APPLICATION NO:
F/2000/1684

LOCATION:
36 Edgcumbe Park Drive, Crowthorne.

APPLICANT:
Mr P Boxall

PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear conservatory

EARLIEST DATE FOR DECISION: **10/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Boxall
36, Edgcumbe Park Drive
Crowthorne
Berkshire
RG456HX

Application Number: F/2000/1684

Parish: **WOKINGHAM WITHOUT**

Location: **36, Edgcumbe Park Drive, Crowthorne.**

Proposal: **Proposed single storey side extension to dwelling and single storey rear conservatory**

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

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

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

Condition
3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby

approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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.

Reason
3. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies EN1
South East Area Local Plan Policies SBE2, SBE9
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE11.

John Mitchell CH
Development Control Manager
Date: 04/09/2000

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 October, 2000
My ref. BC/DC/2000/1684
Your ref.

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 P Boxall
C/o K Hodgkinson
Walnut Tree
7 Caraway Close
MILTON KEYNES
Bucks
MK7 7AP

Dear Mr Boxall

PLANNING PERMISSION 2000/1684
SITE: 36 EDGCUMBE PARK DRIVE, 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 2000/1684 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 you 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 sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1684	AO
BUILDING CONTROL NUMBER.	FP2000/1149	
~~APPLICANT~~/AGENT	K Hodgkinson	
ADDRESS OF SITE	36 Edgecumbe Park Drive Crowthorne WOK WH/HOUT.	
DESCRIPTION OF PROPOSED WORK	S/S side ext (+ S/S rear ext - conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 21/9/00	rec'd 5/6/00.
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	11/10/00	

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	

PLANNING SERVICES	HPT 40131
POL	TLS
DC EC	ENF
APP	
CS	
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

Reply Req

John Mitchell
Development Control Manager
Environmental Services Dept
Shute End Road
Wokingham
Berks
RG40 1WW

Peter Boxall
36 Edgcumbe Park Drive
Crowthorne
Berks
RG45 6HX

20th Feb 2001

Re: Application F/2000/1684 Single Story Extension.

In accordance with requirement for submission of scheme.

Branches of Conifers and Cedar indicated on attached plan to be pruned back 1.5M from building line to a height of 3.5M to allow building access.

Three conifers at front of site to be removed to allow building access and to be replaced with shrubs and border.

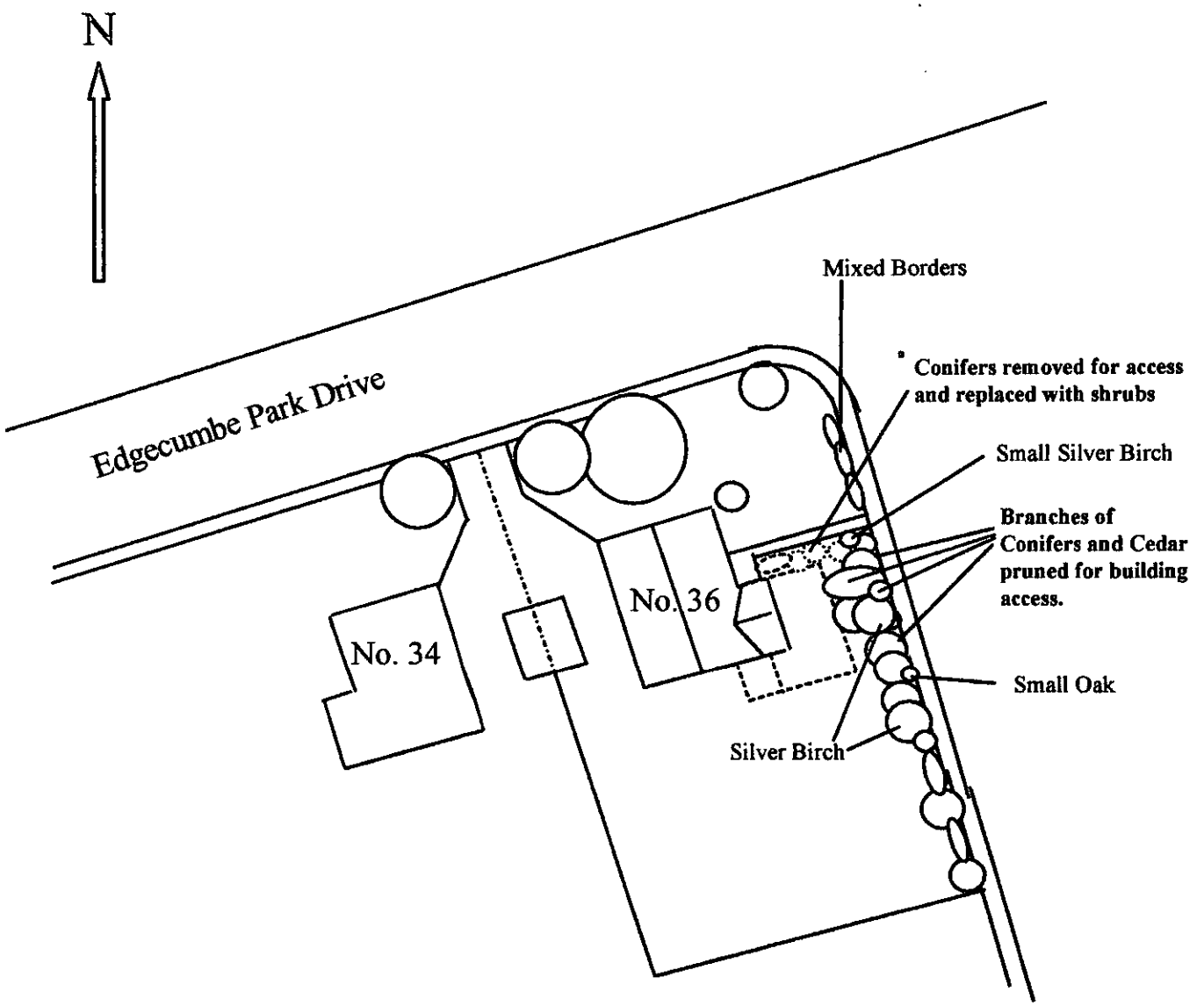
Site protection to be provided by the installation of orange barrier protection at 1.5M from building line at side.

Yours Sincerely

Peter Boxall

(Mrs Boxall
01344
762788 fax)

Go ahead - checked with reint E 8/3.
JDM


N
Edgecumbe Park Drive
Mixed Borders
Conifers removed for access and replaced with shrubs
Small Silver Birch
Branches of Conifers and Cedar pruned for building access.
No. 36
No. 34
Small Oak
Silver Birch

Scale 1:500

1327

WOKINGHAM DISTRICT COUNCIL

Urgent

To John

Date 8/3 Time 2.50

WHILE YOU WERE OUT

Name Ann Boxall

Of 36 Edgcumbe Park Drive

Work 01344 777915

Phone No. Home 01344 773544 Ext.

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

F/2000/1684

MESSAGE Got pig permission for extn. As there's a Preservation Orders on the trees they had to submit plans as to how the trees will be protected during building works

Ms Boxall wrote in on 20/2/01 not had reply (Booked out to Elaine) Builder just confirmed

Signed He's starting work next Tues (13th)

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1684

Applicant : Mr P Boxall .

Location : 36, Edgcumbe Park Drive, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling and single storey rear conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		29.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.6.00

Date Registered : 05/06/2000

Earliest Date for Decision : 10/07/2000

Latest Consultation Date/Site Notice Expiry Date : 10/07/2000

This application <u>will have expired on</u>: <u>31/07/2000.</u> 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 : Wok. W/o p.c: No objection.
Landscape Officer: revised plans: conifer acceptable (N.B – no need to alter existing)
subj to condition

Planning Issues :
1. Effect on street scene.
2. Effect on neighbours
3. Trees.

Application Number: F/2000/1684

Appraisal :

1. As proposed single storey extension will be 3m. + from side, and confines along this boundary to Parkway, consider effect on street scene/ character of area acceptable.

2. As proposed side patio doors will be 12. m from side boundary with No. 34, consider effect acceptable.

3. ~~Plan~~ Following receipt of revised plans, landscape officer advised no objs. subj. to conditions'

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

Application Number F/2000/1684
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~SC01~~	~~SR02~~	
~~2~~	~~SC53~~	~~SR12~~	~~BS Wording~~
1	C001	R001	
2	C014	R014	
3.	153	R153	
	N16		BSP : ~~ENI~~ ENI,
			SEALP: SPE2, SPE9
			WDLP: WBE1, WBE11.

4/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 36 Edgcumbe Park Drive Crowthorne.

APPLICATION NUMBER: F/2000/1684

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 29.6.00

2. DESCRIPTION OF SURROUNDINGS Established residential estate. Set in open plan/landscaped surroundings

3. DESCRIPTION OF SITE/BUILDING Existing chalet dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Non-significantly affected.

5. SITE CONSTRAINTS

TREES conifers on boundary with Parkway.

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT 1.8m fence to No. 34.

OTHERS

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

Tel: (0118) 974 6445

Date: **15 June 2000**

My ref: F/2000/1684

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/2000/1684
36, Edgcumbe Park Drive, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear conservatory

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

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1684**
36, Edgcumbe Park Drive, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear conservatory
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**********

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

Tel: (0118) 974 6445

Date: **15 June 2000**

My ref: F/2000/1684

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/2000/1684
36, Edgcumbe Park Drive, , Crowthorne.
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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1684**
36, Edgcumbe Park Drive, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6445

Date: **15 June 2000**

My ref: F/2000/1684

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/2000/1684
36, Edgcumbe Park Drive, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear conservatory

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

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1684**
36, Edgcumbe Park Drive, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 8th August 2000

Location: 36 Edgcumbe Park Drive Crowthorne

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory

Application Number: F/2000/1684: Revised Plans

In response to your consultation dated 1st August 2000 for the above application, the landscape comment is as follows:

The application is acceptable. A meeting was held at the site on 7th August and a discussion held about the protection of existing mature trees near the location of the proposed extension with the owner Mrs Boxall. She was pleased with advice given about care of tree roots during construction and the need to cut back some overhanging branches before the works commence.

The trees requiring special care are those covered by the existing Tree Protection Order, in particular a group of three large birches and not the oak tree which was mentioned in error in the response dated 11th July 2000. The boundary trees do spread much nearer to the existing property than is shown on the revised plan 1684, and this spread of branches should have been shown properly on that plan. However subsequent to the meeting on site it is considered that the requirement for care of the trees is fully appreciated and there is no need to seek further input from the applicant.

Patricia Green

Patricia Green
Landscape Consultant

Date: 01 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1684

Location: 36, Edgcumbe Park Drive, Crowthorne.

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory

Applicant: Mr P Boxall.

Case Officer: Angela Odell

The new plans show the following: Proposed extension in relation to trees.

Comments are required by 11/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) F/2000/1684 (Ludhouse) Date Rec. 31.7.00

Location: 36 Edgcumbe Park Drive

Parish Wok. Wo.

Applicant: Mr. P Boxall

Description of attached plans Shady proposed external wi relation to trees.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	Patricia Green + copy letter	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses Today

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER AO

Consultations Sent by Admin. on 01.08.PS

Yellow - Part One Copy
Green - Officer's Copy

Mrs A Odell
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

36 Edgcumbe Park Drive
Crowthorne
Berks
RG45 6HX

25th July 2000

PLANNING SERVICES HP 32456
POL TLS
DC NO ENF
APP
CS
31 JUL 2000
COPIES TO: ACK:
FILE:

Dear Mrs Odell

Planning application F/2000/1684

Please find attached plans of site with proposed extension and location of oak trees marked. I trust this will be sufficient.

The oak in question does not currently encroach onto the site of the extension and is a small self-seeded tree in poor condition. It grows amongst more mature trees and consists of three branches two of which are growing into the garden away from the extension the third growing over the road. All of the lower branches have died back.

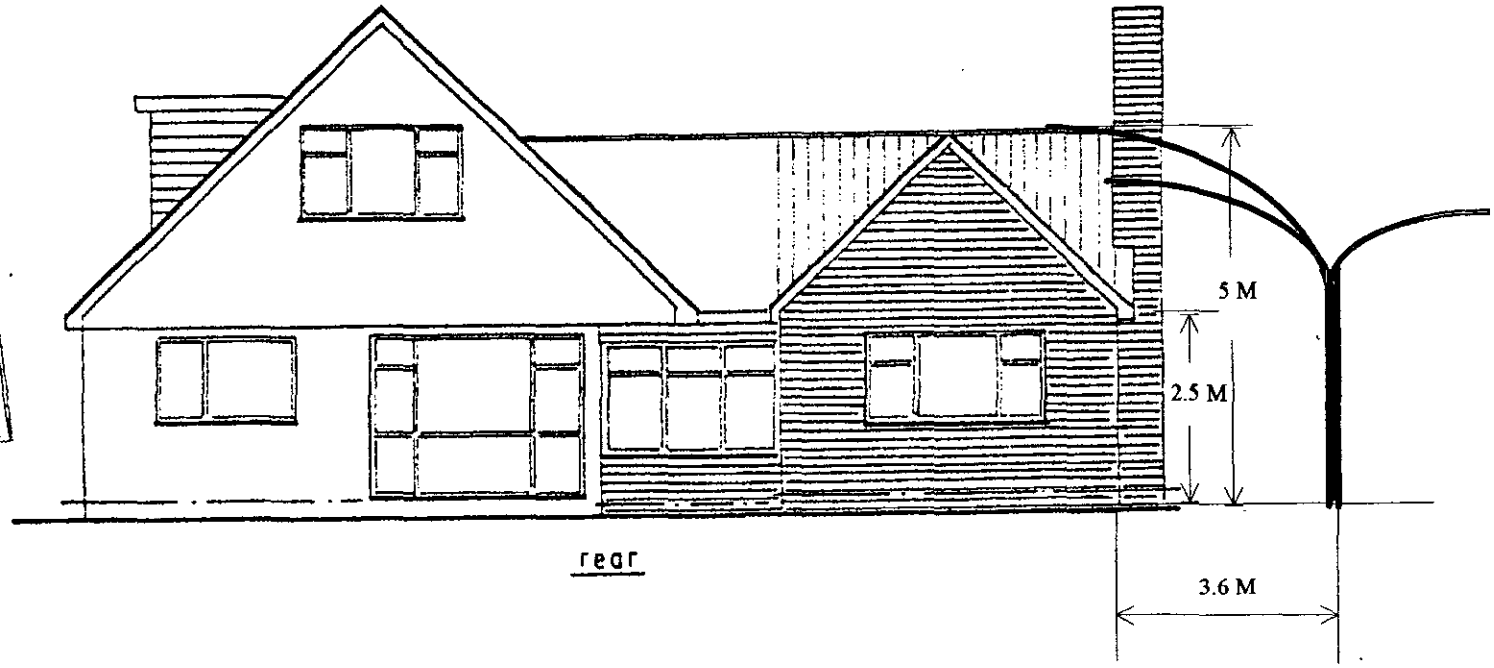
I believe it would be more appropriate for this tree to be removed and replaced in a more suitable position.

Yours Sincerely

Mr P Boxall

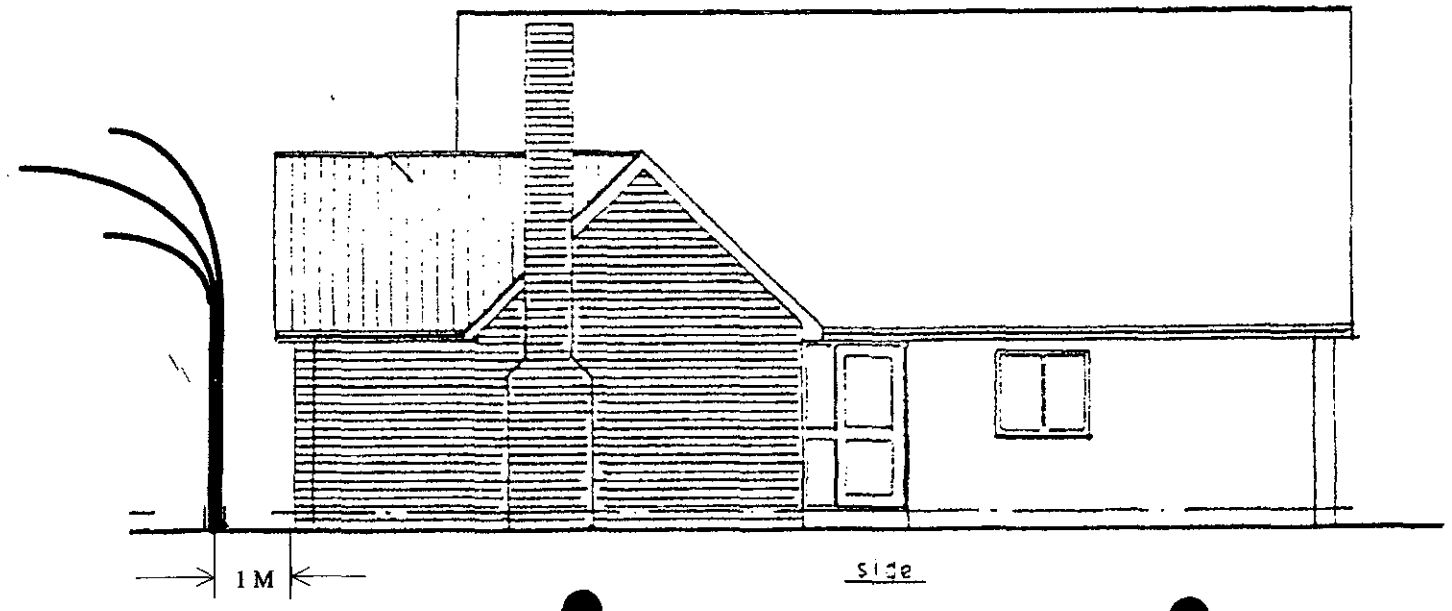
REVISED PLAN
1687
1684

PLANNING SERVICES
HPT
TLS
ENF
POL
DC
APP
CS
31 JUL 2000
ACK:
FILE:
COPIES TO:



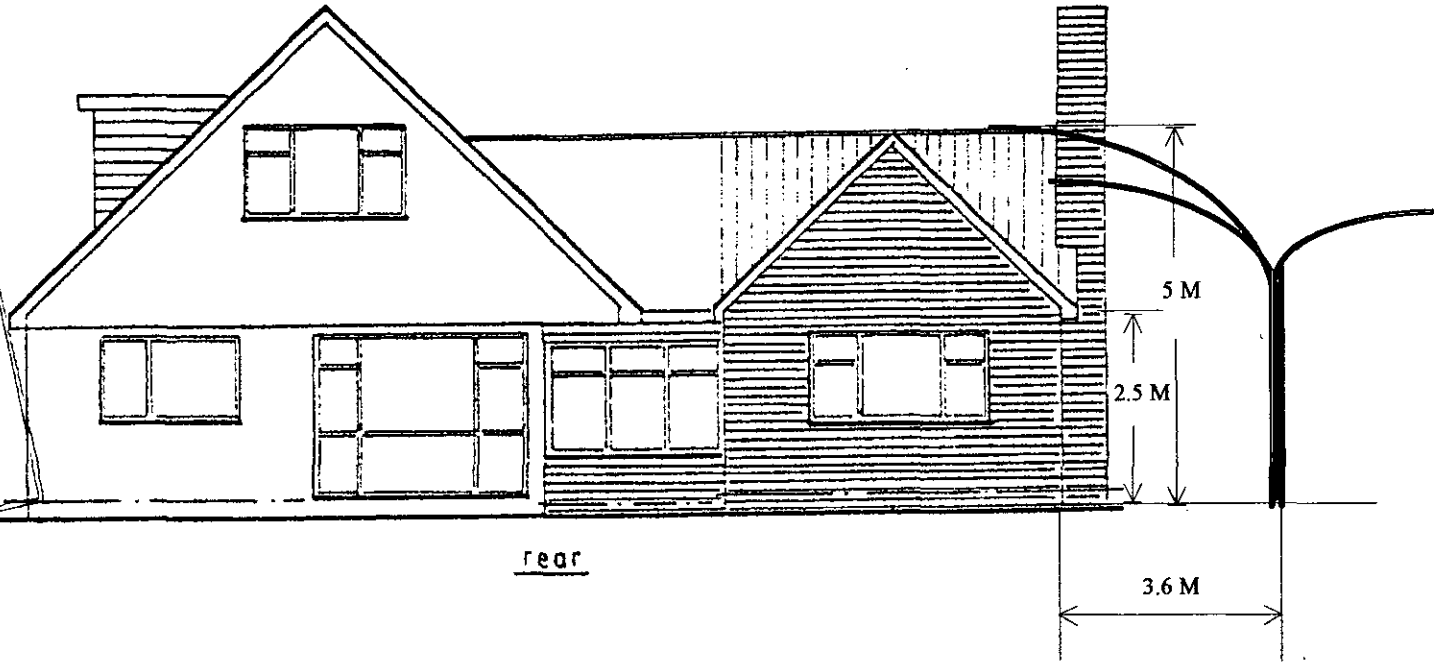
rear

REVISED PLAN
1684

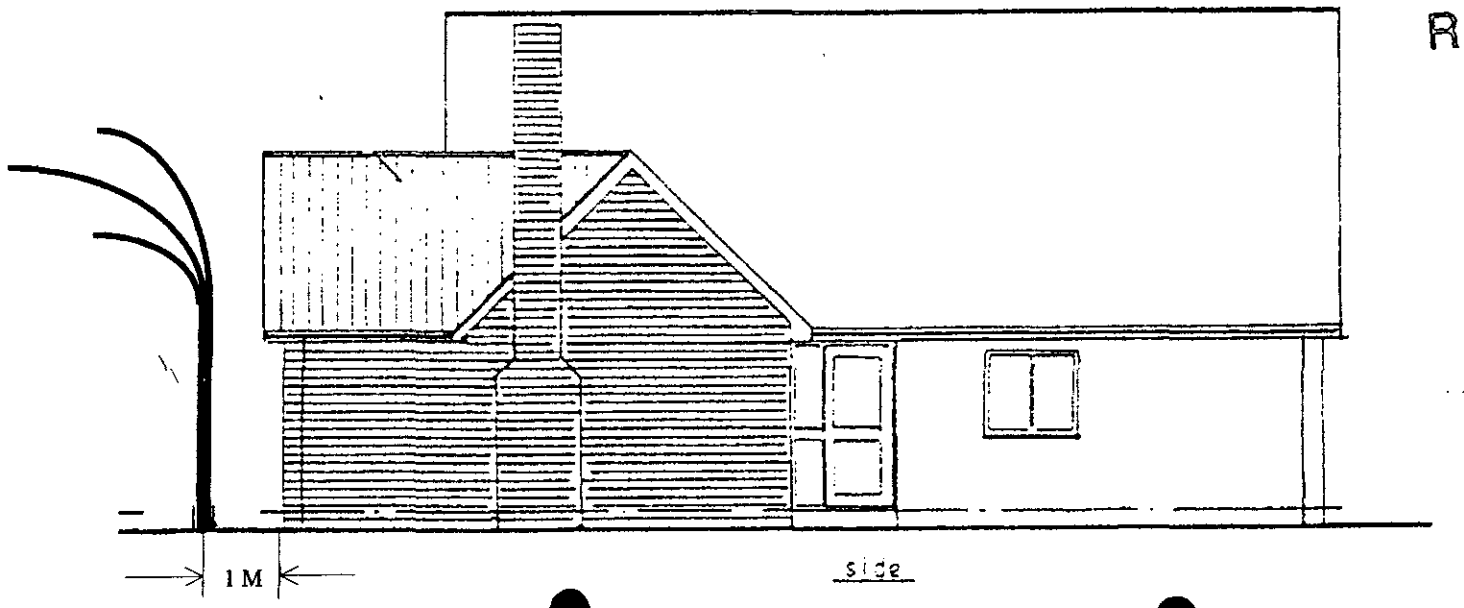


side

PLANNING SERVICES
PGL
DC
APP
CS
31 JUL 2000
COPIES TO:
ACK:
FILE:



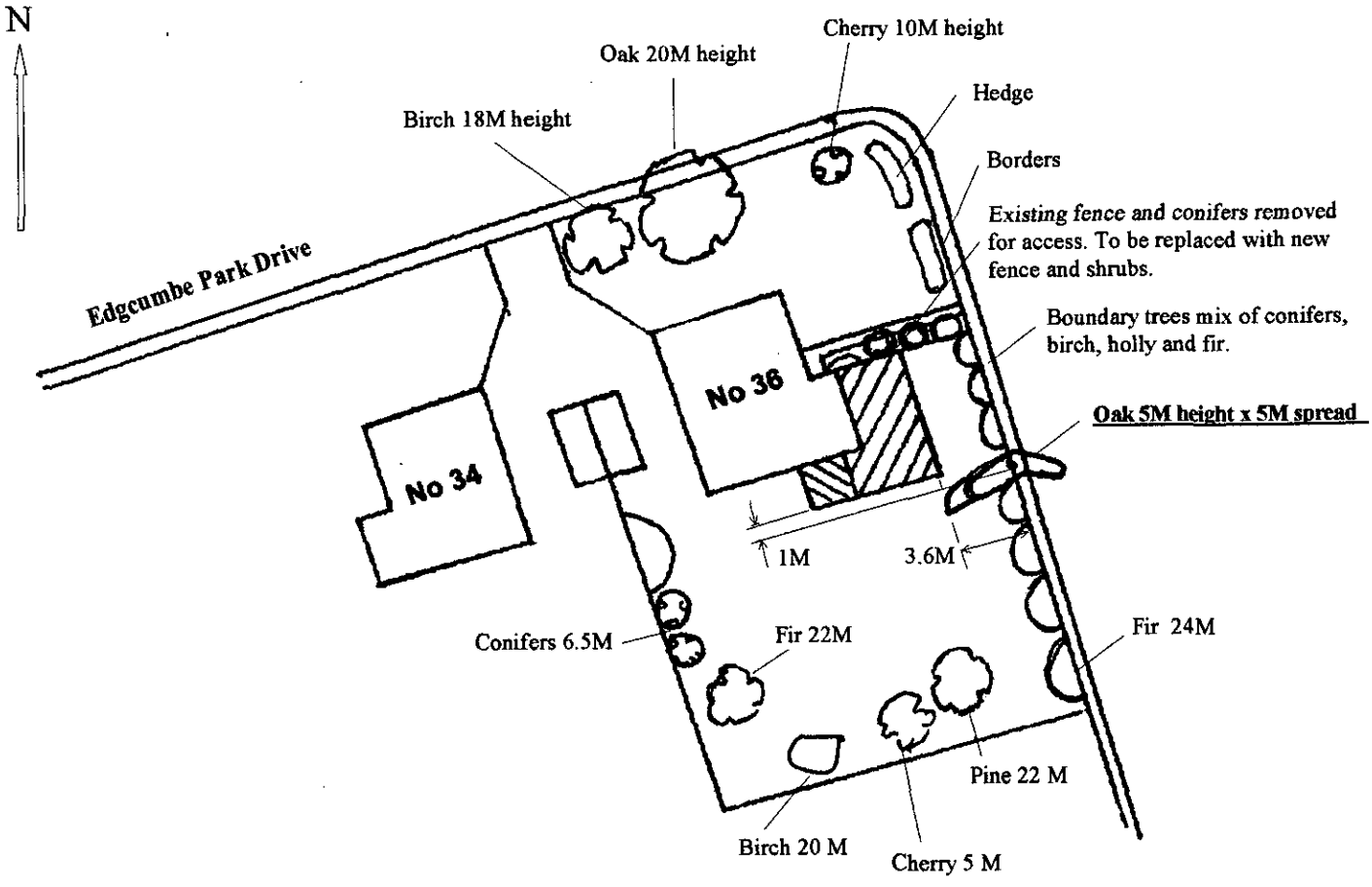
rear



side

REVISED PLAN

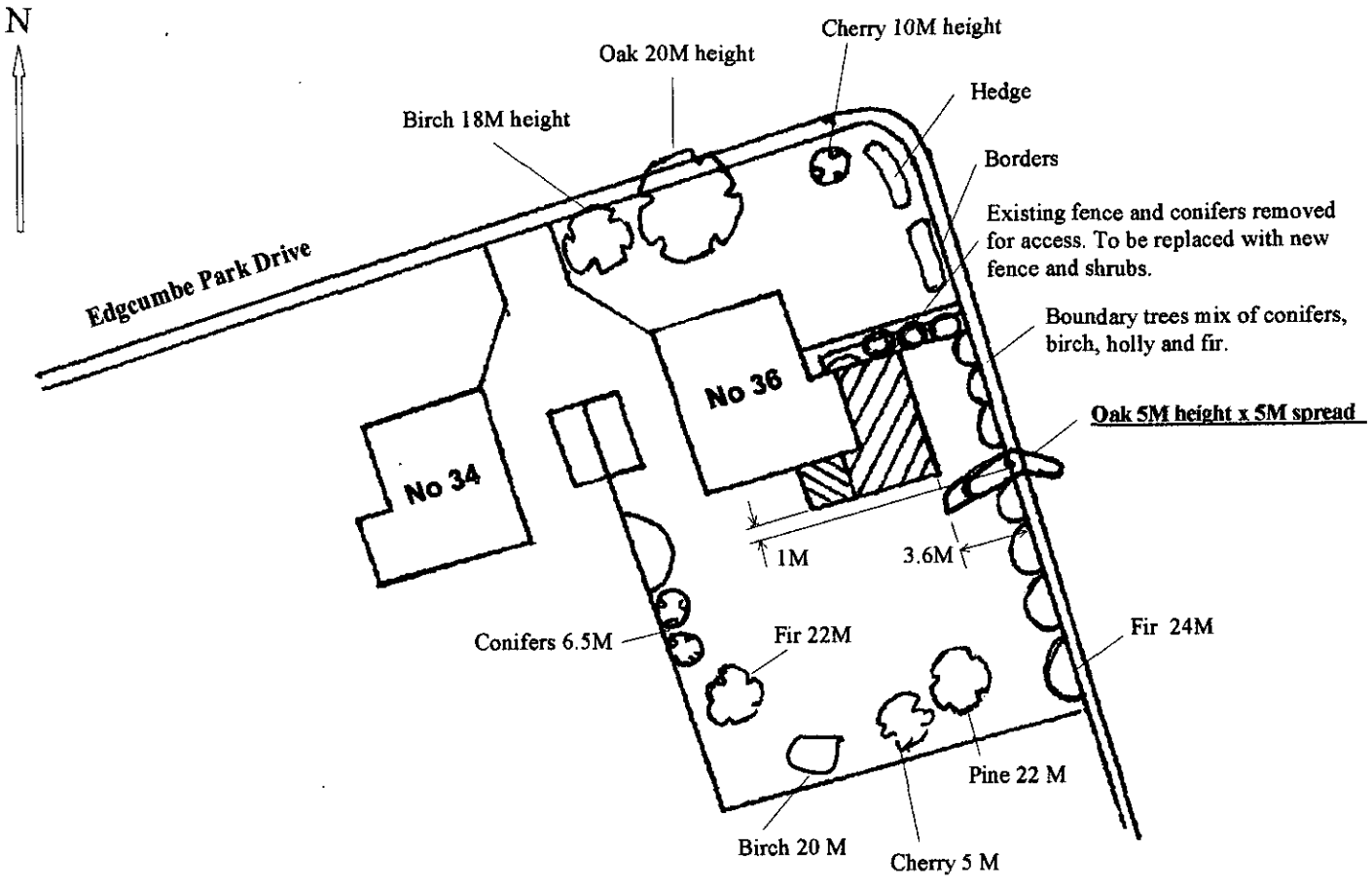
1684



Scale 1 : 500

REVISED PLAN

1884



Scale 1 : 500

REVISED PLAN

1684

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 July, 2000
My ref. AO/F/2000/1684

Mr. P Boxall
36 Edgecumbe Park road
Crowthorne
Berks
RG45 6HY

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

Dear Mr. Boxall

PLANNING APPLICATION F/2000/1684
PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY AT 36 EDGECUMBE PARK DRIVE, CROWTHORNE

Following comments I have received from the Landscape Officer, please submit additional plans accurately showing the location of the oak tree and its spread of branches in relation to the proposal. This tree is protected by a Tree Preservation Order. The proposed extension may be sited too close to this tree, but accurate plans are needed to check this. It may be that revised plans showing adjustment to the siting of the proposed extension are required to provide an acceptable relationship to this tree.

It is important that the additional information is submitted to me within two weeks, i.e. by 2 August, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Patricia Green via 0118 974 6464 or me immediately. However, I advise you that receipt of additional/revised plans will not commit the authority to approving the application.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

cc: Patricia Green, Landscape Consultant

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11th July 2000

Location: 36 Edgcumbe Park Drive, Crowthorne.

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory.

Application Number: F/2000/1684

In response to your consultation dated 15th June 2000 for the above application, the landscape comment is as follows:

The application is misleading in that the block plan at 1:500 scale (on the drawing showing the elevations and the floor plan) omits all mention of the magnificent mature oak tree near the location of the proposed extension. The applicant should re-submit the application with a drawing that shows accurately the location of the oak tree and its spread of branches in relation to the proposals.

Note: This tree is protected by a TPO

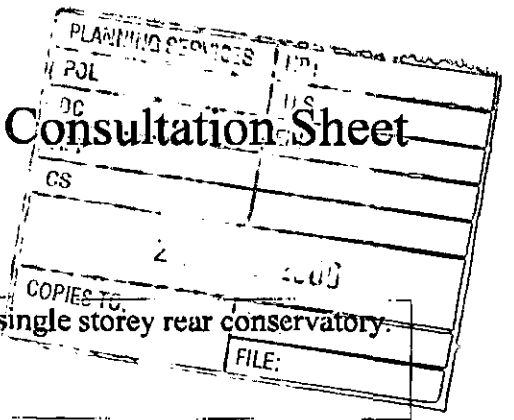
If the application is permitted it will probably be necessary to carry out some lopping of branches of the tree. This must be done professionally. - Permission will need to be obtained by WDC.

Also if the application is permitted, the applicant's attention should be drawn to the need to protect the tree, its branches and its roots during the time of the construction works. The applicant should be guided by the British Standard no. 5837: *Guiide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

We would probably consider the extension to be too close to the oak - however this is difficult to ascertain as the oak is not plotted on the drawing. The applicant needs to provide this information. CB

Patricia Green

Patricia Green
Landscape Consultant



Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2000 1684

Proposal single storey side extension to dwelling and single storey rear conservatory. Amended plans 1/8.

Site 36 Edgcumbe Park Drive, Crowthorne

Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

18 August 2000

01344762283

DELEGATED

FROM: Angela Odell

DATE: 15 June 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1684

Proposal: Proposed single storey side extension to dwelling and single storey rear conservatory.

Site Address: 36, Edgcumbe Park Drive, , Crowthorne.

Applicant: Mr P Boxall .

Your observations are required in respect of this application **by 10/07/2000** .

No objections

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____

Clerk To Wokingham Without Parish/Town Council.

DATE: 21/6/00

Received by Wokingham District Council

Application No: F/2000/1684

Proposal:
Proposed single storey side extension to dwelling and single storey rear conservatory

Location:
36, Edgcumbe Park 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/07/2000. 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

15 June 2000

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2000/1684 relates.

Address of site 36 EDGCUMBE PARK DRIVE

CROWTHORNE

Signed

Date 25/6/00

PL	HPT
PCL	TLS
DC	ENF
APP	
CS	

27 JUN 2000

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	FILE:

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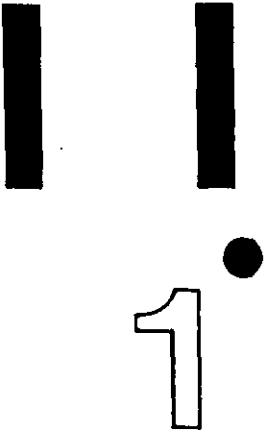

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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JUL 2000	Map No. 108 Site 0.08
Officer: AO | Application No. F/2000/11684	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

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

Location: 36 EDGCOMBE PARK DRIVE

Parish: WOK WOUT Ward: Wok Wout 15/6

Applicant: MR P BOXALL

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

(1)
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 .....
Landscape .....
(Trees) TPO ON SITE ✓ 15/6 .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS .....
.....
.....

NEIGHBOURS: ✓ 15/6

SIN + 33, 34, 35 + 38 EDGCUMBE PARK DRIVE.
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 36 EDGCUMBE PARK DRIVE PARISH WOK / WITHOUT

PLOT No. STAGE 4 ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
95/57	MR. D P ALLEN	9/APP. RESIDENTIAL DEV.	23.5.57	N/A REFU
0/35/59	RENWAY CONSTRUCTION CO. LTD	"	2.7.59	W/D C/
171/60	" " "	DET. HOUSE & GARAGE	13.9.60	APP. APP
EP/92/0139	P. BOXALL	BATHROOM EXT.	25.3.92	APP
44522	"	2/St. Ht.	13.7.95	CLA
95/60611/F				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 782/96

DRAINAGE

091074

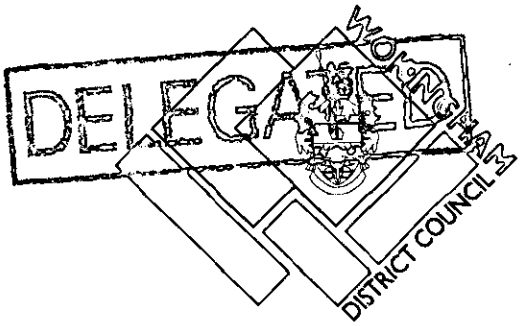
05. JUN. 2000* 1684

DELEGATED

Environmental Services

For office use only.
Application number: 05 JUN 2000 * 1684

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. P. BOXALL
	Address and postcode	36 EDGCUMBE PARK ROAD CROWTHORNE BERKS RG45 6HY
	Phone number	01344 773544
	Agent's Name	
	Address and postcode	
	Phone number	
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.	36 EDGCUMBE PARK DRIVE CROWTHORNE BERKS RG11 6HY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SIDE EXTENSION PROPOSED CONSERVATORY TO REAR

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.	MATCHING BRICKWORK AND ROOF TILES WHITE UPVC CONSERVATORY	
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: P Bennett on behalf of

Date 1/6/20

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

Ordnance Survey

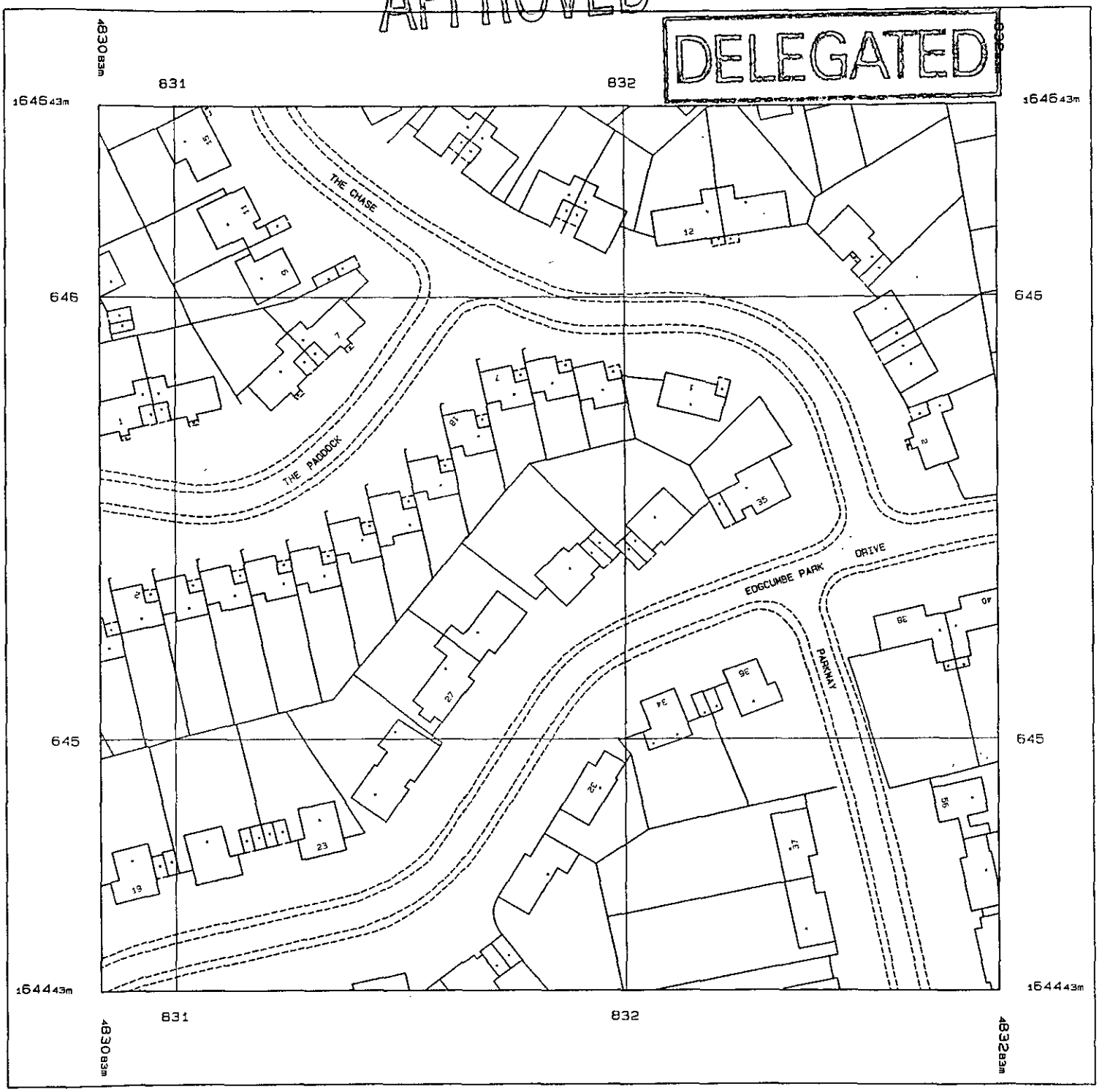
Superplan

Planning Extract - 1

Site-centred

APPROVED

DELEGATED



05. JUN. 2000* 1684

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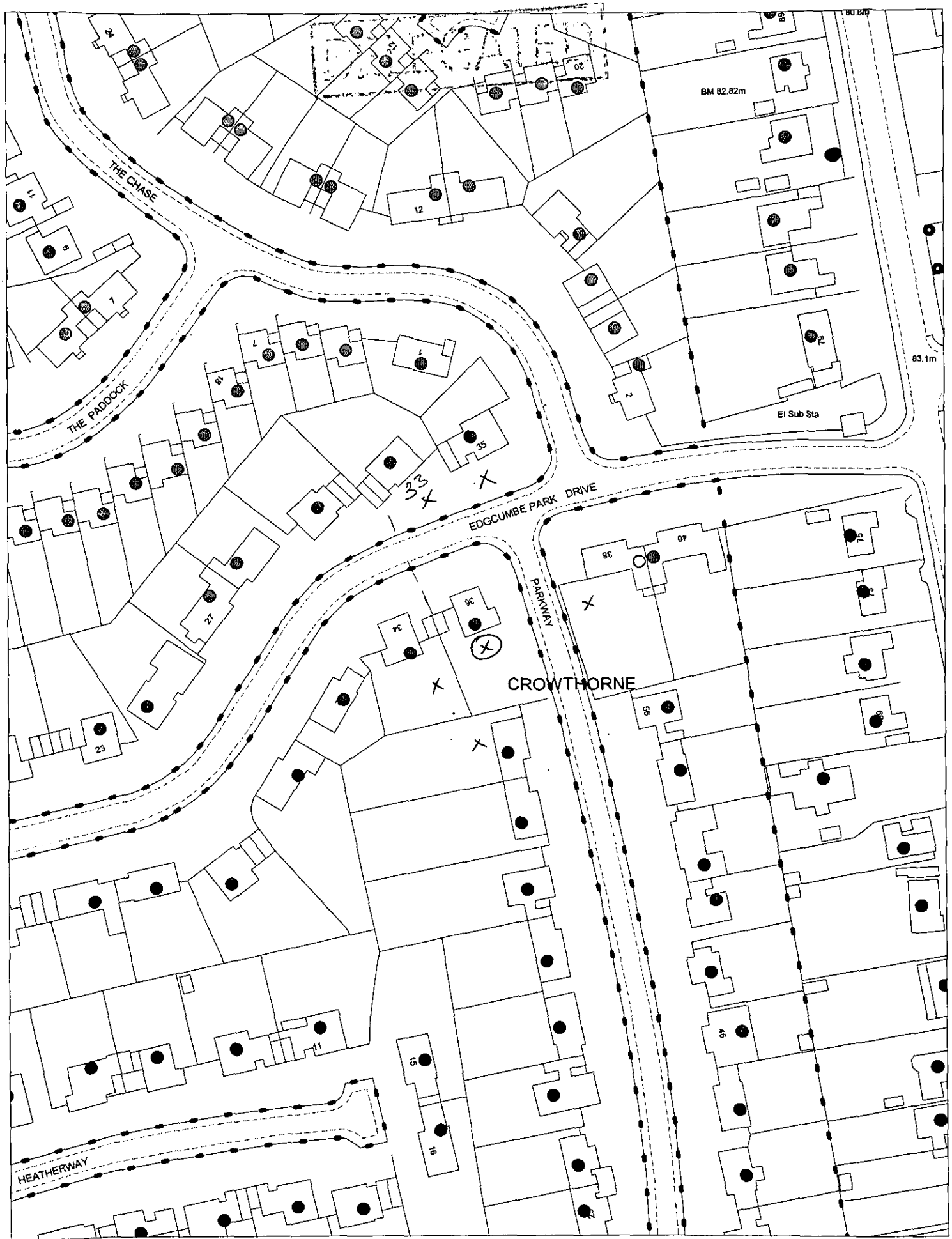
Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8364NW

This Superplan product does not contain all recorded map information.

Centre Coordinates: 483183 164543

Supplied by: Dome Guildford



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

05. JUN. 2000 * 1684