APPLICATION NO:
F/2000/1830

LOCATION:
Glenrise Lower Wokingham Road, Crowthorne.

APPLICANT:
Mr & Mrs A Draffin C/O Abracad

PROPOSAL:
Proposed two storey rear extension to dwelling (Removal of existing conservatory)

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/08/2000

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Draffin
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Application Number: F/2000/1830

Parish: **FINCHAMPSTEAD**

Location: **Glenrise, Lower Wokingham Road, , Crowthorne.**

Proposal: **Proposed two storey rear extension to dwelling (Removal of existing 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 resemble 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 Policies OS1 and EN1.
   South East Area Local Plan Policies STV1, SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/1830
Your ref.

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 & Mrs A Draffin
c/o ABRACAD
The Atruim
Broad Lane
Bracknell
Berkshire RG12 9BX

Dear Sirs

PLANNING PERMISSION 2000/1830
SITE: GLENRISE, LOWER WOKINGHAM ROAD, 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 2000/1830 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

Elaine Connor

ELAINE CONNOR
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1830 EC
BUILDING CONTROL NUMBER	CP2000/1351 Brian
~~APPLICANT~~/AGENT	Abraced
ADDRESS OF SITE	Glenrise Lower Wokingham Rd Caversham
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DRAF/02B	DRAF/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/12/00	

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 : Elaine Connor

Application Number : F/2000/1830

Applicant : Mr & Mrs A Draffin C/O Abracad.

Location : Glenrise, Lower Wokingham Road, , Crowthorne.

Proposal : Proposed two storey rear extension to dwelling (Removal of existing conservatory)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 18/08/2000. 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 :
LANDSCAPING: consider app. acceptable

Planning Issues : IDENT. S.
- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1830

Appraisal:

The application being considered proposes a two-storey rear extension to create a family room and one additional bedroom. The proposed extension will in-fill an existing 'L' shaped area, to square off the dwelling.

Impact upon neighbouring properties

The site of the proposed extension lies adjacent to the neighbouring property 'The Nook.' This dwelling is a detached bungalow with no windows in its flank wall adjacent to 'Glenrise.' A 3m hedge plus a fence lies along the side boundary between the two properties.
The proposed extension will be set back from the rear of the dwelling by approximately 0.5 metres with a ridge height approximately 1.1m lower than that of the existing dwelling.
Therefore, given the size and massing of the extension and its relationship with 'The Nook' it is not considered that the proposed development will have an adverse negative impact upon the living conditions of its residents.

It is also considered that the proposed extension is in keeping with the existing dwelling.

RECOMMENDATION: Conditional approval

Application Number F/2000/1830
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
	Please put in up-to-date cons and		
	informative		
			for John.
1	C001	R001	
2	C014	R014	
		N16	BSP : OS1 & EN1
			SEALP : STV1, SBE1 & SBE2
			WDLP : WOS2, WOS3 & WBE1

John Mitchell
8/7/02

RECORD OF SITE VISIT

SITE ADDRESS: Glenrise Lower Wokingham Road Crowthorne.

APPLICATION NUMBER: F/2000/1830

OFFICER: Elaine Connor

DATE OF SITE VISIT: 28.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling w attached gar.
Tiled roof in 'L' shaped area.

4. RELATIONSHIP TO ADJOINING PROPERTIES
The Nook - bungalow - no side windows
fence along boundary w. > 6'

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/1830

Proposal:
Proposed two storey rear extension to dwelling (Removal of existing conservatory)

Location:
Glenrise, Lower Wokingham Road, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

TO: DEVELOPMENT CONTROL
Elaine Connor

FROM: Environmental Design

DATE: 25th July 2000

Location: Glenrise, Lower Wokingham Road, Crowthorne

Proposal: Proposed two storey rear extension to dwelling (removal of existing conservatory)

Application Number: F/2000/1830

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable; it fits into the site and is screened by mature trees.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6451

Date: **04 July 2000**

My ref: F/2000/1830

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1830
Glenrise, Lower Wokingham Road, , Crowthorne.
Proposed two storey rear extension to dwelling (Removal of existing 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1830**
Glenrise, Lower Wokingham Road, , Crowthorne.
Proposed two storey rear extension to dwelling (Removal of existing conservatory)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: **04 July 2000**

My ref: F/2000/1830

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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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Glenrise, Lower Wokingham Road, , Crowthorne.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1830**
Glenrise, Lower Wokingham Road, , Crowthorne.
Proposed two storey rear extension to dwelling (Removal of existing conservatory)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

FROM: Elaine Connor

DATE: 04 July 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES
POL
DC
APP
CS
17
COPIES TO:
ASH:
FILE:

Application Number: F/2000/1830

Proposal: Proposed two storey rear extension to dwelling (Removal of existing conservatory).

Site Address: Glenrise, Lower Wokingham Road, , Crowthorne.

Applicant: Mr & Mrs A Draffin C/O Abracad.

Your observations are required in respect of this application **by 28/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clk DATE:

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 JUN 2000	23 JUN 2000 1830
Officer: EC ~~NAB~~	Application No. F/2000/1830

Map No. 101 Site 8.05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING (REMOVE EXISTING CONSERVATORY)

Location: GLENRISE LOWER WOKINGHAM ROAD

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD Ward: Finch North.

4.7.2000 ✓ 4/7

Applicant: MR/MRS DRAFFIN

Fee Received 95-00 (S) 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	(Existing conservatory - to be demolished - not shown on existing plans.)		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2008 V 4/7

Parish Council Informed - YES / NO V 4/7

INTERNAL CONSULTATIONS

Building Control : .....

Landscape .....

(Trees) V 4/7

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 (BABTIE) .....

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:

V 4/7 S.I.N.T Bramblings & Lower Wokingham Road.

The Nook

35, 37 The Brambles.

28, 61 Ashdale Park ✓

ADDRESS GLEN RISE LOWER WOKINGHAM ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No SU.86 107

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25435			19.5.86	Ref
BRA 787	MR & MRS A DRAKLIN	GARAGE/UTILITY/PLAYROOM	23.6.86	REF N/A
27150	"	"	20.3.87	C/A
BRA 2859	"	REAR GARAGE	18.5.87	APP
44205	"	SUMMERHOUSE TO STUDY/2ND ST. LET.	1.5.95	C/A
95/60296/F				
FP95/3521	"	"	16.5.95	APP
		"		

DATE OF COMPLETION

MINISTRY DECISION 25435 - APPEAL DISMISSED - 29.9.86

SPECIAL ORDERS

DRAINAGE

091074

23 JUN 2010 1330

1959/a

23.JUN.2000 1030

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS A. DRAFFIN
	ADDRESS	GLENRISE, LOWER WOKINGHAM ROAD, CROWTHORNE, BERKS.,
	POST CODE	RG11 6DB Tel. No. 01344 776831
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM, BROAD LANE, BRACKNELL, BERKS.,
	POST CODE	RG12 9BX Tel. No. 01344 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	GLENRISE, LOWER WOKINGHAM ROAD, CROWTHORNE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY REAR EXTENSION (INSTEAD OF CONSERVATORY)
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		(YES) / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		BRICK & TILE TO MATCH EXISTING
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.		(YES) / ~~NO~~ (No change)
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans.		~~YES~~ / (NO)
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / (NO)

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED Alistair Lloyd. ON BEHALF OF Mr & Mrs A. Draffin.

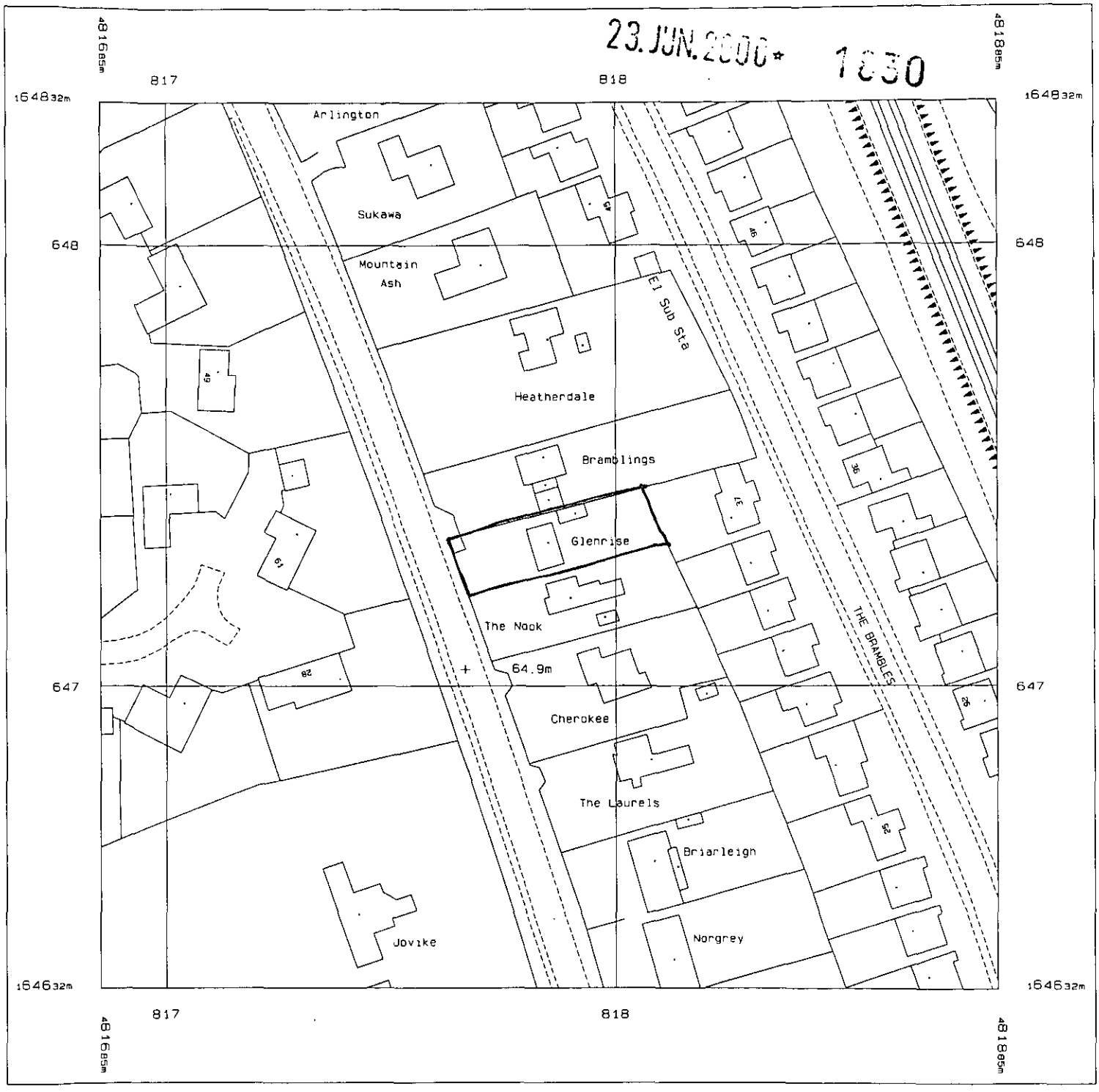
DATE 20/6/2000

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



Produced 17 Jun 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2000.

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Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8164

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

This Superplan product does not contain all recorded map information.

Centre Coordinates: 481785 164732

Supplied by: Blackwell's Reading

Serial Number: 13045