APPLICATION NO:

F/2001/3366

LOCATION:

11 Ardwell Close, Crowthorne.

APPLICANT:

Mr & Mrs Davies C/O Mr P Udry

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **18/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 10/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davies
C/O Mr P Udry
A1 Space Design
65 Mersey Way
Thatcham
Berkshire
RG18 3DL

Application Number: F/2001/3366

Parish: **FINCHAMPSTEAD**

Location: **11, Ardwell Close, Crowthorne.**

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

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1/6 and SBE1.

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

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3366

Applicant : Mr & Mrs Davies C/O Mr P Udry.

Location : 11, Ardwell Close, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 13/02/2001

Earliest Date for Decision : 18/03/2001

Latest Consultation Date/Site Notice Expiry Date : 18/03/2001

This application will have expired on: 10/04/2001. 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 :

TPC : No Objections
Neighbours: No comments received

Planning Issues : (

1) neighbours.
2) Streetscene.

Application Number: F/2001/3366

Appraisal:

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

The single storey rear extension will be 3.6 metres wide and will project from the existing dining room by 4 metres towards the rear garden. It will have a glazed pitched roof with an eaves height of 2.7 metres, (which will match the existing eaves height of the bungalow) with a ridge height of 3.8 metres. To be constructed with brick to below window level.

The rear garden drops by 0.5 metres towards the northern boundary.

1) Impact on neighbouring properties

No. 10, to the west, is a 2 storey detached house with a flat roofed single storey garage / rear extension, which is located on adjacent boundary, and projects beyond the rear elevation of the proposed conservatory. There are no windows on flank elevation. Therefore due to the orientation and distance away the occupants of this property will not be affected by the proposal – no adverse impact.

No. 12, to the east, is a single storey bungalow on large plot. Due to the orientation and distance away the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

Design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

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

Application Number F/2001/3366
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to Match.

RECORD OF SITE VISIT

SITE ADDRESS: 11 Ardwell Close Crowthorne.

APPLICATION NUMBER: F/2001/3366

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front on post

2. DESCRIPTION OF SURROUNDINGS 'Residential' backing onto woodland area. No 12 single storey bungalow on large part open plot. Extended to rear with a conservatory similar to proposed. No. 10 2 storey detached house with adjacent flat roofed garage measuring 3.3m at side.

3. DESCRIPTION OF SITE/BUILDING single storey bungalow previously extended to front + rear with extensions. Cream coloured render + yellow brick, grey coloured concrete tiled roof, wood stained (brown) windows, doors panelling/cladding, white fascia boards + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed site set in large open plot backing onto woodland. Refer to plans

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, 2 No detached garages + driveway

LEVELS — steps down to rear garden at rear back of property

BOUNDARY TREATMENT — No. 12 1m high shrubs + part open plan boundary

OTHERS — No 10. single storey garage, flat roofed 3.3m high along boundary line.

— Rear boundary dense woodland.

* No 10, No windows in flank elev.

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

Tel: 0118 974 6441

Date: **22 February 2001**

My ref: F/2001/3366

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/2001/3366
11, Ardwell Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3366**
11, Ardwell Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: 0118 974 6441

Date: **22 February 2001**

My ref: F/2001/3366

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/2001/3366
11, Ardwell Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3366**
11, Ardwell Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2001/3366

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
11, Ardwell Close, , 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 18/03/2001. 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

22 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3366
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

103

Start date: 13 FEB 2001	
Officer: AT	Application No. F/2001/3366

Map No. ..... Site 0.4.....

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

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

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

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

Description:

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

Location: 11 ARDWELL ~~ROAD~~ CLOSE

Parish: WOK W/OUT Ward: Finchampstead South

Applicant: MR/MRS DAVIES

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

Enforcement Section (3) 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 : ..... 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:

..... S/N + See map .....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 22 February 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3366

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 11, Ardwell Close, , Crowthorne.

Applicant: Mr & Mrs Davies C/O Mr P Udry.

Your observations are required in respect of this application **by 18/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clerk To Finchampstead Parish/Town Council.

DATE: 8-3-01

Environmental Services

For office use only.
Application number: 13.FEB.2001 * 3366

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 DAVIES
	Address and postcode	'EDELWEISS', 11 ARDWELL ROAD, CROWTHORNE BERKSHIRE
	Phone number	01344 775495
	Agent's Name	MR P. UDRY
	Address and postcode	A1 SPACE DESIGN, 65 MERSEY WAY, THATCHAM, BERKSHIRE RG18 3DL
	Phone number	(01635) 872925
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 ABOVE (1)
4	Give brief details of the proposal for example, two storey side extension.	About the application: CONSERVATORY
5	Are there any trees on the site? 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.	HARDWOOD WITH BROWN U.P.V.C. ROOF
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?	Existing: 3	Proposed: 0
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: P Davies

on behalf of MR MRS DAVIES

Date 12.2.2001

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

ADDRESS 11 Ardwell Close 06012011 PARISH Finchampstead

PLOT No. 14 ORD. SHEET No. SU 8264 (108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
8264/55	Mrs C B [illegible]	[illegible]	8.12.55	N/A
0/281/60	L R Mortis	10 dwellings	20.10.60	N/A
0/14/60	"	15 dwellings	9.2.60	N/A
23/61	"	house + garage	23.2.61	APP
BR24604	MR. D. DAVIES	S/ST. EXTENSION	16.5.85	APP
23572	"	"	14.6.85	N/A

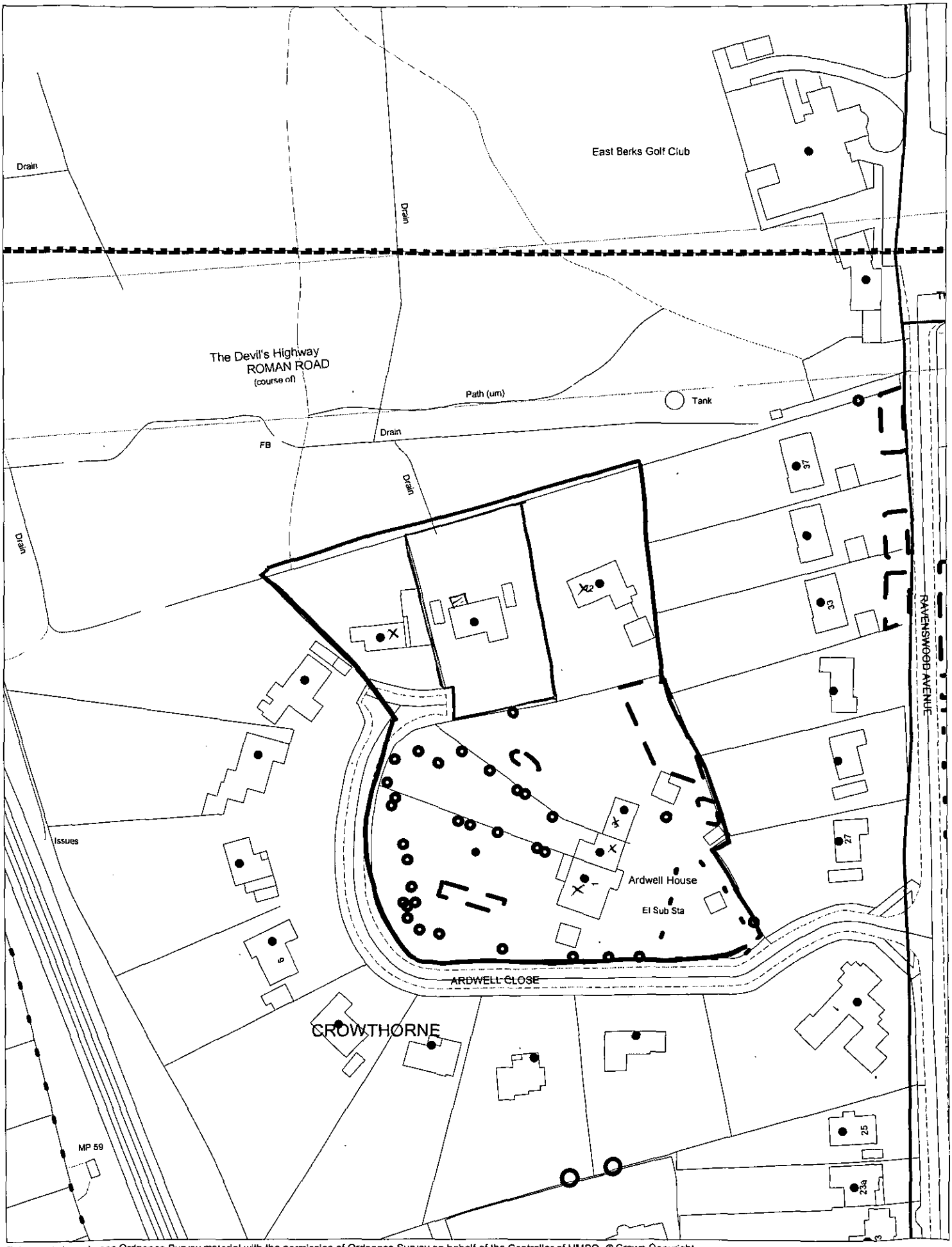
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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.

15 February 2001 Scale: 1 : 1250

N
W E
S