APPLICATION NO:
F/2002/6389

LOCATION:
5 Maple Drive, Crowthorne.

APPLICANT:
Mr/Mrs B Hirani C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **19/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/06/2002

CASE OFFICER: **Louise Smith**

APPROVED

336

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs B Hirani
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6389

Parish: **WOKINGHAM WITHOUT**

Location: **5, Maple Drive, Crowthorne.**

Proposal: **Proposed single storey side extension 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 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:

South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Informative

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 4th September 2002
My ref: LS/NL /Wokingham Without/1B

Mr & Mrs Hirani
5 Maple Drive
Crowthorne
Berkshire
RG45 6SQ

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

Dear Mr & Mrs Hirani

RE: PROPOSED ROOF MODIFICATIONS TO PLANNING CONSENT F/2002/6389 AT 5 MAPLE DRIVE, CROWTHORNE.

I refer to your letter and sketches received on the 22nd August 2002 with reference to the above. Further to our telephone conversion please note the error in my correspondence dated 28th August which advises that proposal 1 would be more acceptable.

I can confirm that the proposed roof modifications, as outlined in your sketches, would require planning permission. They could not be treated as minor amendments, as they would exceed the envelope of the extension approved under F/2002/6389 and would be above the existing single storey rear extension.

It is considered that the resultant bulk and massing of proposal 2 would be significantly less than that of proposal 1 (which has a hipped roof in line with the apex of the main dwelling). Our main concern regarding the acceptability of proposal 1 would be the impact on the residential amenity of the adjacent dwellings. Therefore should you wish to pursue proposal 1, careful consideration should be given to the location and impact upon any side windows in the adjacent dwellings. This advice is given without the benefit of a site visit and based on the information submitted.

I trust this advice is of use to you. However, it is given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith on the above number.

I would advise that you contact our Building Control department with regard to building regulations, they can be contacted on 01189 746375.

Yours sincerely

N LAKE
Senior Planning Officer

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 28th August 2002
My ref: LS/NL /Wokingham Without/1B

Mr & Mrs Hirani
5 Maple Drive
Crowthorne
Berkshire
RG45 6SQ

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

Dear Mr & Mrs Hirani

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I refer to your letter and sketches received on the 22nd August 2002 with reference to the above.

I can confirm that the proposed roof modifications, as outlined in your sketches, would require planning permission. They could not be treated as minor amendments, as they would exceed the envelope of the extension approved under F/2002/6389.

Proposal 2 would be considered a more acceptable scheme, as the mass of the roofline would have less impact on neighbouring properties than that proposed under scheme 2.

I trust this advice is of use to you. However, it is given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Louise Smith on the above number.

I would advise that you contact our Building Control department with regard to building regulations, they can be contacted on 01189 746375.

Yours sincerely

N LAKE
Senior Planning Officer

Recd 1.00pm 22.8.02

RR 01344 466159.

PLANNING SERVICES	HPT 60180
POL	PS
DC LS	
FPC	
CC	
22 AUG 2002	
COPIES TO	ACK:
	FILE:

Mr & Mrs B Hirani
"Kaarst View"
5 Maple Drive
Crowthorne
Berkshire RG45 6 SQ

21st August 2002

Ms Louise Smith
Planning Services
Wokingham Unitary
Shute End
Wokingham, Berks
RG40 1WR

MR + MRS B Hirani
5 Maple Drive
Crowthorne.
Application No: F/2002/6389.

Dear Ms Smith

Your Ref: Application number F/2002/6389

Having spoken to your colleague Ian Jordan today, we have been advised to put this in writing to you.

With reference to the above already approved planning, we would like you to have a look at the possibility of having a pitched roof over the existing flat roof. We are looking at the following 2 proposals as attached.

Proposal 1 involves extending the existing main roof over onto the flat roof. We have outlined the changes in both the east and the west elevations.

Proposal 2 involves pitching 2 small roofs over the existing flat roof. These are outlined the South and the East elevations.

We would be grateful if you could advice us on which proposal is a possibility and on how we should proceed in submitting amendments.

Yours sincerely

B Hirani Urmila Hirani

B Hirani/U Hirani

LOOK AT THIS OR NEXT WEEK.

File NOTE FOR 6389

20/8/02 10.05am

SPOKE TO APPLICANTS REGARDING REVISED PROPOSALS FOR AREA OF FLAT ROOF THAT CURRENTLY WILL REMAIN WHEN PROPOSED EXTENSION IS COMPLETE

THEY WISH TO PUT SOME FORM OF PITCHED ROOF ONTO THIS @ THE SAME TIME AS BUILDING PROPOSED EXTENSION BY EITHER;

(1) EXTENSION EXISTING ROOF BACK + NOVING REAR PLANE TO COVER THE ROOF (See approved plan as I have sketched this option on)

OR

(2) A Separate pitched ROOF TO MIRROR THE ONE ON THE EXTENSION (Shown on South Elevation) AS PROPOSED + ~~[illegible]~~ TIEING INTO EXISTING HIGH PITCHED ROOF

I ADVISED THAT THEY INITIALLY WRITE IN TO ORIG' CASE OFFICE TO FIND OUT IF; (a) BOTH / EITHER SCHEME REQUIRED THEM TO APPLY FOR PLANNING PERMISSION OR COULD THIS BE TREATED AS A MINOR AMENDMENT (b) IF THEY DO REQUIRE PP WOULD WE BE LIKELY TO APPROVE IT

Ian Jordan

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6389	LS
BUILDING CONTROL NUMBER.	BC 2002/3020 South
~~APPLICANT~~/AGENT	Andrew
ADDRESS OF SITE	5 Maple Drive Corsham WOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/S & decent

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3332A	AH/E/3332
ELEVATIONS	-"	-"
FLOOR PLANS	-"	-"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/6/02	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12TH JUNE 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake, (Vice-Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr SR Conway, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton

Also present under Rules of Procedure: Fiona Rolls.

PART I

23. MINUTES

The Minutes of the meeting of the Committee held on 22ND May 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of minute 12 under resolved to read;

RESOLVED: *"That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 216."*

35. APPLICATION NO: 2002/6389, SINGLE STOREY SIDE EXTENSION, 5 MAPLE DRIVE CROWTHORNE, FOR: MR & MRS HIRANI

The Committee considered a report about this application set out on Agenda pages 684 to 688.

RESOLVED: That Application No: 2002/6389 be approved subject to the conditions set out on Agenda page 686.

Development Control Ref No:	Received	Parish
F/2002/6389	16/4/02	Wokingham Without

Applicant: Mr & Mrs B Hirani
Location: 5 Maple Drive, Crowthorne
Proposal: Single storey side extension

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Louise Smith

SUMMARY:

1. **Planning History** – The site is a detached bungalow with detached side garage, located within the identified settlement boundary of Crowthorne. The dwelling has had single storey side extensions in the past.

2. **Proposal** – The existing side extensions are to be demolished and replaced with the proposed single storey side extension.

   The application is before the Development Control Committee as the applicant is an employee of Wokingham District Council.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Wokingham Without Parish Council :*** "No comment"
   - ***Neighbour consultations :*** Letter received from No. 7 Maple Drive, concerned over access to light.

4. **Appraisal** -

   A. Impact upon neighbouring properties and street scene. (Wokingham District Local Plan policies WBE1 and WOS3; South East Area Local Plan policies SBE1 and SBE2).

   B. Flooding Issues. (Berkshire Structure Plan policies EN3, South East Area Plan SPS2 & 4, and Wokingham District Local Plan WIC16 and PPG25).

   C. Neighbour Concerns

A. Impact upon Neighbouring Properties and Street Scene

The extension would project 4.4 metres to the side and 2.6 metres to the rear of the dwelling. It would incorporate a hipped roof, 2.4 metres to the eaves and 4.4 metres to the ridge.

There is sufficient distance to properties at the rear (c.50 metres) to prevent overlooking. The development would be screened from the adjacent neighbour at No. 3 by the 2 metres high boundary fence and the garage of this neighbour, which aligns the boundary. Obscure glazed windows are proposed in the west elevation, facing No. 7.

The development would be set in from the side boundary with No. 7 by 1 metre and lie 5 metres from this neighbouring dwelling. Due to the screening provided along this boundary (2 metres high fence and coniferous hedge (c.3 metres high)) and the design and scale of the extension, it is not considered that the development would be overbearing or result in loss of light (the 25° overshadowing angle would not be breached).

The development would be sufficiently set away from the boundary with No. 3 so as not to provoke any adverse impacts.

Maple Drive supports a variety of housing designs and many have had extensions to date. Notably, the neighbour at No. 7 is at present having a single storey side extension constructed, which is highly visible on the street scene. The proposed development at No. 5 would be subservient to the main dwelling and screened behind the detached garage, which is located to the side of the property. The materials and design would complement the original dwelling and therefore it is not considered to detract from the character of Maple Drive.

B. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

C. Neighbour Concerns
These have been addressed under section A.

5. **Conclusion** – It is considered that the proposed development would have no adverse impact on the street scene or neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
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.

Reasons
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.

Informatives
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:

   South East Area Local Plan Policies SBE1, SBE2 and STV1.
   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

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



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

687

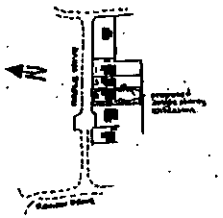
Scale: 1 : 1250



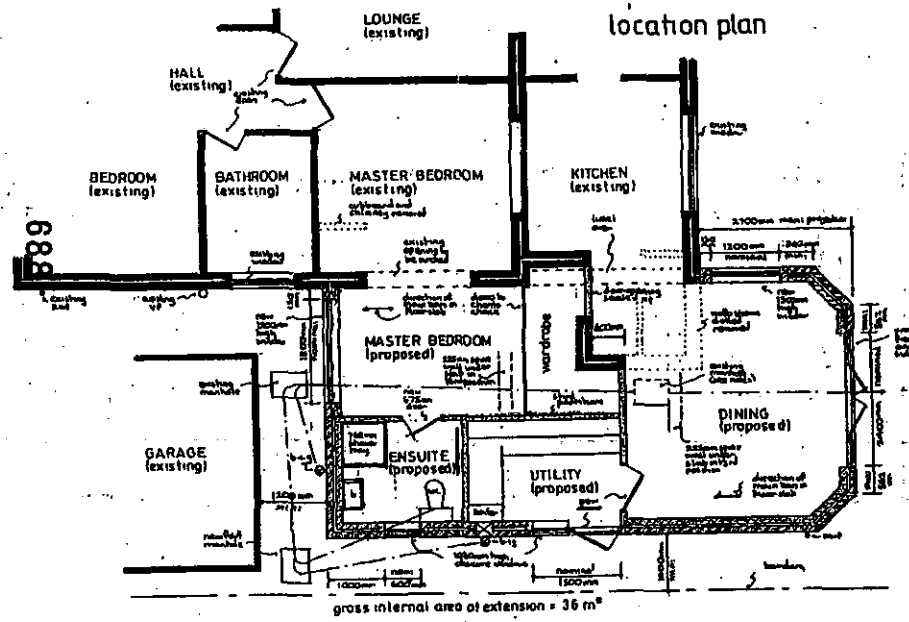
north elevation | west elevation | south elevation | east elevation



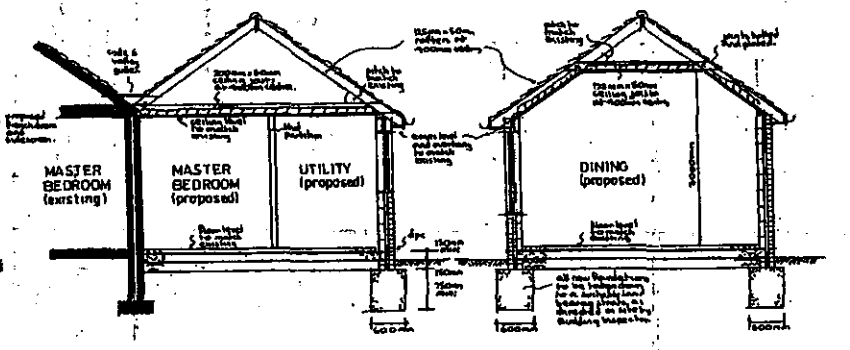
block plan



location plan



part floor plan



typical sections

16.A/R.2802- 6389

notes:-

Roofs:- (Timber) Tiling to match existing on 9x5 and battens on 38mm x 50mm pitched to match existing and at 400mm centres, with 175mm x 50mm hip rafters with 175mm x 50mm ceiling joists at 400mm centres with 200mg/m² rolmex insulation between ceiling joists and 50mm cellotex boards, 12 mold shed insulation between rafters at sloping ceiling positions to maximum insulation zone and ceiling at 2.4m level finished plasterboard and skimmed plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents approximate to 25mm continuous gap and ridge vents approximate to 5 mm continuous gap. Use tile vents such as Redland.

Roofs:- (Cathedral Ceiling Insulation) Tiling to match existing on 9x5 and battens on 38 mm x 50mm rafters pitched to match existing and at 400mm centres with 175 mm x 50mm hip rafters, with 400mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation between joists and ceiling at 2.4m level finished plasterboard and skimmed plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents approximate to 25mm continuous gap and ridge vents approximate to 5 mm continuous gap.

Lateral restraint:- Where ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres connecting three joists. In addition, mild steel anchors min. 30mm x 5mm cross sectional area, are to be provided at 1000mm centres to timber and 2000mm elsewhere to ambient and wall plates.

Floors:- Selected floor finish on 65mm reinforced screed on building paper on 100mm thickness regd slab insulation on hardcore on section of pier on 150mm long pinned connection 15mm slab supported on all edges and reinforced with 8mm Ø bottom reinforcement with 8 mm main bars at 100 mm centres and 8 mm distribution bars at 200mm centres with 40mm bottom cover set on blinded bed of 150mm selected hard-core. Top steel to be used over the two spans each side of pad positions. Ventilation is to be maintained to any existing hollow floors by using external sparkling downpipes to both any existing air bricks to new air bricks in external wall.

Walls:- 103 mm external skin of facing brick to match existing with 75 mm cavity containing 75mm Rockwool insulation batts and 100mm internal skin of cellcon blockwork and 13mm plaster finish to receive selected decorations. To ensure resistance to moisture penetration around openings for doors and windows all cavities are to be insulated.

Partitions:- 100 mm x 50 mm timber studding at 400mm centres with 100 mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimmed plaster to receive selected decorations.

Windows/doors:- All new windows/external doors to be double glazed, doorway to ensure a sliding with brackets which on inland requirements be 2000mm" opening to dining and bedroom with 450" opening to ensuite and utility. Any glass in windows below 800mm or doors below 1500mm (including side screens) to be in laminated safety glass.

Lintels:- 2 no. - heat treated type to BS galvanised steel insulated lintels.

Rainwater/Pipes:- To be hard-wood ball and fascias to match. Valley gutter formed of code 6 lead on 18 mm exterior grading plywood on boarded at 400mm centres with breather membrane with 150 fall.

Electrics:- To electric individual requirements but must be installed in strict accordance with current I.E.E. regulations.

Ventilation:- Kitchen to be fitted with either cooker hood (on three per second) or extract fan (60 litres per second); Utility to be fitted with extract fan (30 litres per second). Ensuite to be fitted with extract fan (15 litres per second). All discharging to open air.

Rainwater:- 114mm gutters to discharge via 63 mm downpipes and back inlet gulley and 100mm vpvc underground drainpipe to new soakaway 1000 mm diameter x 2000mm deep and situated min. 4500 mm from any building.

Foul drainage:- Before any work commences on site existing foul drainage to be fully located as to position and depth and if practical existing foul manhole in driveway to be relocated. If this is not possible it is to be fitted with double sealed manhole cover and frame. Any new foul drainage to be covered with 100mm vpvc underground drainpipe bedded in pea shingle and set at min. 1:40 fall and provided with cement fillets where pipes pass under wall.

PROPOSED EXTENSION at 5 MAPLE DRIVE, CROWTHORNE, BERKSHIRE for MR & MRS. B. HIRANI.

Revisions:-

Drawing N° AHE/3332
Scales 1:50 & 100
Date MARCH 2002

ANDESIGN BUILDING PLANS

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6389

Applicant : Mr/Mrs B Hirani C/O Andesign.

Location : 5, Maple Drive, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/04/2002

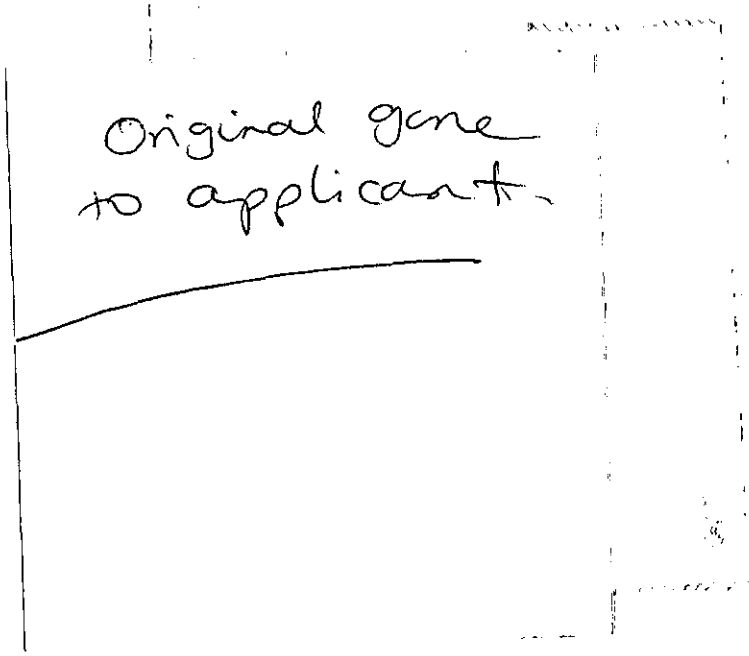
Earliest Date for Decision : 19/05/2002

Latest Consultation Date/Site Notice Expiry Date : 19/05/2002

This application will have expired on: 11/06/2002. 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 :

Planning Issues :


Original gone
to applicant.

Application Number: F/2002/6389

Appraisal :

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

Application Number F/2002/6389
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 5 Maple Drive
Crowthorne.

APPLICATION NUMBER: F/2002/6389

OFFICER: Louise Smith

DATE OF SITE VISIT: 29/4/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - mixture of housing styles and ages.
detached dwellings + bungalows
mostly detached rear gges

3. DESCRIPTION OF SITE/BUILDING
S/S extension previous is to rear (flat roof)
detached bungalow steep p/drch ~~detached~~ detached gge to side
1.5m front boundary wall.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to similar front + rear levels + neighbours adjacent
No 3 has rear gge along side boundary (flat roof)

5. SITE CONSTRAINTS

TREES

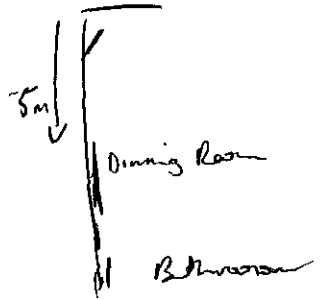
ACCESS/PARKING

LEVELS even.

BOUNDARY TREATMENT right 2m ht fence. then conifer hedge to 3m on curtilage of neighbour.

OTHERS

No 7 - S/S side ext. rear. - conifers.



Development Control Ref No:	Received	Parish
F/2002/6389	16/4/02	Wokingham Without

Applicant: Mr & Mrs B Hirani
Location: 5 Maple Drive, Crowthorne
Proposal: Single storey side extension

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Louise Smith

SUMMARY:

1. **Planning History** – The site is a detached bungalow with detached side garage, located within the identified settlement boundary of Crowthorne. The dwelling has had single storey side extensions in the past.

2. **Proposal** – The existing side extensions are to be demolished and replaced with the proposed single storey side extension.

   The application is before the Development Control Committee as the applicant is an employee of Wokingham District Council.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

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   B. Flooding Issues. (Berkshire Structure Plan policies EN3, South East Area Plan SPS2 & 4, and Wokingham District Local Plan WIC16 and PPG25).

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B. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

C. Neighbour Concerns
These have been addressed under section A.

5. **Conclusion** – It is considered that the proposed development would have no adverse impact on the street scene or neighbouring properties.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
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.

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   Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

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

Date: 06 June 2002

Your Ref:

My Ref: **Louise Smith - F/2002/6389**

Mr/Mrs B Hirani
C/O Andesign
9
Perkins Way
Wokingham
Berks
RG41 2TN

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

Dear Sir/Madam

Application Number: F/2002/6389

Site Address: 5, Maple Drive, , Crowthorne.

Proposal: Proposed single storey side extension to dwelling..

Your application is to be determined at the Development Control Sub-Committee meeting on the 12.06.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Wokingham Without Parish Council Consultation Sheet

Officer Louise Smith

No F 2002 6389

Proposal single storey side extension to dwelling.

Site 5 Maple Drive, Crowthorne.

PLANNING SERVICES | HPT
POL | TLS
DC | IL
APP
CS
14 MAY 2002
COPIES TO | ACK
FILE

Committee's Comments

no comments.

Signed : _____
Clerk to Wokingham Without Parish Council

14 May 2002

068

To: Ms Louise Smith
Planning Services
Wokingham Unitary
P.O. Box 157
Shute End, WOKINGHAM
Berks RG40 1WR

PLANNING SERVICES
POL
DC 28 ENF
APP
OS
16 MAY 2002
COPIES TO ACK: ✓
FILE:

From: Dr and Mrs C Gourley
7 Maple Drive
CROWTHORNE
RG45 6SQ

15/May/2002

Dear Ms Smith,

F/2002/6389, 5 MAPLE DRIVE, CROWTHORNE

Thank you for your recent notification of the above planning application. We have been to see the plans at the Council offices, and wish to make the following comments.

We have no objection in principle to the proposed extension. However, we are concerned that the 4.5m height of the ridge will detract from the light able to reach our dining room on the East of our property. We wonder whether the design might be modified to reduce the ridge height as much as possible, please.

Although the details are unclear from the plans that we saw, it appears that the extension roof angles are designed to match some existing slope. If the intention is to match the garage roof angles, we would point out that we understand that the garage was built with its *pitched* roof by the previous owners of number 5, just as we moved into our property, and without planning approval having been sought.

Yours sincerely,

Jean Gourley

Mrs J.E. Gourley

(for Dr and Mrs C.S. Gourley)

(2) PRE-APP (4) ATTACHED

Application Number : F/2002/6389	**Map No : 101**
Case Officer : LS	**Site Area : 0.06**
Valid Date : 16/04/02	**Received Date: 16/04/2002**

Sub-Committee (members of staff)

Level : ~~Delegated Application~~

Description : Proposed single storey side extension to dwelling.

Location : 5, Maple Drive, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr/Mrs B Hirani C/O Andesign.

Fee Required: £110 Fee Received: £110 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N, see map.

.....

Pre-app attached.

Received by Wokingham District Council

Application No: F/2002/6389

Proposal:
Proposed single storey side extension to dwelling.

Location:
5, Maple 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 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/2002/6389 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/05/2002. 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.

Trevor Watson
Development Control Manager

26 April 2002

Organisation_Name	Building_Name	address1	Postcode
		2ROWAN DRIVECROWTHORNE	RG456RZ
		4ROWAN DRIVECROWTHORNE	RG456RZ
		6ROWAN DRIVECROWTHORNE	RG456RZ
	6A	6AROWAN DRIVECROWTHORNE	RG456RZ
		10MAPLE DRIVECROWTHORNE	RG456SG
		12MAPLE DRIVECROWTHORNE	RG456SG
		14MAPLE DRIVECROWTHORNE	RG456SG
		3MAPLE DRIVECROWTHORNE	RG456SQ
		~~5MAPLE DRIVECROWTHORNE~~	RG456SQ
		7MAPLE DRIVECROWTHORNE	RG456SQ

Neighbour consultation list F/2002/6389

-6389

Environmental Services

For office use only.
Application number: 16.APR.2002* 6389

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.

WOKINGHAM BOROUGH
Aiming for Excellence

1	Your name	MR & MRS · B. HIRANI
	Address and postcode	5 MAPLE DRIVE
		CROWTHORNE
		BERKS
		RG45 6SQ
	Phone number	01344 466154
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	0118 9784165
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
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION
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.	TO MATCH 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

9	How many bedrooms does the property have?	Existing: NO CHANGE	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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. B. HIRANI

Date 15/4/2002

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

SET FAIR

ADDRESS 5 MAPLE DRIVE

PARISH WOK/WITHOUT

PLOT No.

ORD. SHEET No. SU-8465 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
605/53	MR. B.A. FULBROOK	O/APP. RES. DEV	22.4.64		C
76/55	MR. D. HATTO	BUNGALOW	14.3.55	APP.	A
PD/115/58	MR P.H. KINNIGAN	GARAGE	13.5.58	APP.	N
PD/255/70	MR. G.V. TILLER	CONSERVATORY	23.6.70	APP.	N/
BR 10826	MR. M. HARVEY	S/STOREY EXTENSION	24.5.79	REF	N/
10738	MR M.J HARVEY	S/S "	5.7.79	N/A	C/
BR 11261	" "	S/S "	11.7.79	App	N/A
BR 12107.	" "	Sun lounge.	18.10.79	App	
BR 21795	"	S/ST. EXTENSION	1.12.83	APP	N/
20572	"	"	9.2.84	N/A	CIA
97/65332/X	"	GARAGE	28.4.97		CI
F/2002/6389	Mr. & Mrs. B. Hirani	S/St/S ext.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16.APR.2002* 6389



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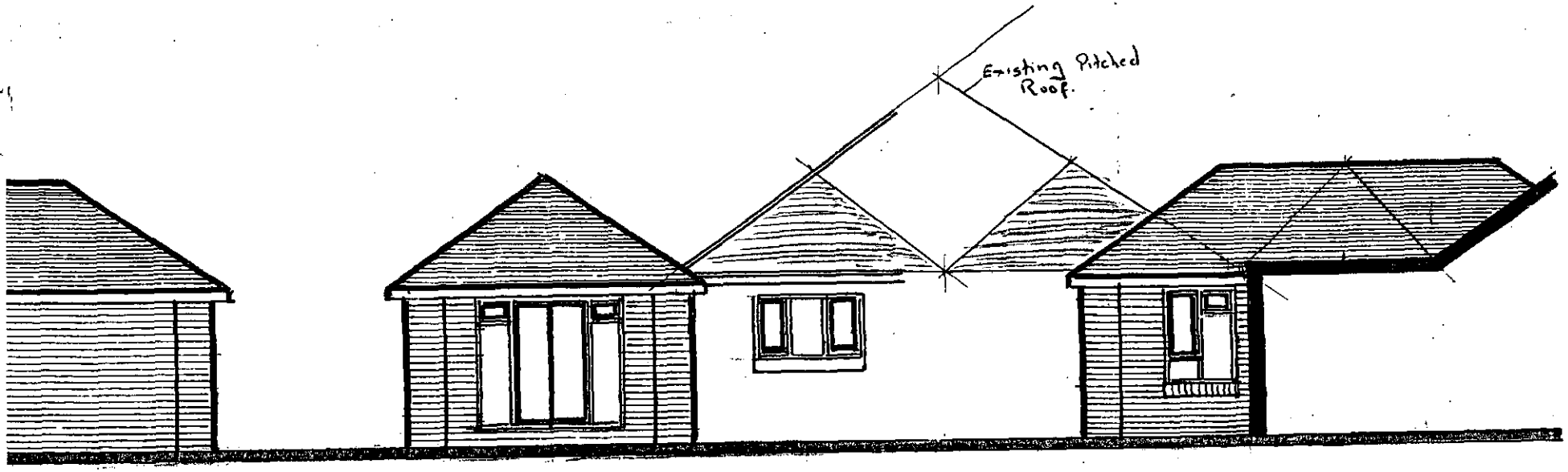
Development Control Section, Environmental Services, Wokingham District Council.

22 April 2002

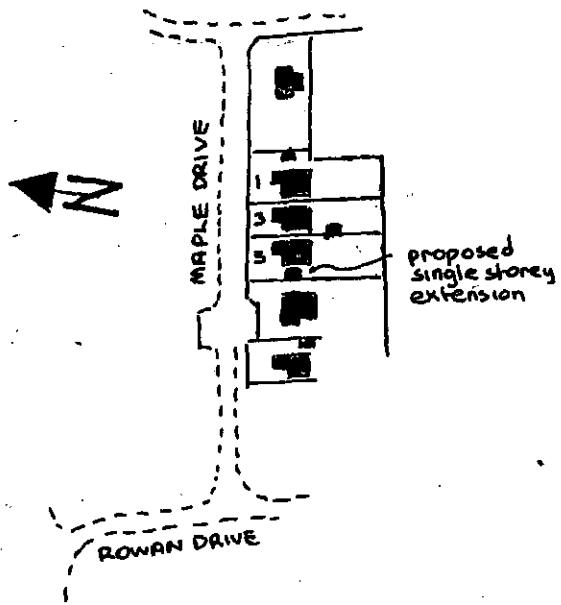
Scale: 1 : 1250

N
W E
S



south elevation

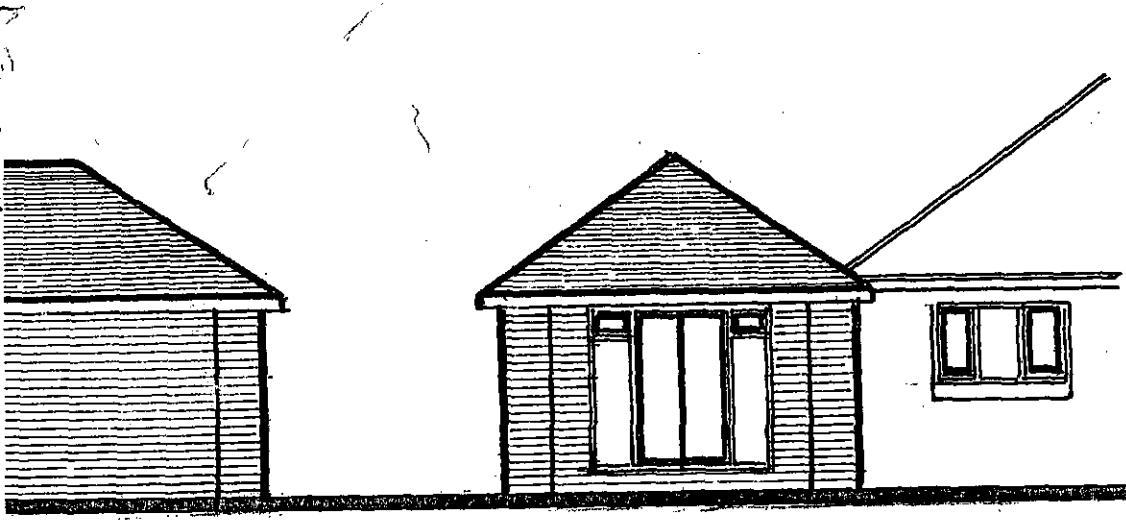
east elevation



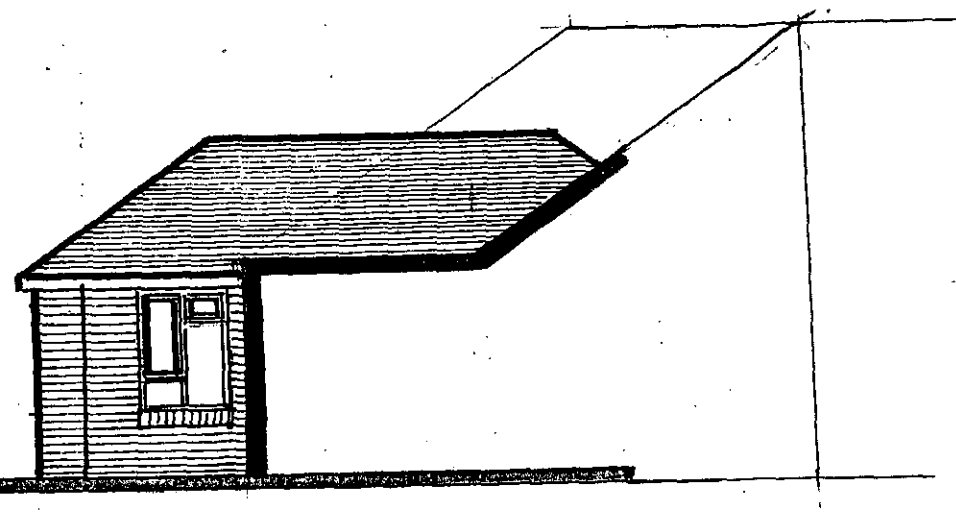
location plan

Proposal 2

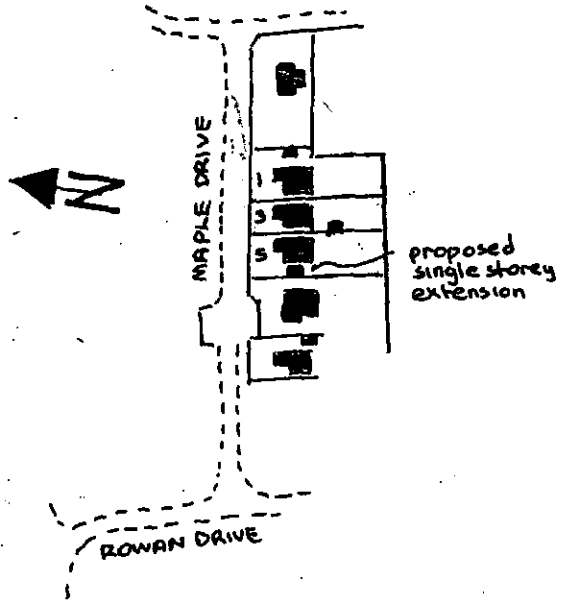
PLANNING SERVICES	HPT
PO:	
22 AUG 2002	
COPIES TO	ACK:
	FILE:



south elevation



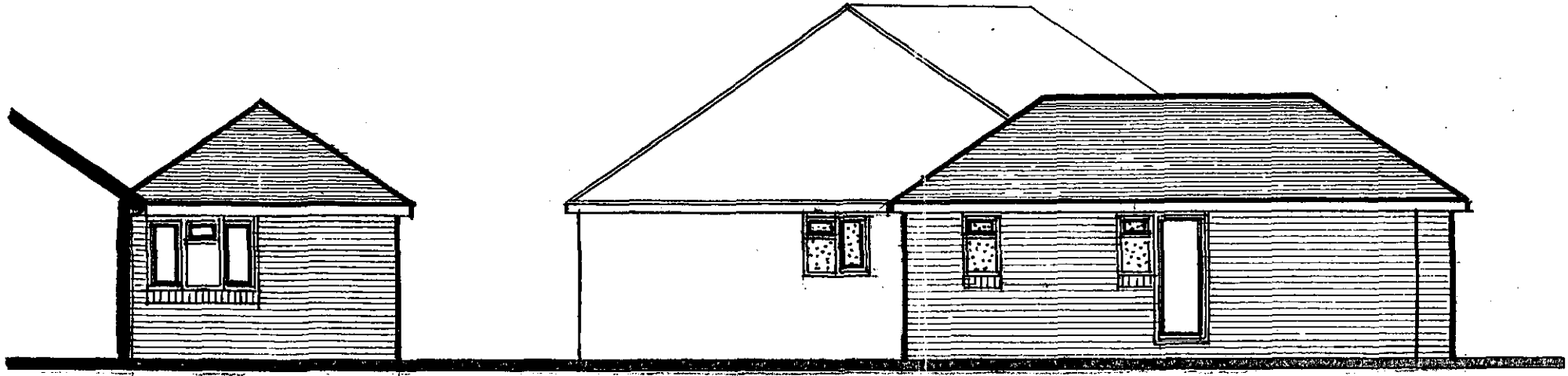
east elevation



location plan

Proposal 1 " (1 of 2)

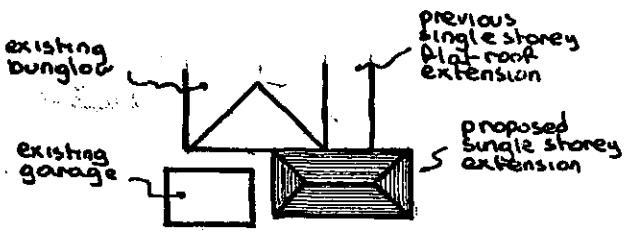
PLANNING SERVICES	RPT
POL	TLS
DC	SHF
APP	"
CS	
22 AUG 2002	
COPIES TO	ACIC ✓
	FILE



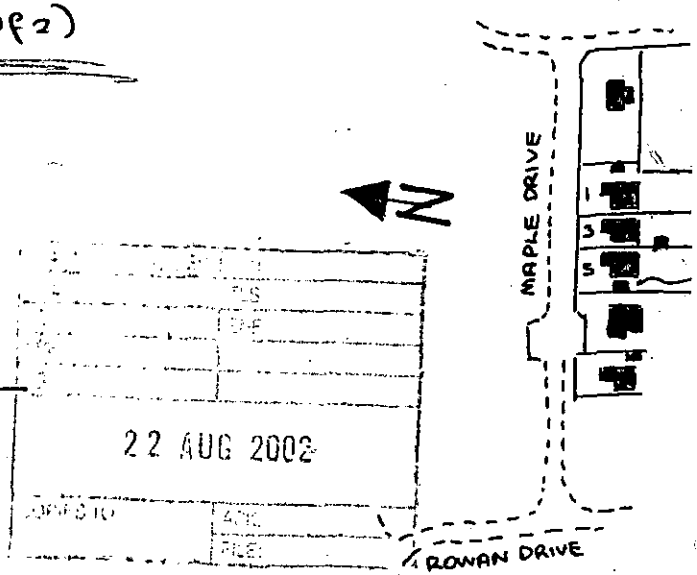
north elevation

west elevation

Proposal 1 (2 of 2)



block plan



location pl

LOUNGE
(existing)