30/3/2000

APPLICATION NO:
F/2000/0506

LOCATION:
75 Lyon Road, Crowthorne.

APPLICANT:
Mr S Pearce C/O Peter Card Associates (Mr P J Card)

PROPOSAL:
Propsoed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Pearce
C/O Peter Card Associates (Mr P J Card)
51 The Brackens
Pine Ridge
CROWTHORNE
Berkshire
RG45 6TB

Application Number: F/2000/0506

Parish: **WOKINGHAM WITHOUT**

Location: **75 Lyon Road, Crowthorne**

Proposal: **Proposed single storey rear 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing surfacing materials.

Condition
3. The WC window (window W1) in the left flank elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

Head of Planning and Transportation
Date: 21 March 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0506	NB
BUILDING CONTROL NUMBER.	FP 2000/0558	Brian
~~APPLICANT~~/AGENT	Peter Card Associates	
ADDRESS OF SITE	75 Lyon Road Cranhorne WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	s/s rear ext & internal alterations	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PCA/99/26/01A	PCA/99/26/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/4/00.	

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	

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 12 May, 2000
My ref. BC/DC/2000/0506

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 S Pearce
c/o Peter Card Associates
51 The Brackens
Pine Ridge
Crowthorne
Berkshire
RG45 6TB

Dear Sirs

PLANNING PERMISSION 2000/0506
SITE: 75 LYON ROAD, 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 2000/0506 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.

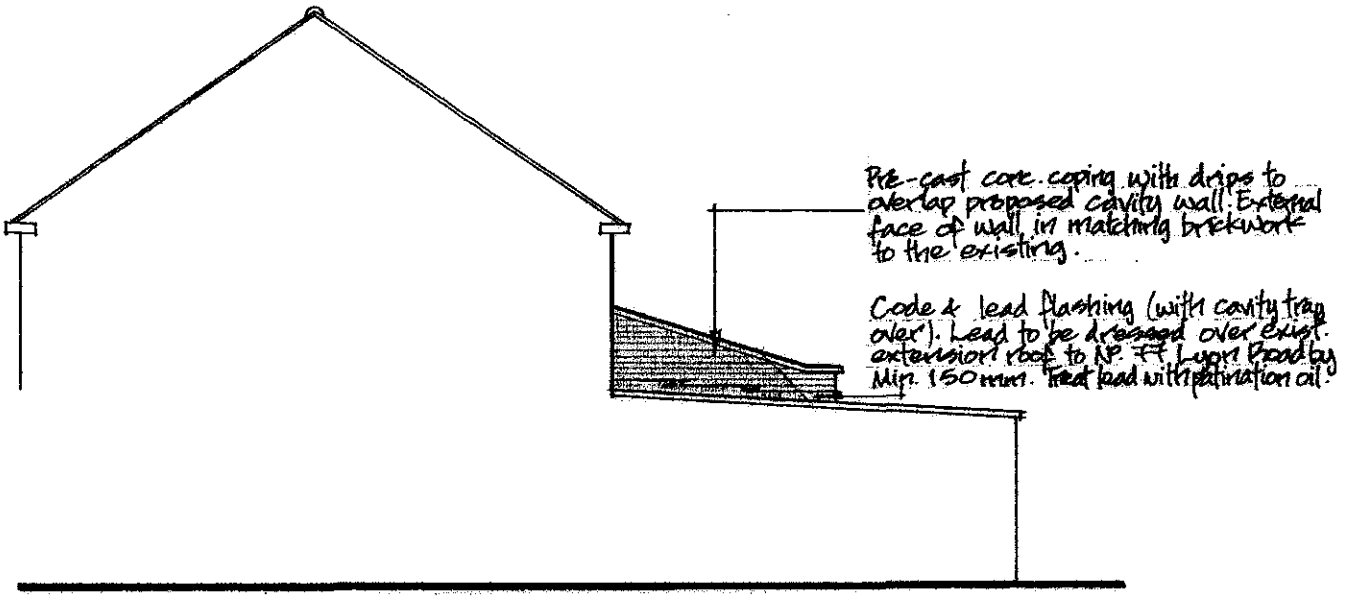
If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

07. FEB. 2000* 0506



PROPOSED VIEW FROM 77 LYON ROAD

PETER CARD ASSOCIATES.
Tel. no. (01344) 777458

project. 75 Lyon Road, Crowthorne, RG45 6BX.

title. Proposed Elevational View from 77 LYON ROAD.

scale. 1:100 drawn. PJC date. Feb. 2000

Drg. No. PCA/99/26/02



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 26 January 2000

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0506

Proposal:
Propsoed single storey rear extension to dwelling.

Location:
75 , Lyon 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)

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 05/03/2000. 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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 July 2001
My ref: NB/JRM/F/2000/0506

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

Peter Card
51 The Brackens
Pine Ridge
Crowthorne
Berks
RG45 6TB

Dear Mr Card,

APPLICATION: F/2000/0506
SITE: 75 LYON ROAD, CROWTHORNE

I refer to your letter received on the 11 July 2001 with reference to the above.

Having reviewed drawing PCA/99/26/01 Rev B which shows the following changes to the previously approved application:

- Change from a window to door in utility room
- Additional velux roof light in roof above utility room
- Removal of door to kitchen and window repositioned

I can confirm that these changes will be treated as a minor amendment to the above application. Please note that the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 July 2001
My ref: NB/JRM/F/2000/0506

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

Peter Card
51 The Brackens
Pine Ridge
Crowthorne
Berks
RG45 6TB

Dear Mr Card,

APPLICATION: F/2000/0506
SITE: 75 LYON ROAD, CROWTHORNE

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Having reviewed drawing PCA/99/26/01 Rev B which shows the following changes to the previously approved application:

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I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

P.p. John Mitchell
Development Control Manager

Peter Card ASSOCIATES
ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

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

10.07.2001

Dear Miss Brown

RE:- 75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX - PLANNING APPROVAL REF. NO:- F/2000/0506 - DATED 21.03.2000.

With regard to the abovementioned property, we have been approached by our Clients, Mr and Mrs Pearce, who are seeking changes to the fenestration of the proposed single storey rear extension, prior to it being constructed. In addition, they would like to incorporate a further roof light into the proposed construction.

Further to our recent telephone conversation, we are pleased to enclose for your deliberation, our amended drawing numbered PCA/99/26/01 Rev.B and would welcome your confirmation that the amendments detailed can be treated as a minor amendment to the previously issued Planning Approval. To that end, we await your response at your earliest convenience.

Yours sincerely,

Peter Card

Peter J Card MBIAT

PETER CARD ASSOCIATES

NB
45576
NAB
CS
COPIES TO:

Cc: Mr and Mrs Pearce
PCa File

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0506

Applicant : Mr S Pearce C/O Peter Card Associates (Mr P J Card).

Location : 75 , Lyon Road, , Crowthorne.
Proposal : Propsoed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/2/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 24/2/2000

Date Registered : 07/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

WOL WITHOUT DC : 1/3/2000 "No objections"

Neighbours/SN : **none received.**
(NB 77 Norton Road notified re encroachment).

Planning Issues : (D'd Sett)

① Impact upon neighbouring properties } WBC1, SEB1
② Impact upon the street scene

NB: 77 Norton Road

Application Number: F/2000/0506

Appraisal :

① Impact upon neighbouring properties.
The proposed development is a single storey rear extn, ~~forming~~ it will be the full width of the dwelling; 5.9m, protrude beyond the existing rear line by 2.7m. It will have a mono-pitched roof 2.4m to eaves & 3.5m to the ridge.
N° 75 is a semi-detached with N° 77. N° 77 has a single storey rear extn (with ~~along~~ roof) right along boundary which will be beyond the new proposed rear building line of N° 75 by app 2.5m there are no side windows in this extension.
There is a 1.8m along the boundary with N° 73 - part of the extension will be visible above the fence but cause no detrimental effects. (both N°s 73 + 75 are set app 1m from the boundary fence).
There is to be a new side window for a WC which will be conditioned to be obscurely glazed.
The proposed development will cause no overlooking, no overshadowing and will not be overbearing to neighbouring properties ∴ no detrimental impact.

② Impact upon the street scene.
The proposed dwelling will not be viewed from the cul-de-sac of the road and will be set back from the existing extension at N° 77. All materials used will match existing and the new W.C window is to be obscurely glazed ∴ no detrimental impact to the street scene.

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

Application Number F/2000/0506
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	901	SR02	
	SC53	SR12	INS: NORK
	SC20	SR21	W.C (WINDOW W1)
			LEFT FLANK

RECORD OF SITE VISIT

SITE ADDRESS: 75 Lyon Road Crowthorne.

APPLICATION NUMBER: F/2000/0506

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes
on wall between driveway of Nº 73.

2. DESCRIPTION OF SURROUNDINGS
~~2x outbuildings (sheds)~~
Residential.
Semi-D's with integral garages

(Garage conversion)
3. DESCRIPTION OF SITE/BUILDING 2 shed(?) at bottom of garden
1.8m fence with Nº 73
1.8m wall with Nº 77.
(Nos 75 + 73 set away from boundary)

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with Nº 77 - existing extn will be beyond proposed at 75 → no side windows - sloping roof -
shared boundary with Nº 73 - ext

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING n/a

LEVELS ✓

BOUNDARY TREATMENT as above

OTHERS
~~Extn~~ will be full width

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0506

CONFIDENTIAL

Councillor A 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/2000/0506
75 , Lyon Road, , Crowthorne.
Propsed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20/3/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0506**
75 , Lyon Road, , Crowthorne.
Propsed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 8/3/2000

My ref: F/2000/0506

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0506
75 , Lyon Road, , Crowthorne.
Propsoed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 8/3/2000

My ref: F/2000/0506

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/0506
75 , Lyon Road, , Crowthorne.
Propsoed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~24 JAN 2000~~ VALID 07 FEB 2000	Map No. 109 Site 002
Officer: NAB	Application No. F/2000/0506

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 75 LYON ROAD

Parish: WOK W/OUT Ward: Wok w/out. 10.2.2000

Applicant: MR PEARCE

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

(3)

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		31/1	07 FEB 2000
4	Correct S 66 certificate	is it joining onto next door (NO 77)? if so serve notice		
5	Elevation plans	if not need elevation — will need elevation because roof is pitched higher.	31/1	07 FEB 2000
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 : 10.2.2000 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.....

NEIGHBOURS:

S/N + 69 & 77 Lyon Road ✓

FROM: Natalie Brown

DATE: 10 February 2000

PLANNING SERVICES
POL
DC
DELEGATED
01 MAR 2000
COPIES TO:
ACK:
FILE:
W. W. P. C.
14 FEB 2000
RECEIVED

Wokingham Without Parish Council Consultation Sheet

Application Number: F/2000/0506

Proposal: Propsoed single storey rear extension to dwelling..

Site Address: 75 , Lyon Road, , Crowthorne.

Applicant: Mr S Pearce C/O Peter Card Associates (Mr P J Card).

Your observations are required in respect of this application **by 05/03/2000** .

No objections

SIGNED: Lynn Barnett DATE: 28-2-2000

CLERK TO Wokingham Without Parish Council

Environmental Services

For office use only.
Application number:

07.FEB.2000* 0506

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 S. PEARCE
	Address and postcode	75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
	Phone number	01344 761651
	Agent's Name	MR P. J. CARD (PETER CARD ASSOCIATES)
	Address and postcode	51 THE BRACKENS PINE RIDGE CROWTHORNE BERKSHIRE – RG45 6TB
	Phone number	01344 777458
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	BROWN CONCRETE ROOF TILES YELLOW FACING BRICKS DARK STAINED TIMBER FASCIA/SOFFITE. (ALL 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

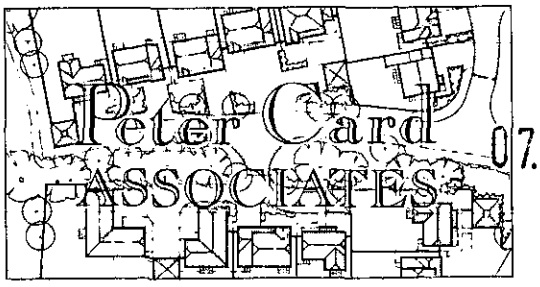
None of the land forms part of an agricultural holding.

Your signature: Peter Card.

on behalf of MR S. PEARCE

Date 21.01.2000

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



ARCHITECTURAL DESIGN SERVICES

07 FEB 2000

07.FEB.2000* 0506

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

4th February 2000

Dear Mrs Hurst

RE:-75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
HOUSEHOLDER PLANNING APPLICATION FOR PROPOSED SINGLE STOREY EXTENSION

We acknowledge receipt of your Planning invalidation letter dated 31.01.00. Further to a telephone conversation with your Ian Jordan, we have taken the following action:-

1) The original Householder Application is returned herewith and as agreed with Mr Jordan, the Certificate of Ownership has not been amended.

2) We enclose for your attention, 6 copies of our drawing numbered PCA/99/26/02 as a supplement to the details incorporated into our Application as a whole.

3) We also enclose a duly completed Section 66 Certificate to supersede the Application form and confirm having served Notice No1 on the owners of No. 77 Lyon Road, the neighbouring property to our Client. (A copy of our letter and the Notice No.1 is enclosed for your information).

We trust you will now be able to process our Application with all speed and look forward to receiving your acknowledgement and the orange notice for erection at our Client's property. Should you have any further queries, please do not hesitate to contact the Writer by telephone.

Yours faithfully,

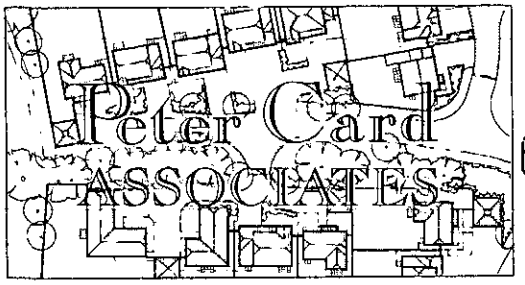
Peter Card

Peter Card Associates.

Cc: Mr and Mrs Pearce
PCA File

Partners: P.J. Card and L.A. Card
51 The Brackens, Pine Ridge, New Wokingham Road, Crowthorne, Berkshire, RG45 6TB. Tel: 0344 777458

VAT Registration No. 529178911



07. FEB. 2000* 0506

ARCHITECTURAL DESIGN SERVICES

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

19th January 2000

Dear Sirs,

RE:- 75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
HOUSEHOLDER PLANNING APPLICATION FOR PROPOSED SINGLE STOREY EXTENSION

Please find enclosed for your kind attention, a Householders Planning Application for the proposed erection of a single storey rear extension at the above mentioned property.

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

* 6 copies of the duly completed Planning form.
* 6 copies of the detailed proposals drawing numbered PCA/99/26/01.
* A cheque for £95.00, in payment of the required fee.

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

Yours faithfully,

Peter Card.

Peter Card Associates.

cc Mr and Mrs Pearce
File

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

Peter Card
ASSOCIATES
ARCHITECTURAL DESIGN SERVICES

07.FEB.2000* 0506

Mr and Mrs Joyce
77 Lyon Road
Crowthorne
Berkshire
RG45 6RX

04.02.2000

Dear Mr and Mrs Joyce,

Re:-Proposed Single Storey Extension to No.75 Lyon Road, Crowthorne, RG45 6RX.

We are currently providing your immediate Neighbours with Architectural assistance in an attempt to obtain Planning Approval to extend the rear of their property. In accordance with Planning legislation together with the requirements of Wokingham District Council, we are obligated to serve a notice upon you, advising you that our Client is making an Application and the nature of the proposal.

Therefore, please find enclosed herewith, the necessary Notice under Article 6 of Application for Planning Permission. The Application details are available to view at the Council Offices. Alternatively, we understand that our Client's are willing to show you their copies of the Application details.

Yours sincerely

Peter Card

Peter Card Associates

Cc Mr and Mrs Pearce
Wokingham District Council
PCA File

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

1913 /8

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION
(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 75 LYON ROAD, CROWTHORNE, BERKS., RG45 6RX

I give notice that *(b)* MR S. PEARCE

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* ERECT A SINGLE STOREY REAR EXTENSION

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* ENVIRONMENTAL SERVICES - PLANNING, WOKINGHAM DISTRICT COUNCIL PO BOX 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, RG40 1WR

by *(f)* 25 · 02 · 2000

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Peter Lord (AGENT)

† On behalf of MR S. PEARCE

Date 04 · 02 · 2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

07.FEB.2000* 0506

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

OR

+ See Note (a) to Certificate A

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of ~~any part~~ of the land to which the application relates.

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
MR AND MRS JOYCE	77 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RY	04.02.2000

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . Peter Card (AGENT) . . . .

On behalf of . . MR S. PEARCE . . . . . .

Date . . 04 : 02 : 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 75 LYON ROAD

PARISH Wok/WITHOUT

PLOT No. 38

ORD. SHEET No. SU.8464 18[illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/116/60	MRS. BELL	O/APP RES. DEV	1.6.60	N/A REF.
0/206/60	"	" "	12.9.60	N/A C/A
27/62	WARNERS DEV CO. LTD	SEMI-DET. HOUSE & GARAGE	19.4.62	APP. C/A
43706			6.1.95	C/A
KP94/308	MRS. V WHITE	GARAGE CONV. & EXT	27.10.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 07.FEB.2000* 0506

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 S. PEARCE
	Address and postcode	75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
	Phone number	01344 761651
	Agent's Name	MR P. J. CARD (PETER CARD ASSOCIATES)
	Address and postcode	51 THE BRACKENS PINE RIDGE CROWTHORNE BERKSHIRE – RG45 6TB
	Phone number	01344 777458
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	75 LYON ROAD CROWTHORNE BERKSHIRE RG45 6RX
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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.	BROWN CONCRETE ROOF TILES YELLOW FACING BRICKS DARK STAINED TIMBER FASCIA/SOFFITE. (ALL 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Peter Card.

on behalf of MR S. PEARCE

Date 21 · 01 · 2000

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