APPLICATION NO:
F/2000/0843

LOCATION:
86 Ellis Road, Crowthorne.

APPLICANT:
Mr Mrs Mansell C/O Green Shadows

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **08/04/2000**
Members 28 day exp: 12/04/2000
APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Natalie Brown**

Agent :-
0378 0011 73

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Mrs Mansell
C/O Green Shadows
Green Shadows
9 Waterloo Road
Crowthorne
Berks
RG45 7PB

Application Number: F/2000/0843

Parish: **WOKINGHAM WITHOUT**

Location: **86, Ellis Road, 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 **Refuse 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.

Reason

1. The proposed development by the nature of its size and extent represents an overdevelopment of the site, to the detriment of the appearance and character of the area. As such, the development is contrary to local plan policies WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft 1997, consolidated document November 1999) and policies SBE1 of the South East Area Local Plan (April 1994).

Informative

The applicant is advised to re-submit a revised scheme showing the development reduced in size and setback from the front of the main dwelling.

John Mitchell
Development Control Manager
Date: 16 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.

9/7/00

NB
2000
ACK:
FILE:

AJ WELHAM
86A, ELLIS ROAD
CROWTHORNE
BERKS RG45 6PW

Ref F/2000/0843

Dear Mr Thorpe

My neighbour, Mr Brian Monsell of 86, Ellis road has informed that his planning application is still 'live' on the basis of the extension being moved away from trees at the rear, AND moved at the front away from the building line.

If the front is moved back I will object on the basis that a person sitting in the window would be able to see direct into my lounge and have a view of any activity by my garages.

Along with other neighbours we have NO objection to the extension being inline with the main house.

Yours sincerely

AJ Welham

GREENSHADOWS
Architectural Services



18th May 2000

PLANNING SERVICES | HPT 29581
POL | TLS
DC | ENF
APP |
CS |
19 MAY 2000
COPIES TO: | ACK:
FILE:
RT

Mr M Thorpe
Planning Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

FAX No: 01189 746484

4 sheets total.

Dear Mr Thorpe

RE: APPLICATION TO 86 ELLIS ROAD CROWTHORNE APP No F/2000/0843

I was informed by your office today that Natalie Brown was not available to discuss the above application and was further advised that a refusal document dated 16th May would be issued.

I am deep concerned and disappointed at the service received from Wokingham District Council. My understanding from Natalie when we spoke late last week, was that she had still not received the tree report. I tried on numerous occasions over the last two weeks to contact Mr Ethrington and this resulted in a conversation with him on Tuesday 16th May. He also confirmed that his report had not been prepared to date.

However as discussed and agreed with him, to accord with the relevant British Standards the extension would need to be 4m away from the centre of the tree trunks. Our conversation was concluded that the trees were to be indicated on the drawings and where appropriate the extension would be reduced, this seemed to be acceptable.

Contd

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors MEMBER

PAGE 2

I enclose a copy of a letter dated the 27th April sent to Natalie confirming my problems in contacting Mr Ethrington and my request that she contact me on receipt.

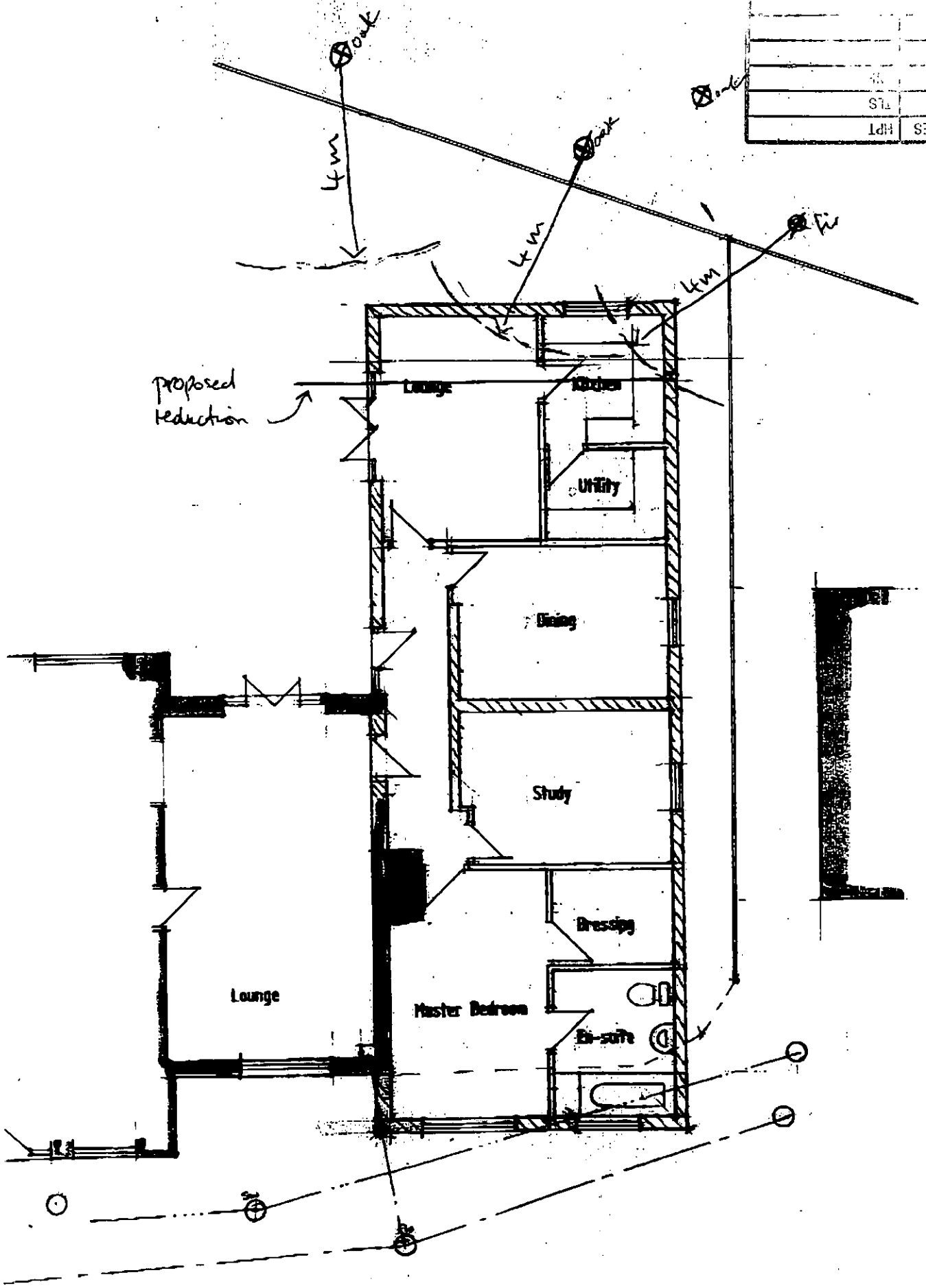
I understand that the neighbours supported the proposals and that parish have not objected, it would therefore appear that the only contentious item is the trees. I enclose a plan illustrating the 4m radius from the nearest tree and the proposed minor reduction in extension. I believe that with a small amount of professional courtesy and consideration, this application could have resulted in approval.

I look forward to your comments.

Yours Sincerely

J R BROWN

86 Ellis Rd Crowthorne



PLANNING SERVICES | HPT
POL | TLS
DC | NP
APP
CS
19 MAY 2000
COPIES TO:

01628 828120

18-MAY-2000 14:02 JAMES SMITH ASSOCIATES 01628 828120 P.03/04

27th April 2000

Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks

For the attention of Natalie Brown

Dear Ms Brown

RE: 86 ELLIS ROAD CROWTHORNE APP No. F/2000/0843

Further to our recent telephone conversations regarding the above application, in particular your request to reduce the proposed extension so that the front wall is recessed behind the house main front wall.My client would resist this proposal for the following reasons:

As discussed the proposed front elevation was designed to project out to match the existing porch and the new hip roof balanced with the existing porch. There was negotiations with adjacent neighbour Mr Welham which preferred the projection so that there is an acute view from the front windows into his front courtyard and this will avoid loss of privacy.

I believe that Mr Welham and the other adjoining neighbour have written letters of support and that the parish council have no objections.

I therefore request that you grant approval on the submitted design. I understand that the tree officer has attended site and has voiced doubt on the proximity of the rear extension wall to the trees at the rear boundary. Unfortunately to date I have not been able to contact him to discuss this matter, however if you have now received his report I would be grateful for his comments.

Yours Sincerely

J R BROWN

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 June 2000

Location: 86 Ellis Road, Crowthorne.

Proposal: Single storey side extension.

Application Number: F/2000/0843

In response to your consultation dated 15th March 2000 for the above application, the arboricultural comments are as follows:

The trees in the properties at the rear are include in a Tree Preservation Order and are therefore a material consideration in determining this application.

The extension is shown as coming to within 3 metres of these trees and it likely that damage may be caused to them. To accurately assess the impact a detailed tree survey of these trees is required. BS 5837:1991 'Trees in relation to construction provides guidance on the minimum distance that proposed development should be from trees. It will be necessary to ensure that the proposals are not in conflict with this guidance. Account should also be made of future problems that may arise such as shading, leaf fall etc. and this may require the extension be sited further away than the minimum distances

Neil Etherington
Senior Arboriculturist

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0843

Applicant : Mr Mrs Mansell C/O Green Shadows.

Location : 86, Ellis Road, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		28/03

Date of Neighbour Notifications : ✓

Date of Site Visit : 4/4.

Date Registered : 06/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000
28 Day members exp: 12/04/2000
Application Expiry Date: 01/05/2000

Consultation Responses :
WOK without PC: 29/3: Objections - considered to be over development of the site
Trees: none received.
Highways: conditions & Informative.
Neighbours/SN: 88 Ellis Rd - 915 - no objections.
(6/4/2000 - letter rec. from Cllr Ross - concerned re overdevelopment of the site. Waits app listed if rec. for approval).

Planning Issues :

1) Impact upon ~~the streetscene~~ neighbouring properties
2) Impact upon the streetscene.
3) Impact upon highway safety.

Application Number: F/2000/0843

Appraisal :

1) Impact upon neighbouring properties: -

The proposed development is for a granny annexe - This will comprise master bedroom, dressing room, ensuite, study, dining room, lounge, kitchen + utility.
It will be single storey 2.4m to eaves & 4.7m to ridge, pitched & hipped at the front & back. It will be 6m width & 16.1m length.
It will be 1m from the boundary with 86a & 4m from the front boundary & 2m (min) 4m (max) from the rear boundary. (The side/rear boundary is 1.8m fencing).
All adjoining properties are set away from the boundaries of N° 86 ie 86a by 1m, Grange Rd properties by some 60m, 92 Ellis Rd by 5m & 88 Ellis Rd by 18m.
The nature of the development will not be overbearing/overshadowing nor overlook neighbouring properties ∴ no detrimental impact (NB: one letter of support received).

NB: Parish council objected due to overdevelopment & car loss.

2) Impact upon the streetscene.
The proposed development is considered by the nature of its scale & area to be an overdevelopment of the site.
The applicants were requested to set back the front of the garage to be behind the front lounge bay. This would not only have reduced the size of development but would have made it a more subservient feature to that of the main dwelling.

3) Impact upon highway safety
There are 6 proposed bedrooms & ∴ the need for 5 off road parking spaces. If space as set out on plans for parking/garaging is kept & condition imposed re granny annexe being ancillary to the dwelling, the highways dept have no objections. ∴ no detrimental impact to highway safety.

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

Application Number E/2000/0843
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by the nature of its size + extent represents an overdevelopment of the site, to the detriment of the appearance and character of the area. As such, the development is contrary to local plan policies WOS3 & WBE1 of the Wokingham District local Plan (Deposit Draft 1997, Consolidated Dec Nov. 1999) and policies SBE1 of the South-East Area local Plan (April 1994).
			INFORMATIVE · The applicant is advised to re-submit a revised scheme showing the development reduced in size & set back from the front of the main dwelling at the rear.

John Thurlow
11/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 86 Ellis Road Crowthorne. APPLICATION NUMBER: F/2000/0843	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - fence (side - entrance to 86 & 86a).

2. DESCRIPTION OF SURROUNDINGS

Residential - road set from main 'Ellis Rd'

3. DESCRIPTION OF SITE/BUILDING

large shed in garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Properties at rear set back trees/shrubs etc
1st floor side dormer → 86a.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING Double garage & two parking spaces in front of

LEVELS /

BOUNDARY TREATMENT 1.8m fence surrounding trees & shrubs near S (H) boundary

OTHERS /

Applicationo	Name & Address
F/2000/0843	A & P Stewart 88 Ellis Road Crowthorne RG45 6PN
App refused, letter sent 17/05/00	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 MAR 2000	
Officer: NAB	Application No. F/2000/0843

Map No. 108 Site 0.06

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

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

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

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

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 86 ELLIS ROAD

Parish: WOK W/OUT Ward: Wokingham W/out

15.3.2000

Applicant: MR/MRS MANSELL

Fee Received 95-00 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	Scale		
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 : 15.3.2000 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 ATTACHED

NEIGHBOURS:

S/N + 88, 86a, 84 ELLIS ROAD
11+13+15 GRANGE AVENUE ✓
90a & 92 ELLIS ROAD.

5/4/2000: MAB
5:20pm.

Phoned agent & asked them to set back the front of the extension by 2m i/e so it is behind the front b'line of the lounge by 1m.

● The agent said he would look into this.

6/4/2000: letter from Cllr Ross re overdevelopment

18/4/2000:

Agent phoned - neighbours (No 66a) will object if front b'line is set back - due to increased overlooking
Agent said should be receiving 2 letters of support from neighbour, plus one from him saying why not setting back.

26/4/2000

letter from agent re resisting setting back of front b'line

9/5/2000

letter of support (66a) received from No 88 Ellis Rd.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

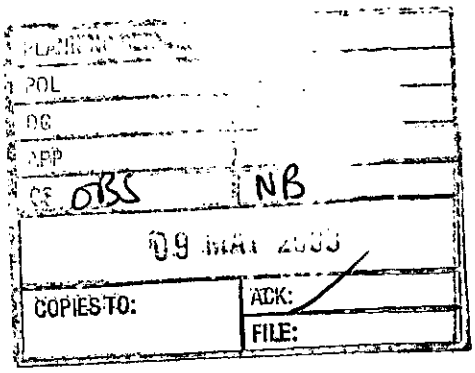
_____

_____

_____

Signed _____

88 Ellis Road
Crowthorne, Berks. RG45 6PN
01344-779-363; Fax: 779-388



May 8th, 2000

Wokingham District Council
Planning Department
Attention: Ms. Natalie Brown
Shute End
Wokingham, Berks. RG40 1WR

Dear Ms. Brown,

Reference: Planning Application F/2000/0843

We live next door to the residence that has submitted the above planning application and we wish to state that we support the planning application and have absolutely no objection to its approval.

Please do not hesitate to contact us if you require further verification of the above.

Yours sincerely,

Angus Stewart

Patricia W. Stewart

GREENSHADOWS
Architectural Services



27th April 2000

PLANNING SERVICES	HPT 28803
POL	
DC	
APP	
CS	
28	
COPIES TO:	

Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks

For the attention of Natalie Brown

Dear Ms Brown

RE: 86 ELLIS ROAD CROWTHORNE APP No. F/2000/0843

Further to our recent telephone conversations regarding the above application, in particular your request to reduce the proposed extension so that the front wall is recessed behind the house main front wall.My client would resist this proposal for the following reasons:

As discussed the proposed front elevation was designed to project out to match the existing porch and the new hip roof balanced with the existing porch. There was negotiations with adjacent neighbour Mr Welham which preferred the projection so that there is an acute view from the front windows into his front courtyard and this will avoid loss of privacy.

I believe that Mr Welham and the other adjoining neighbour have written letters of support and that the parish council have no objections.

I therefore request that you grant approval on the submitted design. I understand that the tree officer has attended site and has voiced doubt on the proximity of the rear extension wall to the trees at the rear boundary. Unfortunately to date I have not been able to contact him to discuss this matter, however if you have now received his report I would be grateful for his comments.

Yours Sincerely

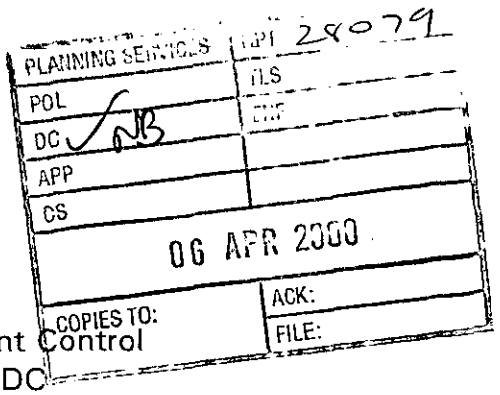
J R BROWN

Greenshadows
9 Waterloo Road Crowthorne Berks RG45 7PB
Telephone 01344 773775

Architects & Surveyors MEMBER Institute

From: Cllr Angus Ross





Member's Room
P.O. Box 150
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WQ

Natalie Brown, Development Control
Environmental Services, WDC
cc. Perry Lewis, Pauline Helliar-Symons

APPLICATION F/2000/0843, 86 ELLIS ROAD, WOKINGHAM WITHOUT

5th April 2000

I am writing to express my concerns about the above application. From the plans the extension looks like a vast over-development of the site and to be, in effect, the size of a new dwelling.

The plans do not sufficiently show the effect on the neighbouring property.

I can see that a much more modest extension might be acceptable. What is being proposed greatly exceeds what I believe we can see as a 'granny annexe'.

I would propose to list this application were it to be recommended for approval.

Ajr

ellis86.doc

Tel: (0118) 974 6492

Date: **15 March 2000**

My ref: F/2000/0843

CONFIDENTIAL COPIES TO:

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Var - o'cleved
Separate dwelling. 9 room annexe.
Plans not show effect on neighbour to east.

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/2000/0843
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0843**
86, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for Approval
and my reason(s) are OVERDEVELOPMENT OF SITE

Signed: _____ Date: 5.4.00
Councillor Ross

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 15 March 2000

Application Number: F/2000/0843

Proposal: Proposed single storey side extension to dwelling

Site Address:
86, Ellis Road, , Crowthorne.

Applicant:
Mr Mrs Mansell C/O Green Shadows.

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 (SR06)

THE GRANNY ANNEXE SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE LEASED SOLD OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING.

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

24-3-00

27627

FROM: Natalie Brown

DATE: 15 March 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0843

Proposal: Proposed single storey side extension to dwelling.

Site Address: 86, Ellis Road, , Crowthorne.

Applicant: Mr Mrs Mansell C/O Green Shadows.

Your observations are required in respect of this application **by 08/04/2000** .

Objected - Considered overdevelopment of the site.

SIGNED: _____ DATE: 23.03.2000

Clerk To Wokingham Without Parish/Town Council.

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

Tel: (0118) 974 6492

Date: **15 March 2000**

My ref: F/2000/0843

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

Dear Councillor

Application Number: F/2000/0843
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0843**
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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 6492

Date: **15 March 2000**

My ref: F/2000/0843

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/2000/0843
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0843**
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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**********

Received by Wokingham District Council

Application No: F/2000/0843

Proposal:
Proposed single storey side extension to dwelling

Location:
86, Ellis Road, , Crowthorne.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2000. 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

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

Tel: (0118) 974 6492

Date: **15 March 2000**

My ref: F/2000/0843

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

Application Number: F/2000/0843
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0843**
86, Ellis Road, , Crowthorne.
Proposed single storey side extension 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**********

Environmental Services

For office use only. Application number: 06.MAR2000* 0843

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 MANSELL
	Address and postcode	86 ELLIS ROAD CROWTHORNE BERKS
	Phone number	
●	Agent's Name	GREENSHADOWS DESIGN
	Address and postcode	GREENSHADOWS 9 WATERLOO ROAD CROWTHORNE BERKS RG45 7PB
	Phone number	01344 773775
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.	86 ELLIS ROAD CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GRANNY ANNEXE EXTENSION TO SIDE OF DWELLING
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.	PAINTED RENDER PANELS TO MATCH EXTG, FACING BRICKWORK TO MATCH EXTG. BROWN INTERLOCKING TILES 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 6
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: [signature]

on behalf of MR & MRS MANSELL

Date 29/2/2000

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



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.

11 May 2000

Scale: 1 : 1250

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



06.MAR2000* 0643

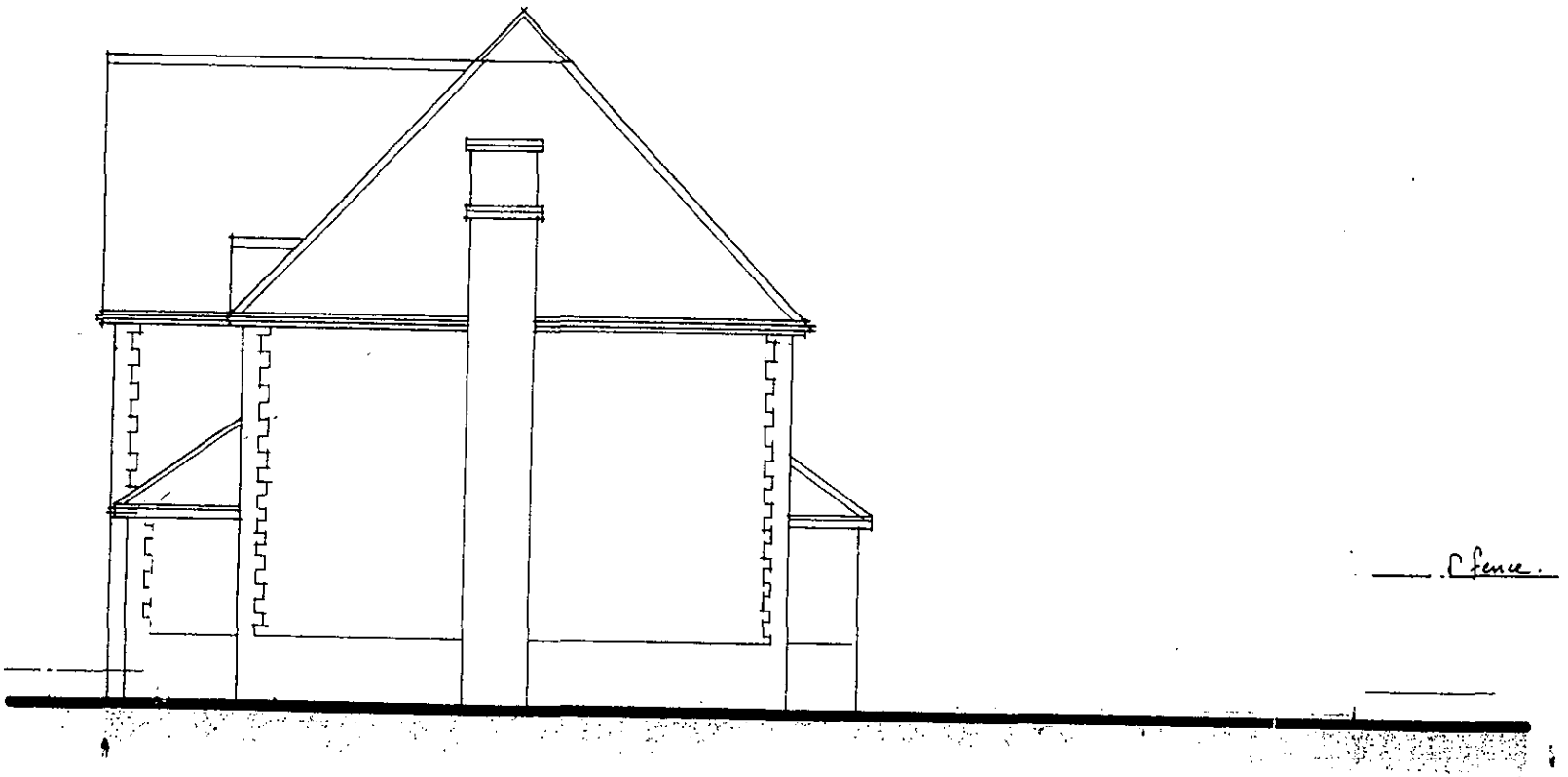
REFUSED

CERTIFICATE COPY OF FILED PL
H.M. LAND



REAR ELEVATION (EXISTING) 1:100

06.MAR2000 0843



SIDE ELEVATION (EXISTING) 1:100

06.MAR2009* 0843