APPLICATION NO:
F/2001/5228

LOCATION:
49 Lupin Ride, Crowthorne.

APPLICANT:
Mr & Mrs Kaye C/O Anglian Home Improvements

PROPOSAL:
Proposed single storey front porch extension to dwelling and conversion of garage to room.

Listing letter exp: 15/12/01

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2002

CASE OFFICER: **Helen Pollock**

APPROVED

No OBS 03.01.02 SV

JJ7

DO

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kaye
C/O Anglian Home Improvements
Conservatory Admin Dept.
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2001/5228

Parish: **WOKINGHAM WITHOUT**

Location: **49, Lupin Ride, Crowthorne.**

Proposal: **Proposed single storey front porch extension to dwelling and conversion of garage to room.**

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

Reason
3. 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 LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LT5/6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT7/6.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

Received by Wokingham District Council

Application No: F/2001/5228

Proposal:
Proposed single storey front porch extension to dwelling and conversion of garage to room.

Location:
49, Lupin Ride, , 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/2001/5228 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 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

15 November 2001

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 November 2001

Application Number: F/2001/5228

Proposal: Proposed single storey front porch extension to dwelling and conversion of garage to room.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
49, Lupin Ride, , Crowthorne.

Applicant:
Mr & Mrs Kaye C/O Anglian Home Improvements.

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).

3 spaces

Comment.

How many ~~bedrooms~~ does the property have? (4)
Please indicate the extent of the shared driveway (accurately + to scale).
Revised space sizes of 5.5m by 2.4m in front of the garage and other spaces of 4.8m by 2.4 m, all to be within the curtilage of the property.

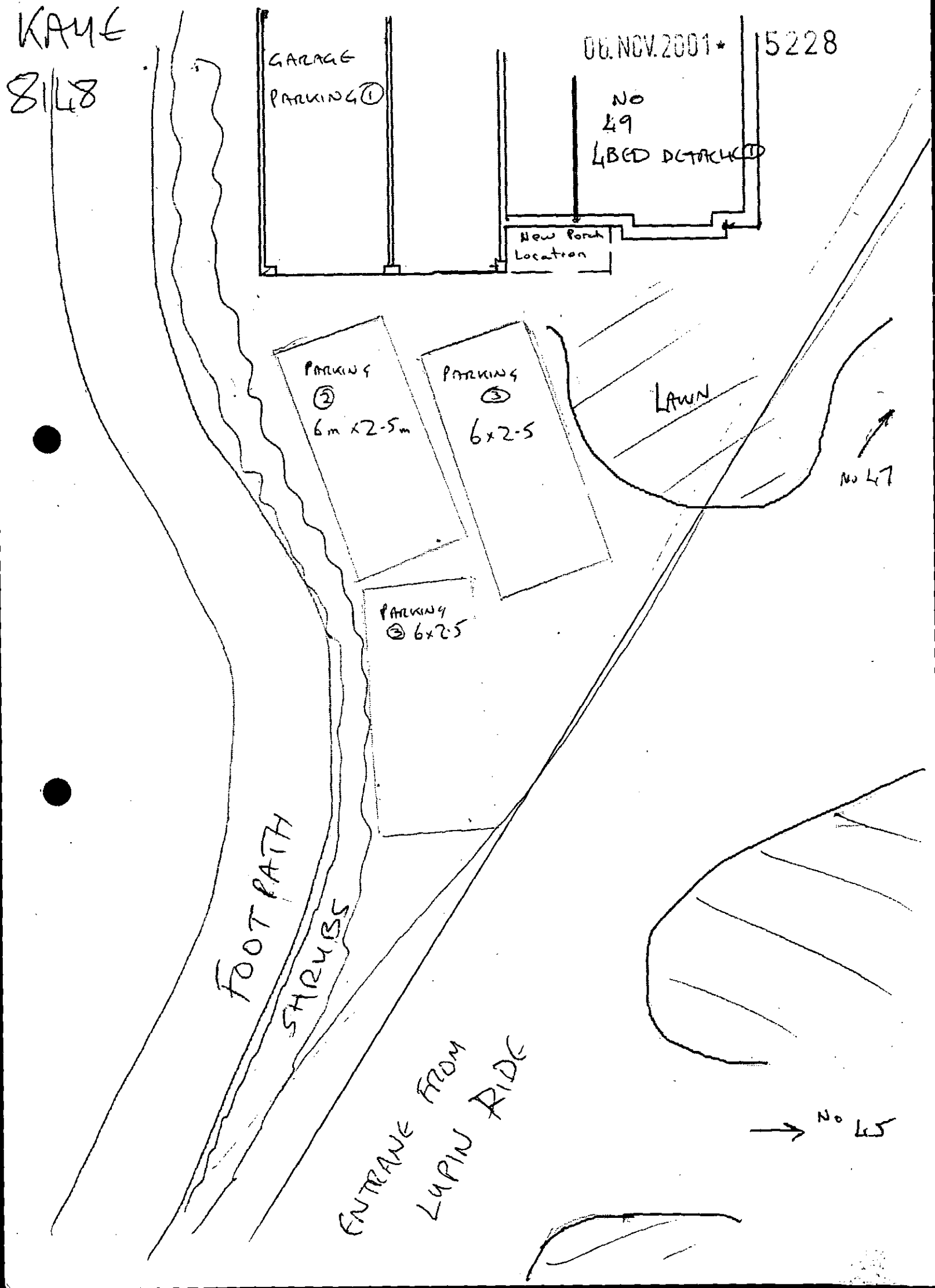
Signed: _____ **Print name:** AC
Alan ~~Coggins~~
Coggins.

Revised plan received.

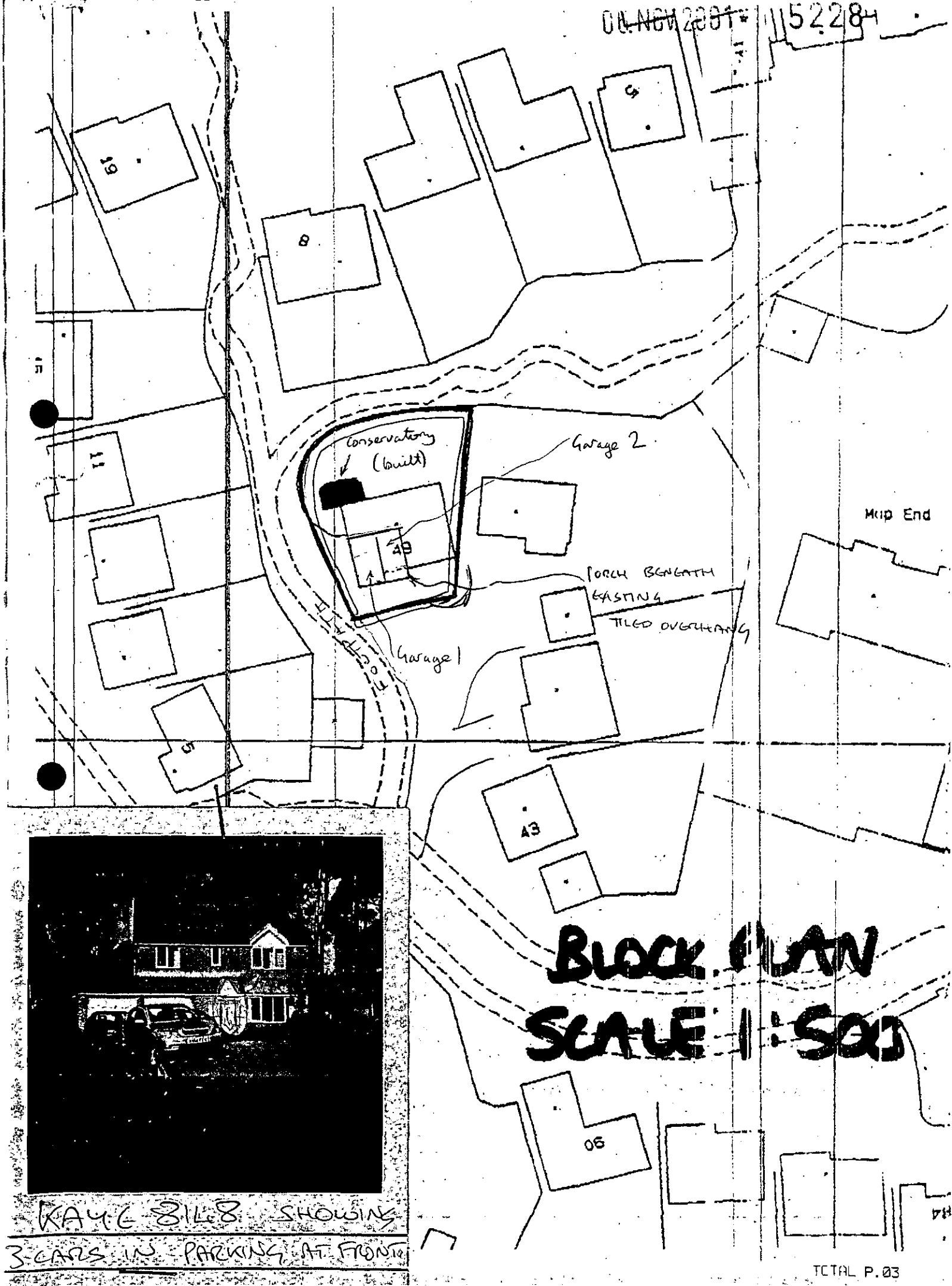
Recommend conditional approval

C049, R049
C122, R122

KAYE
8148


06.NOV.2001*
5228
GARAGE
PARKING ①
NO
49
4BED DETACHED ①
New Porch
Location
PARKING
②
6m x 2.5m
PARKING
③
6x2.5
LAWN
No 47
PARKING
③ 6x2.5
FOOT PATH
SHRUBS
ENTRANE FROM
LUPIN RIDE
No 45

01 NOV 2001 15228



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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5228

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

Application Number: F/2001/5228
49, Lupin Ride, , Crowthorne.
Proposed single storey front porch extension to dwelling and conversion of garage to room.

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5228**
49, Lupin Ride, , Crowthorne.
Proposed single storey front porch extension to dwelling and conversion of garage to room.
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**********

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

Tel: 0118 974 6480

Date: **15 November 2001**

My ref: F/2001/5228

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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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5228**
49, Lupin Ride, , Crowthorne.
Proposed single storey front porch extension to dwelling and conversion of garage to room.
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 6480

Date: **15 November 2001**

My ref: F/2001/5228

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/2001/5228
49, Lupin Ride, , Crowthorne.
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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5228**
49, Lupin Ride, , Crowthorne.
Proposed single storey front porch extension to dwelling and conversion of garage to room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

01344762283

PLANNING SERVICES	HPT
PCI	TLS
DC	ENF
AP	
20 NOV 2001	
COPIED	ACK:
	FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Helen Pollock

No F 2001 5228

Proposal single storey front porch extension to dwelling and conversion of garage to room.

Site 49 Lupin Ride, Crowthorne.

Committee's Comments

No comments.

Signed : _____
Clerk to Wokingham Without Parish Council

20 November 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

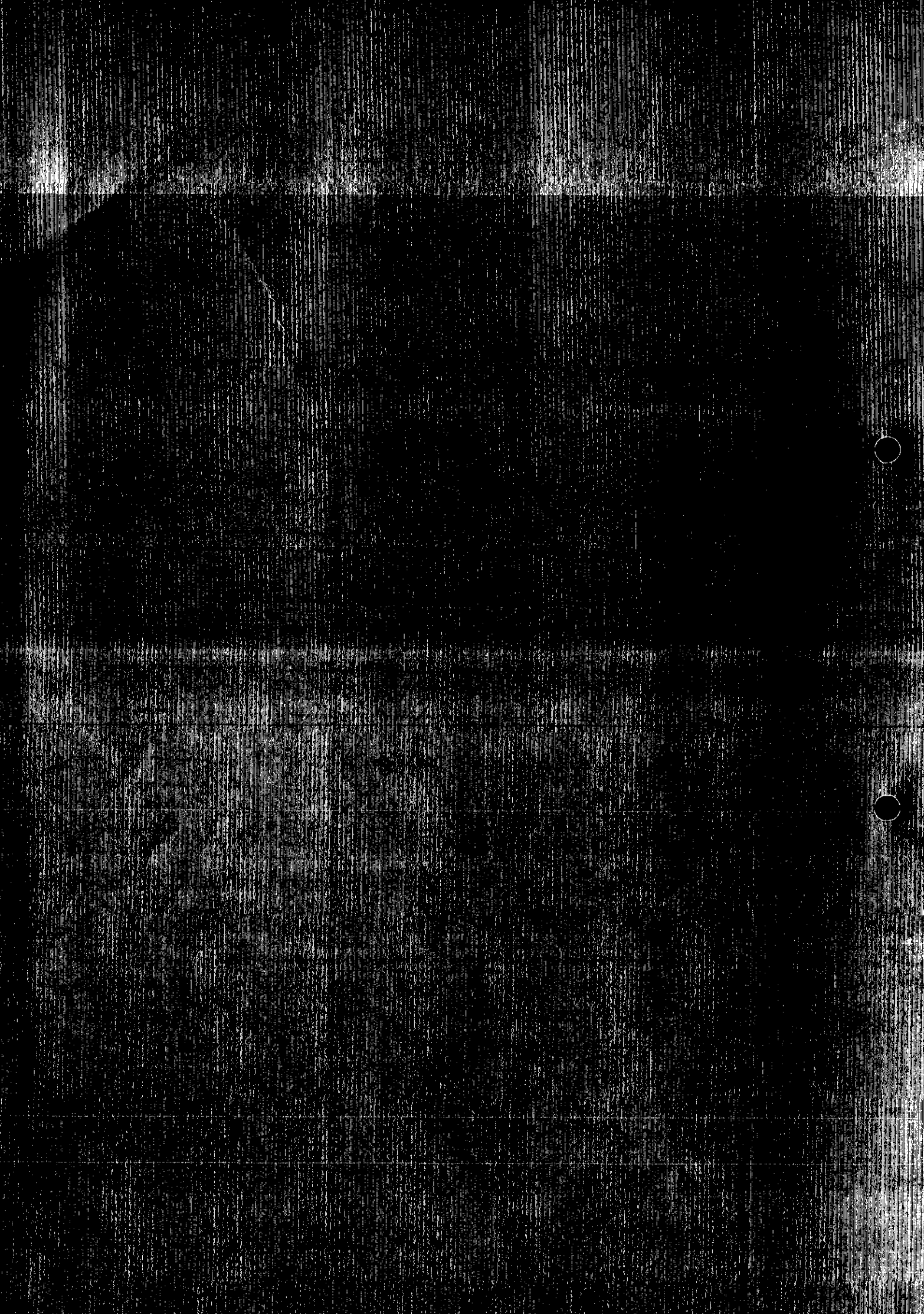
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5228	~~HP~~ Philip Taylor
BUILDING CONTROL NUMBER.	H/2001/2335 South	
~~APPLICANT~~/AGENT	Simon Dickerson, Anglian Home Improvem	
ADDRESS OF SITE	49 Lupin Ride Corfe Mullen WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	garage conversion (F/S/Front porch ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	SDR 3/8/01	SDR 3/8/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/12/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/1/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5228

Applicant : Mr & Mrs Kaye C/O Anglian Home Improvements.

Location : 49, Lupin Ride, , Crowthorne.
Proposal : Proposed single storey front porch extension to dwelling and conversion of garage to room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 6/12/01

Date Registered : 06/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 01/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : Provide two spaces in front of the dwelling.

Planning Issues :

1) Impact on Neighbour properties
2) Impact upon character of the area
3) Highway safety (parking)

Policy used: LBE1, 2, LTS1/6
WBE1, WBOS3, WT7/6
LD3

Application Number: F/2001/5228 49, Lupin Ride

Appraisal

Development

Proposed single storey front porch extension and conversion of part of double garage to habitable room.

The roofline of the porch would be unchanged apart from a cosmetic dormer situated above the new front door. The porch will be glazed to the front and side. A large window matching those existing will replace the garage entrance.

The site is a detached two-storey house with two integrated garages, located with in the identified settlement of Crowthorne.

1. Impact upon neighbouring properties

The proposed development is considered to be of low impact with the substantial changes being internal. The porch extension will fill in the gap beneath the roof canopy. The only change in the profile of the dwelling could be viewed from No. 47. They would be able to see the dormer extension above the door. It extends 1.0m from the eaves and 1.8m across. The dormer does not have any glass. Issues of overlooking and overshadowing are negligible.

2. Impact upon the character of the area

It is considered the proposed extension and conversion would have no adverse impact upon the areas character. Conversions of a similar nature have been executed in a number of similar houses in the immediate area (No. 86).

3. Impact on highway safety (Parking provision

To meet Council parking standards an additional off-road car parking space will be required. The driveway provides sufficient parking for two cars and one in garage and ∴ complies with standards.

☑ Approval ☐ Refusal

Application Number F/2001/5228
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 years - Full Permission
2	C04A	R04A	Garage to be retained for parking
3	C014	R014	External finishes to match

RECORD OF SITE VISIT

SITE ADDRESS: 49 Lupin Ride Crowthorne. APPLICATION NUMBER: F/2001/5228	OFFICER: ~~Helen Pollock~~ P.T DATE OF SITE VISIT: 6/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential exxec, detached small close (4 houses) red brick faux tudorets

3. DESCRIPTION OF SITE/BUILDING orange brick detached, Bedrooms?

4. RELATIONSHIP TO ADJOINING PROPERTIES 49-47 2.7/3m

5. SITE CONSTRAINTS – Parking space for 3 define on drive owners say 4 (1 garage)

TREES No

ACCESS/PARKING space for 3 on drive

LEVELS Flat

BOUNDARY TREATMENT hedge/shrub

OTHERS No. 86 has garage [illegible] no point etc.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 OCT 2001~~ Valid 06 NOV 2001	
Officer: HP	Application No. F/2001/5228

Map No. 10.0 Site ...0.04...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT PORCH EXTENSION TO DWELLING AND CONVERSION OF GARAGE TO ROOM

Location: 49 LUPIN RIDE

Parish: WOKINGHAM W/OUT Ward: WOK N/OUT

Applicant: MR/MRS KAYE

Fee (2) 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	show poschan porch + garage + parking layout. 17/10.		✓ 6/11
(3)	Forms unsigned	how many bedrooms?		✓ 6/11
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 : 15/11..... 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: (Rural Area)

.....

.....

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

NEIGHBOURS:

..... SIN + see map .....

.....

.....

.....

.....

.....

.....

.....

.....

04.NOV.2001

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

3rd October 2001

Our ref: CD 99/08148 KAYE

Dear Sir or Madam,

REF: PROPOSED PORCH AND GARAGE CONVERSION AT: 49 LUPIN RIDE CROWTHORNE BERKSHIRE RG45 6US

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com

PAI

06.NOV.2001* 52282

06 NOV 2001

Anglian Home improvements

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Our Ref: CD 99/08148 KAYNE

Your Ref: TMB/CH

2nd November 2001

Dear Sirs,

REF: PROPOSED CONSERVATORY AT: 49 LUPIN RIDE CROWTHORNE BERKSHIRE RG45 2US

Further to submitting our planning application dated 3rd October 2001 and your subsequent letter of 17th October 2001, please find enclosed all the details your requested along with our returned application.

I trust this meets with your requirements and I look forward to your reply.

Yours sincerely,

Mr Simon Dickerson
Planning Officer

Tel. 0118 9746429 (Direct Line)

06.NOV.2001 * C--8

Date 17 October 2001

Your ref.

My ref. TMB/CH

Anglian Home Improvements
Conservatory Admin Dept
P.O Box 65
Norwich
NR6 6EJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear Sirs/Madam

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

* Show position of porch + garage on block plan plus parking layout.

How many bedrooms in dwelling

PTO →

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

Mrs C Hurst
Senior Technical Assistant
PP Development Control Admin

Environmental Services

For office use only.
Application number: 06.NOV.2001 * 5228

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 + MRS KANE
	Address and postcode	49 LUPIN RIDE
		CROWTHORNE
		BERKSHIRE
		RG45 6US.
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT
		PO BOX 65
		NORWICH
		NR6 6EJ
	Phone number	01603 420780
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.	49 LUPIN RIDE
		CROWTHORNE
		BERKSHIRE
		RG45 6US.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT PVCU PORCH TO FRONT OF
		PROPERTY + CONVERT GARAGE
		INTO HABITABLE AREA
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.	PORCH FRAMES TO BE
		WHITE PVCU FRAMES. BRICK
		WORK AS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR + MRS KANE

Date 03/10/2001

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

06.NOV.2001* 5228

Town and Country Planning Act 1990 (as amended)
Town and Country Planning General Development Procedure Order 1995

CERTIFICATE UNDER ARTICLE 7
(SITE OWNERSHIP CERTIFICATE)

PLEASE READ THE ACCOMPANYING NOTES BEFORE FILLING IN THIS SECTION OF THE FORM. YOU **MUST COMPLETE** AN APPROPRIATE CERTIFICATE AS PART OF YOUR APPLICATION. IT IS AN OFFENCE KNOWINGLY OR RECKLESSLY TO COMPLETE A FALSE OR MISLEADING CERTIFICATE.

THIS CERTIFICATE IS FOR USE WITH APPLICATIONS AND APPEALS FOR PLANNING PERMISSION. **ONE OF THE CERTIFICATES A , B, C AND D MUST BE COMPLETED. THE AGRICULTURAL HOLDING CERTIFICATE MUST ALSO BE COMPLETED.** MAKE SURE YOU HAVE **SIGNED AND DATED** ALL RELEVANT SECTIONS.

IF ON THE DAY **21 DAYS** BEFORE THE DATE OF MAKING THE APPLICATION YOU ARE THE **SOLE** OWNER OF THE LAND TO WHICH THE APPLICATION RELATES COMPLETE CERTIFICATE **A.**

CERTIFICATE A (certificate under Article 7) *delete as appropriate

I certify that:
on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner of any part of the land to which the application/appeal* relates.

Signed [signature] On behalf of Mr + Mrs Kane Date 03/10/2001

AGRICULTURAL HOLDINGS CERTIFICATE (Certificate under Article 7) *delete as appropriate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D.

* None of the land to which the application/appeal* relates is part of an agricultural holding.

OR

* ~~I have/The applicant has* given the requisite notice to every person other than my/him/her self who, on the day 21 days before the date of the application/appeal* was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows :-~~

~~Tenant's Name~~	~~Address at which notice was served~~	~~Date on which notice was served~~

Signed [signature] On behalf of Mr + Mrs Kane Date 03/10/2001

1933

ADDRESS 49 Lupin Rise PARISH Wok/Without

PLOT No. 6~~3~~ ORD. SHEET No. SU 8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37591	ALFRED MCALPINE	O/L	5.6.91	REF
40480	"	W/DR.		
41113	"	O/L.	5.12.93	C/A CA
42061	"	DET. HOUSE & GARAGE	16.2.94	C/A
F/2001/3327	Mr. & Mrs. Kaye	S/St R. ext-conservatory	22.03.01	C/A

MINISTRY DECISION

SPECIAL ORDERS TPO 547/92 PD RIGHTS REMOVED – 41113

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SPECIFICATION:

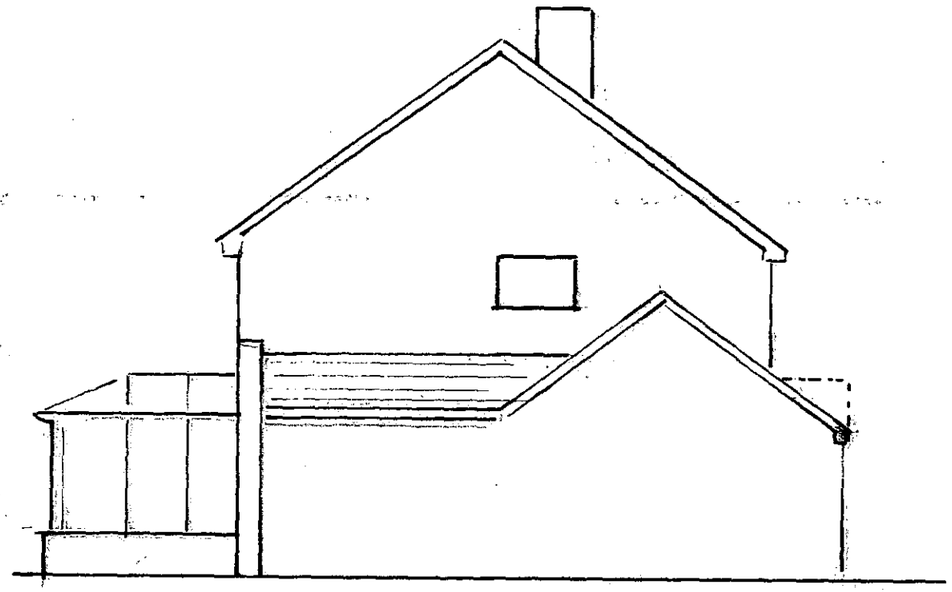
1 No. RESI–DOOR TO PORCH (OPEN [illegible]).
2 No. SIDE HUNG CASEMENT VENTS WHERE SHOWN.
SQUARE LEADS THROUGHOUT. SEE P6.

APPROVED

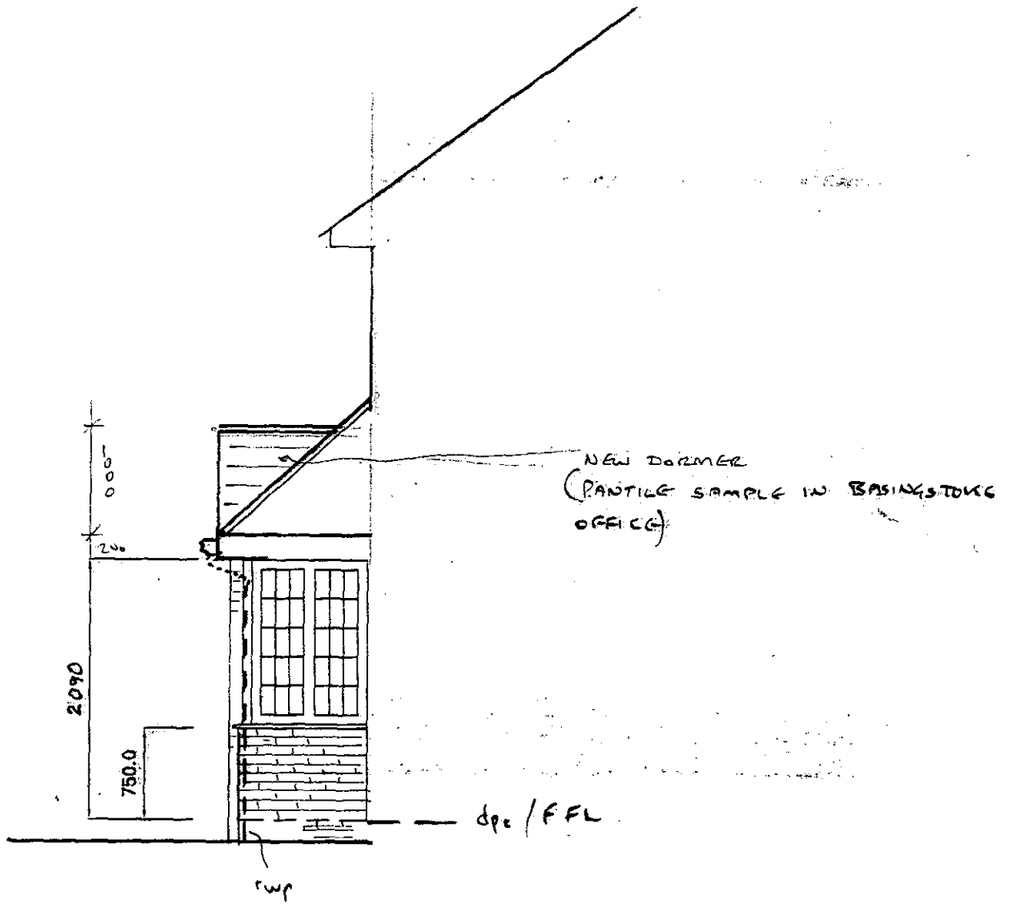
Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale..	Drawn..
Nicholas A Kozk	4-9-2001	099/08148	FRONT	FRONT ELEVATION.	1:50	SDR
					Date.. 30/08/01	Surveyor. RHH

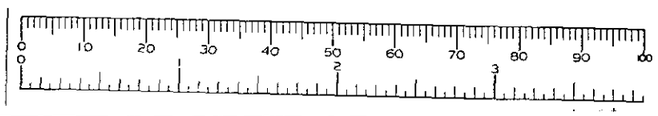
9 10/1/02

06.NOV.2001 • 5228



(WEST) SIDE 1:100





APPROVED

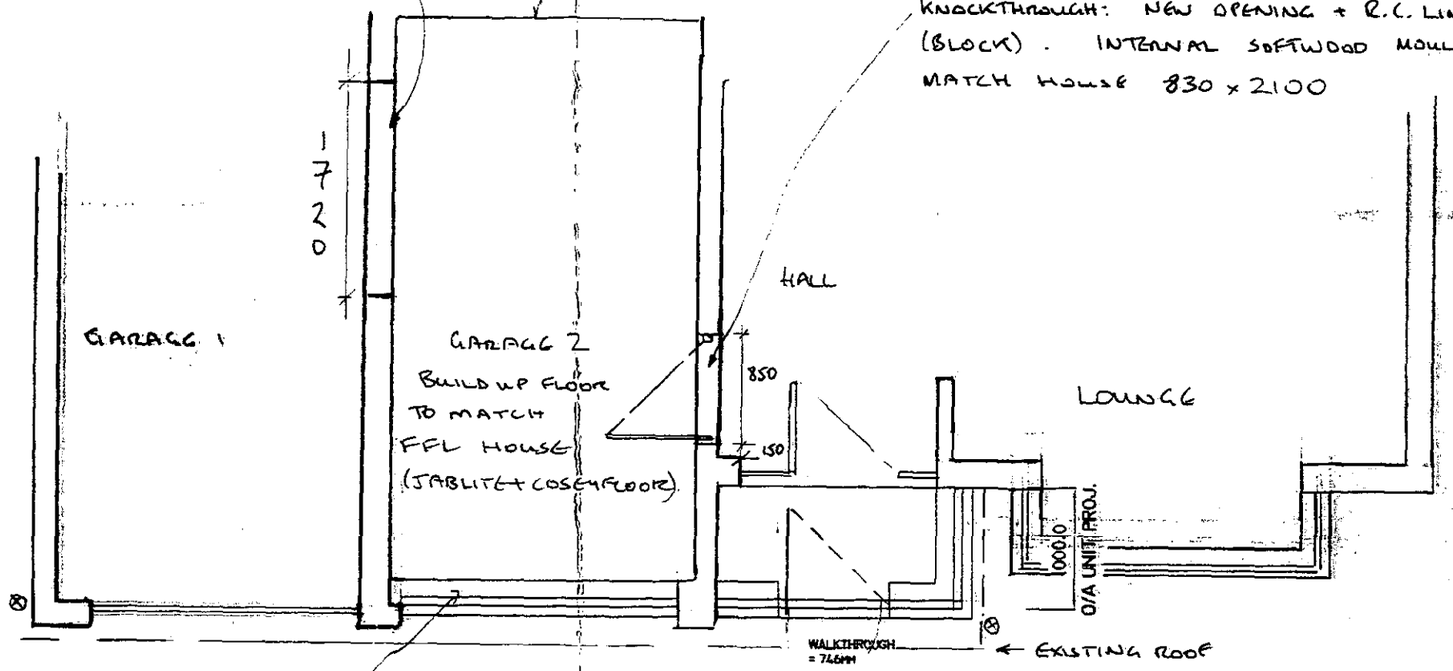
Customers Signature	Date	Drawing No.	Property Elevation: (EAST)	Unit Elevation:	Scale..	Drawn..
Nicholas A Kaye	4.9.2001	099/08148	SIDE	SIDE ELEVATIONS.	1:50	SDR
					Date.. 30/08/01	Surveyor. RH:H

9/10/1/02

ARCHWAY BETWEEN GARAGES: BRICK UP, DPM LINE + SKIM ALL INTERIOR WALLS OF ROOM OVERFLOW TO BE RE-ROUTED (TUNDISH CONVERTER) BY OTHERS

O/FLOW

KNOCKTHROUGH: NEW OPENING + R.C. LINTOL INTO HALL WALL (BLOCK). INTERNAL SOFTWOOD MOULDED PANEL DOOR TO MATCH HOUSE 830 x 2100



PARKING FOR 3 CARS

APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
Nicholas A Kaye	4-9-2001	099/08148	PLAN LAYOUT / ROOF DETAILS.	1:50	SDR
				Date.. 30/08/01	Surveyor. RH.H.

D 10/1/02

06 NOV 2001



BLOCK PLAN
SCALE 1:500

FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.

FRAMES ONLY

HOUSE WALL

FINISHED FLOOR 50mm SAND/CEMENT SCREED ON 100mm CONC. ON 1200 GAUGE

FINISHED FLOOR 43mm STYROFOAM/CHIPBOARD LAMINATE ON 100mm CONC. ON 1200 GAUGE DPM ON SAND BLINDING ON 150mm COMPACTED HARDCORE.

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

FOUNDATIONS
TO BE TAKEN DOWN TO THE REQUIRED BEARING STRATA AND TO INVERT OF DRAINAGE WITHIN 1000mm.

DRAINAGE BELOW EXTENSION TO BE ADEQUATELY PROTECTED

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NCBW REV: D

2001* 5228

Anglian Home improvements

PROPOSED . PVCu PORCH
AT . . . . . 49, Lupin Ride,
Crowthorne,
Berkshire.
RG45 6US.
FOR . . . . Mr. & Mrs. N. Kaye

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT.. YES ☑

DATE.	REVISIONS.	BY.
4/9/1	Frame Ht. 2090, window Ht. 1330	RH
	Door opens in	
	curved handles	

DRAWING No. 099/08148	DRAWN BY.. SIMON DRAKE	DATE 30/08/01
BRANCH NAME	SURVEYOR.. RH:11	DATE 4.9.01

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature Nicholas Kaye Date 4-9-2001

Expected Installation Date SUBJECT TO ENQUIRY ON PLANNING / B.L.D.G. REGL. (Subject to third party approval being obtained)	Comments on deferred installation FIT ASAP .

Method of payment (Confirmed with Customer) CASH / CHQ (Anglian does not accept final balance payment by credit card.)	Code

APPROVAL REQUIRED ☑ Where applicable					
PLANNING PERMISSION	YES ☑	NO ☐	LOCAL WATER AUTHORITY	YES ☐	NO ☑
BUILDING REGULATION	YES ☑	NO ☐	RESTRICTIVE COVENANTS	YES ☐	NO ☑
LISTED BUILDING CONSENT	YES ☐	NO ☑	HOUSING ASSOC. CONSENT	YES ☐	NO ☑
CONSERVATION AREA	YES ☐	NO ☑	BUILDERS CONSENT	YES ☐	NO ☑
NEIGHBOURS CONSENT	YES ☐	NO ☑	LANDLORDS CONSENT	YES ☐	NO ☑
			PARTY WALL ACT	YES ☐	NO ☑

APPROVED

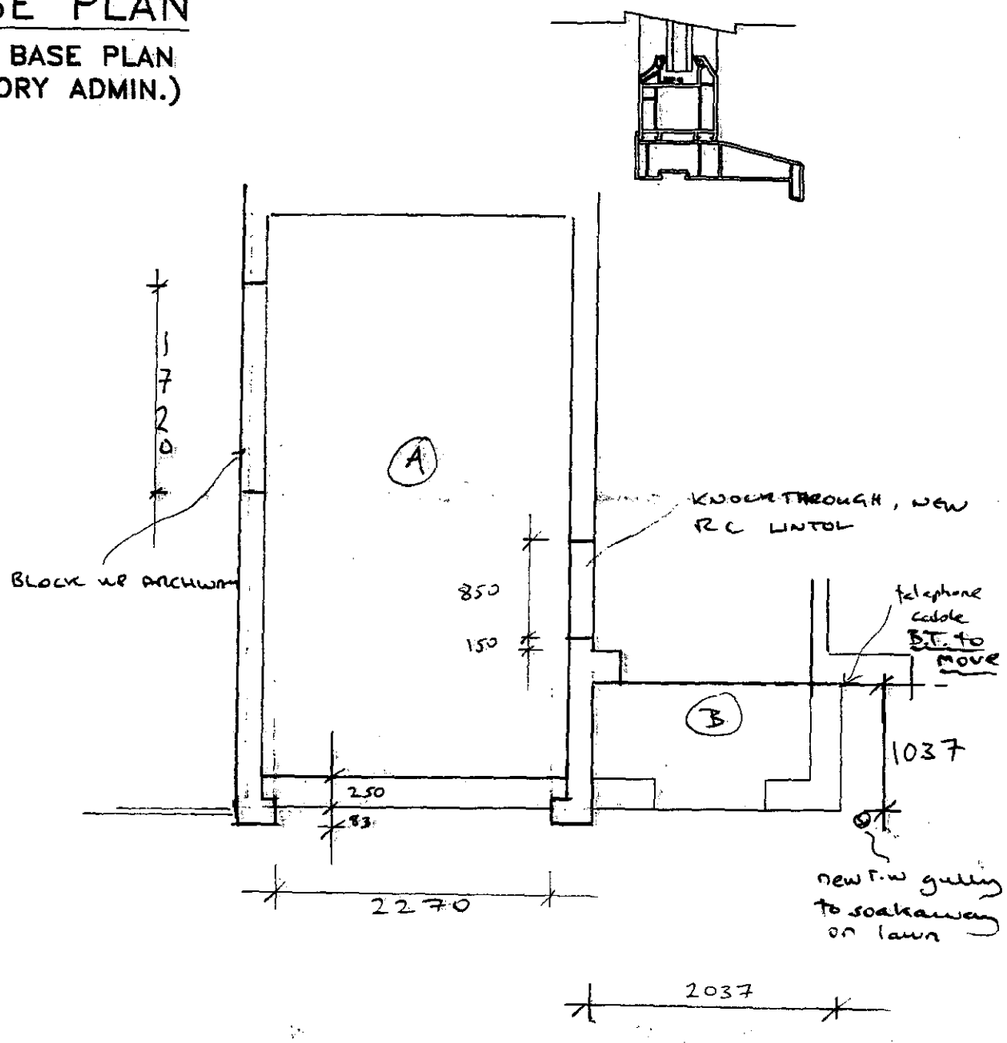
DWG: ENGNT.BW	REV: E

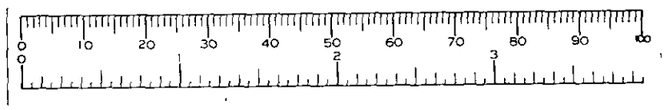
SURVEYORS BASE PLAN

(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C.
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).
8. DRY LINE + SKIM ALL INTERNAL WALLS IN (A) + (B)
9. DPC + FFL MATCH HOUSE. BOTH ARE AT SAME LEVEL SLAB 50 mm BELOW DPC
10. RAISE FLOOR IN (A) TO MATCH HOUSE WITH JABLITE (50--) AND WIRE MESH, ADD SCREED TO BRING UP TO FFL HOUSE





NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

APPROVED

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
Nicholas A Kay	4-9-2001		099/08148	BASE LAYOUT.	1:50	SDR
					Date.. 30/08/01	Surveyor. RH:4

PRODUCT CHECK SHEET.

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☑ Where Applicable

PRODUCT:	PVCu WHITE KNIGHT	PVCu DUAL KNIGHT	PVCu GOLDEN OAK	PVCu CRUSADER	EXCALIBUR	TIMBER
	☑	☐	☐	☐	☐	☐

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

FRAMES ONLY

EXCALIBUR COLOUR: N/A OUT/ WHITE IN.

ROOF COLOUR: N/A OUT/ N/A IN.

ROOF MATERIAL: POLYCARBONATE ☐ GLASS ☐ TIMBER ☐ GRP ☐

ROOF MATERIAL COLOUR: N/A THICKNESS: N/A GLASS SPEC: N/A

ROOF VENT: YES ☐ NO ☐ QUANTITY: N/A MANUAL ☐ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ☐

NUMBER OF DOWNPIPES: POSITION: L/H ☐ R/H ☐ INTERMEDIATE ☐

HANDLE COLOUR: SILVER ☐ WHITE ☐ GOLD ☑ BLACK ☐ TYPE: STRAIGHT ☐ CURVED ☑

DENTIL MOULDING: YES ☐ NO ☑

THRESHOLD: LOW ☑ HIGH ☐ WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES AND LOCATION: N/A (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

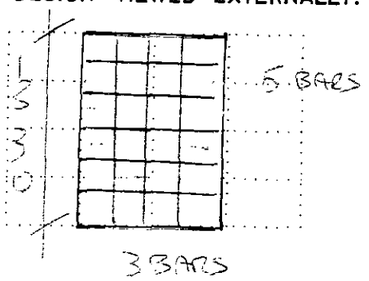
S.G.O.: YES ☐ NO ☑ LOCATION AND PATTERN No.: (If Required)

WINDOW BOARDS: HARDWOOD ☐ PVCu ☐ WHITE DURABOARD ☐ MAHOGANY DURABOARD ☐ GOLDEN OAK DURABOARD ☐ LIGHT OAK DURABOARD ☑ TILED ☐

LEAD

ADDITIONAL PRODUCT / PHYSICAL BARRIER: PVCu ☐ HARDWOOD TIMBER ☐ SOFTWOOD TIMBER ☐

DESIGN-VIEWED EXTERNALLY.



MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

LEAD TO MATCH HOUSE WINDOWS

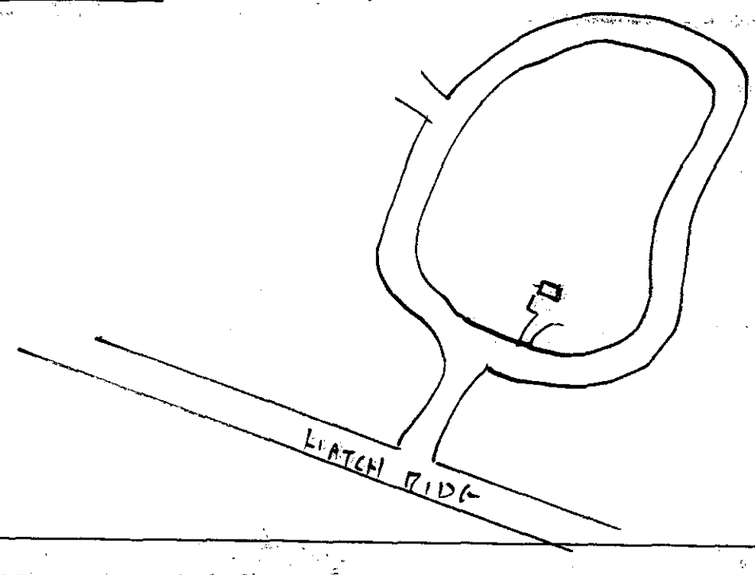
THIRD PARTY APPROVAL

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS - WOKINGHAM

ENQUIRIES TO PLANNING + BLDG. CTRL.

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

APPROVED

Customers Signature	Date	Drawing No.	Description	Scale	Drawn
Nicholas A Marc	4-9-2001	099/08148	CHECK SHEET.	N/A	SDR
				Date 30/08/01	Surveyor RHH

SCHEDULE OF WORKS

06.NOV.2001 * 5228

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ☐ SIDE ☐ FRONT ✓ — FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): (FRONT)

EXISTING PROPERTY FOUNDATION TYPE: SANDY SOIL. STRIP FOOTINGS

COUNCIL TEL. NO. & POINT OF CONTACT :

BRICK TYPE (IF KNOWN): MATCH AS PER ANGLIAN CONSERVATORY OF MAN 101 SAMPLE IN OFFICE 99/42317

	YES	NO	DETAILS
Skip Required (SKIP MAN NOT BE REQ'D)	✓		ON ROAD / DRIVE ON BOARDS
Remove Site Obstruction		✓	TYPE : ____ VOLUME : ____
Trees	✓		TYPE : PINE DISTANCE FROM UNIT : : 10
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : ____
Break Up Hardstanding	✓		TYPE : SLABS AREA (m²): 2 KEEP ON SITE
Excessive Earth Removal		✓	QUANTITY : ____
Retaining Wall		✓	HEIGHT : ____ LENGTH : ____
Rainwater Drainage	✓		Soakaway ☐ To Connect Existing ✓ or Other ☐ ____
Manhole, Plastic/Brick/Concrete		✓	RAISE & SEAL / MOVE | INVERT DEPTH : ____
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST | ROUND / SQUARE COLOUR : ____ | DIAMETER : ____
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Maximum height from original ground level to FFL of conservatory : ____
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		BRICK / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / PLASTER DRY LINE + SKIM
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : ____ MAKE GOOD - RE-LAY SLABS TO FRONT OF BASE
Steps / Landing		✓	TOTAL RISE : ____ QUANTITY : ____
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ____ POSITION : ____
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer	✓		
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY : ____
1. Remove up+over garage door 2x Knockthrough	✓		1 2 FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : 850 mm
Physical Barrier By Anglian / Customer	✓		TYPE : TIMBER (SOFTWOOD) RESI.
Plaster House Wall	✓		QUANTITY : ____ m² DRY LINE + SKIM
Screed Floor By Anglian		✓	QUANTITY : ____ m² SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : ____ SQUARED OFF QUANTITY : ____ m² OVERALL UNIT
JABLITE + Coseyfloor	✓		QUANTITY : ____ m²
Skirting Board	✓		SIZE : 100 OGEE PVCU / TIMBER
Existing Balanced Flue		✓	TYPE : ____ DIST. FROM UNIT : ____
OTHERS Electrics		✓	SPECIFY : ____
OVERFLOW MOVED BY OTHERS Plumbing		✓	SPECIFY : ____
B.T. To move cable/junction box Additional Work		✓	SPECIFY : ____

Customers Signature	Date	
Nicholas A Kay	4.9.2001	

Drawing No.	Description.	Scale..	Drawn..
099/08148	CHECK SHEET.	N/A	SDR
		Date.. 30/08/01	Surveyor.

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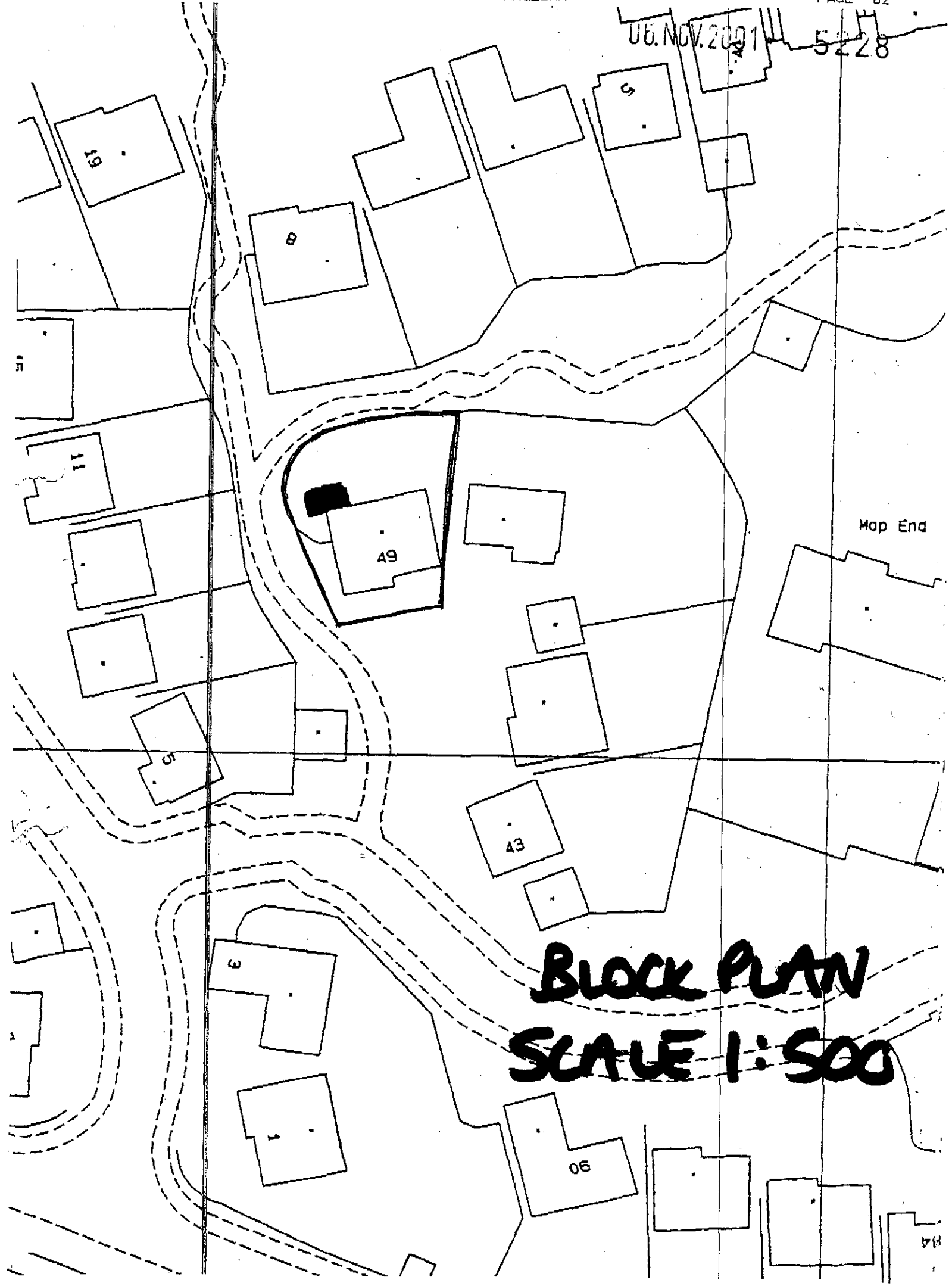

BLOCK PLAN
SCALE 1:500

06.NOV.2001 5228



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Development Control Section, Environmental Services, Wokingham District Council.

12 October 2001

Scale: 1 : 1250

N W E S

Ordnance Survey®

Superplan®

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099/04317

16 JAN 2001

Planning Extract – 1

Site-centred



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Scale 1: 1250

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National grid sheet reference at centre of this Superplan: SU83655E.

The representation of a road, track or path is no evidence of a right of way.

Centre Coordinates: 483749 165423