APPLICATION NO:
F/2000/1832

LOCATION:
6 Hinton Drive, Crowthorne.

APPLICANT:
Mr B Gaines C/O Peter Card Associates

PROPOSAL:
Proposed single storey rear extensions to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
18/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Gaines
C/O Peter Card Associates
51 The Brackens
Pine Ridge
Crowthorne
Berkshire
RG45 6TB

Application Number: F/2000/1832

Parish: **WOKINGHAM WITHOUT**

Location: **6, Hinton Drive, Crowthorne.**

Proposal: **Proposed single storey rear extensions to dwelling.**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the north west side elevation of the proposed living room extension.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 07/08/2000

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/1832
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 B Gaines
c/o Peter Card Associates
52 The Brackens
Pine Ridge
Crowthorne, RG45 6TB

Dear Mr Gaines

PLANNING PERMISSION 2000/1832
SITE: 6 HINTON DRIVE CROWTHORNE BERKSHIRE

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 2000/1832 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 you 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 sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

Mailbox

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1832	FO
BUILDING CONTROL NUMBER.	FP2000/1110	Brian
~~APPLICANT~~/AGENT	Peter Cond. Assoc	
ADDRESS OF SITE	6 Hinton Drive Crowthorne WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	S/S rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PCA/30/01	PCA/30/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/9/00	

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 : Angela Odell

Application Number : F/2000/1832

Applicant : Mr B Gaines C/O Peter Card Associates.

Location : 6, Hinton Drive, , Crowthorne.
Proposal : Proposed single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

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 : Parish Council: No objections

Planning Issues : Effect on neighbours

Application Number: F/2000/1832

Appraisal :

1. Effect on neighbours

Only neighbour significantly affected is No. 4 adjoining by the proposed living room ext^n. Proposed ext^n only just clips edge of 45° 'plan' daylighting diagram & not at all for vertical standard. This being so, although ext^n will be on S. side of No. 4 & as has low pitched roof, consider effect on daylighting, sunlights outlook to No. 4 acceptable.

(Proposed dining room window in other side elevation in existing part of bungalow will look across to blank side wall of garage of No. 8 & 1.8 m fence & across No. 6's drive & ∴ effect will not be causing any significant overlooking. New window in N & W side of dining room will look across a 4.2 m distance of garden to the fence and, ~~[illegible]~~ the living room ext^n will obscure very out of it towards rear elevation of No. 4)

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/1832
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	~~&~~ work.
3	SC08	SR05	~~&~~ ~~&~~ north-west side elevation of the proposed
			living-room extension.

John Mitchell

7/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Hinton Drive Crowthorne.

APPLICATION NUMBER: F/2000/1832

OFFICER: Angela Odell

DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14.7.00

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING Semi-detached bungalow with s/s pitched roof style garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 8 is semi-detached house with s/s garage outside boundary. No. 4 is semi-detached bungalow with living room window rear elevation ~~for~~ side of boundary with patio door/window.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT 5'6" fence to No. 4 at rear. 1.8m fence to No 8.

OTHERS

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

Tel: (0118) 974 6445

Date: **04 July 2000**

My ref: F/2000/1832

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/2000/1832
6, Hinton Drive, , Crowthorne.
Proposed single storey rear extensions to dwelling.

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

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1832**
6, Hinton Drive, , Crowthorne.
Proposed single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: (0118) 974 6445

Date: **04 July 2000**

My ref: F/2000/1832

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1832**
6, Hinton Drive, , Crowthorne.
Proposed single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6445

Date: **04 July 2000**

My ref: F/2000/1832

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

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6, Hinton Drive, , Crowthorne.
Proposed single storey rear extensions to dwelling.

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

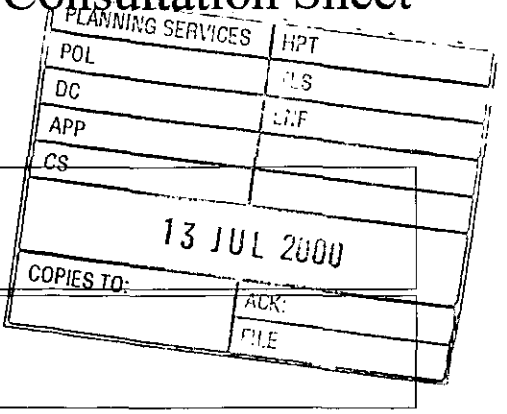
LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1832**
6, Hinton Drive, , Crowthorne.
Proposed single storey rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Wokingham Without Parish Council Consultation Sheet



Officer	Angela Odell
No	F 2000 1832
Proposal	single storey rear extensions to dwelling.
Site	6 Hinton Drive, Crowthorne.

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

11 July 2000

Received by Wokingham District Council

Application No: F/2000/1832

Proposal:
Proposed single storey rear extensions to dwelling.

Location:
6, Hinton Drive, , Crowthorne.

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

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

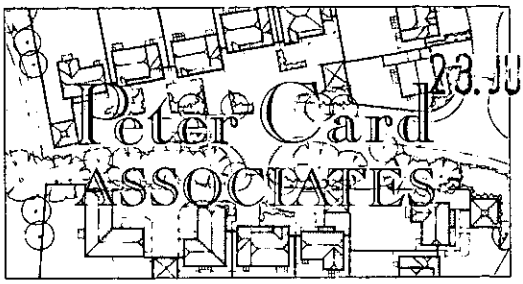
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell 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



ARCHITECTURAL DESIGN SERVICES

23.JUN.2000* 1832

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

21.06.2000

Dear Sir/Madam,

RE:- 6 Hinton Drive, Crowthorne, Berkshire, RG45 6JY - Householder Planning Application for Two Proposed Single Storey Rear Extensions.

We refer to pre-application discussions between our Client, Mr Gaines and Miss Elaine Connor of the Planning Department. In addition, we acknowledge the recent site visit made by Miss Connor, from which it is our Client's belief that the proposals to extend the property in question in the manner described above, met with a positive response being considered by Miss Connor to be generally satisfactory. Therefore, we are pleased to enclose for your kind attention, a formal Householders Planning Application for the proposed erection of two single storey rear extensions at 6 Hinton Drive, Crowthorne.

In accordance with your requirements, please find the following:-

- 6 copies of the duly completed Planning form.
- 6 copies of the detailed proposals drawing numbered PCA/30/01.
- A cheque for £95.00, in payment of the required fee.

We look forward to receiving your Application acknowledgement in the near future and ultimately, a favourable outcome for our Client. Should you require any further supportive information, please do not hesitate to contact the undersigned.

Yours faithfully,

Peter Card

Peter Card Associates.

Cc Mr B Gaines
PCa File

Partners: P.J. Card and L.A. Card
51 The Brackens, Pine Ridge, New Wokingham Road, Crowthorne, Berkshire, RG45 6TB. Tel: 0344 777458
VAT Registration No. 529178911

1792

A6

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1832 relates.

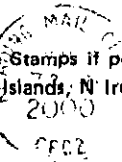
Address of site 6 HINTON DRIVE CROWTHORNE BERKSHIRE RG45 6TY.

Signed

Date 7-7-2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 JUN 2000	23 JUN 2000 Map No. 05 Site 1832 0-04
Officer: AO	Application No. F/2000/1832.
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 6 HINTON DRIVE

Parish: WOK W/OUT Ward: Wok W/Out 4.7.2000 4/7

Applicant: MR GAINES

Fee Received 95-00 (2) 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2009 V 4/7

Parish Council Informed - YES / NO V 4/7

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 (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-appl. on file .....

NEIGHBOURS:

V 4/7 S/N + 4, 8, 3, 5, 7 Hinton Drive
"Oak Apples", Oaklands Lane.

ADDRESS 6 HINTON DRIVE CROWTHORNE PARISH WOK/WITHOUT

PLOT No. 6 ORD. SHEET No. SU. 8365-100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/172/58	MESSRS. J. FARR	O/APP RES. DEV.	10.12.58	N/A REFUSE
0/23/59	MR. J. FARR	" "	23.3.59	N/A C/A
107/59	MESSRS. FARR DEVS. LTD	SEMI-DET. BUNGALOW & GARAGE	11.8.59	APP. C/A
PO/319/62	MR. R. RICHARDS	GARAGE	12.7.62	APP. N/A
39416	MR. B. GAINES	S/SE-DET.	8-6-92	C/A
FP/92/0387	"	"		APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

23.JUN.2000* 1832

Environmental Services

For office use only.
Application number: 23.JUN.2000* 1832

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 B. GAINES
	Address and postcode	6 HINTON DRIVE CROWTHORNE BERKSHIRE RG45 6JY
	Phone number	01344 773020
2	Agent's Name	PETER CARD ASSOCIATES
	Address and postcode	51 THE BRACKENS PINE RIDGE CROWTHORNE BERKSHIRE, RG45 6TB
	Phone number	01344 777458
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.	6 HINTON DRIVE CROWTHORNE BERKSHIRE RG45 6JY
4	Give brief details of the proposal for example, two storey side extension. About the application	2 No. SINGLE STOREY REAR EXTENSIONS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICKS AND ROOF TILES, DARK STAINED TIMBER, ALL TO MATCH EXISTING. NEW UPVC WHITE WINDOW AND RE-USE OF EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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.

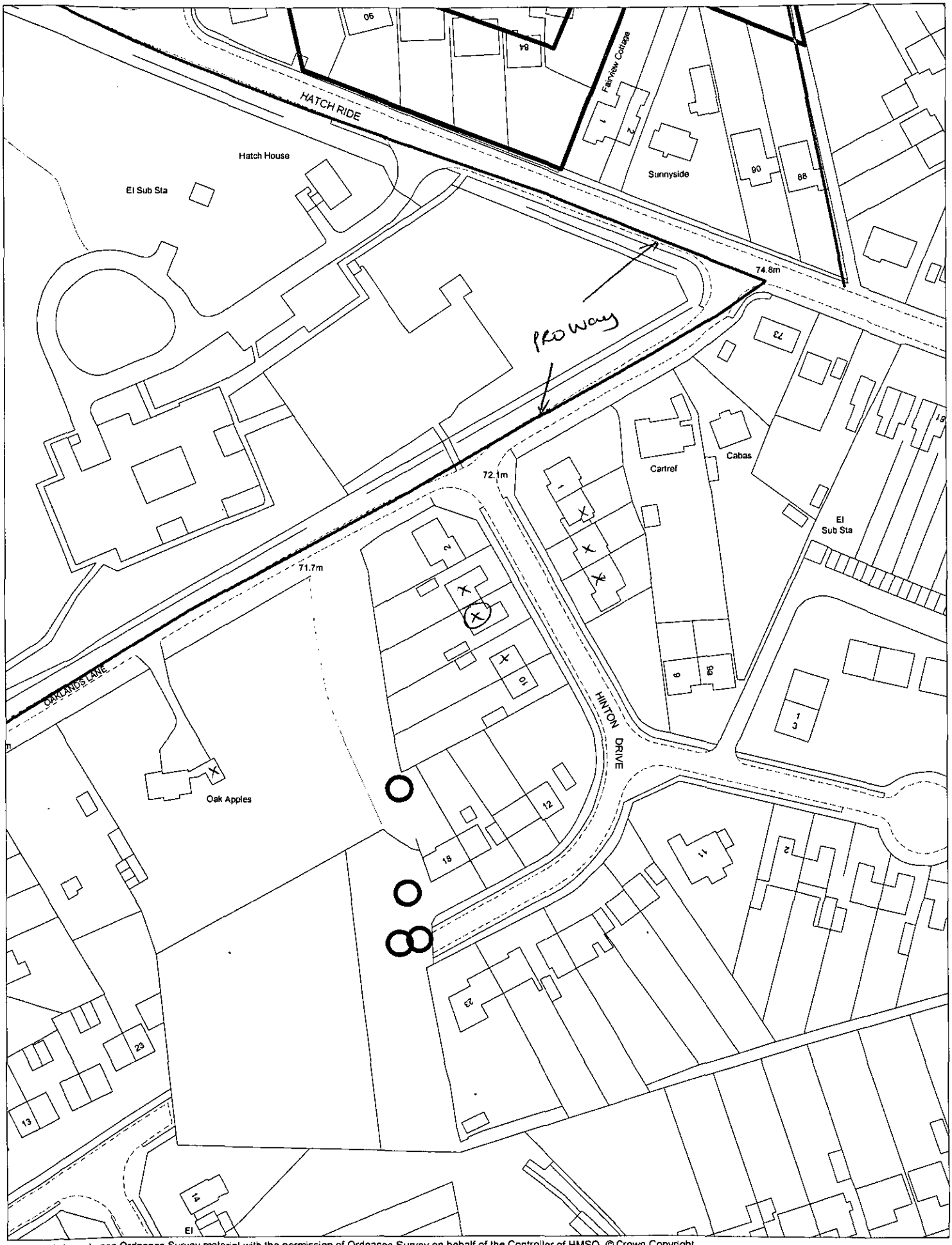
Your signature: Peter Card (AGENT)

on behalf of MR B. GAINES.

Date 21.06.00

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

23.JUN.2000* 1832



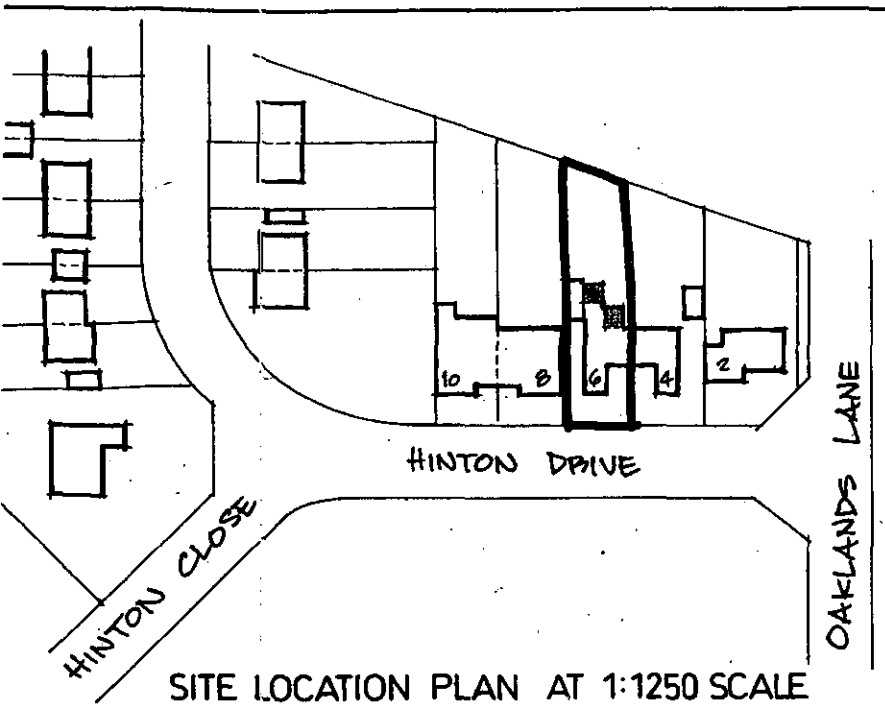
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

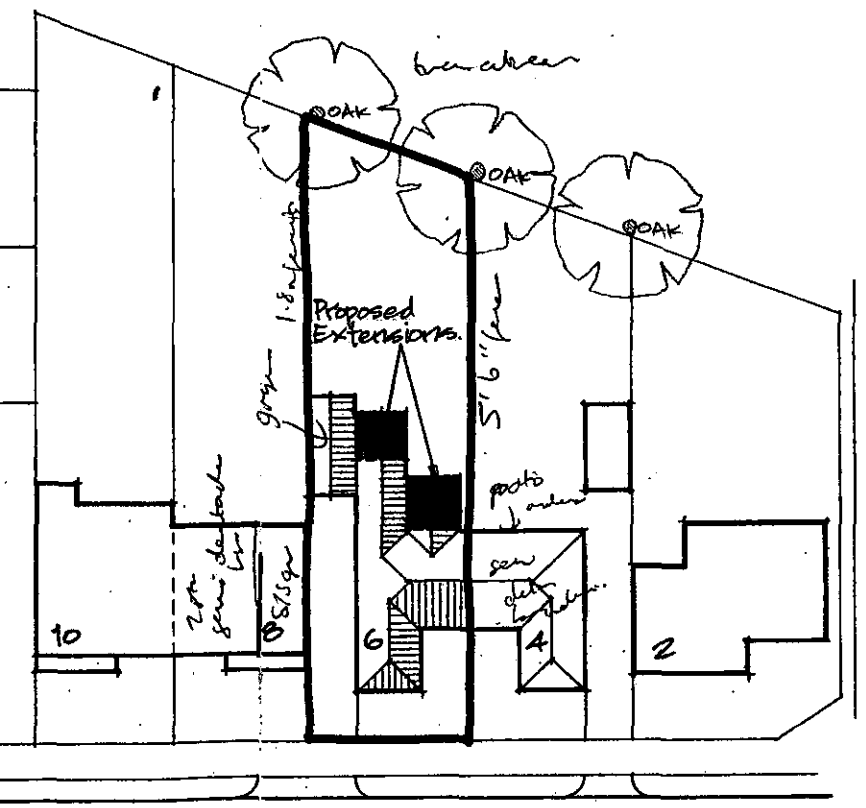
28 June 2000

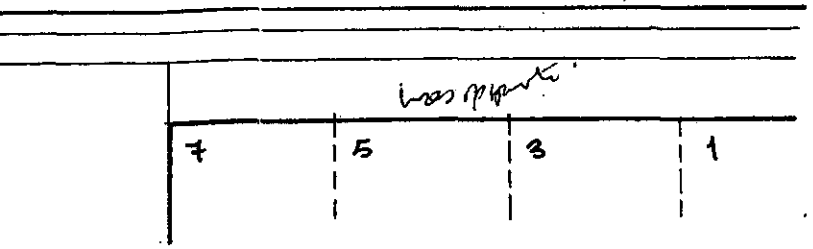
Scale: 1 : 1250

N W E S

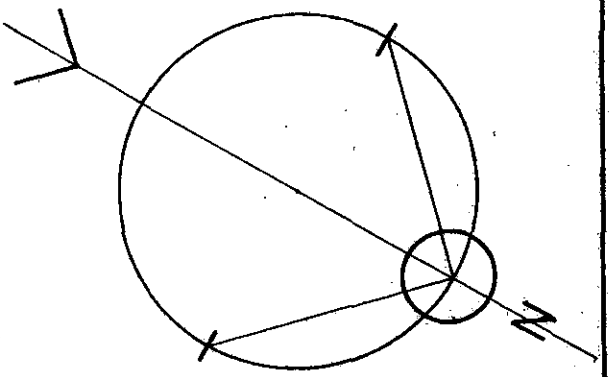


SITE LOCATION PLAN AT 1:1250 SCALE





BLOCK PLAN AT 1:500 SCALE



Notes

1. **DO NOT SCALE THIS DRAWING.**
2. **CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE.**
3. **THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION.**

SW up 14/7

Revisions