APPLICATION NO:
F/2000/2744

LOCATION:
22 Ellis Road, Crowthorne.

APPLICANT:
Julie Howell

PROPOSAL:
Proposed dormer extension to dwelling (Renewal of consent 45096).

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Julie Howell
22 Ellis Road
CROWTHORNE
Berkshire
RG45 6PU

Application Number: F/2000/2744

Parish: **WOKINGHAM WITHOUT**

Location: **22 Ellis Road, Crowthorne**

Proposal: **Proposed dormer extension to dwelling (Renewal of consent 45096).**

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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policy SBE2
Deposit Draft Wokingham District Local Plan Policy WBE1

Informative

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

John Mitchell

John Mitchell
Development Control Manager
Date: 19/12/2000

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.

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

Tel: 0118 974 6442

Date: **14 November 2000**

My ref: F/2000/2744

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/2000/2744
22, Ellis Road, , Crowthorne.
Proposed dormer extension to dwelling (Renewal of consent 45096).

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2744**
22, Ellis Road, , Crowthorne.
Proposed dormer extension to dwelling (Renewal of consent 45096).
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 6442

Date: **14 November 2000**

My ref: F/2000/2744

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6442

Date: **14 November 2000**

My ref: F/2000/2744

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2000/2744**
22, Ellis Road, , Crowthorne.
Proposed dormer extension to dwelling (Renewal of consent 45096).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Received by Wokingham District Council

Application No: F/2000/2744

Proposal:
Proposed dormer extension to dwelling (Renewal of consent 45096).

Location:
22, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2744

Applicant: Julie Howell.

Location: 22 Ellis Road, Crowthorne.

Proposal: Proposed dormer extension to dwelling (Renewal of Consent 45096).

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		

Date of Neighbour Notifications: 14/11/00

Date of Site Visit: 23/11/00

Date Registered: 02/11/2000

Earliest Date for Decision: 08/12/2000

Latest Consultation Date/Site Notice Expiry Date: 08/12/00

This application will have expired on: 28/12/2000. 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:

Highways - recommend approval no conditions.

Wokingham Without Parish Council - no objections.

At the time of writing no additional comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

Application Number: F/2000/2744

Appraisal:

The application property is a semi-detached dwelling which lies within a defined settlement and is situated on the north side of Ellis Road.

The application seeks renewal of a planning permission that was granted on the 16th November 1995.

There is considered to be no material changes to the issues addressed by this application since the grant of planning permission in 1995, save for the emergence of the Wokingham District Local Plan, Deposit Draft 1997, and there are no policy changes within that document that would preclude the grant of consent for the renewal of planning permission.

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

Application Number: F/2000/2744
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.

2	N04		PLANNING PERMSSION ONLY (NOT BR APPROVAL)

John Morrison
19/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 22 Ellis Road, Crowthorne.

APPLICATION NUMBER: F/2000/2744

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street within defined settlement

3. DESCRIPTION OF SITE/BUILDING Semi-detached Victorian/Edwardian artisans cottage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.20 to the east, no.24 to the west. No other properties within immediate vicinity.

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extension.
ACCESS/PARKING	Two spaces to front.
LEVELS	Level.
BOUNDARY TREATMENT	No boundary treatment to front timber fencing at rear.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 14 November 2000

Application Number: F/2000/2744

Proposal: Proposed dormer extension to dwelling (Renewal of consent 45096).

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
22, Ellis Road, , Crowthorne.

Applicant:
Julie Howell .

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).

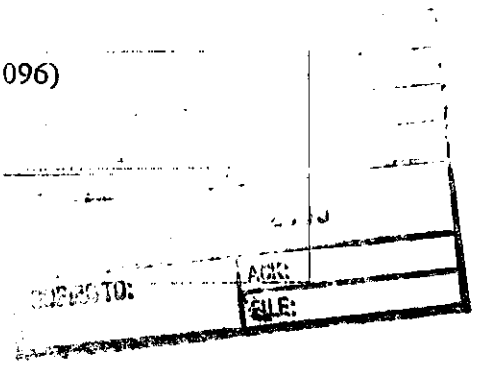
Comments as previous (45096).

Signed: _____ **Print name:** Adam Coggins

22/11/00

Wokingham Without Parish Council Consultation Sheet

Officer	George Allpress
No	F 2000 2744
Proposal	dormer extension to dwelling (renewal of consent 45096)
Site	22 Ellis Road, Crowthorne



Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 NOV 2000	Map No. 109 Site 0.03
Officer: [redacted] GA	Application No. F/2000/2744
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DORMER EXTENSION TO DWELLING (RENEWAL OF CONSENT 45096)

Location: 22 ELLIS ROAD

Parish: WOK W/OUT Ward: Wok w/out 14.11.2000 B.

Applicant: MS J HOWELL

Fee Received 95-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.11.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
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 (INTERNAL) .....
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: SIN + 20 + 22, 21 + 23 Ellis Rd
.....
.....
.....
.....
.....
.....
.....
.....

PLANNING PERMISSION AH

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR & MRS GOWER
C/O S J SPRINGER
44 NETLEY STREET
FARNBOROUGH
HANTS GU14 6AQ

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.45096 (F)

Proposal:
PROPOSED DORMER EXTENSION AND NEW ROOM IN ROOF SPACE
22 ELLIS ROAD WOKINGHAM/WITHOUT

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990. (N4R)

Date 16 NOV 1995

Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

By hand 1.11.00

02.NOV.2000* 2744

22 Ellis Road
Crowthorne
Berkshire
RG45 6PY

1-11-00

Dears Sirs.

Ref 45096/(~~95/61188/1~~)
Dormer Extension

With Reference to the above plan, granted on 16-11-95, we wish to extend this permission. To this end enclose a cheque for £95 ——

Yours Sincerely

Julie Howell

APPROVED

By hand 1.11.00

02.NOV.2000* 2744

22 Ellis Road
Crowthorne
Berkshire
RG45 6PY

1-11-00

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Yours Sincerely

Julie Howell

1789/a

SECTION 66 CERTIFICATE

Application No.

02.NOV.2006 2744

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.

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.

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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 . . . . . .

On behalf of . . . . . .

Date . . . 1-11-00 . . . . . .

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

2 HAMPSTEAD VILLAS

ADDRESS 22 ELLIS ROAD

PARISH WORKINGTON

PLOT No.

ORD. SHEET No. SU. 8767 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 24352	MR. R. BRUNN	S/ST. 4L. & SHOWER UNIT IN MASTER BEDROOM	19.3.85	APP N/A
HS096	MR & MRS GOWLAN	DORMER EXTENSION	16.12.95	C&A

DATE OF COMPLETION

MINISTRY DECISION

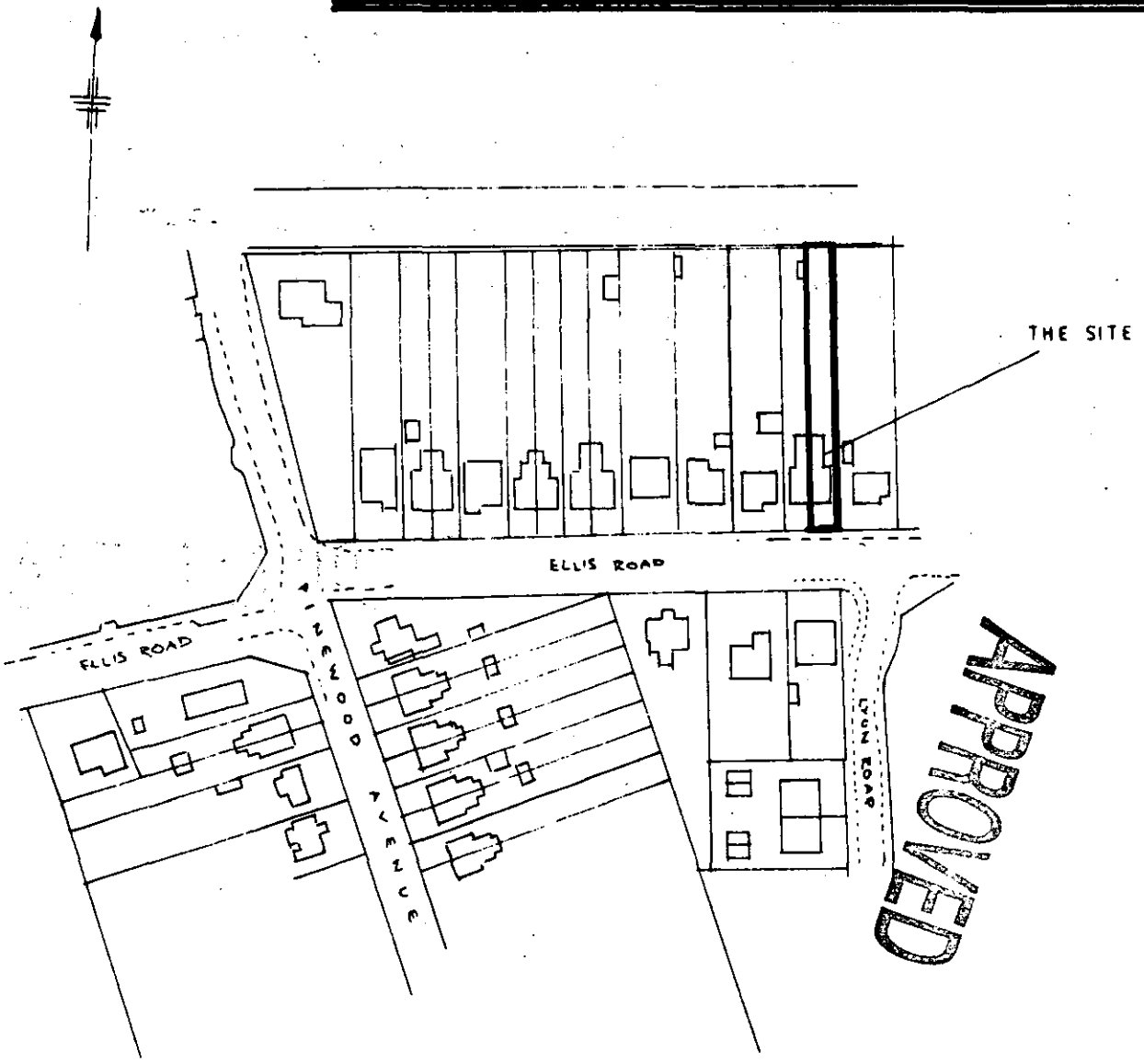
SPECIAL ORDERS TPO 54

DRAINAGE

091074

02.NOV.2010 27/44

LOCATION PLAN 1:1250



SCALE 1:100



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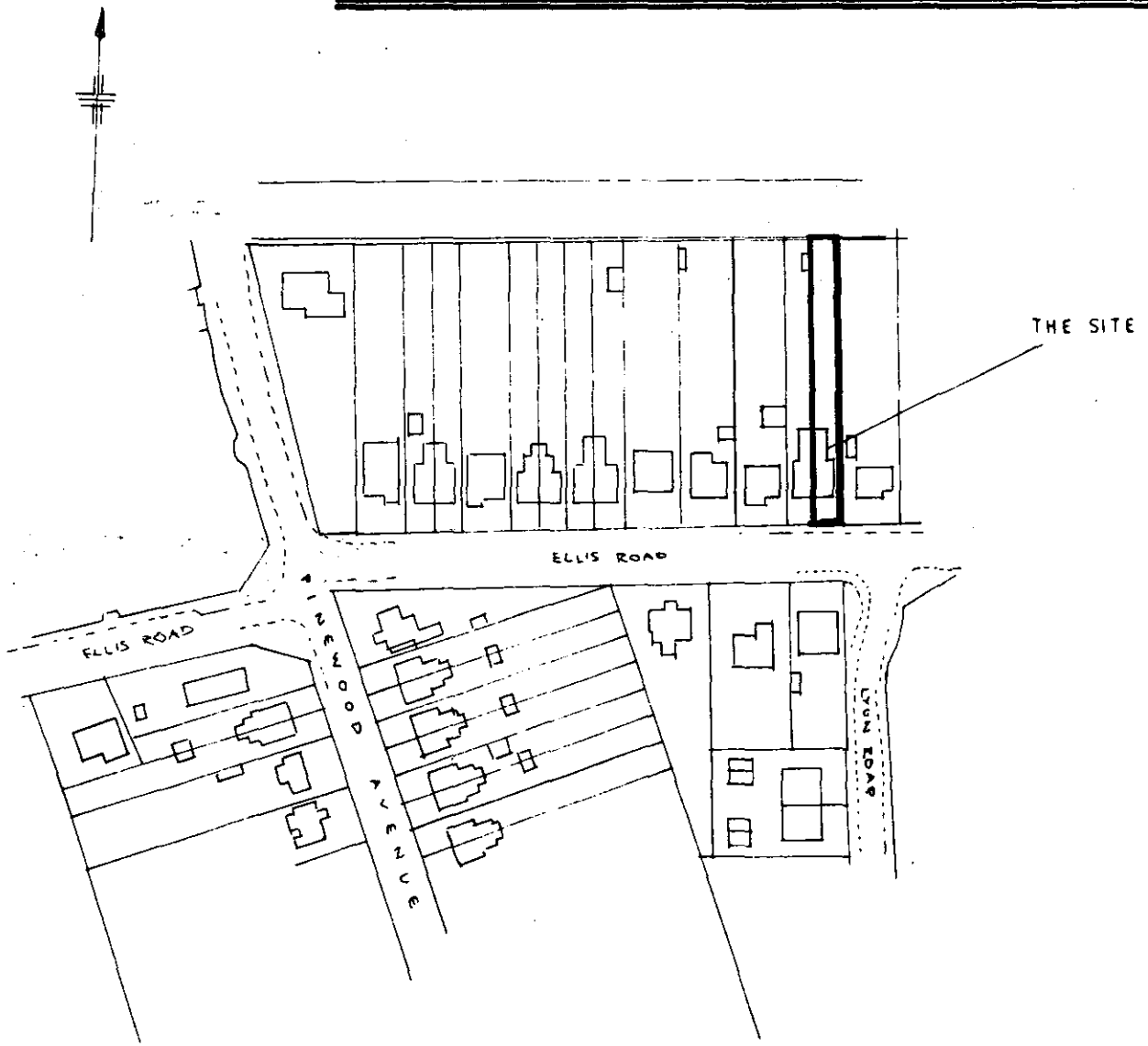
Development Control Section, Environmental Services, Wokingham District Council.

9 November 2000

Scale: 1 : 1250

02.NOV.2310* 2744

LOCATION PLAN 1:1250



SCALE 1:100