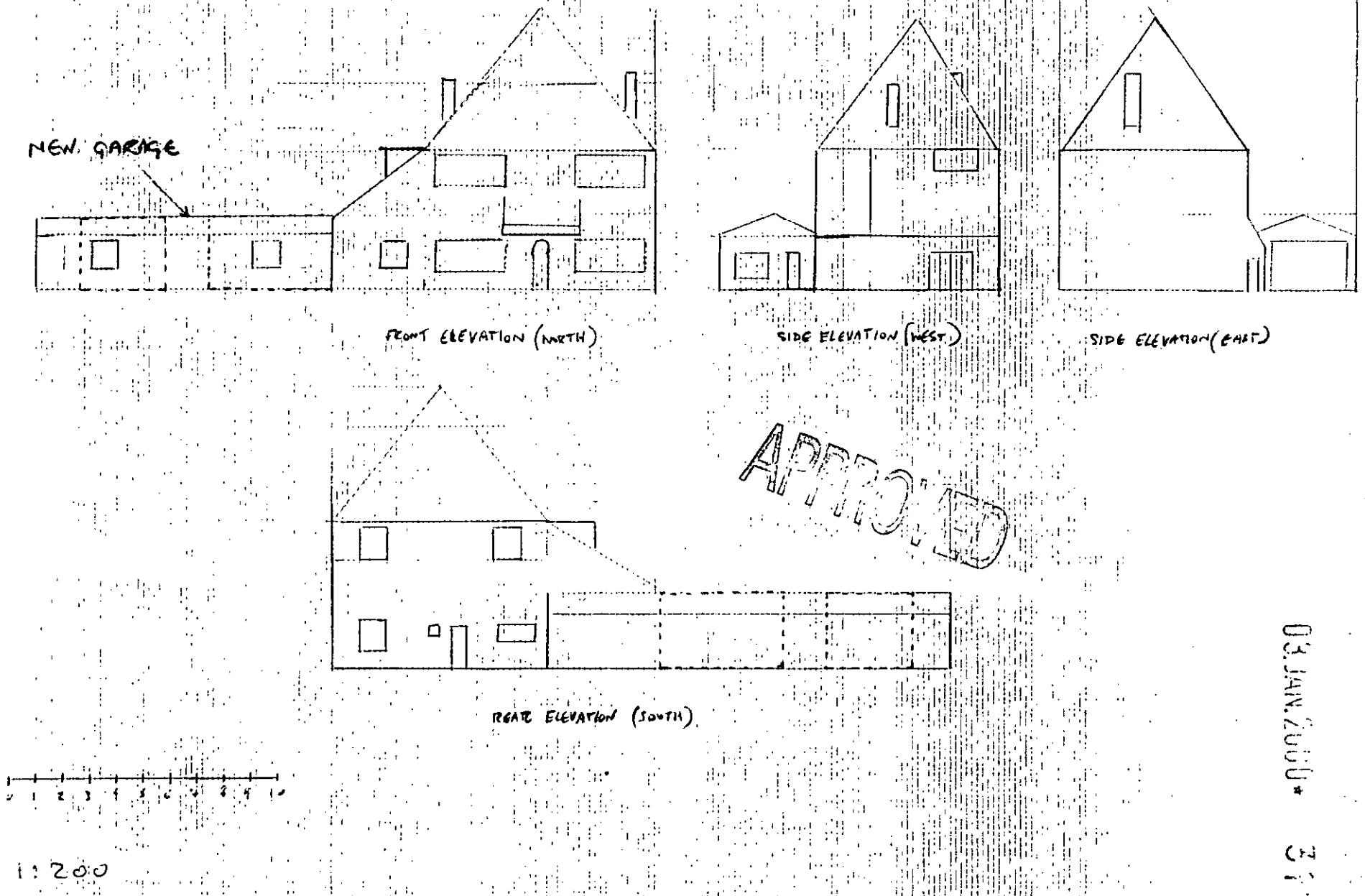
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MYSELF (OWNER) (WIFE)

Date 21/1/01

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



03 JAN 2000 * 3110

9/1/2001

F/2001/3110

NOTE: DOUBLE SIDED SHEET

REVISED PLAN

3110

PLANNING APPLICATION FOR

BEECH CORNER, 17 HEATHERDENE AVENUE

FLOOR PLAN 1:100 (metres)

0 1 2 3 4

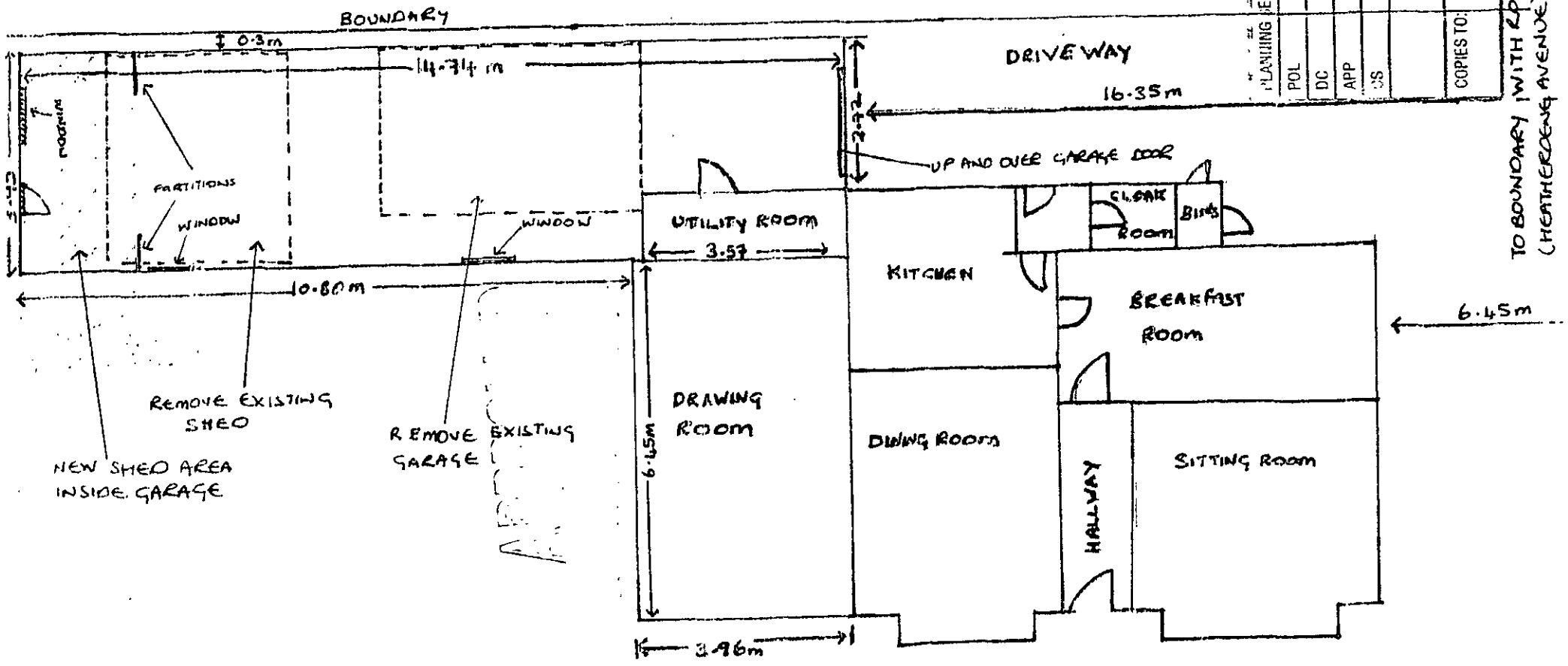
HPT 166 ENF

PLANNING SERVICES POL DC APP CS

23 JAN 2001

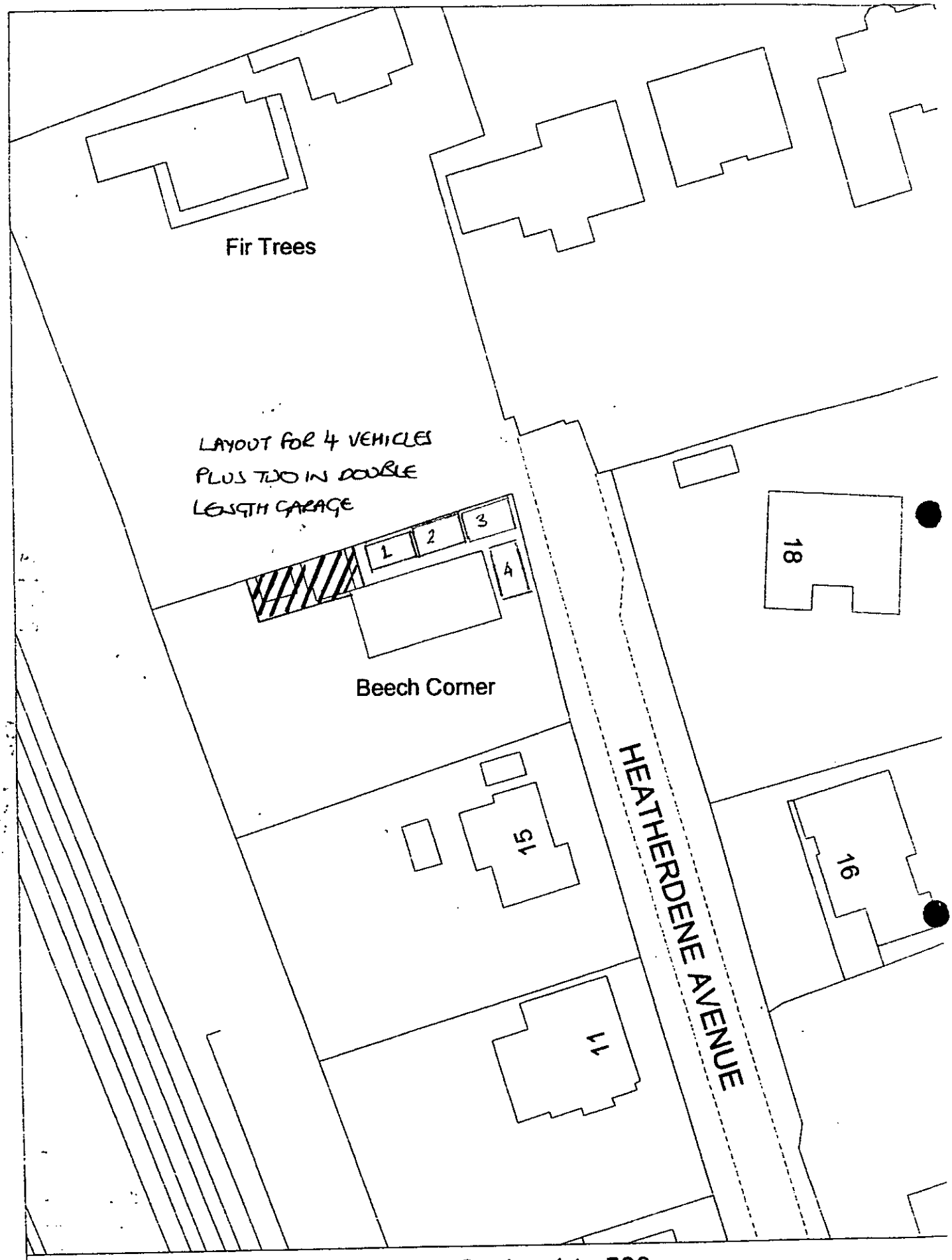
ACK:

COPIES TO: FILE:



GROUND FLOOR PLAN

9/11/01



F/2001/3110
NOTE: DOUBLE SIDED SHEET

Site Plan, Scale: 1 to 500

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Date: 2 January 2001

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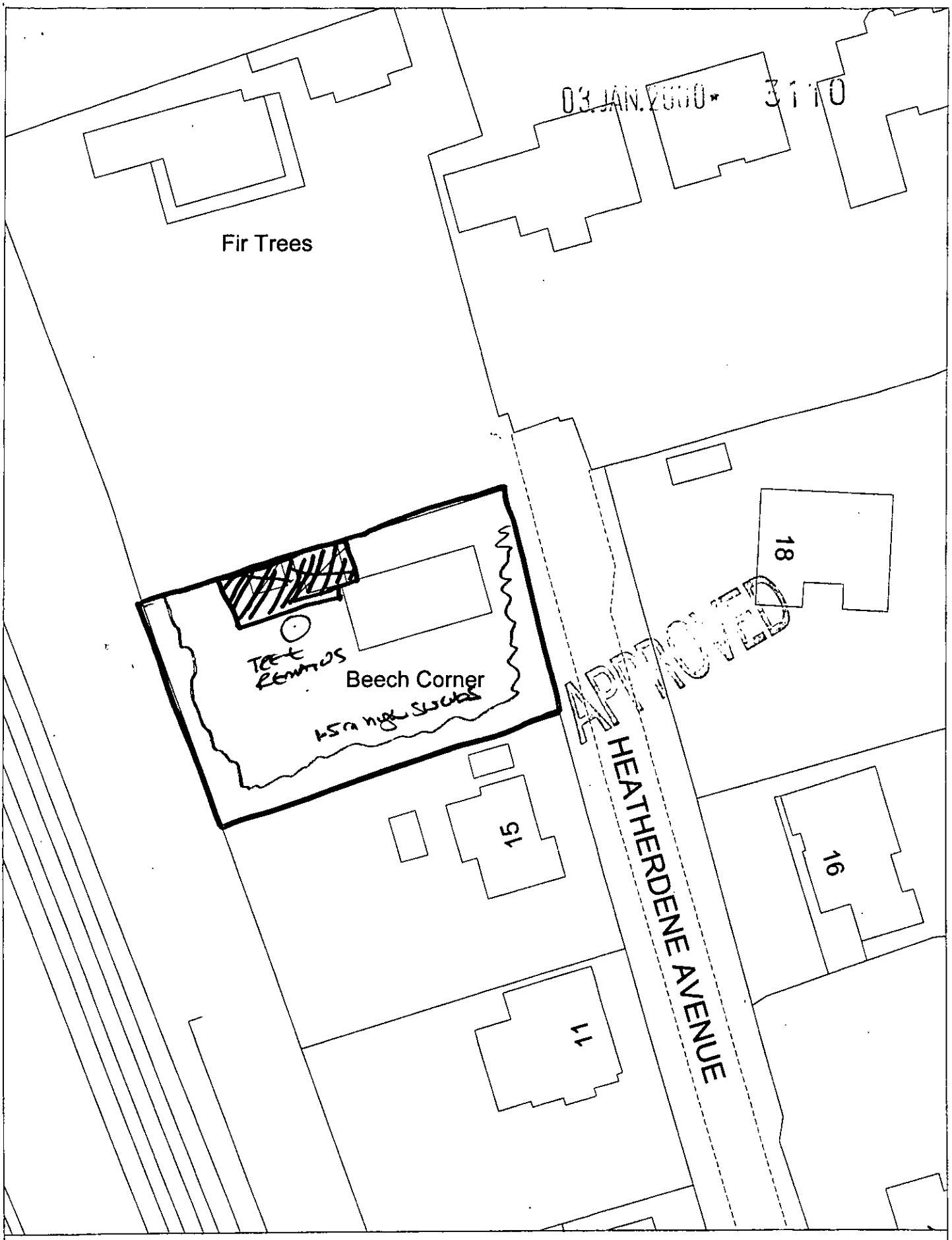

Site Plan, Scale: 1 to 500

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Date: 2 January 2001

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Site Plan, Scale: 1 to 2500

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Date: 2 January 2001

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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

N W E S