APPLICATION NO:
F/2000/0823

LOCATION:
Asgard Houston Way, Crowthorne.

APPLICANT:
Mr Mrs Kempster

PROPOSAL:
Proposed first floor side extension to dwelling

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Kempster
4th Dimension Architectural Design
95 High Street
Crowthorne
Berks
RG45 7AD

Application Number: F/2000/0823

Parish: **FINCHAMPSTEAD**

Location: **Asgard, Houston Way, Crowthorne.**

Proposal: **Proposed first floor 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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell CH
Development Control Manager
Date: 19 May 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.

Received by Wokingham District Council

Application No: F/2000/0823

Proposal:
Proposed first floor side extension to dwelling

Location:
Asgard, Houston Way, , 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 letter 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 07/04/2000. 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

ADDRESS JUNCTION OF LOWER WOKINGHAM ROAD / HOUSTON WAY (ADD. RICKSTONES) LOWER WOKINGHAM ROAD. 13-4-67, FINCHAMPSTEAD PARISH ~~WOKINGHAM~~

PLOT No. ASGARD, HOUSTON WAY ORD. SHEET No. SU.8164 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/112/64	EXORS. OF MRS. LASCELLES	O/APP. DET. HOUSE & GARAGE	7-5-64	N/A CIA
102/65	WALTREVOR PROPERTIES LTD.	2 DET. HOUSES & CARPORTS	13-8-65	APP. REF
116/65	"	DETACHED HOUSE & GARAGE	6-10-65	APP. CIA
O/94/66	"	O/APP. HOUSE AT REAR	19-4-66	N/A REF
BR 2352	MR. R.L. Mc INTOSH	3/STOREY EXTENSION	22-4-75	APP. N/A
02443	"	"	15-5-75	N/A CIA
35912	MR+MRS F. SUTTON	1ST FLOOR EXT.	24-4-90	REF
37240	"	S/Sí. & 1ST FLOOR EXT	14-3-91	CIA
96/63410/F	"	RENEWAL 37240	2-4-96	CIA

DATE OF COMPLETION

MINISTRY DECISION O/94/66 - APPEAL DISMISSED - 23-8-67

SPECIAL ORDERS

DRAINAGE

091074

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0823

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 Kempster
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION 2000/0823
SITE: ASGARD, HOUSTON WAY, 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 2000/0823 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
Planning Assistant

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0823 EC
BUILDING CONTROL NUMBER.	FP2000/0791 Brian
~~APPLICANT~~/AGENT	4th Dimension Arch Design
ADDRESS OF SITE	'Asgard' Houston Way FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	First floor side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5108/03A	5108/03
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ? Slight bc - existing garage window deleted.	✓	
DATE	26/6/00.	

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/2000/0823

Applicant : Mr Mrs Kempster .

Location : Asgard, Houston Way, , Crowthorne.
Proposal : Proposed first floor side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		7.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses :

FINCH. P. COUNCIL : Object on grounds of over-bearing upon Neigh prop.

HIGHWAYS: recommend cond. SC23 (SR06) 'parking, garaging & turning'.

Planning Issues :

* IMPACT UPON ST. SCENE
* " " NEIGH. PROPS

Application: F/2000/0823

Appraisal

The site which is the subject of this application is located within the settlement boundary. The property is a two storey detached dwelling with a double, flat roof integral garage. There is an existing consent on this site for a first floor side extension and pitched roof over the garage and along the front of the dwelling. The current application proposes a first floor extension from front to rear with dormer windows in the front and rear elevations.

Impact upon the Street Scene

The proposed extension stretches over the existing flat roof garage and slopes away from the front and rear to form a pitched roof construction. The proposed ridge height stands at approximately 6.4m, and is set 1m lower than the ridge height of the main dwelling. The pitched roof continues across part of the main dwelling. It is considered that the proposed extension is in keeping with the character of the dwelling, and will not have an adverse negative impact upon the street scene.

Impact Upon Neighbouring Properties

The proposed extension is considered to be less bulky and obtrusive than the existing approved scheme. The proposed extension is almost 3 metres from the neighbouring property. Therefore, due to its siting, design and massing it is not considered that the proposed extension will be obtrusive or overbearing upon the neighbouring property.

RECOMMENDATION: Approval

Application Number F/2000/0823
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	BRICKWORK
3	SC23	SR06	'Parking, garaging & turning'

John Mutton
18/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Asgard Houston Way Crowthorne.

APPLICATION NUMBER: F/2000/0823

OFFICER: Elaine Connor

DATE OF SITE VISIT: 7.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types.
maturely landscaped along Lwr Wham Road.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling with double flat roof integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
neighb prop. within 3m of Asgard.

5. SITE CONSTRAINTS /

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

FROM: Elaine Connor

DATE: 14 March 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

TESTING SERVICES	HPT 27931
POL	TLS
DC	ENF
APP	
CS	
03 APR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0823

Proposal: Proposed first floor side extension to dwelling.

Site Address: Asgard, Houston Way, , Crowthorne.

Applicant: Mr Mrs Kempster .

Your observations are required in respect of this application **by 07/04/2000** .

Objection on the grounds that the proposed extension would be over bearing to the neighbouring property.

SIGNED: C.S. Cl DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 14 March 2000

Application Number: F/2000/0823

Proposal: Proposed first floor side extension to dwelling

Site Address:
Asgard, Houston Way, , Crowthorne.

Applicant:
Mr Mrs Kempster .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC 23 - PARKING, GARAGING & TURNING (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

27-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	Map No. 107 Site 011
Officer: EC / Application No. F/2000/0823	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD 02.MAR2000* 0825

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: ASGARD HOUSTON WAY LOWER WOKINGHAM RD

Parish: FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR | MRS KEMPSTER

Fee Received 95-00 (13) 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

..... West Wood, Houston way, Crowthorne .....
..... Rickstones, Lower Wokingham Rd, Crowthorne .....
..... Hartridge, " " " " .....
..... Transee, " " " " .....
..... Haven Cottage " " " " .....
..... Fresney " " " " .....
.....
.....
.....

Recd 10·40AM 2·3·00

02 MAR2000* 0823

Fourth Dimension

Ref: RTH/5108

26 February, 2000

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE:EXTEXSION: 'Asgard', Houston Way, Lower Wokingham Road, Finchampstead

Please find enclosed six copies of our drawings 5108/ 01 & 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

JUNCTION OF LOWER WOKINGHAM ROAD / HOUSTON WAY

ADDRESS (ADS RICKSTONES) LOWER WOKINGHAM ROAD PARISH 1-4-86, FINCHAMPSTEAD ~~[illegible]~~

PLOT No. ASGARD, HOUSTON WAY ORD. SHEET No. SU.8164 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/112/64	EXORS. OF MRS. LASCELLES	O/APP. DET. HOUSE & GARAGE	7.5.64	N/A C/A
102/65	VALTREVOR PROPERTIES LTD.	2 DET. HOUSES & GARAGES	13.8.65	APP. REF
116/65	"	DETACHED HOUSE & GARAGE	6.10.65	APP. C/A
0/94/66	"	O/APP. HOUSE AT REAR	19.4.66	N/A REF
BR 2352	MR. R.L. McINTOSH	S/STOREY EXTENSION	22.4.75	APP. N/A
02443	"	"	15.5.75	N/A C/A
35912	MR+MRS K. SUTTON	1ST FLOOR EXT.	24.9.90	REF.
37240	"	S/ST. & 1ST FLOOR EXT	14.3.91	C/A
96/63410/F	"	RENEWAL 37240	2.4.96	C/A

DATE OF COMPLETION

MINISTRY DECISION 0/94/66 - APPEAL DISMISSED - 23.1.67

SPECIAL ORDERS

DRAINAGE

091074

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM 02.MAR2000* 0823

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS KEMPSTER
	ADDRESS	'ASGARD' HOUSTON WAY
		LOWER WOKINGHAM ROAD
		FINCHAMPSTEAD
		BERKS.
	POST CODE	TEL NO
2	AGENT'S NAME	4TH DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	95 HIGH ST,
		CROWTHORNE,
		BERKS
	POST CODE	RG45 7AD TEL NO 01344 761727
3	SITE LOCATION	ASGARD'
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	HOUSTON WAY
		LOWER WOKINGHAM ROAD
		FINCHAMPSTEAD
		BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	FIRST FLOOR 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. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	TILES TO MATCH EXTG.
		BRICKWORK TO MATCH EXTG
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed: 5
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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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.

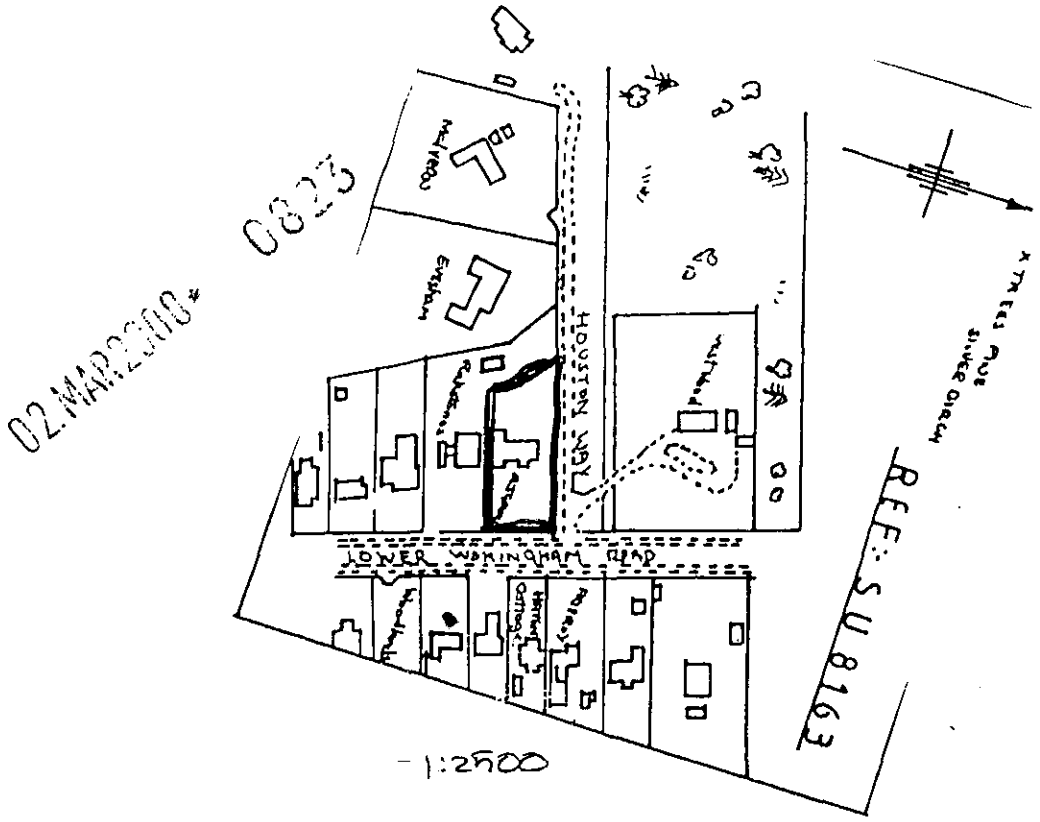
Owner's (a) name	Address at which notice was served	Date on which notice was served

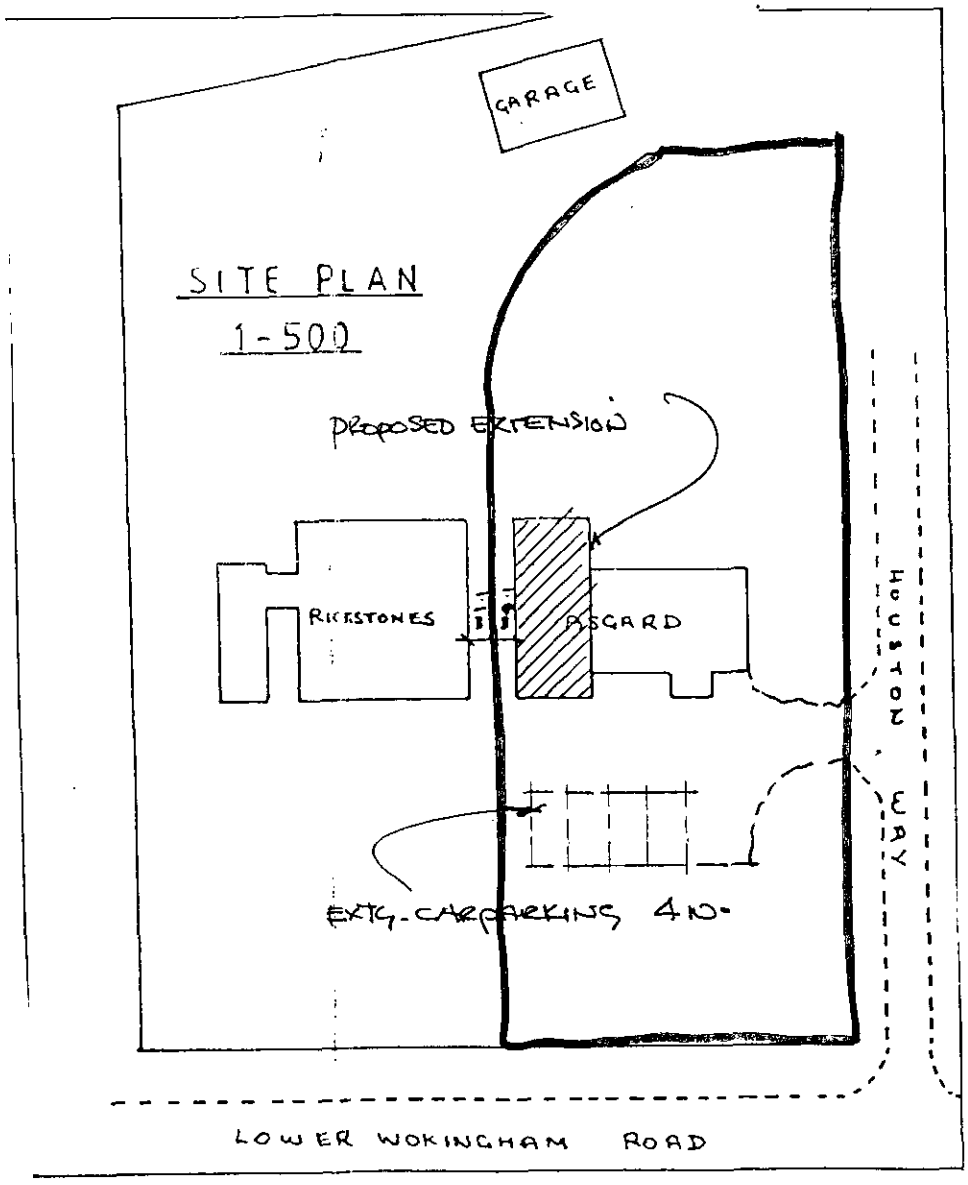
* None of the land forms part of an agricultural holding.

SIGNED 4th DIMENSION ARCHITECTURAL DESIGN ON BEHALF OF MR + MRS KEMPSTER

DATE 26/2/2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐


02 MAR 2000
0823
HOUSTON WAY
LOWER WOKINGHAM ROAD
REF: SU 8163
1:2500


GARAGE
SITE PLAN
1-500
PROPOSED EXTENSION
RICKSTONES
ASGARD
HOUSTON WAY
EXTG. CARPARKING 4 NO.
LOWER WOKINGHAM ROAD

D 26/6/00



Site Plan, Scale: 1 to 1250

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02 MAR 2000 0025

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Date: 10 March 2000

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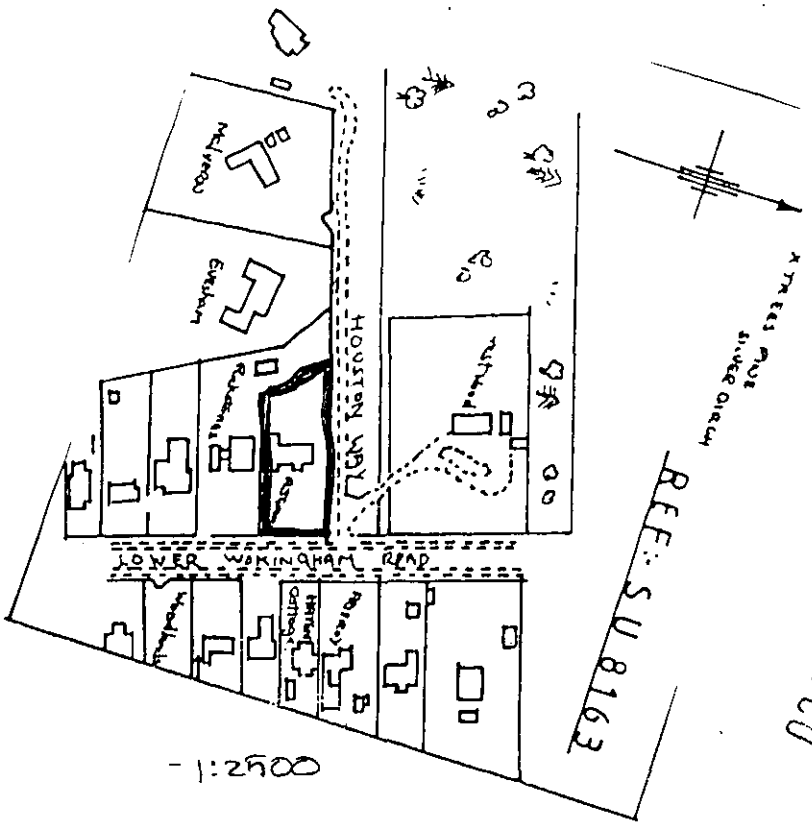

02.MAR2000* 0823

